Staff Report Packet
Mayfield Springs Planned Community Preliminary-Plat-2023-01

Elmore County Land Use and Building Department

520 East 2nd South Street, Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 502 Fax: (208) 587-2120
www.elmorecounty.org

Staff Report
Planning and Zoning Commission

Application: Preliminary Plat No. 2023-01
Hearing: 515 E 2ND S St, Mountain Home, Idaho
July 27th, 2023 at 6:00PM

Mitra Mehta-Cooper
Director

Johnny Hernandez
Building Official

Kacey Ramsauer
Planner & ADA Coordinator

Joel Cruz-Haber
Planner

James Roddin
Code Enforcement

Colton Janousek
Building Inspector

Steve Vinci
Permit Technician

Alyssa Nieto
Administrative Assistant

Applicant :
Bonnie Layton
N*V5*
Hethe Clark
Clark & Wardle

Property Owner :
Greg Johnson
Mayfield Development LLC

Parcel Number :
RP01N04E340040 & RP04S06E341210

Zoning District:
Planned Community

Applicable County Codes :

Title 7 Ch. 18, Title 10 Ch. 1

EXECUTIVE SUMMARY:

Preliminary Plat No. 2023-01 ("PP-2023-01" or "Application") is the first preliminary plat within the Mayfield Springs Planned Community ("PC-2021-01") **(EXHIBIT 1)**. PC-2021-01 was reviewed and approved by the Planning and Zoning Commission and the Board of County Commissioners in 2022. This first preliminary plat encompasses three of the five neighborhoods (as shown in Figure 5) and proposes platting of Phase 1 through 10 (as shown in Figure 3) of the 19 phases within the Planned Community. The application is subject to review pursuant to Elmore County Zoning and Mayfield Springs Development Code, ("Zoning Ordinance") at Title 7, Chapters 2, 3, 9, and 18 and Title 10 Chapters 1 and 11.

The application proposes 886 residential lots consisting of low, medium, and high-density options along with preliminary street design for public and private streets, preliminary grading plan, and drainage plan. To support these residential units, the application also encompasses 43 open space/common lots, 22 commercial lots, 1 school lot, 2 multifamily sites, 1 mixed use lot and 1 wastewater treatment facility parcel for a sum of 956 lots. The application provides limited information on multi-family, commercial, and mixed-use parcels within Phases A through C in the Desert View Neighborhood and commercial and school parcels in the Village Commons Neighborhood. Those parcels will be reviewed in the future through subsequent conditional use permit and/or master site plan applications as dictated in Title 7 and 10 of the Elmore County Zoning Ordinance. A wastewater treatment facility and water treatment facility permits have been approved by the Department of Environmental Quality, the County Engineer, and the County Building Official and under various stages of construction. Furthermore, the Joint Use Emergency Services Building design drawings are submitted by the applicant and approved by the Elmore County Sheriff and Emergency Medical Services Director. PP-2023-01 reflects the approved site plan of PC-2021-01 application. However, the proposed phasing plan of PP-2023-01 varies slightly from the PC-2021-01 in response to current market changes **(EXHIBIT 4).**

LOCATION AND APPLICATION CHRONOLOGY:

PP-2023-01 proposed platting of three contiguous parcels within Township 1 North Range 4 East, Section 34 on approximately 463 acres ("Site") of the total 756 acres with the Planned Community. The parcel numbers are RP01N04E341210, RP01N04E348400, and a portion of RP01N04E340040. A common way of locating the property from the Elmore County District Court, is to go West on old U.S. 30 for 7 miles to get to exit 90. Get on I-84 going Westbound for approximately 13 miles. Exit at Simco Road and go North for a mile and go West at Desert Wind Rd. Stay Westbound on Desert Wind Rd for 1.5 miles and the Site will be located on either side **(EXHIBIT 3).**

- On November 9th, 2022, Mayfield Development LLC c/o Greg Johnson, ("Applicant") submitted an application for PP- 2023-01.
- On November 14th, 2022, the Elmore County Land Use and Building Department ("Department") staff determined the Application incomplete as a result of not submitting the required application fees at the time of submittal. Later that day, the Applicant submitted paid the required fees **(EXHIBIT 2)**.
- On January 9th, 2023, the Department completed initial staff level review process within 60 days of receipt of the Application per Mayfield Springs Zoning Ordinance § 7-18-5 (B). In this review letter, the Department requested status of Memorandum of Understanding ("MOU") from transportation agencies, Wildland Urban Interface Plan, drainage study, and accurate phasing plan for PP-2023-01 **(EXHIBIT 5)**. Since sending the letter, Department staff had not received any formal communication. As a result, the Department Planner and Mayfield Springs Project Manager, Bonnie Layton, had a Zoom meeting on February 16th, 2023, to discuss missing items within the application. Following Department staff's letter and phone call, the Applicant submitted additional materials to allow staff's in-depth analysis of the Application.
- On March 10th, 2023, the Department sent a follow-up letter to the Applicant's project manager requesting an updated preliminary phasing plan **(EXHIBIT 6).**
- On March 15th, 2023, the Applicant's attorney, Hethe Clark, responded with the required Mayfield Springs Planned Community Fire and Vegetation Management Plan (FVMP and Ms. Layton provided an updated phasing plan and status of MOU from the Mountain Home Highway District **(EXHIBIT 7).**
- Upon review of the updated submittals, Department staff was able to deem the application complete and transmitted an in-depth analysis of the preliminary plat to the Applicant on April 14th, 2023 **(EXHIBIT 12).**
- On April 20th, 2023, the Department held an agency meeting with local, state, and federal agency representatives. As a result of that meeting it was determined the Applicant has still not been executed an MOU from the Mountain Home Highway District (MHHD), Idaho Department of Transportation (ITD) and the State Fire Marshal determined the submitted Wildland Urban Interface Plan meets the required specifications per Zoning Ordinance Title 8, Chapter 1. Bureau of Land

Management had requested all public lands be kept accessible throughout development. Elmore County Sheriff and EMS Director mentioned progress being made with the emergency services building, as well as potential efforts by the Mayfield Townsite to use this facility for initial services provision. Via email, the Mountain Home School District (MHSD) Superintendent commented the Applicant has not yet coordinated with MHSD with updates regarding right of refusal or bussing **(EXHIBIT 9).**

- On May 24th, 2023, Department staff coordinated a meeting with both Mayfield Planned Community applicants, County Sheriff, and County EMS, to discuss realistic expectations of a potential joint services building between the two planned communities. Prior to the meeting, the Department received a letter from Mr. Hethe Clark stating that there has been no agreements made with Mayfield Townsite on joint services building or cost sharing, and therefore, those discussions should be tabled until later date **(EXHIBIT 11).**
- On June 2nd, 2023, Mr. Clark provided a detailed response to the Department staff's in-depth analysis as well as updates related to MOUs from the MHHD, ITD, and MHSD **(EXHIBIT 8).**
- On June 12th, 2023, the Department sent a notice of public hearing to affected agencies requesting them to submit recommendations and/ or comments by June 30th, 2023, per § 7-3-4 of the Zoning Ordinance **(EXHIBIT 13).**
- On June 30th, 2023, the Department sent the Applicant an acceptance letter, advising the Applicant of the date, time, and location of their public hearing (**EXHIBIT 12).**
- The public hearing notice was mailed to affected landowners within one mile radius of the site, as well as published in the Mountain Home Newspaper on July 12th, 2023, per § 7-3-4 of the Zoning Ordinance**.**
- The notice of public hearing was posted on the property of the Applicant on July 20th, 2023, per Zoning Ordinance §7-3-5(B). **(EXHIBIT 13).**
- On July 13th, 2023, the Applicant submitted the required MOU signed by the Mountain Home Highway District Commissioners regarding the maintenance and operation of existing public roads (**EXHIBIT 13**).
- On July 13th, 2023, Idaho Department of Transportation submitted an email to allow the proportionate share agreement to be finalized prior to issuing a residential building permit **(EXHIBIT 14).**

SURROUNDING USES

North: MSPC and Danskin Subdivision

South: Ridgeview Estates Subdivision and Ag Zone Parcels

East: BLM and State Land

West: Ada County, Idaho

RELATED PUBLIC RECORD DOCUMENTS (EXHIBIT #):

EXHIBIT 1 Application Submittals

EXHIBIT 2 Application Incomplete Letter

EXHIBIT 3 Vicinity Map

EXHIBIT 4 Comparative Phasing Plan

EXHIBIT 5 Request for Information Letter 1/09/23

EXHIBIT 6 Project Coordination Letter 3/10/23

EXHIBIT 7 FVMP Plan and Updated Phasing Plan Submittal

EXHIBIT 8 County In-Depth Analysis

EXHIBIT 9 Agency Coordination Meeting

EXHIBIT 10 In-Depth Analysis Response & Neighborhood Meeting Letter

EXHIBIT 11 Hethe Clark- Letter in Advance of Joint Services Meeting

EXHIBIT 12 Application Acceptance Letter

EXHIBIT 13 County Notices of Public Hearing

EXHIBIT 14 MOU Mountain Home Highway District / Update from Idaho Department of Transportation

EXHIBIT 15 Agency Comments

REQUIRED FINDINGS FOR PRELIMINARY PLAT-2023-01

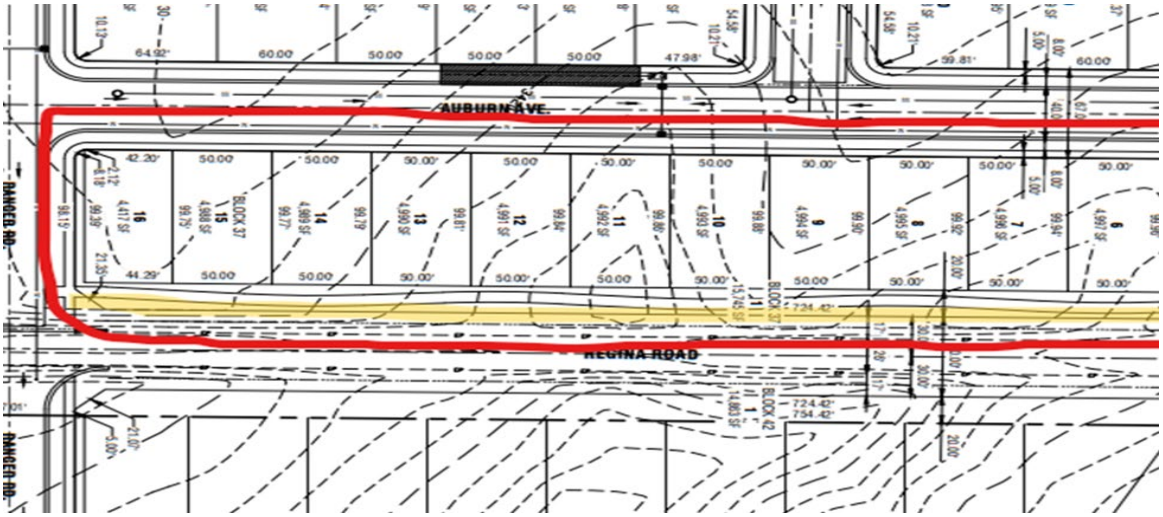
ZONING ORDINANCE SECTION 7-18-17:

a. The plat conforms to the standards established in this chapter and section; and

Prior to submitting the Application, the Applicant held the required pre-application neighborhood meetings per Elmore County Zoning Ordinance §10-1-3(B). The Mayfield Springs Planned Community preliminary plat submittal has been reviewed under the Mayfield Springs Planned Community Zoning Ordinance Text, Title 7, Chapter 18, Sections 1 through 18, as well as Elmore County Zoning Ordinance Title 10, Chapter 1 when applicable, and in connection with, the Mayfield Springs Planned Community Zoning Ordinance Text. Approved documents from the original Mayfield Springs Planned Community (PC-2021-01)

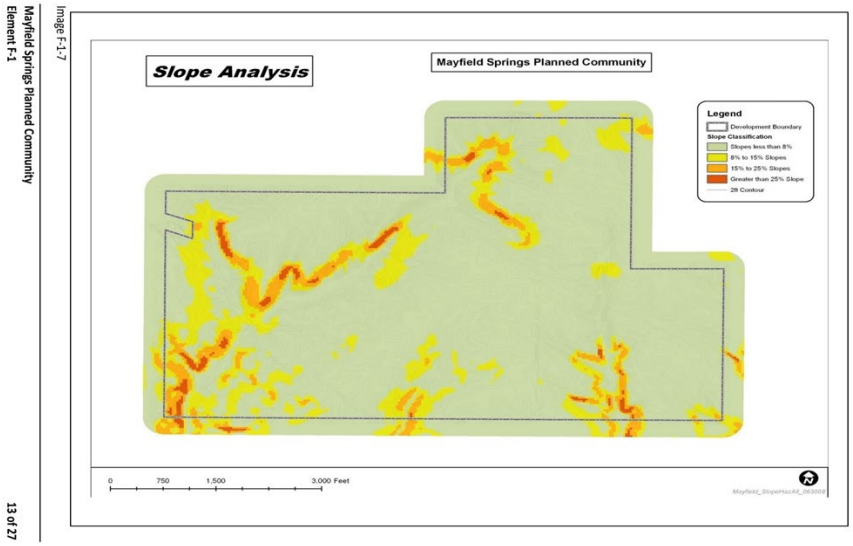
were used in review such as such as but not limited to, Natural Features Analysis, Mayfield Springs Comprehensive Plan, Density, and Intensity, etc. Phases 1 through 10 propose all density types, public and private streets, private alleys, open space and trails, and public services. The applicant has met general design standards for blocks to avoid double facing lots, conform around topography, and standards imposed by Elmore County emergency services per §7-18-17(F-1)

Figure 1. Double Facing Lots



Double facing lots have restricted access Arterial Streets (Regina Rd) by having meandering pedestrian walkways as shown in the yellow highlighted portion in Figure 1 above. Lots are accessed off collector streets (Auburn Ave) which generally have less traffic compared to Arterial streets. The preliminary grading plan illustrates areas with topography that may limit development due to slope greater than 15% shown in colors, yellow, orange, and red. (Figure 2). As a result, the developer has an opportunity to develop the base slope for drainage retention ponds and pedestrian walkways. The preliminary plat successfully illustrates a drainage plan.

Figure 2. Slope Analysis Map



Prior to receiving approval of a preliminary plat, PC-2021-01 placed a condition that the Applicant submit a Memorandum of Understandings ("MOU") with the Mountain Home Highway District ("MHHD") and Idaho Department of Transportation ("ITD"). On July 12th, 2023, the Applicant received a signed MOU from the MHHD **(EXHIBIT 15).** On July 13th, 2023, the Department received an email from the ITD stating, "ITD has no objection to Elmore County approving Mayfield Springs preliminary-plat prior to a proportionate share agreement being executed." **(EXHIBIT 15)**. Therefore, PP-2023-01 will be conditioned to have an approved proportionate share agreement prior to issuance of any residential building permit.

Private alleys are proposed within PP-2023-01 and located within the allowed base zone of high density- townhomes along the future Mayfield Springs Blvd. The Application meets the design requirements for alleys and is conditioned to update CC&Rs for maintenance of private alleys, satisfying §7-18-7(F-4). Standards related to lighting, on and off-street parking, landscaping, irrigation, and street improvements have not been reviewed by the Department. However, appropriate conditions are placed on PP-2023-01 to ensure necessary reviews prior to any such site improvements are made.

b. The plat complies with the approved Mayfield Springs Comprehensive Plan

Private Property Rights Goal*: To acknowledge the responsibilities of each property owner as a steward of the land, to use their property wisely, maintain it in good condition and preserve it for future generations.*

Mayfield Springs Comprehensive Plan in Element B-2 requires future property owners to adhere to local land use laws to ensure no person is deprived of their

property rights without due process of law. The Department reviewed the draft CC&Rs that were a component of PC-2021-01. Upon review of the CC&Rs staff has made the following determinations the applicant shall submit an updated version with the final plat application to in accordance to phases 1 through 10.

Population Goal: *To provide housing options at varied pricing points in a location that serves the needs of a growing population moving to this location a result of its central location between Ada and Elmore County population centers and military resources, thereby creating socio-economic diversity and an enhanced quality of life.*

The Application contains a variety of housing opportunities, styles, and cost points for future property owners. Phases 1, A, B, and C are in Desert View neighborhood, phases 2, 5, and 8 are in Indian Creek neighborhood, phases COMM, 1, 3, 4, 6, 7, 9, and 10 are in Village Commons neighborhood, phases 11-14 are in Wilderness, and phases 15-19 are in Prairie neighborhood. Through phases 1-10, Mayfield Springs Planned Community demonstrated adequate housing options through the availability of dwelling units through each phase in addition to multi-family units which are developed contingent on market variables.

School Facilities and Transportation Goal: *Work with Mountain Home School District and public education stakeholders (including, where applicable, charter schools) to strengthen and enhance school services and facilities where needed to encourage growth and development within Elmore County. In school site and planning decisions, consideration should be given to the importance of safe, all-weather roadways and transportation systems to accommodate school traffic and access.*

PC-2021-01 is conditioned to receive a letter of intent or refusal from the Mountain Home School District (“MHSD”) for a supporting school site and planning processes and to submit a MOU for bussing reimbursement to MHSD to transport the students in the meantime, prior to the Board of County Commissioners’ signature of the first final plat. The Applicant will need to demonstrate compliance with those conditions when applying for their first final plat within PP-2023-01 in support of the aforementioned Comprehensive Plan goal for school facilities and transportation. Therefore, this goal is met.

Economic Development Goal: *Strive to promote a diversified economic base through mixed-use development work/live options, general commercial opportunities, and home occupations.*

The Application is comprised of 10 phases that will promote the economic development goals by platting mixed-use, single family residential, commercial,

and multi-family residential on approximately 462 acres as shown in figure 3. Such land-use options directly promote the economic viability for work/live, commute, and local business opportunities within the preliminary plat. Phases A and B are designated multi-family lots that will be platted regardless of market variables due to conditions of approval in the Planned Community. Phase C and Com (Commercial Townsquare) will be developed contingent on the number of dwelling units permitted and the market conditions.

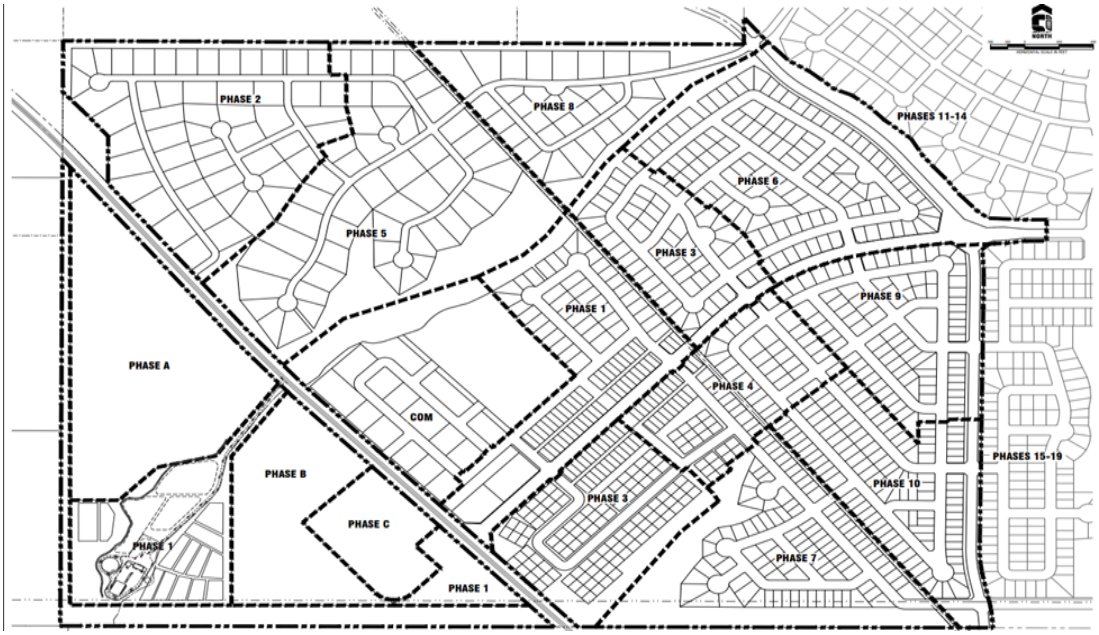


Figure 3. Updated Mayfield Springs Phasing Plan

Land Use Goal: *Strive to promote a diversified economic base through mixed-use development, work/live options, general commercial opportunities, and home occupations.*

The Application proposes 5 multi-use (MU) and 8 Commercial (COMM) lots in the Commercial Town center intended to promote a diversified economic base, strategically located at the center of the Planned Community and high volume arterial. General commercial opportunities are required to be constructed within the Planned Community contingent on dwelling unit thresholds overtime. §7-18-7(A) Land Use table guide future property owners' on how to determine the viability of their home occupation permitting opportunities.

Natural Resource Goal: *Identify existing natural resources and preserve and/or enhance when possible or appropriate.*

Through phases 1 through 10, this Application proposes to maintain, preserve,

and enhance, open space that makes up nearly 20% of land within the preliminary plat boundary. The Applicant is conditioned to receive approval and submit an updated Mayfield Wildlife Management Plan ("WMP") prior to the County signature of the first final plat. To sustain the WMP, Mayfield Springs is conditioned to form a conservation advisory committee ("CAC") with $10, 000 of seed money prior to the county signature of the final plat. Therefore, the Application meets the natural resource goal of the comprehensive plan.

Hazardous Areas Goal: *Strive to ensure the safety of residents and the protection of property through identification of hazardous areas. No significant hazards have been identified within the Mayfield Springs Planned Community; however, site development will be mindful of topography and the Marathon Oil Pipeline, which is located within the site.*

Mayfield Springs Planned Community completed a natural features analysis (Element F-1). The analysis maps slopes and identifies areas where slopes are equal to or greater than 15%. Per Zoning Ordinance Title 7 Chapter 5 and Mayfield Springs Zoning Ordinance 7-18-14, the Application and any future development, will be subject to grading requirements. The Applicant has provided a drainage plan that demonstrates drainage basins at the base of steep slopes combined with proposed open space and trails to provide adequate storm drainage for the preliminary plat. The County Engineer has reviewed this drainage plan and approves the proposed improvements. Furthermore, existing Marathon Oil Pipeline running through the proposed plan will have a pedestrian/bicycle trail as shown in Element F-6 of the Mayfield Springs Open Space, Parks, and Trails Plan.

Public/ Private Services Goal: *Provide public and private services through the development of and/ or partnership with existing service providers to provide public services as needed to encourage orderly growth and development.*

The Application will be serviced by Elmore County Emergency Medical Services and~~,~~ Elmore County Sheriff on block 17 in the town center multi-use base zone by constructing a joint use facility prior to first occupancy permit and by paying for operational expense of these services as conditioned in the Planned Community. The Mountain Home Highway District has signed an MOU for the maintenance of Regina Rd, Baseline Rd, and Desert Wind Rd on July 12th, 2023 (EXHIBIT 15). Roads internal to the development will be privately maintained including Mayfield Springs Blvd. Mayfield Springs is required to establish a Fire Protection District and work with the Mountain Home School District to ensure that educational services are provided. The Application specifies public service providers to develop broadband internet, three phase power, and natural gas service.

Facilities and Utilities Goal: *Provide essential facilities and utilities, including potable water, wastewater, and electricity, through the development of and/ or partnership with existing providers.*

The Application will be served by a backbone collection system and wastewater treatment facility for the planned community that is undergoing construction as per Elmore County requirements. Furthermore, there are three wells (1 in Ada County and 2 in Elmore County) that will be providing municipal drinking water. All three wells have received building permits and will be constructed as development proceeds to construction. To ensure all future property owners have access to water, sewer and other utilities, the Application is conditioned to dedicate a 10' utility easement along all public/private right of ways. Furthermore, prior to the signature of the final plat, the Applicant is required to submit approved Final Systems Approval Letters from the Idaho Department of Environmental Quality ("IDEQ"), Central District Health ("CDH"), as well as provide documentation of compliance with Idaho Department of Water Resources ("IDWR").

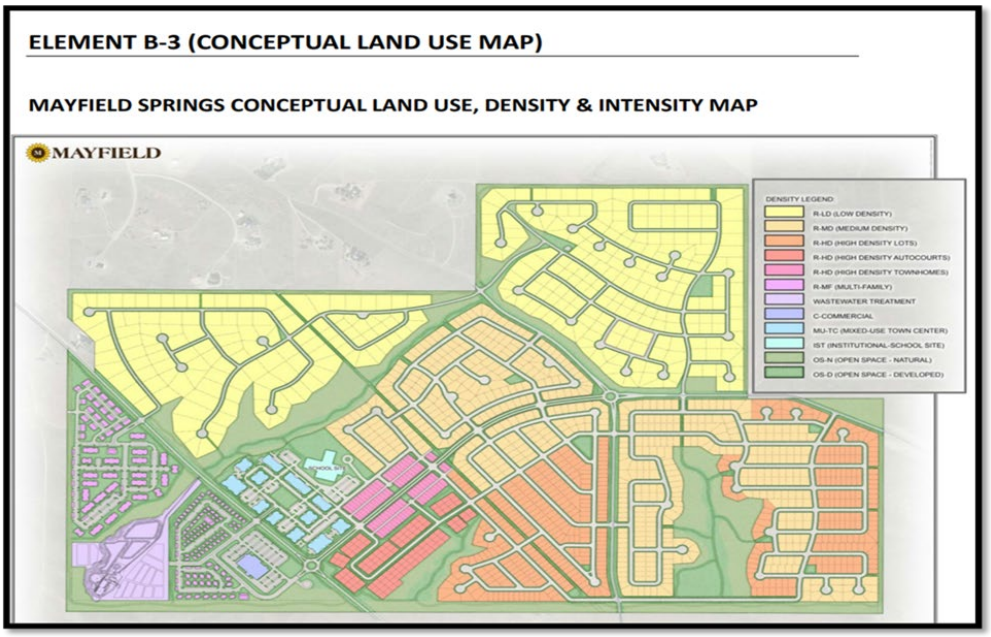
Transportation Goals: *Encourage a community design that fosters walkability, alternate forms of transportation and the reduction of daily vehicular counts. In addition, provide opportunities for alternate transportation options by working with existing providers and local and state agencies*

The Application has a total of 83 acres dedicated to open space and common lots fostering walkability and alternative forms of transportation such as but not limited to e-scooter, bicycles, and equestrian riding. Element F-6, Open Space and Trails plan, and the street design provide guiding design principles for an inclusive transportation system. For example, roads within the Mountain Home Highway District Right-of Way do not have curb and gutter. As a result, the Applicant has dedicated more land for buffer and pedestrian walkability further away from vehicular traffic. Furthermore, all future multi-use, Town Center, Multi-Family, Institutions, and commercial businesses are required to install the applicable bicycle parking infrastructure per §7-18-12(G).

c. The plat complies with the Mayfield Springs Land Use Map and Conceptual Densities and Intensities Map, including the Land Use matrix; and

The Application encompasses Phases 1-10 of the 19 phases within PC-2023-01 (Figure 3) and demonstrates compliance with Element B-3 of the Mayfield Springs Conceptual Land Use, Density, and Intensity Map (Figure 4) as can be seen in the following images.

Figure 4. Mayfield Springs Conceptual Land Use, Density, and Intensity Map



The Application proposes development within three neighborhoods – Indian Creek, Village Commons and Desert View – of the five neighborhoods anticipated within Element B-3 of the Planned Community. It further complies with the Land Use Matrix (Table B-3-2T) by staying within the Min and Max of intensity ranges without exceeding the overall number of units within these three neighborhoods (figure 5). Areas of these three neighborhoods that are not mapped with this preliminary plat, will be developed concurrently with final plat phases in compliance with a Condition Use Permit requirements outlined in Title 7 Chapter 9 and/or Master Site Plan requirements outlined in Title 10 Chapter 6 of the Zoning Ordinance The proposed conditions of approval for PP-2023-01 helps confirm this. Therefore, the Application complies with this finding.

Figure 5. Mayfield Springs Planned Community Neighborhood Map

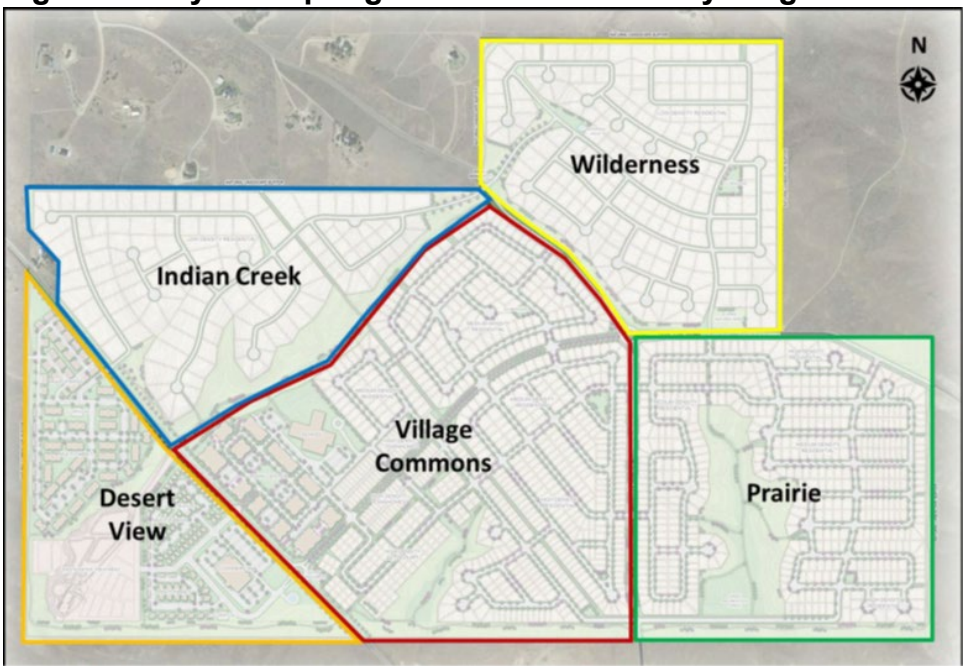


Table.1. Mayfield Springs Intensity & Density Land Use Matrix Table B-3-2T

INTENSITY AND DENSITY LAND USE MATRIX BY NEIGHBORHOOD AND RESIDENTIAL DISTRICT										
District	Desert View Neighborhood		Indian Creek Neighborhood		Village Commons Neighborhood		Wilderness Neighborhood		Prairie Neighborhood	
	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Low (R-LD)	0%	0%	70%	100%	0%	0%	50%	100%	0%	50%
Medium (R-MD)	0%	0%	0%	30%	10%	50%	0%	50%	25%	75%
High (R-HD)	10%	50%	0%	0%	20%	80%	0%	0%	25%	75%
Multi-Family (R-MF)	40%	90%	0%	0%	0%	50%	0%	0%	0%	0%
Mixed Use (MU)	20%	80%	0%	0%	N/A	N/A	0%	0%	0%	0%
Town Center (MU-TC)	N/A	N/A	N/A	N/A	15%	30%	N/A	N/A	N/A	N/A

d. That adequate public facilities and essential services are available to support the proposed number of dwelling units and/ or lots proposed in the plat; and

The Applicant is conditioned to create the Mayfield Springs Fire District (MSFD) and construct a 5,000 square feet joint services building prior to the first residential building permit in PC-2023-01. However, as a result of ongoing discussions since its adoption, with Elmore County Emergency Services, it has been determined the Applicant will build the emergency services building to the max build out of 7,500 square feet, rather than waiting to reach the 750th dwelling unit threshold. Once MSFD is created, ongoing operations will be supported by

Elmore County Impact fees and/or self-imposed impact fees of $1,000 per residential permit for Sheriff and MSFD. Through on-going discussions with EMS Director, Alan Roberts, it has been determined the self-imposed impact fee of $500 will increased to $1,000 per dwelling unit to ensure the building is staffed on day one of receiving occupancy. Therefore, it is safe to assume that the necessary public facilities and services will be available for PP-2023-01.

e. That Community parks, trials, and open space areas comply the approved Mayfield Springs Land Use Map; and

The Application is subject to Element B-3, Figure 4, and Element F-6 for natural and developed open space as well as Table 3 for trails and pathway designs, with improvement schedule in compliance with Table 3 of the Planned Community. Furthermore, Condition #66 of PC-2021-01 states that, *"Prior to County signature of each final plat, the owner shall develop, or bond for, pathways, trails, trailheads, parks, and recreation areas located within such final plat in accordance with approved Element F-6 (Open Spaces, Parks and Trails) and Element F-8 (Phasing Plan) of the approved Mayfield Springs Planned Community. All developed open space and recreation areas, including common lots, shall be owned and maintained by a homeowner's association unless otherwise specified."* This condition will ensure that necessary parks, trails, and open space improvements be made with each final plat.

Table 2. Trails and Pathways

TABLE OF TRAIL AND PATHWAY SECTIONS				
TRAIL/PATH SECTION TYPE	**CODE**	**RIGHT OF WAY**	**TRAVEL LANE**	**SURFACE MATERIAL**
Pedestrian	TR-1	10 Ft.	6 Ft.	Poly Pavement or Approved Equal
Pedestrian/Bicycle	TR-2	12 Ft.	8 Ft.	Poly Pavement or Approved Equal
Multi-Use	TR-3	14 Ft.	10 Ft.	Poly Pavement or Approved Equal
Multi-Active Natural	TR-4	12 Ft.	8 Ft.	Improved, Natural Material

Figure 6 Trails and Open Space Map

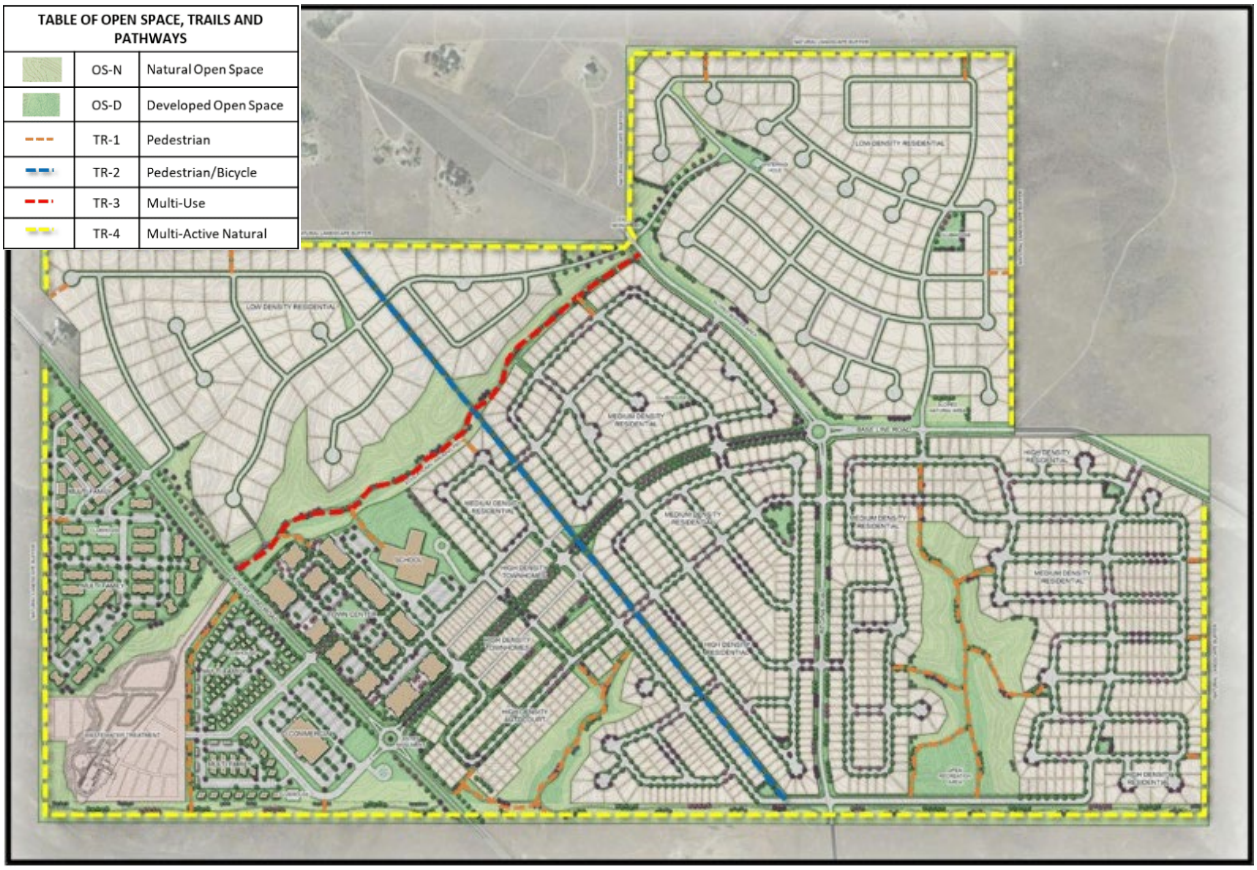


Table 3. Open Space and Pathways by Phase

Phase	*OS-N*	*OS-D*	*TR-1*	*TR-2*	*TR-3*	*TR-4*	*RT-1*
Phase 1	*X*			*X*	*X*		
Phase 2	*X*			*X*		*X*	*X*
Phase 3	*X*		*X*	*X*	*X*		
Phase 4	*X*	*X*		*X*			*X*
Phase 5	*X*			*X*	*X*		
Phase 6	*X*			*X*	*X*		*X*
Phase 7	*X*		*X*	*X*		*X*	*X*
Phase 8	*X*			*X*	*X*	*X*	
Phase 9		*X*					
Phase 10				*X*	*X*		

The Application is further conditioned to ensure that each final plat application is received with a written report demonstrating construction of applicable parks, trails, and open space improvements, or a surety agreement application is

received with the final plat application to ensure that the applicable parks, trails, and open spaces be developed along with residential development. Therefore, the Application meets parks, trails, and open space areas requirements.

f. The plat complies with the dimensions set forth in this chapter for the applicable zoning district

The dimensional standards set forth in Mayfield Springs Planned Community Zoning Ordinance Section 7-18-6 require specific lot size and frontage requirements for all land use districts as shown in Element B-3 of the Mayfield Springs Conceptual Land Use, Density, and Intensity Map (Figure 4). Table 2 shows the proposed density type, minimum lot size as specified in section 7-18-6, and the average submitted lot size. These demonstrate compliance with the dimensions set forth in this chapter for the applicable zoning district. Natural and Developed Open Space are restricted from having minimum lot size or frontage requirements per section 7-18-6 (A)(8).

Table 2. Proposed Density Types

Proposed Density Type	Required Minimum Lot Size square feet	Submitted Average Lot Size square feet
R-LD	9,500	26,302
R-MD	3,500	8,874
R-HD	1,500	6,687
R-HD Townhomes	1,500	4,223
R-HD Autocourts	1,500	3,960
MU-TC	1,500	34,044
MU	1,500	228,359
IST	5,000	*455,154*

REQUIRED FINDINGS FOR SUBDIVISION – ZONING ORDINANCE SECTION 10-1-20:

1. **The design conforms to the standards established in this Ordinance; and**

This Application is reviewed under Title 7, Chapter 18 (Mayfeild Springs Planned Community Zoning Ordinance) and Zoning Ordinance Title 10, Chapter 1 to ensure that the design conforms to the standards established in this subdivision development ordinance. PP-2023-01 is owned by the Applicant in its entirity. The Application proposes development within Phases 1 through 10, and the Application does not provide adequate clarity for review of Phases A, B, C, Commercial and School lots. Therefore, there is a proposed condition that those will be reviewed with subsequent conditional use permits and/or master site plan applications in compliance with the Zoning Ordinance as and when required.

Furthermore, the Application is reviewed by Elmore County Engineer and Surveyor in addition to Department staff review to ensure that the design conforms to the standards established in the Zoning Ordinance. The adopted conditions of approval of PC-2021-01 addressed general design standards for preliminary plats. The blocks, lots, and easements for this Application are reviewed by the Elmore County Surveyor. The Elmore County Engineer has received and revieweed the Application for property and access, alleys, private roads, grading and drainage, watercourses, and flood hazards. The Application was transmitted to the Mountain Home Highway District ("District") and the applicant was required to pay necessary fees for this review. The District's Engineer has provided limited comments for public roads and those are incorporated in this proposal. However, the Applicant and the Mountain Home Highway Dsitrict have signed an MOU regarding maintaince and operation of existing and future public roads within the District **(EXHIBIT 15).** In conclusion, the necessary application and review will be triggered by the Department as and when improvements are proposed within the Site, and those will be subject to all standards and requirements of this Zoning Ordinance. Therefore, the proposed preliminary plat and all future development within it will conform to standards established in this ordinance.

2. **The design complies with the required improvements established in this Ordinance; and**

   The Application needs to demonstrate compliance with required improvements triggered by the Mayfield Springs Planned Community Zoning Ordinance. Those include the need to build a municipal level wastewater treatment facility, water treatment plant for drinking water, joint use emergency services building, easements of other dry utilities, conditions of approval of PC-2021-01, etc. Those required improvements are either made or under construction to support this first preliminary plat and are reviewed and approved by the County Engineer, Planner, and Building Officials. The Applicant has submitted a detailed response to address Department staff's concerns for required improvements and will continue to work with the Department as those are proposed.

   The Applicant submitted plans for the water and wastewater treatment facility per PC-2021-01 conditions of approval. An Application is submitted with Ada County for Well 1 Building Permit and applications for wells No.2 and No.3 were submitted with Elmore County and approved as demonstrated in Phase 1 (see figure 3). Construction of the well houses and wastewater treatment facility have begun with the proper dust abatement and soil erosion mitigation techniques taken into consideration throughout the process per Mayfield Springs Planned Community Zoning Ordinance § 7-18-14 in (figure 5). Further coordination with

Idaho Department of Environmental Quality, Idaho Department of Water Resources, Central District Health, is required prior to the signature of the first final plat to ensure the facility is constructed and operated to meet the statutory requirements for a water and wastewater treatment facility. The applicant has met the improvement requirements at this stage of development per PC-2021-01.

Figure 5. Water Treatment Plan

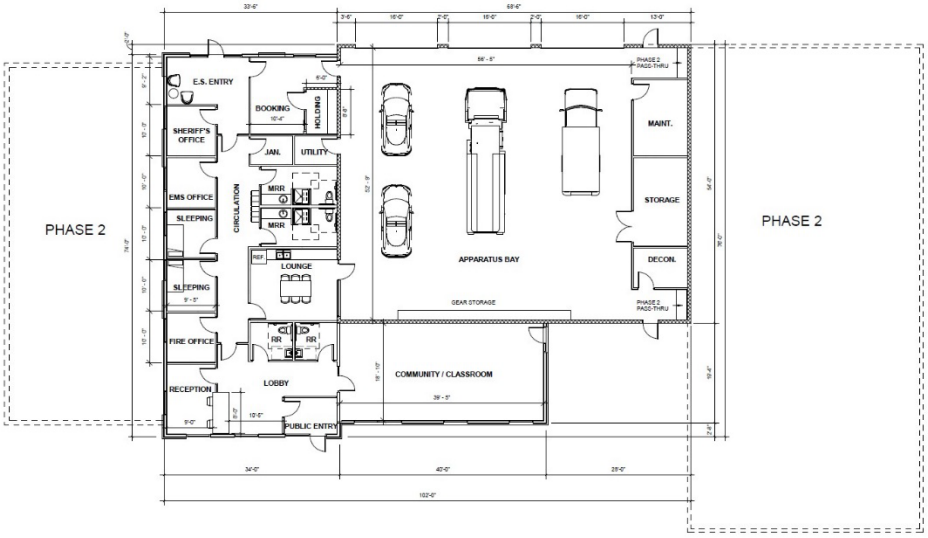




PC-2021-01 requires that prior to the first residential building permit being

submitted, an Elmore County joint emergency services building must be constructed to support the Mayfield Springs Fire District, Elmore County Sheriff, and EMS. The building is conditioned to be a minimum 5,000 square feet and expanded to 7,500 square feet at 750 dwelling units. The applicant has been coordinating with Elmore County Sheriff and EMS to design the joint use facility and through meaningful discussions, both parties have agreed to construct the building to meet the 7,500 square feet (figure 6). Discussions have also led to an increase in self-imposed per unit fees for EMS from $500 per dwelling unit to $1000 to support operation and maintenance. The Joint Services building is designed to incorporate a community meeting space/ classroom, 3 truck garage bay, and 2,516 square feet dedicated to offices, sleeping quarters, lavatories, lounge, and holding area. The Emergency Services Building construction drawings are reviewed and approved for the first 7500 square feet by Elmore County Sheriff and Emergency Medical Services Director. The Applicant has met and exceeded the required improvements for the joint emergency services building specified in conditions of approval 53 and 54 of PC-2021-01.

Figure 6. Joint Emergency Services Building Approved by Elmore County Sheriff and EMS



Furthermore, the Applicant has made an application with the Mountain Home Highway District to ensure that proposed improvements for all public streets within the Site are reviewed by their Staff and Engineer and necessary conditions are proposed for their improvement and maintenance. The Department has not received any written communication proposing new conditions of approval from the Highway District. However, the signed MOU **(EXHIBIT 15)** allows the District to provide minor suggestions for all private and public roads in a final plat. County Engineer has reviewed and approved designs of the proposed private roads and provided conditions to ensure that they be built in compliance with the

requirements of the Zoning Ordinance. This Application is conditioned to ensure that storm water facilities and drainage improvements be constructed by the Applicant after approval of the Elmore County Engineer or Highway District, whichever is applicable at the final plat level. Therefore, the design of PP-2023-01 complies with the required improvements established in this Ordinance.

3. **If applicable, the proposed subdivision complies with the standards of an applicable overlay district as set forth in this Ordinance; and**

   The Application is within the Wildland Urban Interface (WUI) overlay of the Zoning Ordinance and will need to comply with PC-2023-01 conditions of approval and requirements for fire prevention. Per condition #`11, the Applicant has submitted the Fire and Vegetation Management Plan (FVMP) with this Application to satisfy the Wildland Urban Interface (WUI) requirements set forth in Title 8, Chapter 1. The FVMP incorporates the National Fire Protection Association and Elmore County Standards for Reducing Structure Ignition Hazards from Wildland. The plan provides guidelines for MSPC homeowners and steps to be taken by the Homeowners Association (HOA) and MSPC Conservation Director. The FVMP was submitted to the State Fire Marshall and their review and comments are incorporated in conditions of approval for this Application. Therefore, Application complies with the WUI overlay district standards.

4. ***The design conforms to the topography and natural landscape features analysis as required by this Chapter and the master site plan, where the design demonstrates consideration for the location and function of land uses and structures to achieve this purpose; and***

   The Site has slopes greater than 15% and 25% in all proposed phases 1, 2, 3, 5, and 7 of this Application. A significant amount of attention was given to the proposed land use map of PC-2021-01, which demonstrated that the design conforms to the topography and natural landscape features analysis of the Planned Community as shown in figures 7 and 8. The preliminary grading plan, submitted with this Application demonstrates which residential typologies will be placed on steep slopes, as shown in the Mayfield Springs Natural Features Analysis and Density Map. Proposed land uses with steep topography and heavy drainage slopes include roads, multifamily, residential, low density residential, medium density residential, high density auto courts, and developed open space are required to submit a hillside development application and adhere to the standards set forth in Zoning Ordinance Title 7, Chapter 5 when slopes are greater than 15%.

Figure 7. Drainage Plan Features

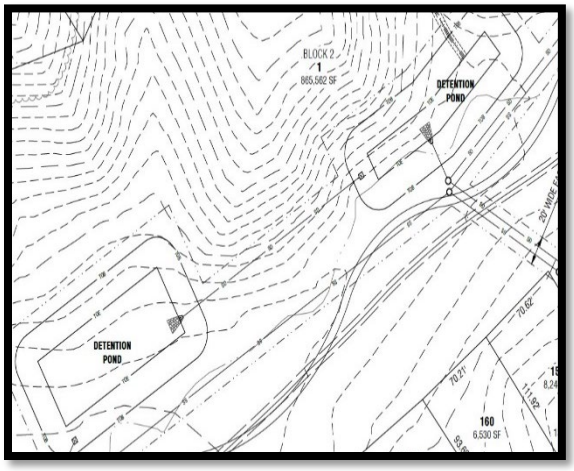
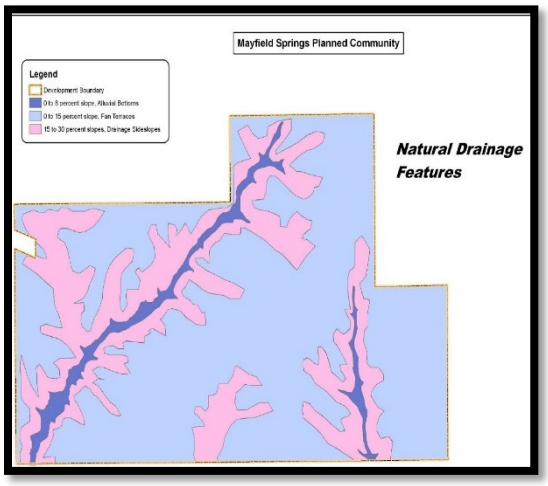


Figure 8. Natural Drainage



5. **The development would not cause undue damage, hazard, or nuisance to persons or property in the vicinity; and**

   As mentioned in finding #4 the Applicant has slopes greater than 15% and 25% in all proposed phases 1,2,3,5, and 7. The Applicant is required to submit a hillside development application and adhere to the standards set forth in Zoning Ordinance title 7, Chapter5.The submitted Fire and Vegetation Management Plan ("FVMP") is a living document, designed to inform the Conservation Director, property owners, Homeowners Association, and Elmore County Emergency Services on how to mitigate or reduce the risk of wildfire wise mitigation methods, improve health and stability of the surrounding natural habitat, and provide defensible fire space to abutting property owners. To mitigate the spread of dust during construction, the Applicant is conditioned to include dust abatement methods for the construction process of the internal roads and lots. Applicant is conditioned to submit a hillside application to meet the standards in Title 7, Chapter 5.

6. **The internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive influence upon the activities and functions contained within the proposed subdivision, nor placing an undue burden upon existing transportation and other public services in the surrounding area; and**

   Internal Street systems are made up of existing public arterials and future privately maintained collector and arterials. Internal Safe flow of vehicles and pedestrians are clearly shown in the preliminary street design by providing several pedestrian trail typologies within and around the community. The

preliminary street design does not provide designated bike lanes or shared lanes therefore, providing safe flow for vehicles. The project is conditioned to show “Clear Vision Triangle” as defined in §7-18-4(A) at street corners to mitigate vehicle and pedestrian collisions by improving visibility. Through phases 1 through 10, the Applicant proposes to develop 4 Roundabouts to allow continuous traffic flow and limit congestion during high traffic hours as demonstrated in the approved traffic impact study. The preliminary street design was submitted to Mountain Home Highway District in which the “District” made recommendations on sheet C.207 on the design of the roundabout at the intersection of Baseline Rd, Regina Rd, and proposed Mayfield Springs Blvd. This Application proposes low, medium, and high density lots accessed by collector and arterial streets with various street designs in order to meet the design characteristics for each specific land use. For example, Residential-Low Density (R-LD) lots have been designed without sidewalks and limited curb and gutter to provide adequate storm drainage to provide safe flow and on-street parkingfor vehicles (Figure 9). Compared to other streets providing access to higher density lots with minimal topography. (Figure 10)

Figure 9. Typical Local Street Section

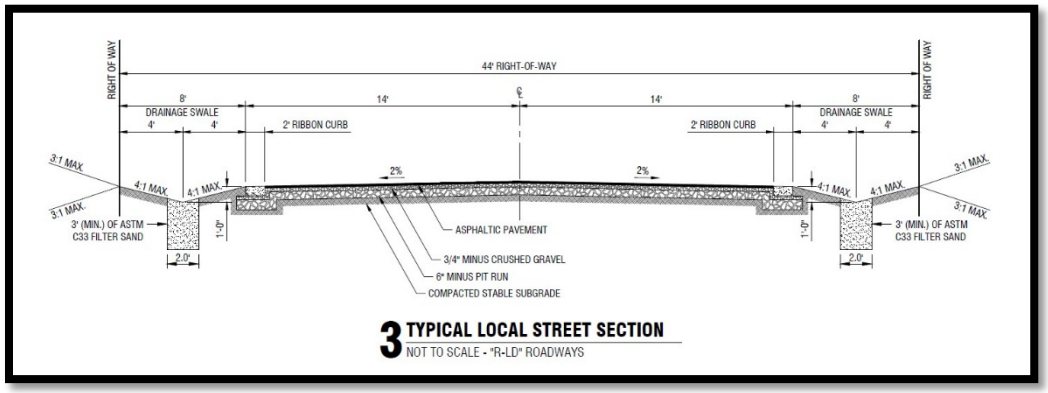
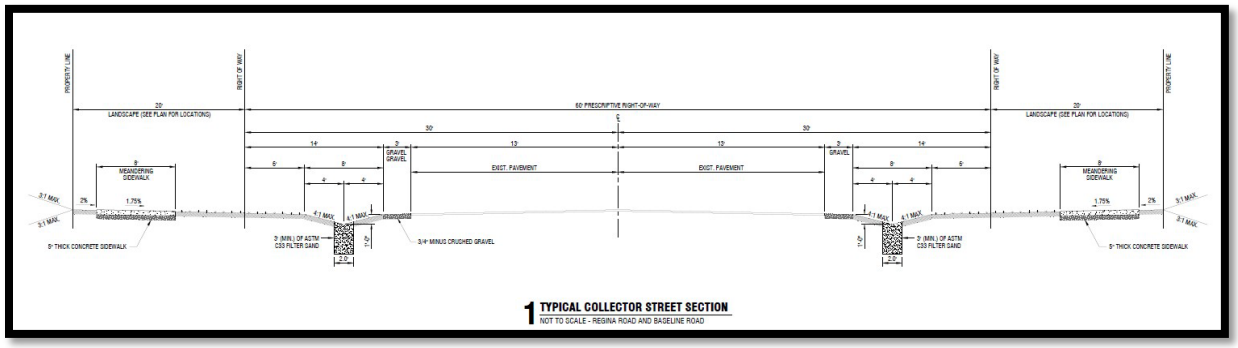


Figure 10. Typical Collector Street Section



7. **Community facilities such as parks, recreational, and dedicated open space areas are functionally related to all dwelling units and are easily accessible via pedestrian and/or bicycle pathways; and**

   The Application proposes to develop public community facilities such as but not limited to parks, pedestrian/ bicycle trails, dedicated developed and non-developed open space, and public parks. Such community facilities are connected by a network of roads, trails, and sidewalks that are conveniently accessible to all parcels within the planned community. Paths are designed to be harmonious with the desired characteristic and provide adequate trails and roads for alternative transportation within the planned community per Mayfield Springs Element F-6. For example, the Application has a 50' wide easement for exterior trails along the perimeter of the Site for a multi-active natural dirt trail with natural vegetation (TR-4). Whereas interior pedestrian and bicycle trails are to be Poly pavement with vegetation on either site, with varying widths ranging from 6', 8' and 10', (TR-3). To ensure construction and maintenance by the Homeowners Association ("HOA") of trails, trailheads, pathways, parks and recreation areas prior to signature for each final plat.

8. **The proposal complies with the dimension standards set forth in this Ordinance for the applicable zoning district; and**

   Mayfield Springs Planned Community has a self-contained zoning district as defined in Mayfield Springs finding "c" of this report. Dimension standards were reviewed per Mayfield Springs Zoning Ordinance Text per Elmore County 7 Chapter 18 and title 10 Chapter 1 when applicable. Preliminary lot dimension findings are also made in finding "f" by providing the average lot size for each proposed zoning district.

9. **The overall plan is in conformance with:**
   a. The applicable Comprehensive Plan(s); and
      i. Comprehensive Plan findings are made in finding "a" derived from the Mayfield Springs Comprehensive Plan
   b. The future acquisition maps; and
      i. All lands within the proposed Site are owned by Mr. Greg Johnson and is in conformance with the approved Mayfield Springs Planned Community (PC-2021-01) acquisition map.
   c. Any applicable Area of City Impact Ordinances including applicable subdivision regulations; and
      i. Mayfield Springs Planned Community, and the proposed plat is not currently located near any Area of City Impact
   d. Other pertinent Ordinances as applicable.

STAFF RECOMMENDATION

The proposed subdivision, along with proposed conditions, complies with the requirements of the Zoning Ordinance for a Preliminary Plat. Based on evidence presented at the public hearing and staff's analysis above, staff recommends approval of PP-2023-01 for Phases 1- 10 of the Mayfield Springs Planned Community, with the following conditions of approval.

PROPOSED CONDITIONS OF APPROVAL:

1. The Application approval shall be limited to two (2) years, within which the Applicant shall apply for a final plat or apply for an extension thereof.

2. The Applicant shall meet all conditions of approval of the Mayfield Springs Planned Community (PC-2021-01). All conditions of PC-2021-01 are hereby incorporated herein and specifically made conditions of approval for this Application.

3. The Applicant shall adhere to the requirements of Chapter 1, 5, 7, and 8 of Title 10, Chapter 1 of Title 8, and Chapter 1, 2, 3, 6, 10, 11, and 18 of Title 7 in development of this preliminary plat.

4. This approval only relates to Phases 1 through 10 of PC-2021-01. The Applicant shall submit subsequent preliminary plat application(s) for phases 11 through 19.

5. The Applicant shall submit subsequent Conditional Use Permits and/or Master Site Plan applications prior to developing unmapped phases A, B, C, and commercial and school lots to ensure that dimensional standards and requirements of Zoning Ordinance met.

6. This Application anticipates final platting in phases, therefore, the Applicant shall not reserve parcels and all remainder areas shall be platted as lots that meet applicable dimensional standards and requirements of Zoning Ordinance within each final plat.

7. Each final plat application shall be submitted with a report approved by the County Engineer that all necessary site improvements within that final plat are completed and/or a surety agreement application is submitted with the final plat application to ensure that those improvements be completed in a timely manner.

8. All improvements within a final plat shall be completed or bonded for prior to applying for the next final plat.

9. The Applicant shall submit construction drawings for each final plat to the Mountain Home Highway District (MHHD) for public roads and/or the County Engineer for private roads to design and engineer roads that meet current highway district standards. The approved construction drawings, with Highway District's and/or County Engineer's signature, shall be submitted with each final plat application to the Department.

10. Prior to construction, the Engineer of Record shall submit construction drawings of public roads to MHHD and construction drawings of the private roads to the County Engineer for approval. Upon construction of those roads, the Engineer of Record shall provide stamped as-built drawings of all public roads to MHHD, and private roads to the County Engineer.

11. Each final plat application shall demonstrate an ongoing maintenance schedule for all public and private roads and maintenance agreements for all public and private roads.

12. Prior to any site improvements, the Engineer of Record shall coordinate with the County Engineer and submit construction drawings and as-built drawings as needed to ensure slope stability, grading, drainage improvements, erosion control, dust abatement, etc. of the construction site.

13. As stated in the Wildland Urban Interface Plan, prior to the Board signature of the first final plat, the Applicant shall become an approved fire wise development by the National Fire Protection Agency.

14. Each final plat application shall include a Streetlights/Lighting Plan that complies with County Code and the approved Mayfield Springs Wildlife Mitigation Plan ("**WMP**").

15. Each final plat application shall submit a landscaping plan for all commonly maintained areas and road rights-of-way.

16. Each final plat shall clearly define the dimensions for clear vision triangles on all driveways and street intersections per § 7-18-4 (a) and (b).

17. Prior to submission of final plat, the owner shall clearly identify all proposed open spaces and a narrative for them to the Department. In this open space plan, the owner shall clearly demonstrate which open spaces will be publicly accessible, and in which manner, to meet the definition and requirements of Title 10 Chapter 1 for open spaces.

18. The property owner shall submit a lighting plan per Title 7 Chapters 6 and 18 of the Elmore County and Mayfield Springs Planned Community Zoning Ordinance.

19. The applicant shall submit a final draft CC&R's with the fist final plat. Amendments to CC&Rs may be proposed for each final application submitted for phases 1 through 10.

20. The applicant shall ensure that all property taxes are kept current.

21. The applicant shall meet all federal, state, and local regulations.

22. Failure to comply with any of the above conditions of approval may result in the revocation of the approval.

Application Submittal (EXHIBIT 1)

NV5 Delivering Solutions Improving Lives

November 8, 2022

Ms. Mitra Mehta-Cooper
Land Use and Building Department
520 E 2nd S Street, Mountain Home, Idaho 83647

via email

RE: Mayfield Springs Planned Community – Preliminary Plat Application

Dear Ms. Mehta-Cooper,

On behalf of our client, Westpark Companies, please accept the attached application for the first Preliminary Plat for the Mayfield Springs Planned Community (MSPC) which is approximately 462.7 acres located north and south of Desert Wind Road, east and west of Regina Road, and north and south of Baseline Road. Our request is supported by the recently approved Mayfield Springs Planned Community and is consistent with the site plan submitted and approved for the planned community. This first preliminary plat encompasses 886 single family lots, 43 open space/common lots, 22 commercial lots, 1 school lot, 2 multifamily sites, 1 mixed use lot and 1 wastewater treatment facility parcel. The attached preliminary plat reflects the approved site plan which was submitted as part of the Mayfield Springs Planned Community application.

This first preliminary plat submittal identifies three (3) phases of single-family development along with development of a portion of the town center. The development of a portion of the town center area will occur in Phase 1 of our project to provide a location for emergency services as agreed to in our MSPC approval. Additionally, as part of Phase 1, the wastewater treatment facility has been identified as a separate parcel. As you are aware, we intend to commence construction on the facility as soon as possible.

You will also notice that we have identified the multi-family and mixed-use parcels as Phase A through Phase C. These parcels reflect the areas identified in the MSPC site plan. Due to the recent changes in the housing market, these parcels may be developed concurrently with one or more of the single-family phases. A detailed site plan of these areas will be submitted at the time of building permit for review and approval.

Consistent with the Mayfield Springs Planned Community Preliminary Plat process requirements a neighborhood meeting was held on October 10, 2022 at the American Legion Hall in Mountain Home, ID. Attached for your review is a copy of the sign in sheet from the meeting. We reviewed the general plan with attendees and walked the neighbors through the next steps of this process.

MAYFIELD SPRINGS SUBDIVISION

PRELIMINARY PLAT - 2022

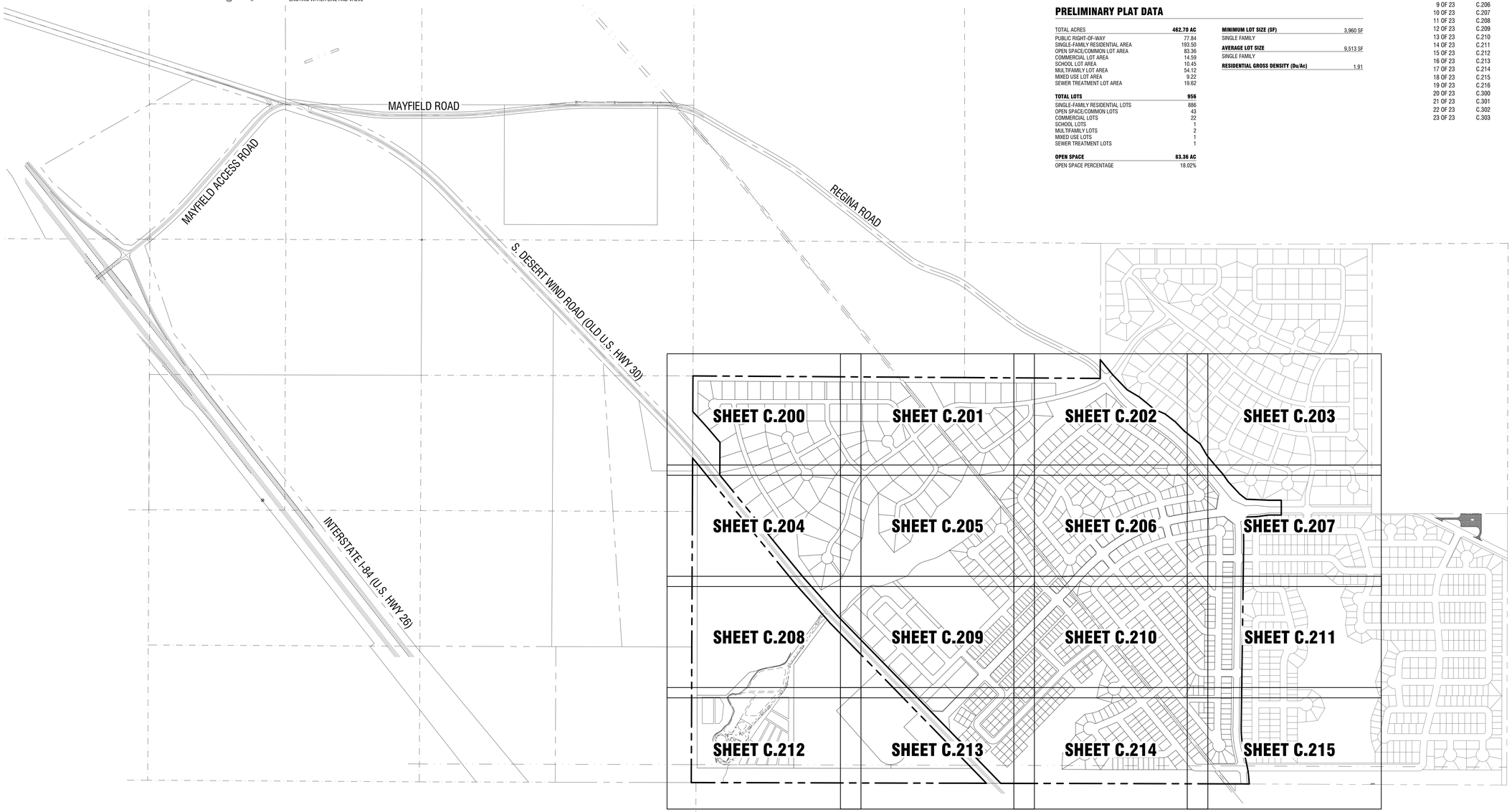
LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 1 NORTH, RANGE 4 EAST,
BOISE MERIDIAN, ELMORE COUNTY, IDAHO

PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PROPERTY LOT LINE
- EASEMENT LINE
- PHASE BOUNDARY
- PROPOSED VERTICAL CURB
- PROPOSED ROLLED CURB OR RIBBON CURB
- PROPOSED VERTICAL TO ROLLED CURB TRANSITION SECTION
- PROPOSED STREET LIGHT
- DIRECTION OF SURFACE FLOW
- PROPOSED SEEPAGE BED WITH MONITORING WELLS
- PROPOSED DROP INLET
- SD — PROPOSED STORM DRAIN LINE AND MANHOLE
- GIRR — PROPOSED GRAVITY IRRIGATION LINE AND BOX
- PIRR — PROPOSED PRESSURE IRRIGATION LINE AND VALVE
- W — PROPOSED WATER LINE AND VALVE
- PROPOSED FIRE HYDRANT
- SS — PROPOSED SANITARY SEWER LINE AND MANHOLE

EXISTING LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EG — EXISTING EDGE OF GRAVEL
- TOB — EXISTING TOP OF BANK
- TOE — EXISTING TOE OF BANK
- EXISTING DITCH FLOW LINE
- OHP — EXISTING OVERHEAD POWER W/ POLE
- GAS — EXISTING UNDERGROUND GAS
- UGT — EXISTING UNDERGROUND TELEPHONE
- EXISTING FENCE
- EXISTING VERTICAL CURB
- EXISTING ROLLED CURB
- 2750 — EXISTING 5' CONTOUR
- 2749 — EXISTING 1' CONTOUR
- EXISTING DROP INLET
- SD — EXISTING STORM DRAIN LINE AND MANHOLE
- GIRR — EXISTING GRAVITY IRRIGATION LINE
- PIRR — EXISTING PRESSURE IRRIGATION LINE AND VALVE
- W — EXISTING WATER LINE AND VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING SEWER LINE AND MANHOLE
- EXISTING STREET LIGHT
- EXISTING ROAD SIGN
- EXISTING SPRINKLER BOX
- EXISTING POWER JUNCTION BOX
- EXISTING TELEPHONE RISER
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING GAS MARKER
- EXISTING GAS VALVE



PRELIMINARY PLAT NOTES

1. LOTS 20 AND 29, BLOCK 1; LOTS 1, 64, 77, 135, 140 AND 143, BLOCK 2; LOT 5, BLOCK 3; LOT 19, BLOCK 8; LOT 1, BLOCK 9; LOT 10, BLOCK 13; LOTS 1 AND 14, BLOCK 14; LOT 1, BLOCK 15; LOT 3, BLOCK 16; LOTS 1, 131 AND 132, BLOCK 18; LOT 13, BLOCK 21; LOTS 1 AND 14, BLOCK 22; LOT 10, BLOCK 23; LOTS 22, 23, 26 AND 31, BLOCK 24; LOTS 33, 34 AND 35, BLOCK 25; LOT 7, BLOCK 26; LOT 1, BLOCK 33; LOT 1, BLOCK 34; LOT 1, BLOCK 36; LOT 1, BLOCK 37; LOTS 1 AND 2, BLOCK 38; LOT 1, BLOCK 39; LOT 1, BLOCK 40; LOT 1, BLOCK 41; LOT 1, BLOCK 42; LOT 1, BLOCK 43; AND LOT 1, BLOCK 44; ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE MAYFIELD SPRINGS SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.

PRELIMINARY PLAT DATA

TOTAL ACRES	**462.70 AC**
PUBLIC RIGHT-OF-WAY	77.84
SINGLE-FAMILY RESIDENTIAL AREA	193.50
OPEN SPACE/COMMON LOT AREA	83.36
COMMERCIAL LOT AREA	14.59
SCHOOL LOT AREA	10.45
MULTIFAMILY LOT AREA	54.12
MIXED USE LOT AREA	9.22
SEWER TREATMENT LOT AREA	19.62
TOTAL LOTS	**956**
SINGLE-FAMILY RESIDENTIAL LOTS	886
OPEN SPACE/COMMON LOTS	43
COMMERCIAL LOTS	22
SCHOOL LOTS	1
MULTIFAMILY LOTS	2
MIXED USE LOTS	1
SEWER TREATMENT LOTS	1
OPEN SPACE	**83.36 AC**
OPEN SPACE PERCENTAGE	18.02%

MINIMUM LOT SIZE (SF)	3,960 SF
SINGLE FAMILY	
AVERAGE LOT SIZE	9,513 SF
SINGLE FAMILY	
RESIDENTIAL GROSS DENSITY (Du/Ac)	1.91

PRELIMINARY PLAT SHEET INDEX

1 OF 23	C.100	PRELIMINARY PLAT - TITLE SHEET
2 OF 23	C.101	PRELIMINARY PLAT - PHASING PLAN
3 OF 23	C.200	PRELIMINARY PLAT - SITE PLAN
4 OF 23	C.201	PRELIMINARY PLAT - SITE PLAN
5 OF 23	C.202	PRELIMINARY PLAT - SITE PLAN
6 OF 23	C.203	PRELIMINARY PLAT - SITE PLAN
7 OF 23	C.204	PRELIMINARY PLAT - SITE PLAN
8 OF 23	C.205	PRELIMINARY PLAT - SITE PLAN
9 OF 23	C.206	PRELIMINARY PLAT - SITE PLAN
10 OF 23	C.207	PRELIMINARY PLAT - SITE PLAN
11 OF 23	C.208	PRELIMINARY PLAT - SITE PLAN
12 OF 23	C.209	PRELIMINARY PLAT - SITE PLAN
13 OF 23	C.210	PRELIMINARY PLAT - SITE PLAN
14 OF 23	C.211	PRELIMINARY PLAT - SITE PLAN
15 OF 23	C.212	PRELIMINARY PLAT - SITE PLAN
16 OF 23	C.213	PRELIMINARY PLAT - SITE PLAN
17 OF 23	C.214	PRELIMINARY PLAT - SITE PLAN
18 OF 23	C.215	PRELIMINARY PLAT - SITE PLAN
19 OF 23	C.216	PRELIMINARY PLAT - STREET DETAILS
20 OF 23	C.300	PRELIMINARY PLAT - GRADING PLAN
21 OF 23	C.301	PRELIMINARY PLAT - GRADING PLAN
22 OF 23	C.302	PRELIMINARY PLAT - GRADING PLAN
23 OF 23	C.303	PRELIMINARY PLAT - GRADING PLAN

NORTH

500 250 0 500 1000

HORIZONTAL SCALE IN FEET

DEVELOPER
THE WESTPARK COMPANY
CONTACT: TAYLOR MERRILL
1861 S. WELLS AVE., STE. 210
MERIDIAN, ID 83642
PHONE: (208) 888-9946
EMAIL: TAYLOR@WESTPARKCO.COM

ENGINEER
CIVIL INNOVATIONS, PLLC
CONTACT: BEN THOMAS, PE
1043 E. PARK BLVD., STE. 100
BOISE, ID 83712
PHONE: (208) 884-8181
EMAIL: BEN@CIVIL-INNOVATIONS.COM

SURVEYOR
LAND SOLUTIONS, PA
CONTACT: CLINT HANSEN, PLS
231 E. 5TH STREET, STE. A
MERIDIAN, ID 83642
PHONE: (208) 288-2040
EMAIL:CHANSEN@LANDSOLUTIONS.BIZ

DATUM DATA
HORIZONTAL: NAD 83 (ADJUSTED TO THE ADA COUNTY H.A.R.N SURVEY)
VERTICAL: NAVD 88

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1043 E. PARK BLVD, STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER
REGISTERED
10/27/22
STATE OF IDAHO
BENJAMIN P. THOMAS

THESE DRAWINGS, OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

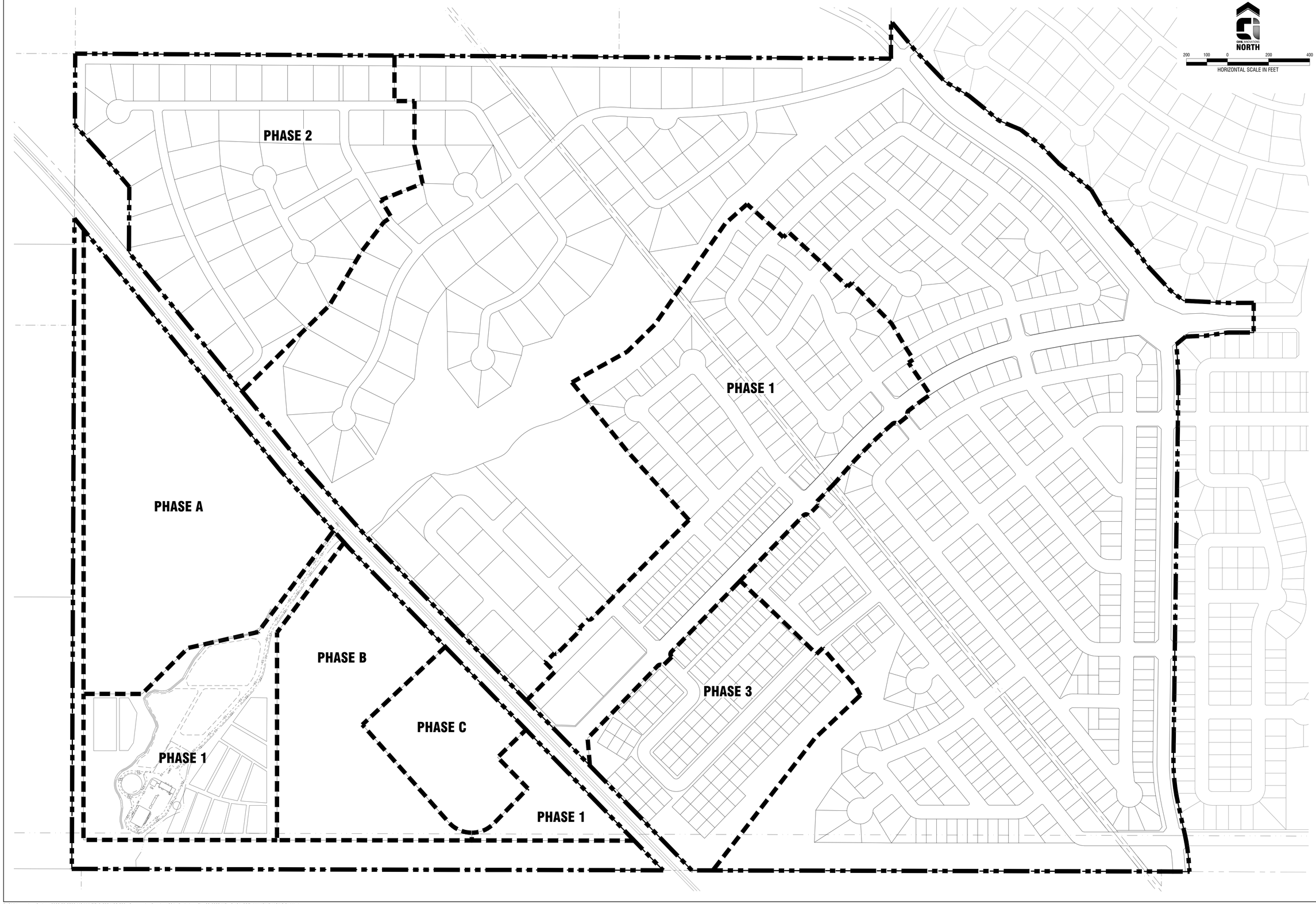
MAYFIELD SPRINGS SUBDIVISION
ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - TITLE SHEET

PROJECT NO.	20-0203-MS
DWG FILE	C.100
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/27/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.100
SHEET 1 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.100 (PRELIMINARY TITLE SHEET).dwg



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BOISE, ID 83712
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PROFESSIONAL ENGINEER
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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION
ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - PHASING PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.101
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.101
SHEET 2 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.101 (PRELIMINARY PHASING PLAN).dwg



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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.200
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.200

SHEET 3 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120
HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.200

MATCH LINE - SEE SHEET C.202

DANSKIN PROPERTIES SUB NO 2
OWNER: IVIE, JUSTIN
PARCEL: RP002420010030

EXIST. 33' RIGHT-OF-WAY
SALT LAKE PIPE COMPANY
INST. NO. 78900

OWNER: JENSEN, MARGIT J
PARCEL: RP01N04E342890

OWNER: JENSEN, MARGIT J
PARCEL: RP01N04E342840

OWNER: VANCE CAPITAL LLC
PARCEL: RP01N04E341100

OWNER: VANCE CAPITAL LLC
PARCEL: RP01N04E340815

1/4 CORNER
FND 5/8" REBAR
CP&F #257612

CN 1/16
SET 5/8" REBAR

N 00°13'32" E
1318.52

S89°38'54"E 2646.08'
2646.08'

S89°38'54"E 1322.88'
1322.88'

10' WIDE EASEMENT

COOPER ST.

MUSTANG AVE.

DRIVE SHAFT LN.

MUSTANG CT.

COOPER WAY

CANALIER WAY

20' WIDE EASEMENT

BLOCK 1
30 61,128 SF

BLOCK 2
46 31,403 SF

BLOCK 3
7 20,697 SF

BLOCK 3
10 21,543 SF

BLOCK 4
6 11,743 SF

BLOCK 4
3 20,277 SF

BLOCK 2
29 27,264 SF

BLOCK 2
60 37,908 SF

BLOCK 2
70 29,016 SF

MATCH LINE - SEE SHEET C.205

CIVIL INNOVATIONS, PLLC
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BOISE, ID 83712
PHONE: (208) 884-8181
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PROFESSIONAL ENGINEER
REGISTERED
10062
11/02/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.201
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.201

SHEET 4 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120

HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.201

MATCH LINE - SEE SHEET C.203

MATCH LINE - SEE SHEET C.206

REGINA ROAD

60' PRESCRIPTIVE R/W PER WESTPARK RDS

OWNER: VANCE CAPITAL LLC
PARCEL: RP01N04E340815

FUTURE MAYFIELD SPRINGS SUBDIVISION

FUTURE MAYFIELD SPRINGS SUBDIVISION

MUSTANG AVE.

FAIRLANE WAY

LOTUS RD.

SINCLAIR ST.

CYLINDER ST.

SPINDLE ST.

WAGONEER WAY

HORNET WAY

DART DR.

DRIVE SHAFT LN.

20' WIDE EASEMENT

25' WIDE EASEMENT

N 00°12'29" E 1135.26'

NE 1/16 SET 5/8" REBAR

N0°12'29"E 181.61'

S89°34'11"E 190.81'

NE 1/16 FND 5/8" REBAR

S89°38'54"E 1322.88'
1322.88'

N43°45'07"W 201.03'

N59°23'08"W 137.51'

N50°56'06"W 85.02'

N49°58'05"W 103.41'

N67°14'23"W 115.17'

N52°23'54"W 127.05'

N44°13'20"W 123.23'

N50°53'40"W 201.87'

N30

BLOCK 1
29
251,619 SF

BLOCK 2
104
10,578 SF

BLOCK 4
6
11,743 SF

BLOCK 5
1
11,398 SF

BLOCK 5
10
10,326 SF

BLOCK 6
4
7,617 SF

BLOCK 6
1
6,621 SF

BLOCK 7
1
7,375 SF

BLOCK 7
7
7,270 SF

BLOCK 8
14
9,138 SF

BLOCK 39
1
5,762 SF

BLOCK 40
1
179,018 SF

36	26,059 SF
37	33,161 SF
74	17,516 SF
75	17,999 SF
76	20,215 SF
77	288,645 SF
7	15,795 SF
73	16,284 SF
2	8,050 SF
3	8,482 SF
4	8,660 SF
5	10,264 SF
6	8,195 SF
7	8,361 SF
8	7,449 SF
9	7,194 SF
10	7,688 SF
11	7,148 SF
12	6,872 SF
13	7,114 SF
14	7,981 SF
15	7,916 SF
2	7,277 SF
3	7,521 SF
4	7,240 SF
5	7,449 SF
6	7,761 SF
8	7,453 SF
9	8,307 SF
10	7,552 SF
2	7,489 SF
5	8,903 SF
6	8,899 SF
89	6,611 SF
90	5,762 SF
91	6,838 SF
92	6,907 SF
93	6,933 SF
94	6,917 SF
95	6,217 SF
96	7,726 SF
97	7,851 SF
98	6,580 SF
99	6,323 SF
100	7,590 SF
101	7,690 SF
102	7,153 SF
103	7,467 SF
104	10,578 SF
105	10,343 SF
106	8,437 SF
107	8,392 SF
108	8,389 SF
109	7,647 SF
110	11,522 SF
111	10,275 SF
112	8,382 SF
113	8,373 SF
114	8,363 SF
115	8,952 SF
116	8,346 SF
117	7,467 SF

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PROFESSIONAL ENGINEER
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11/02/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.202
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.202

SHEET 5 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120

HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.202

MATCH LINE - SEE SHEET C.207

OTUS RD.

SHELBY DR.

PACER PL.

FENDER DR.

BELVADERE AVE.

CRUZ AVE.

SHELBY DR.

FUTURE MAYFIELD SPRINGS SUBDIVISION

LOTUS RD.

BELVADERE AVE.

LOTUS RD.

FUTURE MAYFIELD SPRINGS SUBDIVISION

FUTURE MAYFIELD SPRINGS SUBDIVISION

CONCORD WAY

SINCLAIR ST.

SINCLAIR PL.

PLYMOUTH PL.

COUPE CT.

REGINA ROAD

S0°10'20"W 2632.88'

OWNER: ISA
PARCEL: APO1N43S00W

23.23'

N50°53'40"W 201.87'

BLOCK 40
179,018 SF

N30°42'13"W 134.14'

N39°30'13"W 95.16'

N41°08'38"W 139.20'

90
5,762 SF

89
6,611 SF

22.80

94.58

70.00

327.89'

70.65

97.01'

0.09

41.21'

3460 3458 3450 3464 3456 3440 3420 3400 3410 3430

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.203
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.203

SHEET 6 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120

HORIZONTAL SCALE IN FEET

OWNER: PARKLAND DEVELOPMENT LLC
PARCEL: S1833141650

MATCH LINE - SEE SHEET C.200

N0°16'26"E 520.42'

CATTERED BRUSH

1/4 CORNER
FND BRASS CAP
N 89°49'27" W
5296.71'

1/4 CORNER
FND BRASS CAP
CP&F #98073868

47.52

32 | 33 | 34

20' WIDE EASEMENT

N0°13'29"E 2644.03'

1322.01'

2258.46'

OWNER: PARKLAND DEVELOPMENT LLC
PARCEL: R7384350020

SCATTERED BRUSH

ADA COUNTY
ELMORE COUNTY

MATCH LINE - SEE SHEET C.208

MULTI FAMILY

S. CAVALIER PL.

COOPER ST.

MUSTANG PL.

S. DESERT WIND ROAD (OLD U.S. HWY 30)

N39°12'21"W 1287.31'

S39°12'21"E 1506.32'

BLOCK 1
1 30,189 SF

BLOCK 2
2 35,154 SF

BLOCK 2
29 27,264 SF

BLOCK 2
37 27,411 SF

2 39,049 SF

3 41,756 SF

3 31,095 SF

4 40,914 SF

4 27,253 SF

5 26,400 SF

21 27,758 SF

22 21,764 SF

23 45,266 SF

24 29,643 SF

25 28,757 SF

30 30,552 SF

31 41,448 SF

32 48,122 SF

33 60,139 SF

34 50,935 SF

35 20,942 SF

36 23,090 SF

38 17,491 SF

39 22,225 SF

40 29,144 SF

41 28,062 SF

42 26,803 SF

DETENTION POND

20' WIDE EASEMENT

MATCH LINE - SEE SHEET C.205

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11/02/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.204
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.204

SHEET 7 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120
HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.201

MATCH LINE - SEE SHEET C.204

MATCH LINE - SEE SHEET C.206

MATCH LINE - SEE SHEET C.209

COOPER WAY

MUSTANG PL.

WAGONEER WAY

DIESEL ST.

PETROL PL.

RADIATOR RD.

EXIST. 33' RIGHT-OF-WAY SALT LAKE PIPE COMPANY INST. NO. 78958

25' WIDE EASEMENT

20' WIDE EASEMENT

DETENTION POND

SCATTERED BRUSH

BLOCK 2
29 27,264 SF
30 30,552 SF
31 29,016 SF
32 7,049 SF
33 865,562 SF
34 37,908 SF
35 41,261 SF
36 38,831 SF
37 43,210 SF
38 17,491 SF
39 225 SF
40 29,144 SF
41 28,062 SF
42 26,803 SF
43 37,000 SF
44 38,831 SF
45 41,261 SF
46 31,721 SF
47 35,819 SF
48 43,210 SF
49 35,819 SF
50 27,887 SF
51 21,123 SF
52 18,260 SF
53 16,569 SF
54 14,624 SF
55 23,021 SF
56 28,360 SF
57 26,116 SF
58 31,503 SF
59 34,902 SF
60 37,908 SF
61 67,429 SF
62 11,264 SF
63 10,609 SF
64 10,329 SF
65 10,146 SF
66 11,064 SF
67 9,841 SF
68 8,718 SF
69 7,168 SF
70 7,164 SF
71 7,324 SF
72 7,754 SF
73 7,996 SF
74 8,441 SF
75 9,275 SF
76 9,343 SF
77 12,124 SF
78 9,468 SF
79 9,592 SF
80 9,716 SF
81 9,840 SF
82 9,729 SF
83 9,859 SF
84 9,773 SF
85 7,172 SF
86 8,252 SF
87 7,060 SF
88 9,356 SF
89 8,806 SF
90 6,787 SF
91 8,222 SF
92 8,244 SF
93 6,530 SF
94 9,661 SF
95 10,157 SF
96 10,008 SF
97 9,729 SF
98 9,729 SF
99 9,729 SF
100 7,467 SF
101 7,901 SF
102 8,037 SF
103 8,233 SF
104 11,264 SF
105 10,609 SF
106 10,329 SF
107 10,146 SF
108 11,064 SF
109 9,841 SF
110 8,718 SF
111 7,168 SF
112 7,164 SF
113 7,324 SF
114 7,754 SF
115 7,996 SF
116 8,441 SF
117 9,275 SF
118 9,343 SF
119 12,124 SF
120 9,468 SF
121 9,592 SF
122 9,716 SF
123 9,840 SF
124 9,729 SF
125 9,859 SF
126 9,773 SF
127 7,172 SF
128 8,252 SF
129 7,060 SF
130 9,356 SF
131 8,806 SF
132 6,787 SF
133 8,222 SF
134 8,244 SF
135 6,530 SF
136 9,661 SF
137 10,157 SF
138 10,008 SF
139 9,729 SF
140 9,729 SF
141 9,729 SF

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No. 20062
STATE OF IDAHO
BENJAMIN P. THOMAS
11/02/22

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.205
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.205

SHEET 8 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120
HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.202

MATCH LINE - SEE SHEET C.205

MATCH LINE - SEE SHEET C.210

MATCH LINE - SEE SHEET C.207

WAGONEER WAY
DIESEL ST.
STRUT ST.
DART DR.
CRANKSHAFT CT.
SPINDLE ST.
REGINA ROAD
CYLINDER ST.
DISTRIBUTOR DR.
MAYFIELD SPRINGS BLVD.
DUSTER DR.
EAGLE ST.
RADIATOR RD.
RANGER RD.
TOURING RD.
ALTERNATOR AVE.

EAST 35' RIGHT-OF-WAY SALT LAKE PIPE COMPANY INST. NO. 79850

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11/02/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.206
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.206

SHEET 9 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120

HORIZONTAL SCALE IN FEET

N41°08'38"W 139.20'

N34°55'57"W 90.42'

N42°56'13"W 166.37'

N52°11'55"W 81.27'

N87°13'23"W 221.45'

S89°46'47"W 119.44'

S0°00'00"E 144.28'

N90°00'00"E 125.15'

N81°56'34"E 112.60'

N86°50'19"E 29.66'

N50°20'05"E 58.44'

S0°45'45"W 1785.15'

MATCH LINE - SEE SHEET C.203

MATCH LINE - SEE SHEET C.206

MATCH LINE - SEE SHEET C.211

PLYMOUTH PL.

SINCLAIR PL.

COUPE CT.

REGINA ROAD

CYLINDER ST.

CRUZ AVE.

BASE LINE ROAD

MAYFIELD SPRINGS BLVD.

DUSTER DR.

AUBURN AVE.

ALTERNATOR AVE.

REGINA ROAD

LANCIA AVE.

AXEL ST.

TAILPIPE DR.

EAGLE ST.

FUTURE MAYFIELD SPRINGS SUBDIVISION

BLOCK 34
9 7,214 SF
10 7,020 SF
11 8,267 SF
12 6,866 SF

BLOCK 35
1 10,191 SF

BLOCK 36
1 32,556 SF

BLOCK 37
1 18,305 SF
2 5,035 SF
3 5,010 SF
4 5,005 SF
5 5,004 SF
6 5,003 SF

90 5,762 SF
89 6,611 SF
88 6,592 SF
87 6,306 SF
86 5,130 SF
85 5,992 SF
84 7,816 SF
83 8,273 SF
82 6,990 SF
81 6,787 SF
1 8,389 SF
2 8,260 SF
3 5,919 SF
4 7,017 SF
5 8,395 SF
6 8,613 SF
7 7,845 SF
8 7,639 SF
2 6,990 SF
3 5,919 SF
4 6,098 SF
5 6,438 SF
6 5,171 SF
7 7,181 SF
8 62 SF

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.52'	2435.00'	1°32'30"	N87°46'38"E	65.52'
C2	13.47'	450.00'	1°42'53"	N6°08'11"W	13.47'
C3	216.17'	2050.00'	6°02'30"	N2°15'30"W	216.07'
C4	216.93'	950.00'	13°05'00"	S5°46'45"E	216.46'
C5	71.07'	840.00'	4°50'51"	N6°29'40"W	71.05'

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BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.207
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.207

SHEET 10 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120

HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.204

ADA COUNTY
ELMORE COUNTY

OWNER: PARKLAND DEVELOPMENT LLC
PARCEL: R7384350020

20' WIDE EASEMENT

MULTI FAMILY
BLOCK 38
6
1,529,124 SF

S. DESERT WIND ROAD (OLD U.S. HWY 30)

N41°37'35"W 502.47'

S41°37'35"E 506.90'

DETENTION POND

DETENTION POND

20' WIDE EASEMENT

32.00' WIDE EASEMENT

1
22,7

179
51,716 SF

N44°16'52"W 1853.56'

S44°16'52"E 1895.78'

N0°13'29"E 2644.03'

SE 1/16
SET 5/8" REBAR
N 89°50'10" W
1324.99'

S 1/16
FND 5/8" REBAR

OWNER: PARKLAND DEVELOPMENT, LLC
PARCEL: S1833440000

SCATTERED BRUSH

MULTI FAMILY
BLOCK 38
4
828,247 SF

SCATTERED BRUSH

SCATTERED BRUSH

MATCH LINE - SEE SHEET C.209

MATCH LINE - SEE SHEET C.212

ADA COUNTY
ELMORE COUNTY

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.208
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.208

SHEET 11 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120
HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.205

MATCH LINE - SEE SHEET C.208

MATCH LINE - SEE SHEET C.213

MATCH LINE - SEE SHEET C.210

DETENTION POND

SCHOOL SITE
BLOCK 2
171
455,124 SF

FIRE STATION
BLOCK 17
7
51,068 SF

MAYFIELD SPRINGS DR.

MAYFIELD SPRINGS WAY

MAYFIELD

S. DESERT WIND ROAD (OLD U.S. HWY 30)

CHARGER AVE.

ALTERNATOR DR.

MAYFIELD SPRINGS BLVD.

32.50' WIDE EASEMENT

SCATTERED BRUSH

N44°16'52"W 1653.56'

S44°16'52"E 1855.78'

BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 21
BLOCK 22

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD, STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER
REGISTERED
10062
11/02/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.209
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.209

SHEET 12 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120

HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.205

MATCH LINE - SEE SHEET C.209

MATCH LINE - SEE SHEET C.211

MATCH LINE - SEE SHEET C.214

CHARGER AVE.

MATFIELD SPRINGS BLVD.

RESONATOR RD.

RANGER RD.

ALTERNATOR AVE.

RADIATOR RD.

EAGLE ST.

TOURING RD.

PINTO PL.

HUB CAP DR.

20' WIDE EASEMENT

EXIST. 33' RIGHT-OF-WAY (SALT LAKE PIPE COMPANY INST. NO. 78956)

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
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PROFESSIONAL ENGINEER
REGISTERED
No. 20062
11/02/2022
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

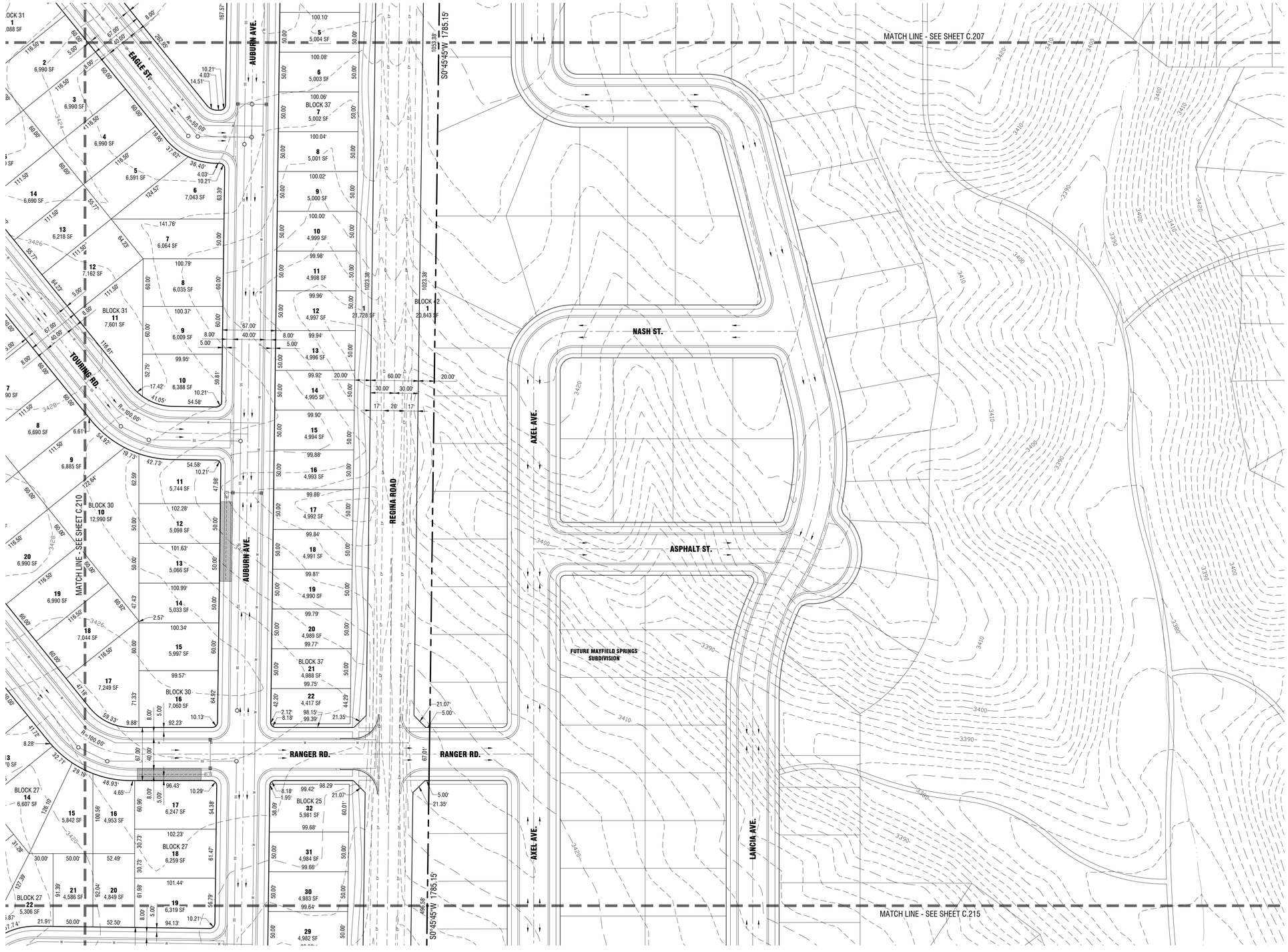
PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.210
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.210

SHEET 13 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg



NORTH

HORIZONTAL SCALE IN FEET
60 30 0 60 120

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.52'	2435.00'	1°32'30"	N87°46'38"E	65.52'
C2	13.47'	450.00'	1°42'53"	N6°08'11"W	13.47'
C3	216.17'	2050.00'	6°02'30"	N2°15'30"W	216.07'
C4	216.93'	950.00'	13°05'00"	S5°46'45"E	216.46'
C5	71.07'	840.00'	4°50'51"	N6°29'40"W	71.05'

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BOISE, ID 83712
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PROFESSIONAL ENGINEER REGISTERED 10062 STATE OF IDAHO BENJAMIN P. THOMAS 11/02/22

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.211
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.211

SHEET 14 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120

HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.208

ADA COUNTY / ELMORE COUNTY

284.74'

20' WIDE EASEMENT

710.10'

OWNER: PARKLAND DEVELOPMENT LLC
PARCEL: S1833440000

N0°13'29"E 2644.03'

1322.01'

SEWER TREATMENT
BLOCK 38
5
854,886 SF

SCATTERED BRUSH

1010.33'

MULTI FAMILY

553.64'

534.44'

SCATTERED BRUSH

SCATTERED BRUSH

SCATTERED BRUSH

55.90'

941.89'

947.70'

20' WIDE EASEMENT

175' IDAHO POWER EASEMENT
INST. NO. 150069

BLOCK 38
1
552,543 SF

141.35'

1/4 CORNER
FND BRASS CAP
CP&F #106043495

N 89°50'52" W
2651.07'

SEC. CORNER
FND BRASS CAP
DISTURBED, SET 5/8"
REBAR WITH CAP
CP&F #106049154

45.91'

SEC. CORNER
END BRASS CAP
0.25' SOUTH OF
TOWNSHIP LINE/BOUNDARY
CP&F #495654

2601.39'
N89°51'49"W 2647.30'

T. 1 N., R. 4 E., B.M.
T. 1 S., R. 4 E., B.M.

OWNER: USA (BUREAU OF LAND MANAGEMENT)
PARCEL: S2704110000

OWNER: JOYCO LLC
PARCEL: R9015840030600

MATCH LINE - SEE SHEET C.213

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10062
11/02/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.212
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.212

SHEET 15 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120
HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.209

MIXED USE
BLOCK 38
3
401,681 SF

WELL SITE NO. 2

PROPOSED RESERVOIR

BLOCK 38
2
192,245 SF

MAYFIELD SPRINGS BLVD.

ALTERNATOR DR.

ALTERNATOR AVE.

S. DESERT WIND ROAD (OLD U.S. HWY 30)

BLOCK 18
BLOCK 21

20' WIDE EASEMENT

175' IDAHO POWER EASEMENT INST. NO. 195099

N44°16'52"W 1853.56'

S44°16'52"E 1855.78'

N44°10'46"W 425.50'

S44°10'46"E 327.17'

N89°51'49"W 2647.30'

N89°51'50"W 2647.83'

T. 1 N., R. 4 E., B.M.
T. 1 S., R. 4 E., B.M.

1/4 CORNER
FND BRASS CAP
CP&F #330845

OWNER: TOYCO LLC
PARCEL: RP01S04E030600

OWNER: CASTLE, ROSANNA K
PARCEL: RP01S04E030100

SCATTERED BRUSH

MATCH LINE - SEE SHEET C.212

MATCH LINE - SEE SHEET C.214

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11/02/22
STATE OF IDAHO
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	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.213
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.213

SHEET 16 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

HORIZONTAL SCALE IN FEET
60 30 0 60 120

MATCH LINE - SEE SHEET C.210

MATCH LINE - SEE SHEET C.213

MATCH LINE - SEE SHEET C.215

T. 1 N., R. 4 E., B.M.
T. 1 S., R. 4 E., B.M.

N89°51'50"W 2647.83'
2185.09

ALTERNATOR AVE.
HUB CAP DR.
HUBCAP CT.
WRENCH WAY
RADIATOR RD.
RESONATOR RD.
OSCAR ST

DETENTION POND

20' WIDE EASEMENT

175' IDAHO POWER EASEMENT INST. NO. 195099

FIRST LP RIGHT-OF-WAY SALT LAKE PIPE COMPANY INST. NO. 76950

BLOCK 18 — 769,081 SF

OWNER: CASTLE, ROSANNA K
PARCEL: RP01S04E030100

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

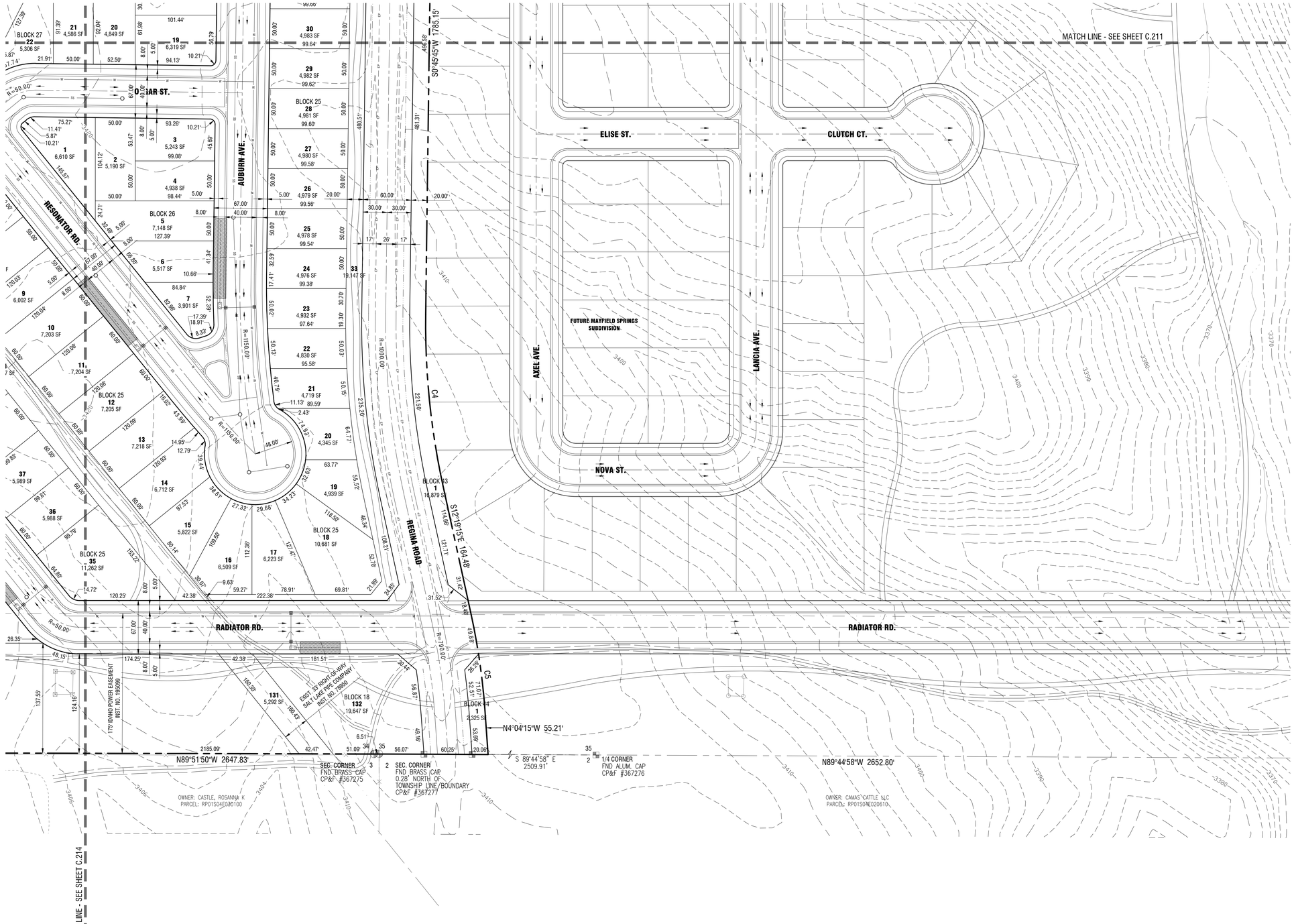
PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.214
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.214

SHEET 17 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg



NORTH

60 30 0 60 120

HORIZONTAL SCALE IN FEET

Curve Table					
Curve #	**Length**	**Radius**	**Delta**	**Chord Direction**	**Chord Length**
C1	65.52'	2435.00'	1°32'30"	N87°46'38"E	65.52'
C2	13.47'	450.00'	1°42'53"	N6°08'11"W	13.47'
C3	216.17'	2050.00'	6°02'30"	N2°15'30"W	216.07'
C4	216.93'	950.00'	13°05'00"	S5°46'45"E	216.46'
C5	71.07'	840.00'	4°50'51"	N6°29'40"W	71.05'

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

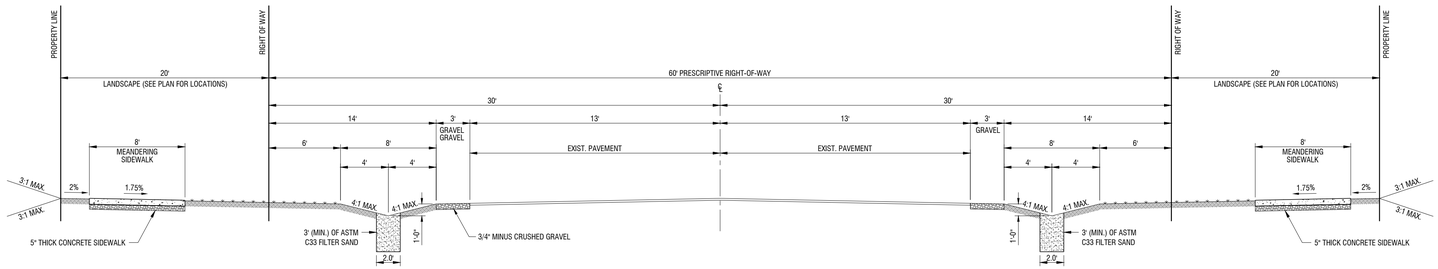
PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.215
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

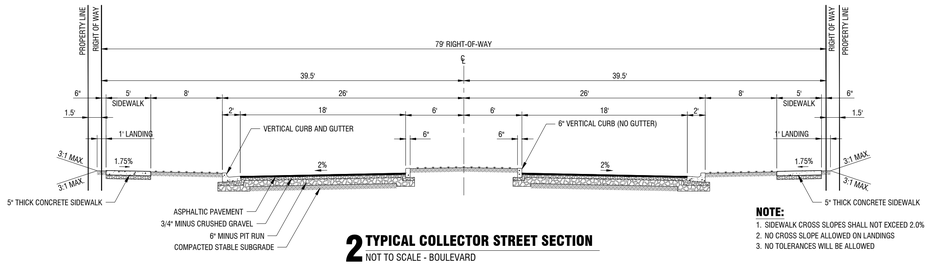
C.215

SHEET 18 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

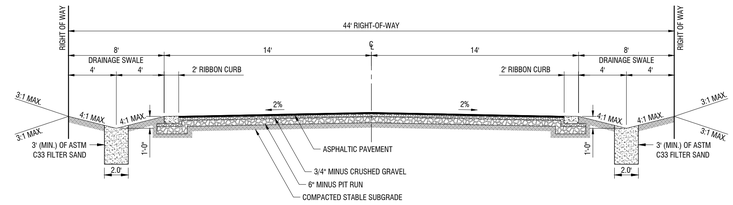


1 TYPICAL COLLECTOR STREET SECTION
NOT TO SCALE - REGINA ROAD AND BASELINE ROAD

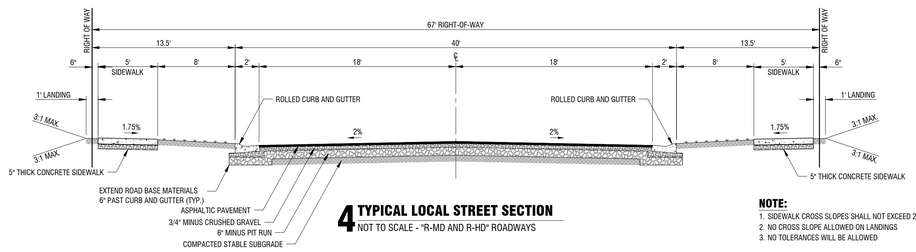


2 TYPICAL COLLECTOR STREET SECTION
NOT TO SCALE - BOULEVARD

NOTE:
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%
2. NO CROSS SLOPE ALLOWED ON LANDINGS
3. NO TOLERANCES WILL BE ALLOWED

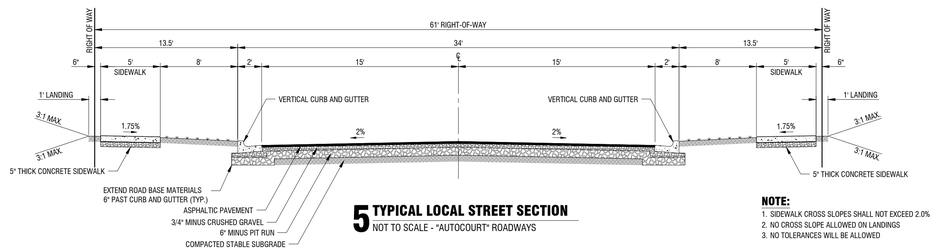


3 TYPICAL LOCAL STREET SECTION
NOT TO SCALE - "R-LD" ROADWAYS



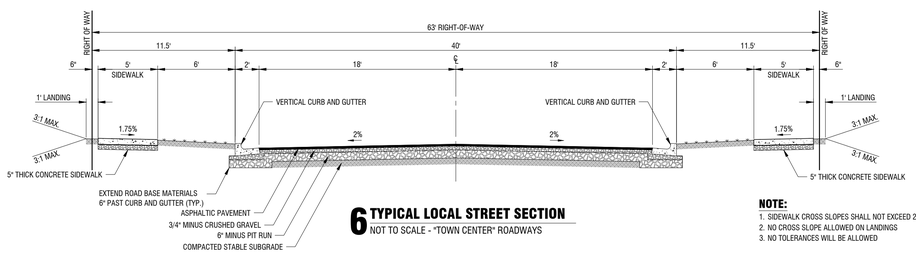
4 TYPICAL LOCAL STREET SECTION
NOT TO SCALE - "R-MD AND R-HD" ROADWAYS

NOTE:
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%
2. NO CROSS SLOPE ALLOWED ON LANDINGS
3. NO TOLERANCES WILL BE ALLOWED



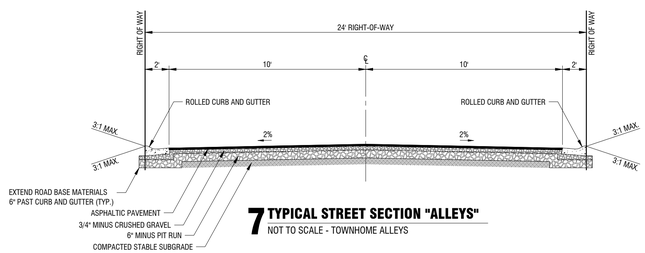
5 TYPICAL LOCAL STREET SECTION
NOT TO SCALE - "AUTOCOURT" ROADWAYS

NOTE:
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%
2. NO CROSS SLOPE ALLOWED ON LANDINGS
3. NO TOLERANCES WILL BE ALLOWED



6 TYPICAL LOCAL STREET SECTION
NOT TO SCALE - "TOWN CENTER" ROADWAYS

NOTE:
1. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%
2. NO CROSS SLOPE ALLOWED ON LANDINGS
3. NO TOLERANCES WILL BE ALLOWED



7 TYPICAL STREET SECTION "ALLEYS"
NOT TO SCALE - TOWNHOME ALLEYS

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BOISE, ID 83712
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REGISTERED
10062
11/02/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION
ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - STREET DETAILS

PROJECT NO.	20-0203-MS
DWG FILE	C.216
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.216
SHEET 19 OF 23

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BOISE, ID 83712
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No. 20062
11/02/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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REVISIONS		
NO.	DESCRIPTION	BY	DATE

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - GRADING PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.300
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.300

SHEET 20 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.400 (PRELIMINARY GRADING PLAN).dwg

100 50 0 100 200
HORIZONTAL SCALE IN FEET

CIVIL INNOVATIONS NORTH

MATCH LINE - SEE SHEET C.300

MATCH LINE - SEE SHEET C.303

FUTURE MAYFIELD SPRINGS SUBDIVISION

MUSTANG AVE.
DRIVE SHAFT LN.
SINCLAIR ST.
LOTUS RD.
SHELBY DR.
REGINA ROAD
GLIDDEN ST.
SPRINGS ST.
WAGONEER WAY
DART DR.
COMMERCE ST.
STRUT ST.
DIESEL ST.
PISTON PL.
DISTRIBUTOR DR.
MAYFIELD SPRINGS BLVD.
DUSTER DR.
GALLE ST.
ALTERNATOR AVE.
AUBURN AVE.
LARKIN AVE.
AXEL ST.
FORDSON WAY
PLYMOUTH PL.
HUDSON PL.
BASE LINE ROAD
TOURING RD

CIVIL INNOVATIONS, PLLC
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BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER
REGISTERED
BENJAMIN P. THOMAS
STATE OF IDAHO
Benjamin P. Thomas 10062
11/02/22

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REVISIONS		
NO.	DESCRIPTION	BY	DATE

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - GRADING PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.301
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.301

SHEET 21 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.400 (PRELIMINARY GRADING PLAN).dwg

MATCH LINE - SEE SHEET C.300

MATCH LINE - SEE SHEET C.303

100 50 0 100 200
HORIZONTAL SCALE IN FEET

NORTH

DETENTION POND

DETENTION POND

S. DESERT WIND ROAD (OLD U.S. HWY 30)

MAYFIELD SPRINGS DR.

SCHOOL SITE

SCATTERED BRUSH

CHERESE AVE.

ALTERNATOR DR.

MAYFIELD SPRINGS DR.

MAYFIELD SPRINGS WAY

MAYFIELD SPRINGS DR.

ALTERNATOR DR.

FIRE STATION

MULTI FAMILY

MULTI FAMILY

SCATTERED BRUSH

S. DESERT WIND ROAD (OLD U.S. HWY 30)

MAYFIELD SPRINGS BLVD.

ALTERNATOR DR.

ALTERNATOR DR.

SEWER TREATMENT

WELL SITE NO. 2

MIXED USE

PROPOSED RESERVOIR

MULTI FAMILY

S. DESERT WIND ROAD (OLD U.S. HWY 30)

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

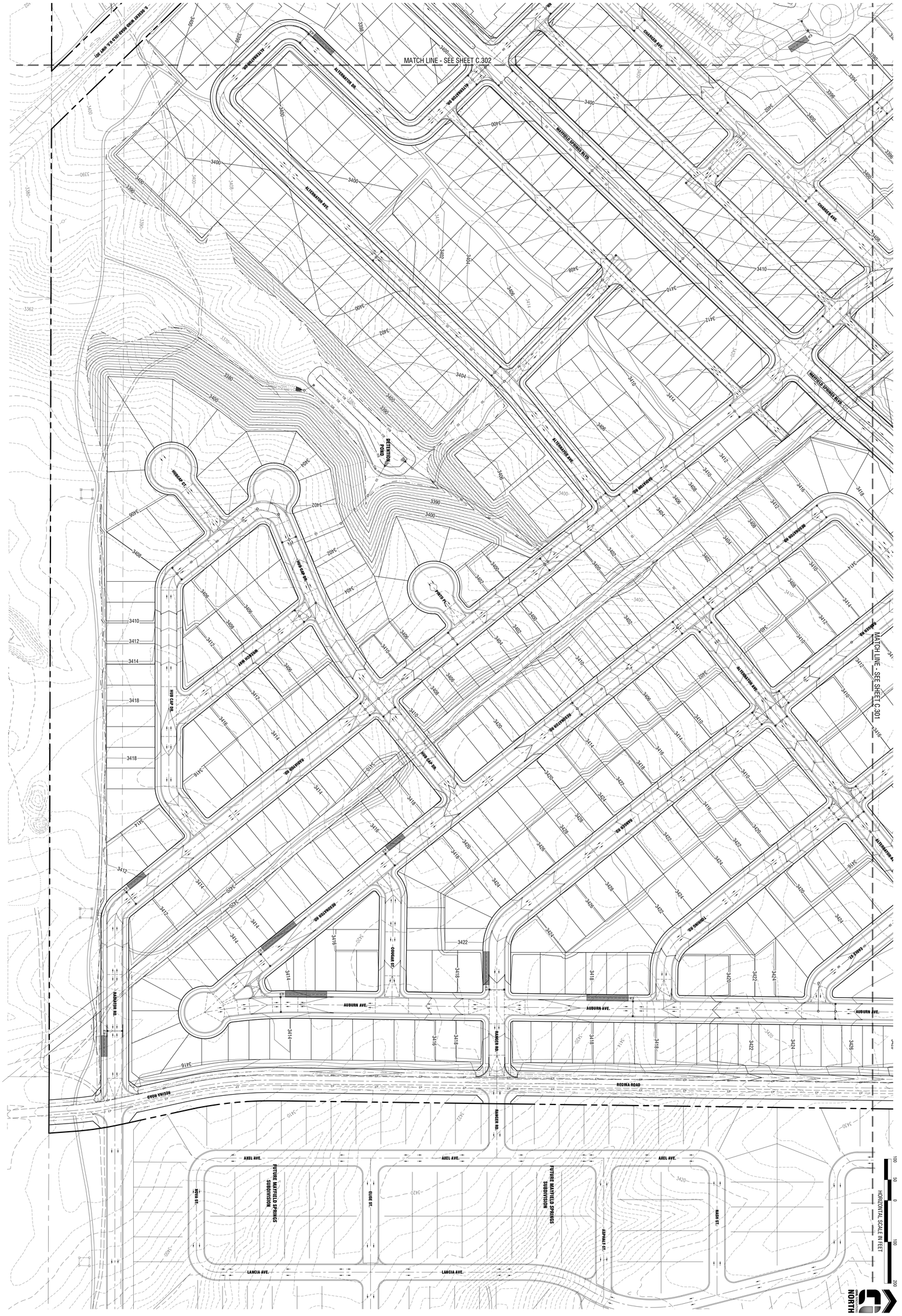
PRELIMINARY PLAT - GRADING PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.302
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.302

SHEET 22 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.400 (PRELIMINARY GRADING PLAN).dwg



MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - GRADING PLAN

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

SHEET 23 OF 23

C.303

PROJECT NO.	20-0203-MS
DWG FILE	C.303
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

CIVIL INNOVATIONS, PLLC
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www.civil-innovations.com

D:\Civil Innovations Projects\2020-20-0203-MS MAYFIELD SPRINGS\200- Construction Drawings\204 - Preliminary Plat\20-0203-MS - C-600 (PRELIMINARY GRADING PLAN).dwg

We have appreciated your assistance and guidance on this project are pleased to submit this application for your review and consideration.

If you have any questions, please do not hesitate to contact me at 208-724-2624.

Kind regards,



Bonnie Layton
Sr. Planner

enclosures

NEIGHBORHOOD MEETING SIGN-IN SHEET

Project:	Mayfield Springs Preliminary Plat	**Meeting Date:**	October 10, 2022
Facilitator:	Hethe Clark, Attorney	**Place/Room:**	American Legion Hall Mountain Home, Idaho

Name	Address	Phone	E-Mail
Rosie Castle	Elmore Co. (Boise) 709 Desert Wind Rd.	208-863-7498	ron@castlewoodproducts.com
Tom Loy	426 E Indian Creek Rd	208-608-8949	Loy_98@MSN.COM
Leah Ivie	170 E Fawn Dr	208-850-7898	the5ivies@gmail.com
Lon Botts	921 E Baseline Rd	208-861-7249	lonbotts@yahoo.com
MARY BRETHAUER	1020 DESERT Wind Rd	20[illegible]	
Nancy J Ray	742 Desert Wind Rd	208-807-3296	nancyraymack@yahoo
Griff Herren	719 Desert Wind Rd.	208-860-7483	fabricator four@gmail.com.

ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South – Mountain Home, ID 83647 – (208) 587-2142 Ext 502
www.elmorecounty.org

Preliminary Plat Application

We are unable to accept facsimile copies. (Subdivisions under 5 lots with no new streets, major widening of existing streets, that have no public improvements, or is not a special development **MAY** be considered as both a preliminary and final plat.)

Application Must be completed in INK. Please use addition sheets of paper if necessary.

The Preliminary Plat Application must be in compliance with Title 10 Chapter 1 of the Elmore County Zoning and Development Ordinance.

Preliminary Plats are required to have a pre-application meeting prior to submittal. 1 copy of all proposed plans and exhibits are required for a pre-application meeting. Pre-application meetings are by appointment only.

1. GENERAL INFORMATION

   a. Name of subdivision: Mayfield Springs Planned Community

   Note: All subdivision names must be approved by the Elmore County Assessor.

   b. Name, address, and daytime phone numbers of all property owners (including lien holders):
   Mayfield Development, LLC - Attn: Greg Johnson
   PO Box 344, Meridian, ID 83642
   Phone: 208-888-9946

   c. Names, addresses, and phone numbers of developers:
   Same as above

   d. Names, addresses, and phone numbers of surveyor and/or engineer:
   Engineer: Civil Innovations (Attn: Ben Thomas) 1043 E. Park Blvd, Ste 100, Boise, ID 83712 P: 208-884-8181
   Surveyor: Land Solutions (Attn: Clint Hansen) 231 E. 5th Street, Ste A, Meridian, ID 83642 P: 208-288-2040
   Water & Wastewater: Mountain Waterworks (Attn: Stuart Hurley) 1161 W River St, #130, Boise, ID 83702 P:208-780-3994

   e. Legal description of subdivision:
   See attached legal description

f. Common direction to get to subdivision from a known point:
From Interstate 84 take Exit 71 (S Orchard Access Road) and head south on Desert Wind Road.

Travel approximately 1.5 miles on Desert Wind Road to reach the project site.

g. Total contiguous acreage owned by subdivider and/or developer: 760 acres

h. Adjacent property owned by owner(s) and/or developer (number of acres): 1,053 acres

i. Distance the closest part of subdivision is to incorporated city: 12.12 to Boise City Limits

j. Current zoning: PC k. Overlay Zone(s): Mayfield Springs Planned Community

l. Authorized use (Case Number) granting right to subdivide: PC-2021-01

m. Elmore County Assessor Parcel number: RP01N04E341210; RP01N04E340040; RP01N04E353010 RP01N04E348400;

2. SUBDIVISION FEATURES

a. Total area (acres): 462.70 Area (%) open space 18.02

Number of lots: 956 Number of buildable lots 913

b. Type of subdivision: ☐ regular ☑ residential cluster ■ commercial ☐ industrial

c. Minimum lot size: width: 72' depth: 55' acres: .09

d. Maximum lot size: width: _____ depth: _____ acres: 35.10

3. IMPROVEMENTS

a. Proposed streets: (Must meet highway district standard) Highway District: MHHD

■ paved ■ private ■ barrow pit

■ curb ■ sidewalk

b. Existing streets:

■ paved ☐ graveled ☐ private

☐ curb ■ barrow pit ☐ sidewalk

c. street lights: ■ yes ☐ no

d. Sewer system ☐ public ☐ private septic tanks ☐ central system

■ other: Mayfield Springs Planned Community is developing a municipal grade wastewater treatment facility

e. Water system ☐ individual wells ☐ central water system

■ other: Mayfield Springs Planned Community is developing a municipal grade potable water system

f. Storm water drainage: Stormwater will be retained on site

g. Power: ■ underground ☐ overhead

h. Gas: ■ yes ☐ no

i. Proposed fire protection program (district if applicable) : Per the PC application we will be forming our own fire district

j. Property in flood plain: ☐ yes ■ no Flood Insurance Rate Map #_____

4. BUILDING PROGRAM: ■ single family dwelling ☐ duplex ☐ multi-family ■ commercial

5. REQUIRED INFORMATION (this may be used a checklist)

Note: All maps, drawings, plats, etcetera, shall be drawn to a professional standard

A. X 1 paper copy 24 X 36" of **plat** (scale of not less than 1" equals 100') and 1 – 8.5 X 11" reduction to include but not limited to the following specifications: (This may be included or combined with other plans provided no confusion occurs on the plans)

- ■ Boundary of subdivision based on an actual survey. The plat must be signed by a licensed professional land survey to certify that boundary is correct.
- ■ Name of the property owner
- ■ Name, address, and phone number of developer and engineer / surveyor.
- ■ Name of the proposed subdivision
- ■ Date, graphic scale, north arrow, vicinity map, Section, Township, and Range
- ■ Ties to all controlling corners
- ■ Names and boundary lines of neighboring subdivisions, names and boundary lines of owners of neighboring property owners
- ■ The name, location, width, direction of slope, centerline of right of way of all existing and proposed public streets and private roads
- ■ Proposed offsite improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities and proposed utilities
- ■ Lot layout with lot and block numbers, all lot dimensions, and lot area in square feet or acres.
- ■ Areas of special use, such as parks and schools, shall be appropriately labeled.
- ■ All existing and future easements
- ■ All existing structures and addresses

B. X Copy of Pre-Application meeting notes.

C. ____ **One (1) copy of proposed restrictive covenants (CC&Rs), if applicable**

D. Per PC A site report as required by the Health Department

E. X 8 ½" x 11" reduction of a **vicinity map** showing relationship of proposed plat and entire development to surrounding area (scale of ½ mile minimum optimal)

F. X 1 – copy of a **topographical map** showing topography at 2' intervals if land slope is greater than 10%, lines at 5' intervals if land slope is 10% or less, and 1 – 8 ½' x 11' reduction (This may be included or combined with other plans provided no confusion occurs on the plans)

G. X **Phasing Plan** (if applicable.) (This may be included or combined with other plans provided no confusion occurs on the plans)

H. X Copy of Neighborhood Meeting sign in sheet and verification

I. X Copy of plat in digital form

J. Per PC _____ 1 copy of the **Natural Features Analysis** as specified in Title 10 Chapter 1 Section 10-1-3-D of the Elmore County Zoning and Development Ordinance. (This may be included or combined with other plans provided no confusion occurs on the plans)

K. Per PC _____ If irrigation rights exist on the property the applicant shall submit 1 copy of an **irrigation plan** that is consistent with Idaho Code Section 31-3805 (This may be included or combined with other plans provided no confusion occurs on the plans)

L. Per PC _____ 1 copy of the **Drainage Plan** as specified in Title 10 Chapter 1 Section 10-1-11-C of the Elmore County Zoning and Development Ordinance (This may be included or combined with other plans provided no confusion occurs on the plans)

M. Per PC _____ Copy of FCO granting approval to subdivide property

N. Special development Status:

- ☐ Hillside Subdivision
- ☐ Mobile Home Development
- ■ Large Scale Development
- ☐ Cemeteries
- ☐ Subdivision within Area of Critical Concern
- ☐ Subdivision or part of subdivision within a floodplain
- ☐ Subdivision is within Area of City Impact

O. Once the preliminary plat has been approved by the County Engineer, must submit 15 copies of Drainage Plan, Natural Features, Topographical map, and Preliminary Plat.

The Land Use & Building Department Director and/or County Engineer may require additional information for special developments.

NOTICE TO APPLICANT

This application must be submitted to the Land Use & Building Department complete with all required information. This application will be referred to the Elmore County Planning and Zoning Commission for its consideration.

- Failure to file and obtain certification of the acceptance of the final plat application by the Board of County Commissioners within two (2) years after Commission action on the preliminary plat shall cause all approvals of said preliminary plat to be null and void, unless an extension of time is applied for and granted by the Commission. BLL _____ (initial)

- Preliminary Plat applications are subject to review and approval by the Elmore County Surveyor. The Elmore County Surveyor is a consultant for the County. By singing and initialing this application you affirm that you the developer and/or property will pay all fees incurred by the County Engineer or any other consultant of Elmore County BLL _____ (initial)

The applicant hereby certifies the application is complete and all information contained herein is true and correct. The applicant hereby agrees to pay the fee established by the Board of County Commissioners and agrees to pay any additional fees (attorney, consultant, etc.) The initial applicant understands he/she/they or a representative who can legally bind the applicant with his/her/their

statements must be at the meeting on which agenda the application is placed to answer any questions the Commission or citizens may have. The applicant understands there could be a delay in decision if the application is incomplete and/or if there is no representative for the applicant at the meeting.

Land Use & Building Department's acceptance of the application and/or fee does not imply the application is complete, correct, or accurate. You will be notified by mail when the application is deemed complete and date the public hearing is scheduled.

11/10/22 — 11/14/22

Signature of Developer/Applicant Date Signature of Property Owner Date

Agency Comments & Signatures

Notes for agency signatures.
1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

- Central District Health (or other Sewer District) Sewer Permit (580-6003) Date
  Comment: See Mayfield Springs Planned Community Application & Comments

- Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date
  Comment: See Mayfield Springs Planned Community Application & Comments

- Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 864-2182) Date
  Comments: See Mayfield Springs Planned Community Application & Comments

ADMINISTRATIVE USE ONLY

Date of Acceptance Accepted by Receipt #

SUB FEE: $450.00+ $10.00 a lot +Deposit($250 + $30 per lot 1-10 lots, $25 per lot 11-20 lots, $20 per lot 21+ lots = Fee

$ Case# SUB-_____

Assessor's Office: _____ Date: _____

Comments: _____

Treasurer's Office: _____ Date: _____

Comments: _____

EXHIBIT A – LEGAL DESCRIPTION

Mayfield Springs Planned Community Boundary Description
For
Zoning Ordinance Map Amendment
(Rezone to PC)

A parcel of land laying in Section 34 and the Westerly ½ of Section 35, Township 1 North, Range 4 East of the Boise Meridian, said parcel being more particularly described as follows:
Beginning at a 5/8 inch iron rod marking the Southwest corner of said Section 34 and running thence along the Westerly line of said Section N00°13'29"E 2644.03 feet to a brass cap marking the West ¼ corner thereof; thence continuing along said West line N00°16'26"E 673.12 feet to a 5/8 inch iron rod on the Northerly right-of-way line of South Desert Wind Road; thence 197.42 feet along said right-of-way line on the arc of a 5780.00 foot radius curve right, through a central angle of 01°57'25" to a brass cap which bears S40°11'03"E 197.41 feet from last described point; thence S39°12'21"E 196.71 feet to a brass cap; thence leaving said Northerly right-of-way line N00°16'26"E 318.79 feet to a 5/8 inch iron rod; thence 380.04 feet along the arc of a 5982.78 foot radius curve left, through a central angle of 03°38'22" to a 5/8 inch iron rod set on the Westerly line of said Section 34, said rod bears N41°30'20"W 379.98 feet from last described point; thence N00°16'26"E 348.61 feet to a 5/8 inch iron rod marking the North 1/16th corner on said Westerly line; thence S89°38'54"E 2646.08 feet to a 5/8 inch iron rod marking the Center North 1/16th corner of said Section 34; thence S89°38'54"E 1322.88 feet to an aluminum cap marking the NE 1/16th corner thereof; thence N00°12'29"E 1316.87 feet to a 5/8 inch iron rod marking the East 1/16th corner on the North line of said Section 34; thence S89°34'36"E 1322.49 feet to a brass cap marking the Northeast corner of said Section 34; thence along the North line of Section 35, said Township and Range N89°46'41"E 1324.50 feet to a 5/8 inch iron rod marking the West 1/16th corner thereof; thence S00°10'20"W 2632.88 feet to a 5/8 inch iron rod marking the Center West 1/16th corner of said Section 35; thence N89°53'04"E 1325.32 feet to an aluminum cap marking the Center ¼ corner thereof; thence S00°08'51"W 2647.70 feet to an aluminum cap marking the South ¼ corner thereof; thence along the South line of said Section 35 N89°44'58"W 2652.80 feet to a brass cap marking the Southeast corner of said Section34; thence along the South line of said Section 34 N89°51'50"W 2647.83 feet to a brass cap marking the South ¼ corner thereof; thence continuing along said South line N89°51'49"W to the Point of Beginning, all in Elmore County, Idaho.

Bearings herein used are based on that certain record of survey recorded August 17, 2006, Instrument No. 379212, records of Elmore County, Idaho.

Application Incomplete Letter (EXHIBIT 2)

Joel Cruz-Haber

From: Joel Cruz-Haber
Sent: Monday, November 14, 2022 11:10 AM
To: bonnie.layton@nv5.com
Cc: hclark@clarkwardle.com; angie@ewsid.com; Mitra Mehta-Cooper; Kelley, Lewis; Tonya Boyd; aks@elamburke.com; Barbara Beaushaw
Subject: RE: Mayfield Springs Planned Community - Preliminary Plat Application
Attachments: prelimary-plat-fillable-2019-06-25 (1).pdf

Good morning, Bonnie,

I hope you had a great Veterans Day weekend! After reviewing the materials your provided for your Preliminary-Plat submittal on November 9th, I am going to deem the submittal as incomplete because there was no application nor fees jointly submitted. To officially begin the review process of your Preliminary-Plat submittal, I will need a County Preliminary-Plat application and fees submitted (attached). Please do not hesitate to reach out if you have any questions, otherwise please reach out to Tonya Boyd to process your payment and application (CCd).

Kindly,

Joel Cruz-Haber
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext 1269
208-598-5247 (Cell)

From: Mitra Mehta-Cooper <mmehtacooper@elmorecounty.org>
Sent: Wednesday, November 9, 2022 1:00 PM
To: bonnie.layton@nv5.com
Cc: hclark@clarkwardle.com; Joel Cruz-Haber <jcruzhaber@elmorecounty.org>; angie@ewsid.com; Kelley, Lewis <lewis.kelley@hdrinc.com>; Tonya Boyd <tboyd@elmorecounty.org>
Subject: RE: Mayfield Springs Planned Community - Preliminary Plat Application

Good afternoon, Bonnie,

Thank you for your submission. Please work with Ms. Tonya Boyd to prepare a preliminary plat application and make payment for the Preliminary Plat application.

Joel Cruz-Haber would provide planning support to this application from my department. And Lewis Kelley, HDR Inc and Angie Michaels, EWM LLC will be technically reviewing this application.

And yes, I am old fashioned. I would prefer at least 2 hard copies – one for Joel/office and one for Angie.

Best,

Mitra

Mitra Mehta-Cooper, BArch, MURP, AICP, CFM
Director, Land Use and Building Department

520 E 2nd S Street, Mountain Home, Idaho 83647
208-587-2142 ext 1256
208-598-5334 (Cell)
I will on vacation between Nov 16-30, 2022

From: Bonnie Layton <Bonnie.Layton@nv5.com>
Sent: Wednesday, November 9, 2022 12:00 PM
To: Mitra Mehta-Cooper <mmehtacooper@elmorecounty.org>
Cc: hclark@clarkwardle.com
Subject: Mayfield Springs Planned Community - Preliminary Plat Application

Good morning Mitra,

Attached please find the submittal items for our first preliminary plat application.

Please let me know if you have any questions or would like me to send over full size hard copies of the drawings for your review (I realize most people are pretty used to reviewing files online these days).

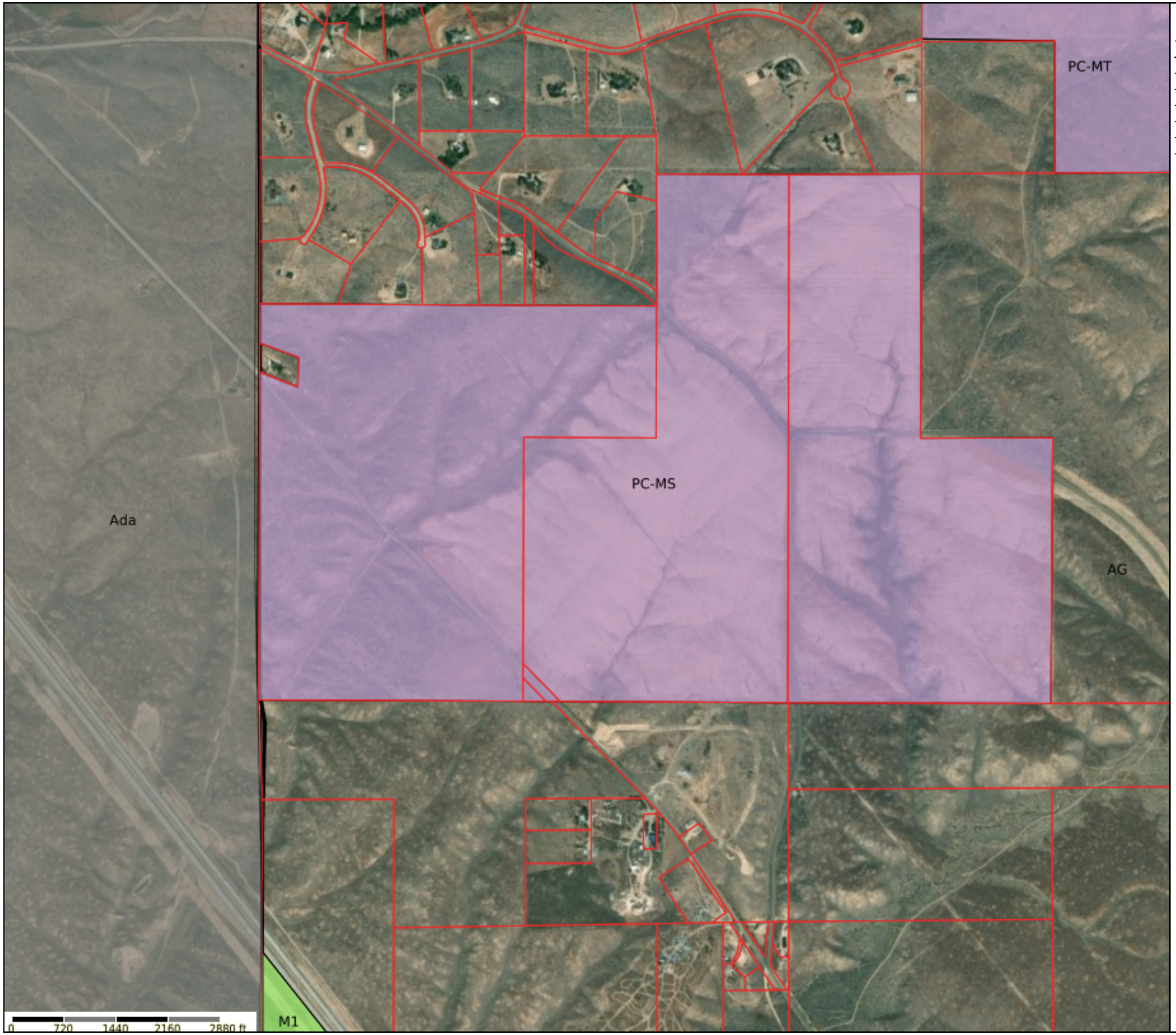
Thank you for your time and I look forward to hearing from you.

Bonnie

Bonnie Layton | Senior Planner | **NV5**
690 S. Industry Way, Suite #10 | Meridian, ID 83642 | P: 208.275.8742 | C: 208.724.2624

Electronic Communications Disclaimer

Vicinity Map
(EXHIBIT 3)



Mayfield Springs Planned Community Preliminary-Plat-2023-01

Printed on 7 / 7 / 2023

© Elmore County, Idaho

Comparative Phasing Plan (EXHIBIT 4)

MAYFIELD SPRINGS PLANNED COMMUNITY PHASING PLAN MAP

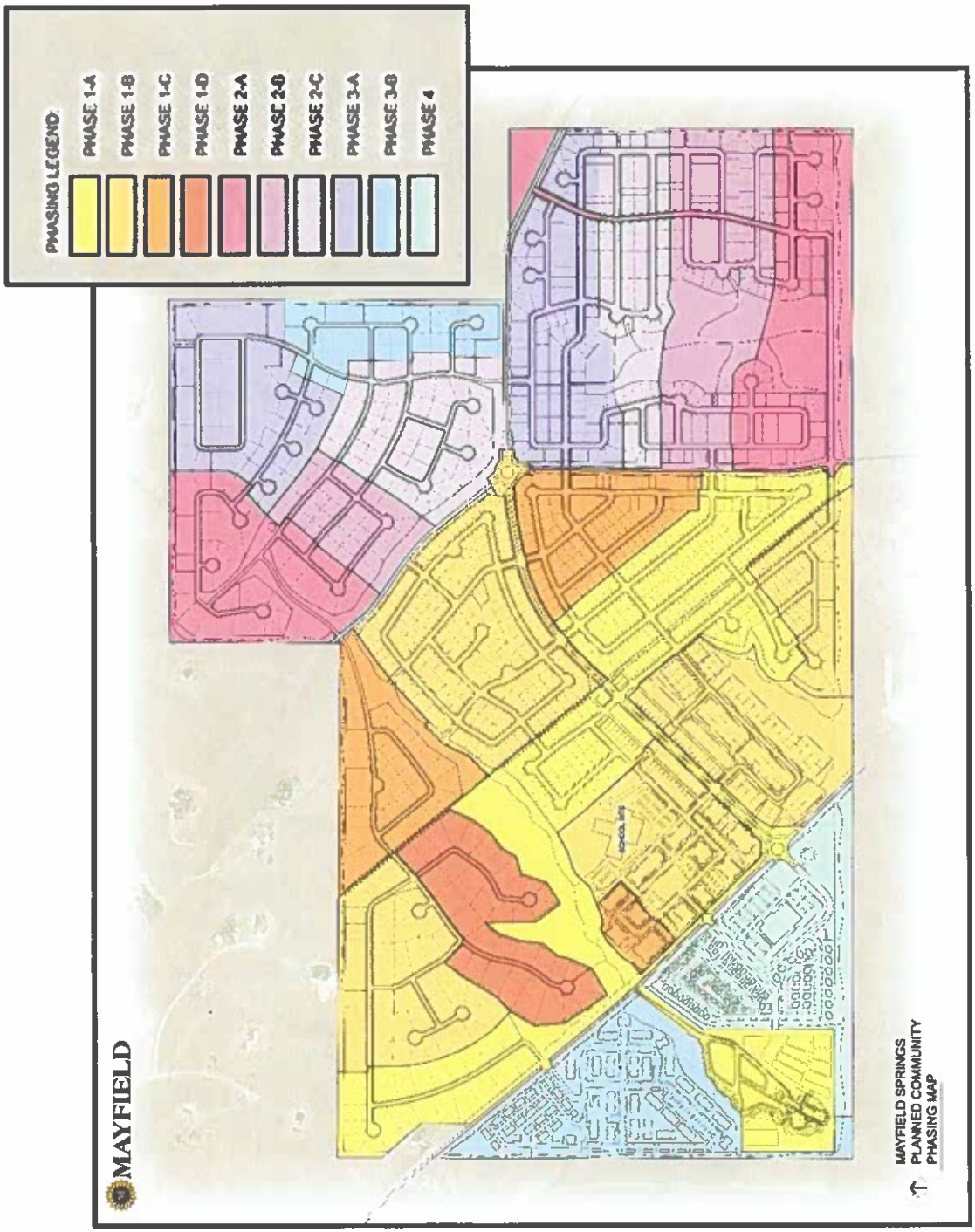
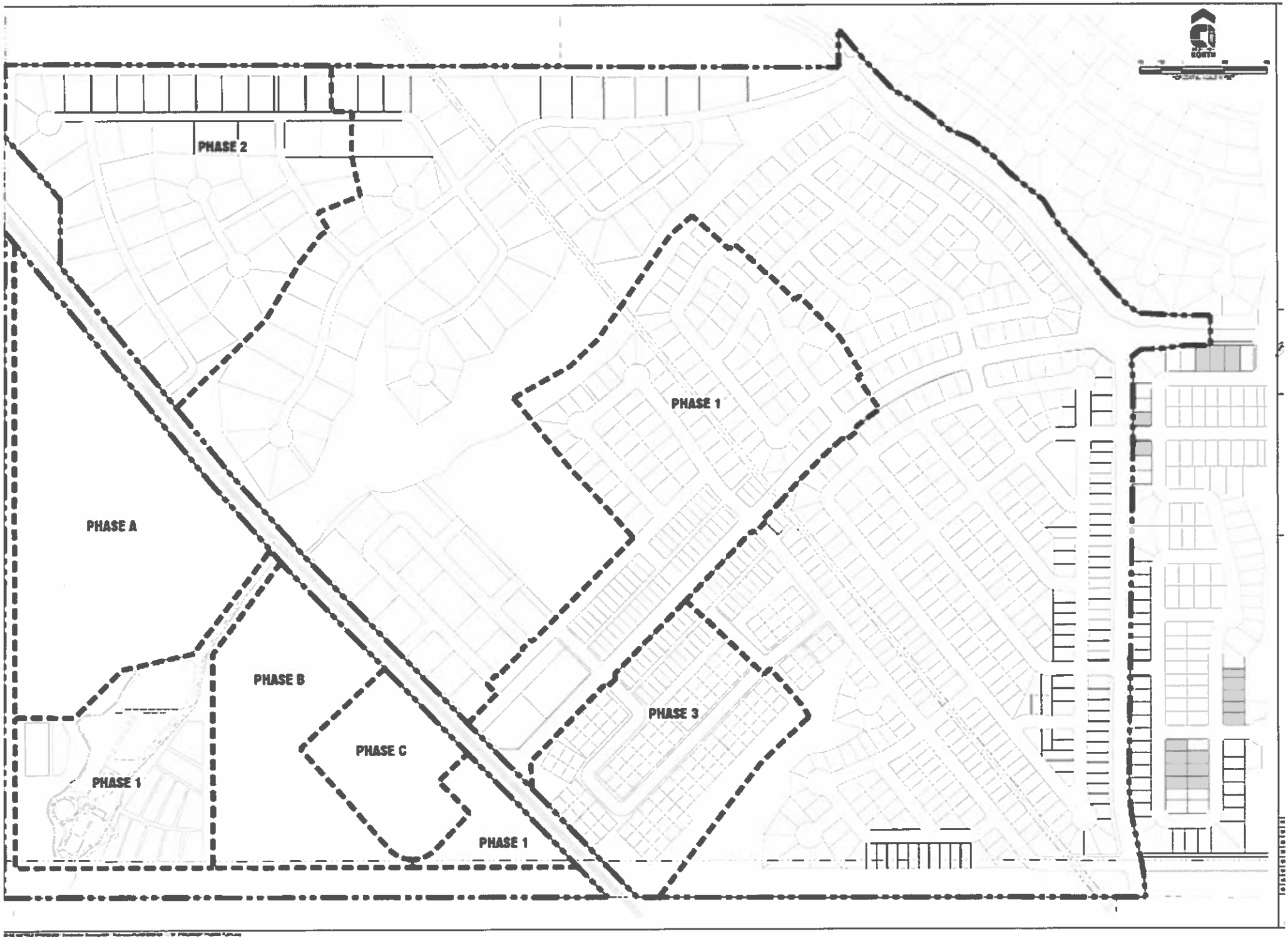


Image F-8-1


PHASE 2
PHASE 1
PHASE A
PHASE B
PHASE C
PHASE 1
PHASE 3
PHASE 1

Request for Information Letter January 9, 2023 (EXHIBIT 5)

Land Use and Building Department

520 East 2nd South Street, Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 502 Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper
Director

Johnny Hernandez
Building Official

Joel Cruz-Haber
Planner

James Roddin
Code Enforcement

Kacey Ramsauer
Permit Technician & ADA Coordinator

Tonya Boyd
Administrative Assistant

January 9th, 2023

To: Greg Johnson
Mayfield Development LLC
PO Box 344,
Meridian, ID, 83642

Bonnie Layton Sr. Planner
NV5
690 S Industry Way, Ste 1
Meridian, ID, 83642

Dear Mr. Johnson and Ms. Layton,

Thank you for your submission of Phase 1 Preliminary Plat within the Mayfield Springs Planned Community (PC-2021-01). The Department, and its outside consultants, are in the process of reviewing this preliminary plat application (PP-2023-01) and establishing compliance with applicable documents to include:

1. Planned Community Comprehensive Plan (Element B, also incorporated into 2014 Comprehensive Plan);
2. Planned Community Zoning Ordinance (Element D, also incorporated into Zoning Ordinance as Title 7, Chapter 18);
3. Planned Community Development Plan (Element F)
4. Elmore County Zoning Ordinance Title 10 Chapter 1; and
5. Conditions of Approval and Development Agreement.

From our initial review of the aforementioned documents, we would like to request the following information from your team. This will allow us to conduct a comprehensive review of the proposed preliminary plat.

- GIS Data for Planned Community to include Land Use Density Map (Image B-3-1) on Preliminary Plat Sheet C-100
- Wildland Urban Interface Wildfire Mitigation Plan (COA #11)
- Hillside Development Application (Title 7 Ch.5 Elmore County Zon Ord, §7-18-14, and COA #12)
- Memorandum of review and dedication of public roads to Mountain Home Highway District (COA #46)
- Drainage Plan (§7-18-17 F.5)
- Landscape Plan (§7-18-9)
- Lighting Plan (COA #19 & §7-18-16)
- Open Space Parks and Trails Plan (§7-18-12)
- Parking Plan (§7-18-12)
- Irrigation Plan (§7-18-17 C.4)

Please provide us this information at your earliest. In the meantime, we will continue to conduct in depth review of this application.

Best Regards,

Joel Cruz-Haber
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext 1269
208-598-5247 (Cell)

CC: Mitra Mehta-Cooper, Land Use and Building Director
Amanda Schaus, Consulting Counsel, Elam and Burke
Camille Alexander, Consulting Planner, HDR Inc
Angie Michaels, County Engineer, Engineering with a Mission
Hethe Clark, Applicant's Counsel, Clark Wardle, LLC

Project Coordination Letter March 10, 2023 (EXHIBIT 6)

Joel Cruz-Haber

From: Joel Cruz-Haber
Sent: Friday, March 10, 2023 3:42 PM
To: Bonnie Layton; Hethe Clark; Barbara Beaushaw
Cc: aks@elamburke.com; Alexander, Camille; Mitra Mehta-Cooper; Angie Michaels
Subject: Project Coordination Mayfield Springs Phase 1

Good afternoon,

I am just checking in to get an update after discussion r missing application submittals with Hethe on January 13th, 2023. Where are you on those? We need these, or your technical reasoning on why you do not need to provide them.

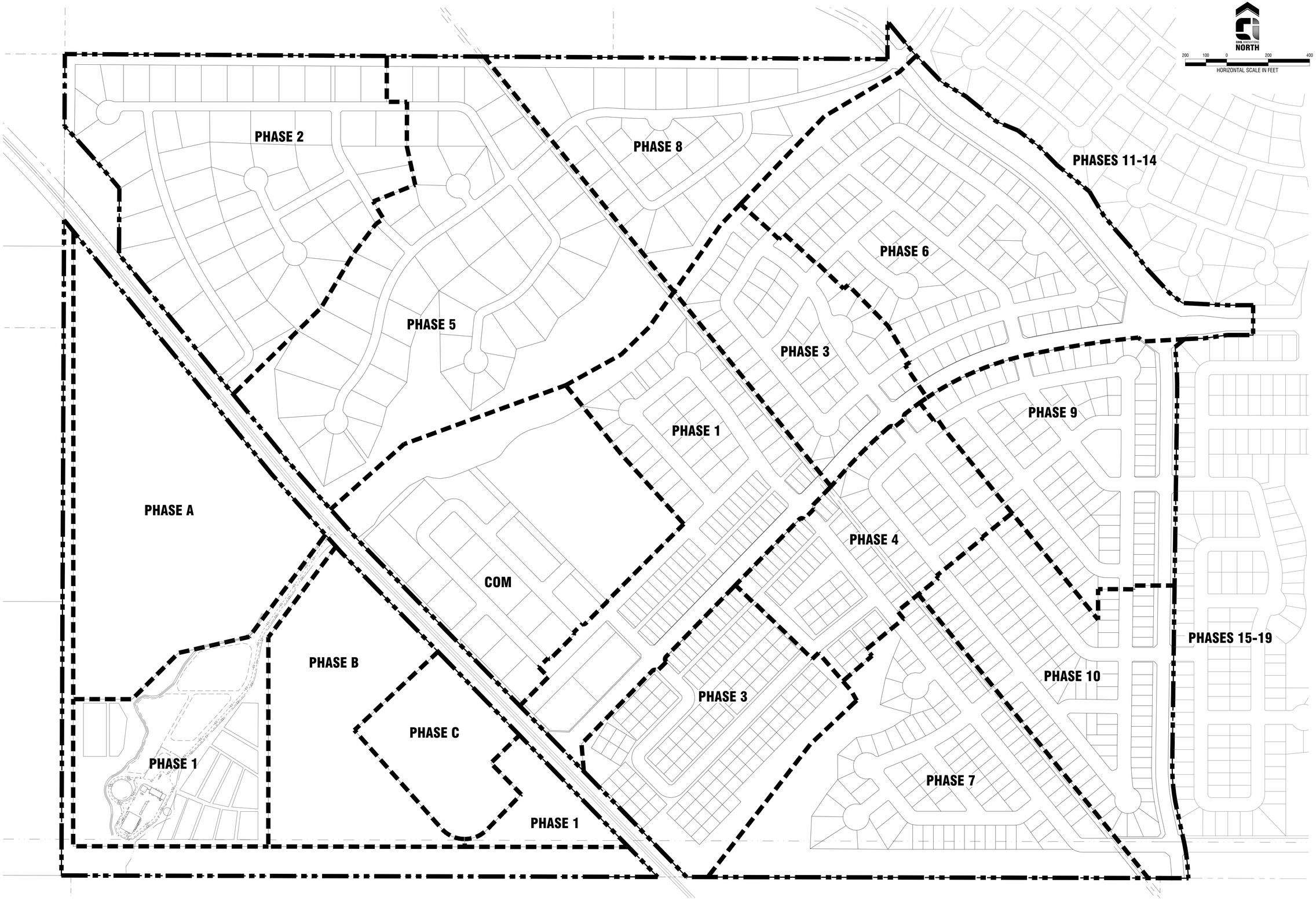
In my phone call I had with Bonnie on February 16th, 2023, a portion of the plat consists of approximately 681 lots of the proposed 956 are not intended to be platted in phases 1, 2, or 3. Therefore, the proposed plat phases only make up 275 lots rather than 956 lots stated on the application. As a result, I had requested an update the plat map and application to accurately reflect the application and/ or plat. I have still not received an update following both discussions with each of you. At this point in time, the Department has more questions than answers and look forward to working with you to answer them.

To keep this project moving, I suggest an in person or virtual meeting to discuss these details of this application. Please provide your availability next week after the 15th or the following week of the 20th.

Respectfully,

Joel Cruz-Haber
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext 1269
208-598-5247 (Cell)

Fire and Vegetation Management Plan (FVMP) & Updated Plan Submittal (EXHIBIT 7)



CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD, STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER
REGISTERED
10062
03/16/23
STATE OF IDAHO
BENJAMIN P. THOMAS

THESE DRAWINGS, OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION
ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - PHASING PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.101
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/16/23
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.101
SHEET 2 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.101 (PRELIMINARY PHASING PLAN).dwg

MEMORANDUM

TO:	Elmore County Land Use and Building Department
FROM:	Hethe Clark, Clark Wardle LLP on behalf of Mayfield Springs
DATE:	March 15, 2023
RE:	Proposed Wildland Urban Interface (WUI) Plan – First Preliminary Plat
CW FILE #:	21709.62

Dear Mr. Cruz-Haber:

This Memorandum constitutes the proposed WUI Plan for the first preliminary plat at Mayfield Springs.

Background

I have attached Appendix C to our Wildlife Mitigation Plan, which includes the Mayfield Springs Planned Community Fire and Vegetation Management Plan (the "Application Plan"). It is our understanding that the County had two questions regarding the Application Plan. **First**, the County was concerned with language on Page 6 allowing "[h]ighly flammable trees and shrubs" within Zone 1. **Second**, the County was concerned that the Application Plan included certain requirements, including ignition-resistant construction codes, that are applicable only to "perimeter" residential units. See Page 5. County Staff found that this is inconsistent with the County's ordinance contained in Title 8, Chapter 1 (the "WUI Code") and requested that we revisit the matter at the preliminary plat stage.

Proposal and Request for Alternative Development Proposal

With regard to the "highly flammable trees" comment, that language has been removed in the attached. See Page 6. I believe we are on the same page with regard to this item. It will be incorporated into the design guidelines and standards for the project.

With regard to the question of the applicability of construction requirements beyond the perimeter (highlighted on Page 5), we offer the following:

- It is our experience that in most WUI plans there are varying fire construction requirements for perimeter properties vs. interior properties. This is because the perimeter properties are the first line of defense. Accordingly, and for example, these perimeter properties see not only Zone 1 but also Zone 2 and even 3 requirements. This makes sense as the perimeter lots are adjacent to open space.
- Interior properties are treated differently as, in many cases, they are not oriented in such a manner as to be able to satisfy the most restrictive WUI requirements and are not adjacent to open space. For example, the defensible space requirement of 30 feet relates to landscaping, but does not mean there is 30 feet of space from each property line. This would violate our density layouts and is inconsistent with our overall approvals.

In other words, there are requirements that are appropriate for perimeter lots against natural open space. Those same requirements may not be appropriate for interior lots that are laid out with more urban densities. This is absolutely the case for our interior, high density product.

Under our proposal, any lots that are perimeter at any time will be subject to the NFPA requirements identified in the Application Plan. This means, on a rolling basis, any lots that are at any time "perimeter" are subject to these requirements. In other words, all homes that are at any time at the "edge" of any final plat will be subject to the NFPA requirements in the Application Plan. In addition, the requirements identified in the second-to-last paragraph on Page 5 will always apply to perimeter lots adjoining open space. These requirements are above and beyond anything contained in the WUI Code. We believe our proposal has a heightened standard of safety beyond what is included in the WUI Code and should be allowed.

Accordingly, we hereby request (pursuant to Section 8-1-3.N) of the WUI Code that the Director approve the above-mentioned modifications to the Application Plan and permit use of the Application Plan (as modified herein) on an ongoing basis.

Appendix C: Mayfield Springs Planned Community Fire and Vegetation Management Plan

Introduction

The following Fire and Vegetation Management Plan (FVMP) has been developed as an alternative to the current Elmore County Amended Zoning and Development Ordinance (Title 8, Chapter 1) requirements for construction within the Wildland-Urban Fire Interface (WUFI). This plan will be submitted for review by the Elmore County Code Official, Building Official, and Fire Chief, and incorporates the National Fire Protection Association (NFPA) Standards for Reducing Structure Ignition Hazards from Wildland Fire-1144 (2018) and guidelines outline in the 2018 International Urban-Wildland Interface Code (IUWIC), specifically addressing compliance alternatives (alternative materials or methods). The intent of this MSPC-specific FVMP is to submit an alternative plan that satisfactorily complies with the intent of the code, and is at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability, and safety prescribed by the existing county code.

The proposed MSPC FVMP requirements incorporates many of the existing components of the Elmore County Amended Zoning and Development Ordinance (Title 8, Chapter 1). These are coupled with requirements identified in the MSPC Wildlife Mitigation Plan (WMP) and additional management tools identified by the Firewise Counties Program and building standards outlined in NFPA 1144.

The plan will provide guidelines for MSPC home owners, and steps to be taken by the Home Owners Association (HOA) and MSPC Conservation Director (CD) to mitigate or reduce the potential risk of wildfire in the area, and to improve the health and stability of the surrounding vegetation and wildlife habitat. In addition, the plan will be used in the certification process for the MSPC to become a registered Firewise Development.

Project Description

The proposed MSPC is located in western Elmore County, Idaho in Sections 34 and 35 of Township 01 North, Range 04 East (Figure 1). The proposed project area is approximately 760-acres in size and is located north and east of Interstate 84 (I-84) at the Orchard Exit-71. McElroy Draw bisects the property from north to south and three other drainages run from the center of the property out through the southern boundary to Sand Hollow Creek. Elevation ranges between 3,100 and 3,500 feet above mean sea level. The property is primarily used for domestic crops and pastures for domestic livestock grazing. There is one residential home located in the northwest corner of the property and several rural residential home sites and associated outbuildings bordering the property. Public lands administered by the Bureau of Land Management (BLM) and private land with residential, agricultural, and commercial properties border the proposed project area.

The property is characterized by flat and rolling hills with grasslands and isolated shrub communities in the eastern portions of the property to the north and south of Desert Wind Road. The rest of the property has been converted to domestic crop lands. There are no riparian areas associated with the property. Disturbed areas within the property are associated with the three

paved roads (Regina, Baseline, and Desert Wind) and the residential home in the northwest corner of the property.

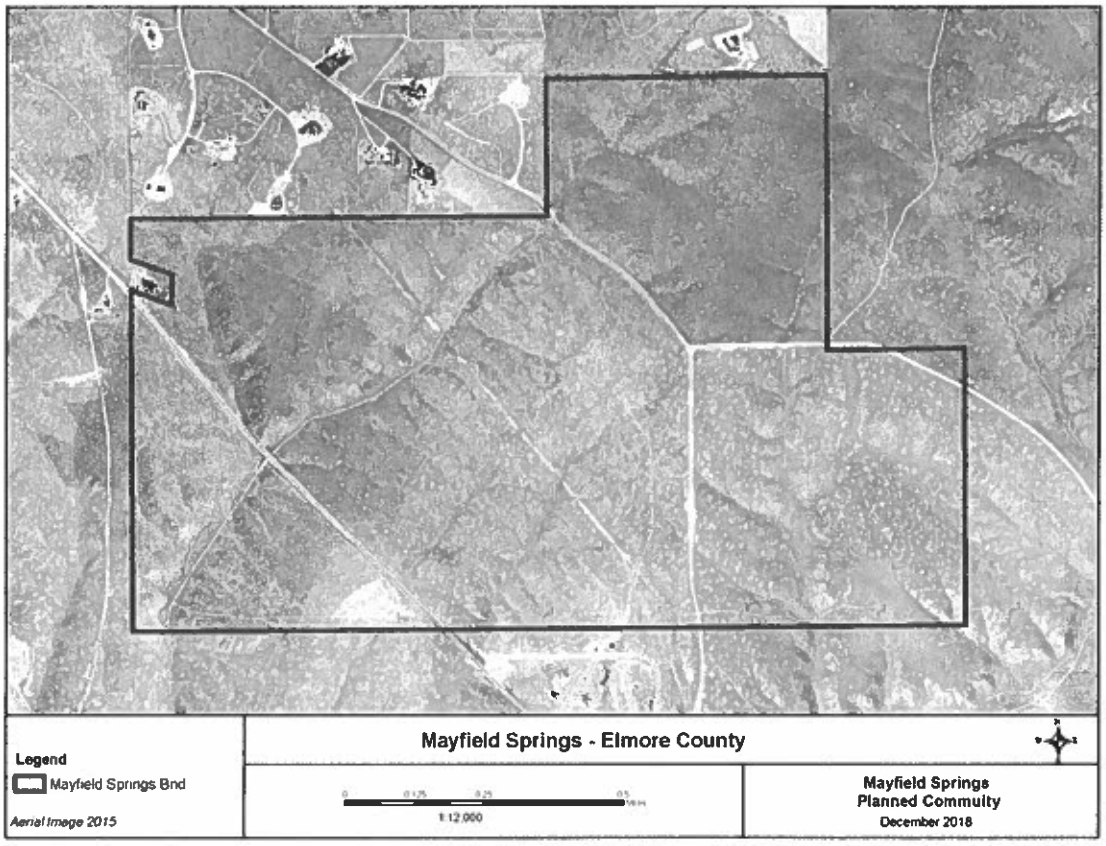


Figure 1. Vicinity Map – MSPC Development

Currently, there are five general vegetative community types identified in the region surrounding the proposed MSPC, including: shrubs (sagebrush), grasslands, agricultural, invasive, and disturbed (Table 1 and Figure 2). These communities were determined by the dominant vegetation or characteristic present (MSPC WMP Section 4.0). In addition, past and current use and disturbance, as well as defining boundaries including roads, slope, and aspect were also considered. Table 1 quantifies the amount and percent of each community type found within the proposed MSPC boundary.

Table 1. Vegetative Communities Within the MSPC.

Community Type	No. Acres	% of Total
Disturbed	15.05	1.99%
Agriculture	521.14	68.66%
Grassland	47.38	6.24%
Shrub	174.59	23.00%
Invasive Dominated	0.80	0.11%
Total	**757.00**	**100.00%**

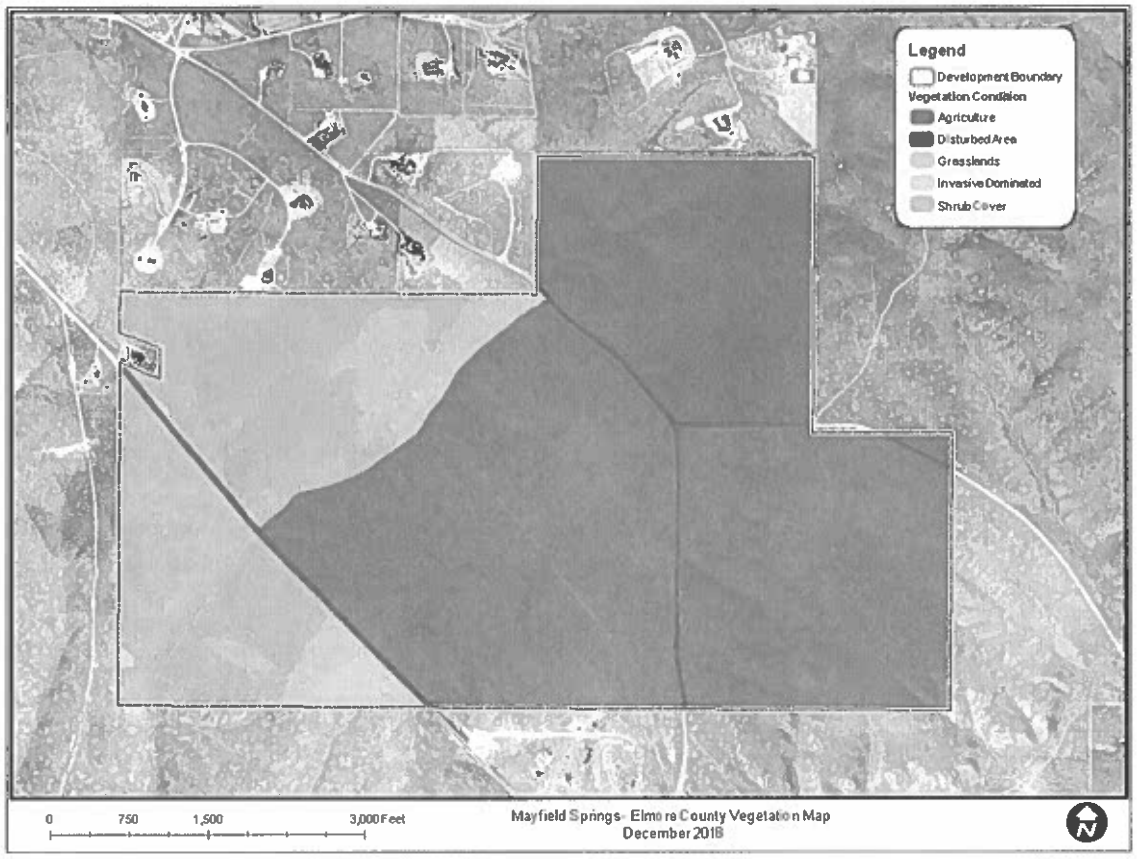


Figure 2. Vegetative Communities within the MSPC.

The proposed MSPC will incorporate residential housing, commercial space, sporting and recreation facilities, as well as parks, natural open areas, trails, paths, roads, and natural open space (Figure 3). Table 2 is a breakdown of each development category. As each phase is submitted for final plat, all residential and commercial units will be defined by Phase and Final plat as either an external or internal unit relative to natural open space. Those units identified as external will comply with the structural and landscaping requirements outlined below. Those units that are internal are at considerably lower risk and would not have to meet these standards. However, they would still incorporate Firewise design features and management guidelines.

Table 2. AD Development and Open Space Estimate.

Phase	Estimated Planning Area Acreage	Estimated Developed Acres	Estimated Open Space within Developed Area (Natural and Developed)
1	378 acres	347.51 acres	OS-N: 30.49 acres OS-D: 34.64 acres
2	192 acres	177.97 acres	OS-N: 14.03 acres OS-D: 4.79 acres
3	135 acres	110.13 acres	OS-N: 24.87 acres OS-D: 23.37 acres
4	54 acres	40.93 acres	OS-N: 13.07 acres OS-D: 14.68 acres
Total	**759 acres**	**676.54 acres**	**OS-N: 82.46 acres** **OS-D: 77.48 acres**

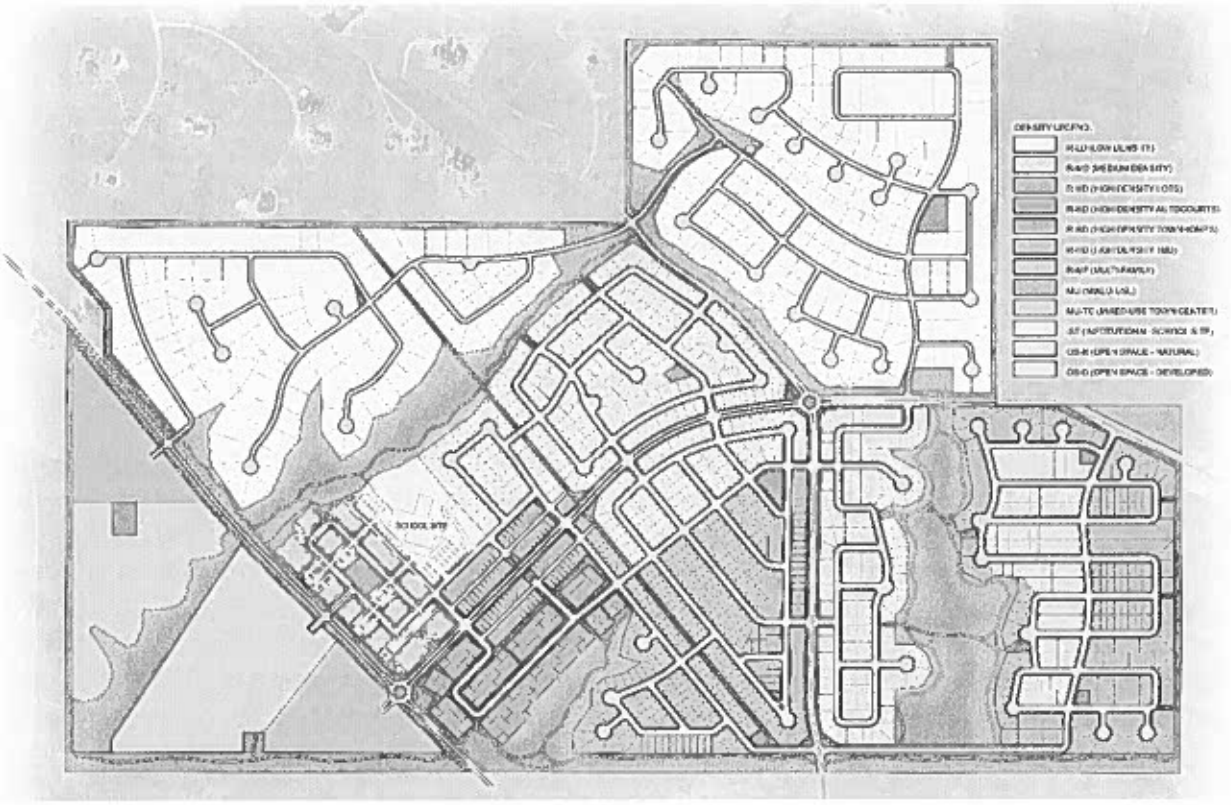


Figure 3. Community Development Plan for the MSPC.

Based on the vegetative communities associated with the MSPC (Figure 2), there are only three fuel models identified by the IUWIC, including models:

A- This fuel model represents western grasslands vegetated by annual grasses and forbs. Brush or trees may be present but are very sparse, occupying less than a third of the area. Examples of types where Fuel Model A should be used are cheatgrass and medusa-head. Open pinyon-juniper, sagebrush-grass, and desert shrub associations may appropriately be assigned this fuel model if

the woody plants meet the density criteria. The quantity and continuity of the ground fuels vary greatly with rainfall from year to year.

L- This fuel model is meant to represent western grasslands vegetated by perennial grasses. The principal species are coarser and the loadings heavier than those in Model A fuels. Otherwise, the situations are very similar; shrubs and trees occupy less than one-third of the area. The quantity of fuel in these areas is more stable from year to year. In sagebrush areas, Fuel Model T may be more appropriate.

T- The sagebrush-grass types of the Great Basin and the Intermountain West are characteristic of T fuels. The shrubs burn easily and are not dense enough to shade out grass and other herbaceous plants. The shrubs must occupy at least one-third of the site or the A or L fuel models should be used. Fuel Model T might be used for immature scrub oak and desert shrub associations in the West, and the scrub oak-wire grass type in the Southeast.

Of these models, the predominant fuel type directly adjacent to the development is model A, with scattered patches of T throughout, and only limited patches of model L (Figure 2). Based on the fuel models identified for the site, and compliance with access and water supply requirements identified in the IUWIC, the fire hazard severity was determined by completing the IUWIC Fire Hazard Severity Form (Appendix B). The MSPC was determined to have a low hazard rating.

Based on the high probability of wildland fire in the region, the MSPC has developed its own WUI requirements, outlined in this FVMP. The MSPC WUI requirements are based on the NFPA Standards for Reducing Structure Ignition Hazards from Wildland Fire-1144 (2018) and guidelines outline in the 2018 IUWIC (2018). Under this Plan, perimeter residential units within the development must comply with the ignition-resistant construction codes identified in Chapter 5.2 through 5.8 of the NFPA 1144, as amended (Appendix A).

In addition, residential and commercial structures directly adjacent to natural open space, as defined for each phase and final plat, will also conform to the MSPC-specific standards identified in Appendix A, and be required to have: landscape plans reviewed and approved by a certified specialist; home inspection by a certified specialist within 12 months of occupancy; and follow up inspections every 5-years. Plan reviews and inspections will be tracked with an integrated geo-database, with an annual summary report given to the Elmore County Development Services during the annual Conservation Advisory Committee (CAC) meetings. The specific phase, block, and unit numbers will be defined prior to final plat for each phase. As the final plats of future phases are completed, the phase, block, and lot numbers in will be added to the database.

MSPC-Specific Fire Management Plan

All units directly adjacent to areas of natural open space will permanently maintain survivable spaces in accordance with the zoning plan identified in figure 4.

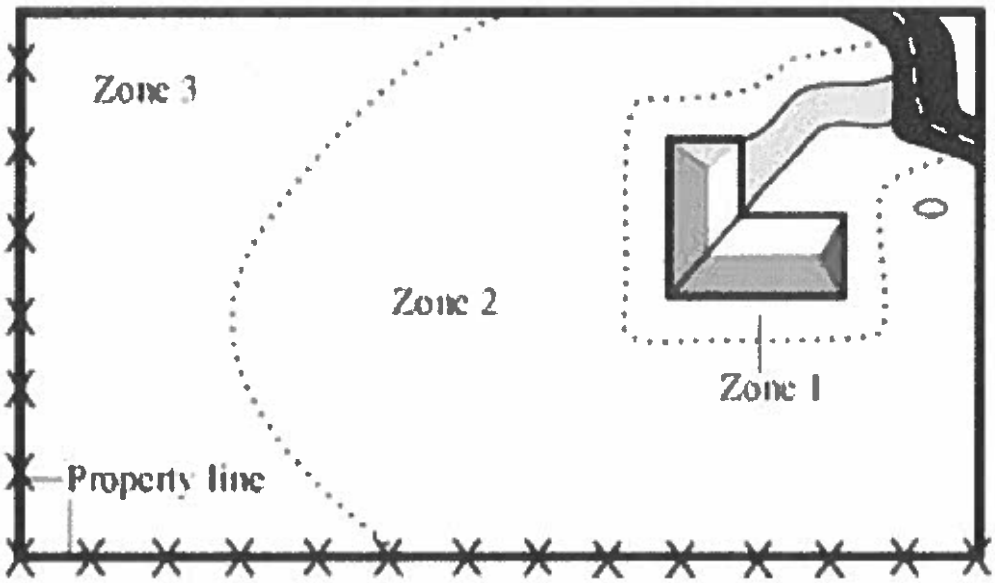


Figure 4. Management Zones

Zone 1 is the area of maximum modification and treatment. It consists of a minimum area of 30-feet on hill tops and sides, and a minimum of 20-feet on hill bases around the structure in which all combustible vegetation is significantly reduced or removed. This area will normally consist of irrigated lawns and stone landscaping. The area is measured from the outside edge of the home's eaves or any attached structures, such as decks. This area will be developed and maintained by the homeowner in accordance with the requirements identified below. In the event that the homeowner's property is less than the required zone 1 distance (30-ft), the MSPC HOA or ASO will coordinate with the homeowner for the development and maintenance of the remaining portion of zone 1.

Landscaping within three feet of the structure will be restricted to widely spaced foundation plantings of low growing shrubs or other "fire-wise" plants to be approved by the CD and Design Committee. These foundation plants will not be planted directly beneath windows or next to foundation vents. These plants will be frequently pruned and maintain by the homeowner. Storage of firewood or other combustible materials will be prohibited in these areas, unless in an enclosed, non-combustible storage structure. This includes storage of materials under attached decks.

~~Highly flammable trees and shrubs (conifers, junipers, arborvitaes, etc.) in Zone 1 shall be limited to no more than one tree per 2,000-sf and one shrub per 250-sf, and they must be incorporated into the landscape design, taking into consideration the slope of the property as well (Table 2).~~ Contiguous fuels and ladder fuels will be restricted. The placement of trees and bushes will not create contiguous fuel connections between Zone 2 and the structure or attached deck (see table 2 for requirements). Trees within Zone 1 will be isolated from each other (minimum of 18 feet crown width) and pruned to at least 10-feet above ground (or 1/2 the height, whichever is the least). In addition, trees and shrubs will be restricted from contacting the roof and must be pruned to at least 10 to 15-feet from the structure. The CD will work with homeowners to identify site-appropriate species and educate residence on wildfire, fire hazards, and fire-wise concepts.

Table 2. Minimum tree crown and shrub clump spacing.

% slope	Tree Crown Spacing	Brush and Shrub Clump Spacing
0 -10 %	10′	2 1/2 x shrub height
11 - 20%	15′	3 x shrub height
21 - 40%	20′	4 x shrub height
> 40%	30′	6 x shrub height

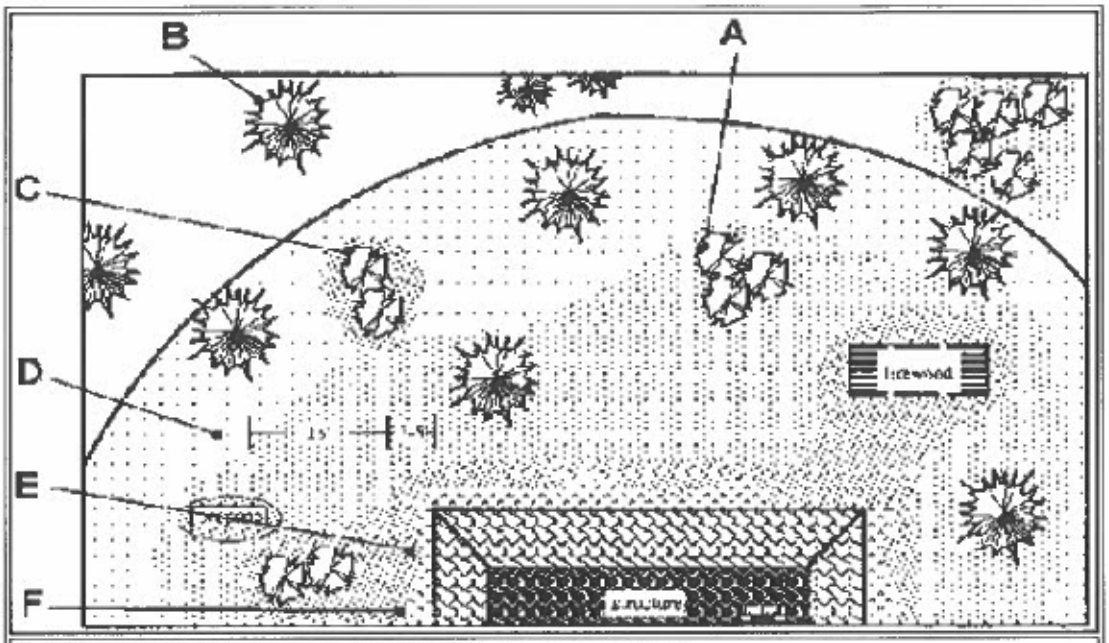
Zone 2 is an area of fuel reduction designed to reduce the intensity of any fire approaching the structure. Typically, this zone should extend at least 75 to 125 feet from the structure depending on slope. Within this zone, the continuity and arrangement of vegetation will be based on a modified natural community emphasizing native species that have reduced fuels or stay green longer. Diseased, dead, or dying trees and shrubs will be removed to the extent possible. This area forms a buffer and provides a transition between zones 1 and 3. In the event that homeowner property boundary goes beyond zone 1 distance, the homeowner will be responsible for developing and maintaining the area in accordance to zone 2 standards. However, this area can also be managed and maintained by the homeowner in coordination with the MSPC HOA and CD. Treatment and restoration programs, as well as funding mechanisms and adaptive approaches for fuels and vegetation management are described in detail in the MSPC WMP

Zone 3 is of no particular size. Fuels and community composition will generally be managed by the CD or HOA, in accordance with the MSPC WMP, and restored to the extent possible. In the event that the homeowner's property boundary includes zone 3, the homeowner will work collaboratively with the CD or HOA to develop and maintain the area based on the required standards. Invasive and noxious weed treatments and native community restoration programs are described in detail in the MSPC WMP, as are the associated funding mechanisms and adaptive approaches for fuels and vegetation management.

Requirements for Survivable Space (aka Defensible Space)
The following checklist will be used to determine if the home site is meeting requirements identified by this fire plan, or if additional work or maintenance is necessary:

- Requirements identified in the MSPC WMP will be implemented and monitored annually.
- Zone 1 will be maintained by the homeowner at a minimum 30-feet from the perimeter of the home.
- There are no contiguous fuel sources that connect zone 2 with the structure.
- There are no ladder fuels that connect zone 1 to the structure.
- Trees and shrubs are properly thinned and pruned within the survivable space. Slash from the thinning is disposed of off-site, with the exception of limited mulching.

- Roof and gutters are to be clear of debris in the spring and checked regularly throughout the fire season.
- Branches overhanging the roof or chimney will be removed.
- Grasses are mowed to a maximum height of 4 inches, with the exception of ornamental landscaping grasses that are fire-wise recommended or pose little or no threat as a contiguous fuel sources.
- An outdoor water supply is available, complete with a hose and nozzle that can reach all parts of the structure.
- Road signs and access requirements are met, see MSPC design guidelines, and house numbers are posted and easily visible.
- Trash and debris accumulations will be taken off site, and restricted from storage on site, with the exception of limited mulching.
- Non-combustible materials, such as stone or irrigated lawn, shall be used to create a three-foot buffer around the base of the foundation. Landscaping within this area will be restricted to widely spaced foundation plantings of low growing grasses, forbs, or shrubs that have low ignition thresholds.
- Decks, benches, and outdoor storage units shall be constructed of non-combustible materials, such as fire-rated composite products.
- Non-combustible materials, such as decorative rock, gravel, irrigated lawn, and stepping stone pathways shall be used to break up the continuity of the vegetation and fuels. This can modify fire behavior and slow the spread of fire across property.



A. Mow grass short around shrubs (4–inches or less).
B. The best tree species to plant generally are those naturally occurring on or near the site (See WMP, Fire-wise Literature, and MSPC Conservation Director).
C. Plant low-growing shrubs near structures away from windows and vents, limit connectivity with .
D. Keep grass mown around structure to a maximum of 4 inches, and irrigate regularly, with conservation in mind, based on recommendations from the CD.
E. Plant wildflowers near structures only if they are well-irrigated and cut back during the dormant season.
F. Gravel area or mow grass short next to the structure.

Note: Figure from the Colorado State University Extension Program found at URL: http://www.ext.colostate.edu/PUBS/NATRES/06304.html

Figure 5: Example for landscaping and placement of vegetation near the structure.

Requirements for the Residents, Homeowners Association, and CD
Outdoor fireplaces/pits that use wood, pellets, or other similar fuel types that produce embers, are not permitted for use on any units within the development. Only gas, propane, or similar are allowed. Indoor fireplaces must be gas, or have industry standard spark/ember screens installed by a licensed professional and approved by the MSPC Design Board.

The use of fireworks (as defined below) are prohibited during fire season (as defined below). Exemptions to these prohibitions must be obtained from the local fire district and the MSPC HOA.

CURRENT FIRE SEASON: The period of time between April 1 and October 31 annually.

FIREWORKS: Any combustible or explosive composition, or any substance or combination of substances, or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration or detonation. Fireworks include items classified as common or special fireworks by the United States Bureau of Explosives or contained in the regulations of the United States Department of Transportation and designated as UN 0335 1.3 or UN 03336 1.4G. The term "fireworks" shall not include any automotive safety flares, toy guns, toy cannons, party poppers, or pop-its or other devices which contain twenty-five hundredths (.25) of a grain or less of explosive substance (see Idaho Code § 39-2602(3)).

The HOA, in conjunction with the CD will be responsible for the control and management of fuels directly adjacent to all walking paths and trails within the boundary of the MSPC. These areas will be primary dispersal sites for invasive and noxious weed species that could increase the overall amount and connectivity of fuels. These areas will be treated annually to control the establishment and spread on invasive and noxious weeds species, per the WMP, and targeted for restoration and enhancement projects. Minimum widths of the paths/ trails and associated fuels reduction will be 8-feet.

The intent of controlling fuels and reestablishing natural vegetation adjacent to these paths is two-fold. First, they will be used as fire breaks in areas of natural open space in order to reduce the overall connectivity of fuels. This can limit the size and spread of wildfires in the area. Second, vegetation associated with these paths are the primary connection between the natural open where wildfires are more likely to be, with the internal residential and commercial structures that will have fewer fire-associated restrictions. By limiting fuel connectivity with natural open areas, the probability of wildfire affecting structures that are not directly adjacent to natural open space will be significantly reduced.

In addition to treatment activity and restoration programs within the boundary of the MSPC, the CD will work in coordination with adjacent private land owners, the local Fire District, BLM, and other agencies to do similar fuels reduction and restoration projects on lands adjacent to the development. The intent of off-site projects will be to reestablish historically altered vegetative communities and associated fire regimes on a larger area to create a buffer, i.e. reduce the overall probability and frequency of wildfires in the area as appose to just the MSPC.

In concept, other developments in the area and throughout the Boise Foothills will be doing similar programs that could have the long-term cumulative effect of reducing the establishment and spread of invasive and noxious weeds species, reestablishing native vegetative communities and the associated structural and functional components, and reestablishing more natural fire regimes which would reduce the overall adverse impacts of wildfire in the Boise Foothills. Funding for these types of off-site projects will be associated with the MSPC Conservation and Education program identified in the WMP, as well as potential cooperative grant opportunities.

Registered Fire-Wise Development Program

The MSPC will initiate the application process to become a nationally recognized Fire-wise Development. The CD will work in cooperation with local fire agencies and Fire-wise representatives to complete the application process and enforce the requirements set forth by the Fire-wise committee (www.firewise.org). The CD will also be familiar with the science of wildfire ecology or behavior, and how to conduct home inspections and hazard assessments per Fire-wise guidelines.

As the MSPC grows and changes, so will the needs and requirements of a FVMP. Therefore, this will be a living document to be altered and updated on an as needed basis. Similar to the MSPC WMP, the Conservation Director, and HOA will be able to use all tools identified in the current FVMP and WMP. However, in order to make changes to the FVMP, it will require the approval of the CAC and Elmore County Development Services.

APPENDIX A:

WILDLAND-URBAN FIRE INTERFACE CONSTRUCTION REQUIREMENTS (Revised NFPA 1144 Standards)

5.2 Construction Design and Materials.

5.2.1 Noncombustible building materials shall be materials that comply with any one of the following:

(1) The building material, in the form in which it is used, and under the conditions anticipated, will not ignite, burn, support combustion, or release combustible vapors when subjected to fire or heat.

(2) The building material is reported as passing ASTM E136, Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C.

(3) The building material is reported as complying with the pass/fail criteria of ASTM E136 when tested in accordance with the test method and procedure in ASTM E2652, Standard Test Method for Behavior of Materials in a Tube Furnace with a Cone-shaped Airflow Stabilizer, at 750°C.

5.2.2 Ignition-resistant building materials shall maintain their fire performance and their mechanical performance under conditions of use.

5.2.2.1 Material shall be tested on all sides with the extended ASTM E84, Standard Test Method for Surface Burning Characteristics of Building Materials (UL 723, Standard for Test for Surface Burning Characteristics of Building Materials), test. Panel products shall be permitted to test only the front and back faces and shall be tested with a ripped or cut longitudinal gap of 1⁄8 in. (3.2 mm). Materials that, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723 for a test period of 30 minutes, or with ASTM E2768, Standard Test Method for Extended Duration Surface Burning Characteristics of Building Materials (30 min Tunnel Test), shall comply with 5.2.2.2 through 5.2.2.5.

5.2.2.2 Flame Spread. Material shall exhibit a flame spread index not exceeding 25 and shall not show evidence of progressive combustion following the extended 30-minute test.

5.2.2.3 Flame Front. Material shall exhibit a flame front that does not progress more than 10 1⁄2 ft. (3.2 m) beyond the centerline of the burner at any time during the extended 30-minute test.

5.2.2.4 Weathering. Ignition-resistant building materials shall maintain their performance in accordance with 5.2.2 under conditions of use. Materials shall meet the performance requirements for weathering (including exposure to temperature, moisture, and ultraviolet radiation) contained in the following standards, as applicable to the materials and the conditions of use:

(1) Method A in ASTM D2898, Standard Practice for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing, for fire-retardant-treated wood, wood-plastic composite, and plastic lumber materials (2) ASTM D7032, Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite Deck Boards and Guardrail Systems (Guards or Handrails), for wood-plastic composite materials (3) ASTM D6662, Standard Specification for Polyolefin-Based Plastic Lumber Decking Boards, for plastic lumber materials.

5.2.2.5 Identification. All materials shall bear identification showing the fire test results in accordance with NFPA 703.

5.2.3 Building materials shall meet the performance requirements for weathering (including exposure to temperature, moisture, and ultraviolet radiation) contained in the applicable standards for the building materials and the conditions of use.

5.3 Roof Design and Materials.

5.3.1 The requirements for roof covering assemblies shall be according to 5.3.1.1 through 5.3.1.1.4.

5.3.1.1 Only listed roof coverings tested and rated as Class A in accordance with ASTM E108, Standard Test Methods for Fire Tests of Roof Coverings, or UL 790, Standard for Test Methods for Fire Tests of Roof Coverings, shall be used.

5.3.1.1.1 The roof covering shall be tested with all of the assembly components representing the as-built condition in service.

5.3.1.1.2 Any panel products in addition to the structural deck incorporated to improve the fire-performance of the assembly in the test shall be tested with a between-panel joint in the tested assembly.

5.3.1.1.3 The between-panel joint shall be located in vertical alignment with the appropriate burning brand.

5.3.1.1.4 The between-panel joint shall be located no further than 6 in. (150 mm) from the between-panel joint of the wood-based sheathing material.

5.3.2 Roof gutters, downspouts, and connectors shall be noncombustible.
5.3.3 Vents or vent assemblies shall resist the intrusion of flames and embers according to either of the following:
(1) Vents shall be screened with a corrosion-resistant, noncombustible wire mesh with the mesh opening not to exceed nominal 1⁄8 in. (3.1 mm) in size.

(2) Vents and assemblies shall demonstrate the ability to resist the intrusion of flame or embers through the opening when tested in accordance with ASTM E2886, Test Method for Evaluating the Ability of Exterior Vents to Resist the Entry of Embers and Direct Flame Impingement, and complying with all of the following:

(a) There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.

(b) There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.

(c) The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

5.3.4 Eaves shall be enclosed with exterior fire-retardant treated wood, ignition-resistant materials, noncombustible materials, or materials exhibiting resistance to wildfire penetration when tested to ASTM E2957-15, Standard Test Method for Resistance to Wildfire Penetration of Eaves, Soffits and Other Projections.

5.3.4.1 The test shall be conducted on a minimum of three test specimens, and the following conditions of acceptance shall be met:

(1) Absence of flame penetration of the eaves or horizontal projection assembly at any time

(2) Absence of structural failure of the eaves or horizontal projection subassembly at any time

(3) Absence of sustained combustion of any kind at the conclusion of the 40-minute test

5.3.4.2 If any one of the three tests do not meet the conditions of acceptance in 5.3.4.1, three additional tests shall be run.

5.3.4.3 All of the additional tests shall meet the conditions of acceptance in 5.3.4.1.

5.3.5 Where roofing material has an airspace under the roof covering over a combustible deck, a 72 lb (32.7 Kg) cap sheet complying with ASTM D3909, Standard Specification for Asphalt Roll Roofing (Glass Felt) Surfaced With Mineral Granules, shall be rolled out under the entire roof deck or fire-retardant-treated plywood, be used as sheathing, and be blocked with noncombustible materials at the eaves, ridges, and hips.

5.3.6 Attic spaces shall be ventilated as approved for the building configuration, the climatological conditions of the site, and the moisture and temperature conditions associated with the occupancy and use of the building. [5000:38.8.1]

5.3.7 Metal drip edge shall be installed at all the rake and eave edges.

5.4 Overhanging Projections.
All projections (exterior balconies, carports, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections) shall be constructed of heavy timber, noncombustible material, exterior fire-retardant-treated wood, or ignition-resistant materials.

5.5 Overhanging Buildings.

The underside of overhanging buildings and supporting structural elements shall be constructed of heavy timber, noncombustible materials, fire-retardant treated wood, ignition-resistant materials, or be an assembly with a 1-hour fire resistance rating when tested in accordance with ASTM E119, Standard Test Methods for Fire Tests of Building Construction and Materials.

5.6 Exterior Vertical Walls.

5.6.1 Exterior vertical wall coverings shall meet the requirements for an ignition-resistant material, exterior fire-retardant treated wood, noncombustible material, or be an exterior wall assembly exhibiting a minimum 1-hour fire resistance rating, when tested in accordance with ASTM E119, Standard Test Methods for Fire Tests of Building Construction and Materials, and exhibiting a minimum Class B flame spread index, when tested in accordance with ASTM E84, Standard Test Method for Surface Burning Characteristics of Building Materials, where walls are potentially exposed to a wildland fire, unless the AHJ determines that the wildland fire risk and structure assessment requires greater protection.

5.6.2 All exterior walls shall be protected with 2 in. (50 mm) nominal solid blocking between exposed rafters at all roof overhangs, under the exterior wall covering on all sides exposed to native vegetation, as determined by the AHJ.

5.6.3 When appendages and projections are attached to exterior walls required to exhibit a fire resistance rating, they shall be constructed to maintain the fire resistance rating of the wall.

5.6.4 A minimum of 6 in. (150 mm) noncombustible vertical separation between a horizontal surface and siding shall be maintained.

5.7 Exterior Openings.

5.7.1 Exterior windows, windows within exterior doors, and skylights shall be multilayered glazed panels, glass block, or have a fire-resistance rating of no less than 20 minutes.

5.7.2 Window screening shall be installed and constructed using noncombustible mesh to minimize the collection of embers (firebrands) and their entry through open windows.

5.7.3 Exterior doors shall be solid-core no less than 1¾ in. (45 mm) thick, be constructed with noncombustible materials, or have a fire protection rating of no less than 20 minutes.

5.7.4 Vents for attics, subfloors, and walls, excluding dryer vents, shall resist the intrusion of flames and embers in accordance with 5.3.3.

5.8 Chimneys and Flues.

5.8.1 Every fireplace and wood stove chimney and flue shall be provided with an approved spark arrester constructed of a minimum 12-gauge welded wire or woven wire mesh, with openings not exceeding 1/2 in. (12.7 mm).

5.8.2 Vegetation shall not be allowed within 10 ft. (3 m) of a chimney outlet.

5.9 Accessory Structure(s).
Accessory structures shall be constructed to meet the requirements of this chapter or shall be separated from the main structure by a minimum of 30 ft (9 m).

Compliance Alternatives.

Practical Difficulties. When there are practical difficulties involved in carrying out the provisions of this section, the local Fire District Chief or their representative is authorized to grant modifications for individual cases on application in writing by the owner or a duly authorized MSPC representative. The Fire Chief or their representative shall work with MSPC representatives to identify that a special individual reason makes enforcement of the strict letter of this section impractical, the modification is in conformance with the intent and purpose of this section, and the modification does not lessen any fire-protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the code enforcement agency. If the Fire Chief or their representative determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the vegetation control provisions of this section detrimental to safety or impractical, enforcement thereof may be suspended provided that reasonable alternative measures are taken.

Technical Assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the local Fire Chief or their representative, the local Fire Chief or their representative is authorized to require the owner or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by an approved engineer, specialist, laboratory or fire-safety specialty organization acceptable to the local Fire Chief, or their representative and the owner and shall analyze the fire-safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

Alternative Materials or Methods. If the local Fire Chief or their representative concurs, they are authorized to approve alternative materials or methods, provided that they find that the proposed design, use or operation satisfactorily complies with the intent of this section and that the alternative is, for the purpose intended, at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability and safety prescribed by this section. Approvals under the authority herein contained shall be subject to the approval of the local Fire Chief or their representative whenever the alternate material or method involves matters regulated by the Fire Code. The local Fire Chief or their representative shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in all the files of the code enforcement agency.

APPENDIX B

FIRE HAZARD SEVERITY FORM

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

This appendix is used to determine the fire hazard severity of the proposed development and is based on IWUIC 29 (2018).

A. Subdivision Design Points

1. Ingress/Egress:
Two or more primary roads 1_X_
One road 3___
One-way road in, one-way road out 5___

2. Width of Primary Road:
20 feet or more 1_X_
Less than 20 feet 3___

3. Accessibility:
Road grade 5% or less 1_X_
Road grade more than5% 3__

4. Secondary Road Terminus:
Loop roads, cul-de-sacs with an outside turning
radius of 45 feet or greater 1_X_
Cul-de-sac turnaround
Dead-end roads 200 feet or less in length 3___
Dead-end roads greater than 200 feet in length 5___

5. Street Signs:
Present 1_X_
Not present 3___

B. Vegetation (IWUIC Definitions)

1. Fuel Types
Light 1__
Medium 5_X__
Heavy 10___

2. Defensible Space
70% or more of site 1_X__
30% or more, but less than 70% of site 10__
Less than 30% of site 20___

C. Topography
8% or less 1_X__
More than 8%, but less than 20% 4__
20% or more, but less than 30% 7___
30% or more 10___

D. Roofing Material
Class A Fire Rated 1_X_
Class B Fire Rated 5___
Class C Fire Rated 10___
Nonrated 20___

E. Fire Protection—Water Source
500GPMhydrant within 1,000 feet 1_X__
Hydrant farther than 1,000 feet or draft site 2__
Water source 20 min. or less, round trip 5 ___
Water source farther than 20 min., and
45 min. or less, round trip 7 ___
Water source farther than 45 min., round trip 10___

F. Existing Building Construction Materials
Noncombustible siding/deck 1_X_
Noncombustible siding/combustible deck 5___
Combustible siding and deck 10___

G . Utilities (gas and/or electric)
All underground utilities 1_X_
One underground, one aboveground 3___
All aboveground 5___

Total for Subdivision__16__
Moderate Hazard 40–59
High Hazard 60–74
Extreme Hazard 75+

County In-Depth Analysis (EXHIBIT 8)

Review of Mayfield Springs Preliminary Plat

Date:	Friday, April 14, 2023
Project:	Mayfield Springs Planned Community – Preliminary Plat Submittal
To:	Mr. Greg Johnson and Ms. Bonnie Layton
From:	Mitra Mehta-Cooper, Director, Elmore County Land Use and Building Department Joel Cruz-Haber, Planner, Elmore County Land Use and Building Department Camille Alexander, Transportation Planner, HDR Inc Angie Michaels, County Engineer, Engineering with a Mission Amanda Schaus, Outside Counsel, Elam and Burke
Subject:	**Staff Review Determination of Preliminary Plat Proposal**

1.0 Purpose

The purpose of this memo is to provide a detailed review of a Preliminary Plat proposal submitted on November 9, 2022 (PP-2023-01) to the Land Use and Building Department. The proposal was reviewed for compliance with the Mayfield Springs Planned Community Comprehensive Plan, Mayfield Springs Zoning Ordinance, Elmore County Zoning and Development Ordinance (Titles 6-11), and Conditions of Approval for the planned community. The current proposal includes a total of 956 lots on 462 acres with 886 single family residential, 43 open space, 22 commercial, 2 multiple-family, 1 mixed use and 1 wastewater treatment facility lots.

2.0 Determination

The Mayfield Springs Planned Community Preliminary Plat (PP-2023-01) seems largely in compliance with the following exceptions. Please submit this outstanding information to staff by May 15th, 2023, to complete this review and schedule this item for a hearing. Elmore County has transmitted the application to agencies on March 30, 2023, and awaiting their response.

Element E (Mayfield Springs Economic Report)	**Satisfied**	Application meets Economic Report	11/9/22 & 3/16/23
Element F-1 (Natural Features)	**Satisfied**	Wetland Determination is in G-3	11/9/22 & 3/16/23
Element F-2 (Proposed Land Use)	**Somewhat Satisfied**	GIS Map requested	11/9/22 & 3/16/23
Element F-3 (Existing Land Use)	**Somewhat Satisfied**	GIS Map requested	11/9/22 & 3/16/23
Element F-4 (Development and Population)	**Satisfied**	Application meets Development and Population Trends	11/9/22 & 3/16/23
Element F-5 (Community Services and Utility Plan)	**NOT MET**	Provide an update on discussions with MHSD for school, Sheriff and EMS for Emergency Service Building Design, Library, Idaho Power, natural gas, CTC Telecom letters etc.	11/9/22 & 3/16/23
Element F-6 (Open Space, Parks, and Trails)	**Satisfied**	18% Open Space Lots	11/9/22 & 3/16/23
Element F-8 (Phasing Plan)	**Satisfied**	Application meets Phasing Plan	11/9/22 & 3/16/23
Element F-9 (Stormwater Management Plan)	**Satisfied**	Application meets Development and Population Trends	11/9/22 & 3/16/23
Element F-10 (Minimum Public Service)	**NOT MET**	Provide an update on discussions with MHSD for school, Sheriff and EMS for Emergency Service Building Design, Library, Idaho Power, natural gas, CTC Telecom letters etc.	11/9/22 & 3/16/23

3.1.2 Preliminary Plat Review – County Code Requirements Per Title 10 Chapter 1

Element	Determination	Notes	Submittal Reference
10-1-3 (A)	**Satisfied**	Due to approval of PC in August 2022, pre-application meeting not required by Director	11/9/22
10-1-3(B)	**Somewhat Met**	Neighborhood meeting sign-in sheet submitted however, letter to neighbors, not submitted in application.	11/9/2022
10-1-3 (C)	**Somewhat Met**	Digital Plat and physical map submitted with their phasing plan. The proposed site is not in Wildfire Urban Interface Overlay zone, a memo submitted for overlay zone. CC&Rs and irrigation plan not submitted.	11/9/2022
10-1-3 (D)	**Satisfied**	Due to approval of PC in August 2022, Natural Feature Analysis (NFA) from PC-2021-01 was used for review.	11/9/22 & 3/16/23
10-1-4 (B) General Design Standards	**Somewhat Satisfied**	Request for a hillside grading permit for phase 1 for containing slopes greater than 15%. (MS-PC-NFA Element F-1, Pg.14) A grading plan will be required.	11/9/22
10-1-5 Blocks	**Additional Review (Travis)**	Travis to Complete Review	11/9/22 & 3/16/23
10-1-6 (B) Lots	**Additional Review (Travis)**	Travis to Complete Review	11/9/22 & 3/16/23
10-1-6 (C) Lots	**Additional Review (Travis)**	Travis to Complete Review	11/9/22 & 3/16/23
10-1-6 (D) Lots	**Additional Review (Travis)**	Travis to Complete Review	11/9/22 & 3/16/23
10-1-7 Property Access	**Additional Review (Angie)**	Angie to complete review per MHHD standards	11/9/22 & 3/16/23
10-1-8 Alleys, Public and Private	**Additional Review (Angie)**	Angie to complete review per MHHD and County standards	11/9/22 & 3/16/23

10-1-9 Private and Common Driveways	**Additional Review (Angie)**	Angie to complete per MHHD and County standards	11/9/22 & 3/16/23
10-1-10 Public and Private Roads	**Satisfied**	Updated Preliminary Plat Send	11/9/22 & 3/16/23
10-1-11 Drainage	**NOT MET**	A formal drainage study or plan was **not** submitted with the preliminary plat application and is required.	11/9/22 & 3/16/23
10-1-12 (A) Easements	**NOT MET (Travis)**	The plat map does not show the required 12' width easement from the exterior of the property line for all property lines fronting public or private road/ street.	11/9/22 & 3/16/23
10-1-12 (C) Easements	**NOT MET (Travis)**	Construction level and maintenance requirements drawings. Condition of final plat.	11/9/22 & 3/16/23
10-1-13 Watercourses	**Somewhat Satisfied**	Refer to COA 14, 15 and 16. Otherwise, the site does not contain watercourses. Final Plat.	11/9/22 & 3/16/23
10-1-14 Flood Hazard Overlay	**Satisfied**	The proposed plat is not in FEMA determined flood hazard zone.	11/9/22 & 3/16/23
10-1-15 Required Improvements and Owner's Responsibility	**Somewhat Satisfied**	COAs. Need to make improvements prior to final plat or submit surety bonds with final plats	11/9/22 & 3/16/23
10-1-16 Monument Requirements	**Additional Review (Surveyor)**	This is done at final plat.	11/9/22 & 3/16/23
10-1-17 Streets and Other Improvements	**NOT MET (Final Plat)**	As built level review.	11/9/22 & 3/16/23
10-1-18 Preliminary-Plat Specifications	**Satisfied**	Preliminary plat meets applicable specifications to phase 1. As dwelling unit thresholds are met, revaluation of plat specification will be required per phase or plat.	11/9/22 & 3/16/23
10-1-20 Required Findings Preliminary-Plat	**In Process**	Currently in review process for preliminary plat.	11/9/22 & 3/16/23
10-1-21	**Satisfied**	Land is undeveloped	11/9/22 & 3/16/23

Vacation, Total or Partial, Of a Recorded Subdivision Plat			
10-1-22 Surety and Surety Agreement	**Somewhat Satisfied**	It is unclear right now if the applicant has submitted the necessary surety agreements for their wastewater collection, treatment center, and proportional road agreement with the appropriate health authority per Elmore County Title 10. Ch. 1 and Idaho Statute §50-1326. Central District Health, Idaho Department of transportation and Department of Environmental Quality.	11/9/22 & 3/16/23

3.1.3 Mayfield Springs Planned Community – Zoning Ordinance Text Element -D

Element	Determination	Notes	Submittal Reference
7-18-6 (D) Private Street Frontage & Access	**Somewhat satisfied**	Clearly define which streets will be publicly maintained or privately maintained. Sidewalk maintenance, streetlights, landscaping, etc.	11/9/22 & 3/16/23
7-18-9 Landscaping Regulations	**Landscaping Plan will be required at Final Plat (Construction plans)**	Formal landscape plan will be submitted and take into consideration standards set forth in general provisions and requirements, site landscape design, water efficiency in landscape design, and landscaping for beautification along arterials, collectors, and paths.	11/9/22 & 3/16/23
7-18-10 Open Space	**Open Space and Trails Plan will be required at Final Plat (Construction Plans)**	The preliminary-plat map does not illustrate the location nor dimensions of proposed open space, trails, and pathways as shown in Element F-6 (Open Space, Parks, and Trails plan) Furthermore, the applicant.	11/9/22 & 3/16/23
7-18-12 On-And Off-Street Parking Requirements	**On and Off-Street Parking Plan will be required at Final-Plat (Construction Plans)**	Parking plan will need to be submitted to demonstrate compliance to the parking design standards set forth in 7-18-12(A). Applicant shall a parking space maintenance agreement for proposed joint use parking spaces in accordance to section 7-18-5. Placement of Bicycle Parking Facilities are unclear and shall meet the standards set forth in 7-18-12(G).	11/9/22 & 3/16/23

7-18-14 Grading Requirements	**NOT MET**	A Hillside Development application is not submitted. MS-ZO shall comply with Title 7 Ch. 5 of the Elmore County-ZO.	11/9/22 & 3/16/23
7-18-15 Design Standards for Structures and Site Improvement	**Somewhat Satisfied (Construction Plans)**	The Preliminary-Plat map does show street improvements, however, not landscape, WUI, Open Space, Parks, and Trails Plan, Grading, Parking, Drainage, Irrigation, and Lighting plan. Furthermore, the submitted street improvements will need to be reviewed and meet the design standards of the Mountain Home Highway District	11/9/22 & 3/16/23
7-18-16 Lighting Standards	**NOT MET (Construction Plans)**	The applicant will need to submit a lighting plan per 7-18-16 that meets the design standards per 7-18-16 (A.)	11/9/22 & 3/16/23
7-18-17 Process for Subdivision	**In Process**	Currently in the review process for preliminary plat.	11/9/22 & 3/16/23

3.2 Applicable Conditions of Approval Requirements

This section provides a summary of findings determining the Owner's compliance with the Conditions of Approval (COA) adopted by the Elmore County Commissioners on 10-7-2022.

3.2.1 Conditions of Approval Review

Below is a comprehensive list of the COAs the Developer must meet in order for the Preliminary Plat submittal to be approved. Only those COAs that are triggered at the Preliminary Plat Review stage are listed below.

COA	Determination	Condition Substance/Action Needed
1	**Complete**	Development Agreement Accepted by Board
2	**In Review**	Compliance with Mayfield Springs Planned Community
3	**In Review**	Compliance with preliminary plat specifications and digital copy
4	**Final plat requirement**	Subdivision and Road Naming
5	**Final plat requirement**	Building permit issued after recordation of final plat
6	**Complete**	Owner to submit first Preliminary Plat within one (1) year
7	**N/A**	Periodic Evaluation every two years

8	**N/A**	Biennial Report with Periodic Evaluation
9	**N/A**	No known federal waters
10	**Final plat requirement**	Currently submitting for preliminary plat and not final
11	**In Review**	Wildlife Urban Interface (WUI) Plan memo is submitted
12	**Incomplete**	Need to submit preliminary Grading Plan
13	**Final plat requirement**	County Engineer approval for slope stability and revegetation
14	**Final plat requirement**	Final Plat condition to identify all floodplain tributaries and alluvial fans as well as all site specific improvements
15	**Final plat requirement**	Grading or filling of greater than 15% slopes for any crossing or gullies that drain more then (10) acres; Preliminary Grading Plan will identify those areas
16	**Complete**	The site does not have FEMA flood zones
17	**Final plat requirement**	Total Maximum Daily Load permit to minimize surface water runoff and contamination during construction
18	**Final plat requirement**	Dust Control plans, Compliance with IDAPA (air pollution control and hazardous waste, and solid waste management).
19	**Final plat requirement**	Streetlights comply with WMP; will need condition to carry to final plat with additional details
20	**Final plat requirement**	Construction compliance with utility providers; will need condition to carry to final plat with additional details
21	**In Review**	Floodwater infiltration into water supply; will need preliminary grading, drainage, and stormwater management plan for engineer's review. Request a letter from Mountain Water works to demonstrate if this condition has met.
22	**Final plat requirement**	Certificates and endorsements required
23	**Final plat requirement**	Must show pressurized irrigation system
24	**Final plat requirement**	Site-improvements for plat or surety for them
25	**Final plat requirement**	Construction and as-build details for drainage improvements; will need preliminary drainage plan with preliminary plat
26	**Final plat requirement**	Interpretive plaques and signage; will benefit from having a landscape plan showing these now
27	**N/A**	Cultural and archaeological resource discovery

28	**N/A**	Commercial activity assurance; Only 950+/- residential units in this plat
29	**N/A**	Multi-family commitment; Only 950+/- residential units
30	**Complete**	Wastewater plans have been submitted and approved by DEQ, copy provided to Department, and is under construction.
31	**Complete**	DEQ and CDH Approvals for Wastewater Treatment
32	**Final plat requirement**	TFM Review by DEQ for Wastewater Treatment; will benefit from it now since it is under construction and building inspection
33	**In Review**	Drinking water systems approval from DEQ; will need a letter of approval from DEQ; under review of building division
34	**Final plat requirement**	TFM Review by DEQ for drinking water system; will benefit since it is under review of building division
35	**Final plat requirement**	Sewer District or Private Municipal company and final systems approval for wastewater treatment facility from DEQ/CDH
36	**In Review**	Water Permit compliance
37	**Final plat requirement**	Water District or Private drinking water company and final systems approval for water facility from DEQ/CDH
38	**N/A**	No temporary wastewater lagoon treatment systems; none proposed
39	**N/A**	No individual septic systems; none shown on plat
40	**Final plat requirement**	Updated wildlife mitigation plan; will need updated plan
41	**Final plat requirement**	Establishment of Conservation Advisory Committee; will need a proposal
42	**First final plat requirement**	Seed money for Conservation Advisory Committee; will need a proposal
43	**First final plat requirement**	Agreement with a conservation agency; will need a proposal
44	**First final plat requirement**	Mitigation and enhancement per WMP; will need a proposal
45	**Incomplete**	A memorandum of agreement with MHHD; Will need one with first preliminary plat
46	**Incomplete**	A memorandum of agreement with ITD; Will need one with first preliminary plat

47	**Final plat requirement**	Written approval demonstrating compliance with Mountain Home Highway District, Ada County Highway District, or ITD; Will need a discussion on updated traffic study after 175th unit
48	**Incomplete**	Compliance with MHHD's Highway Standards and Development Procedures Manual; will need written documentation
49	**N/A**	Park and Ride Lot
50	**Incomplete**	Progress Report for school, emergency response facility (EMS, Fire, and Sheriff), Library; will need one with preliminary plat
51	**Final plat requirement**	MOU with EMS and Sheriff
52	**Building Permit requirements**	Fire Protection District establishment
53	**Building Permit requirements**	Initial Emergency Response Facility construction
54	**Building Permit requirements**	Full Emergency Response Facility construction
55	**Building Permit requirements**	O&M Fees for Fire district
56	**Building Permit requirements**	O&M Fees for Sheriff
57	**Building Permit requirements**	O&M Fees for EMS
58	**Final plat requirement**	School District Letter of intent or refusal
59	**Building Permit requirements**	Agreement with MHSD or a Charter School and provide a copy to the Department to ensure their participation
60	**Final plat requirement**	MOU with the MHSD to provide reimbursement of bussing students to existing school locations
61	**Final plat requirement**	School construction by 750th unit
62	**In Review**	Provide library service; need documentation of compliance
63	**Final plat requirement**	Medical services onsite; need documentation of compliance
64	**Incomplete**	Please provide information in updated information in pathways and open trails plan.

65	**Incomplete**	Please provide information in updated information in pathways and open trails plan.
66	**Incomplete**	Cost of developing open space, parks, and trails plans; need draft/updated CC&Rs
67	**Incomplete**	Access of individual lots to open spaces; need landscape plan and easements to verify
68	**Incomplete**	Submit covenants, conditions and restrictions; need draft/updated CC&Rs
69	**Incomplete**	Note for sewer cost on covenants, conditions and restrictions; need draft/updated CC&Rs
70	**Incomplete**	Note for water cost on covenants, conditions and restrictions; need draft/updated CC&Rs
71	**Incomplete**	Note for right to farm on covenants, conditions and restrictions; need draft/updated CC&Rs
72	**Incomplete**	Note for wildlife habitat on covenants, conditions and restrictions; need draft/updated CC&Rs

Agency Coordination Meeting (EXHIBIT 9)

Agency Meeting
Mayfield Springs PC Preliminary Plat

April 20th, 2023

	PRINTED NAME	Agency and Email
	Wendy Howell	ITD Wendy.Howell@ITD.Idaho.gov
	Brian Duran	ITD Brian.Duran@ITD.Idaho.gov
	Alan Roberts	Elmore Emergency Svs aroberts@elmorecounty.org
	Mike Harlinshead	Sheriff mhallinshead@elmorecounty.org
	Amanda Schaus	Elmore County Counsel aks@elamburke.com
	MITRA MEHTA-COOPER	ELMORE COUNTY LUBD MMEHTACOOPER@ELMORECOUNTY.ORG
	Brent W. Copes	CDH Bcopes@cdh.idaho.gov
	Penny Meyers	MHHD pmeyers2@mindspring.com
ZOOM	Brent Moore	Ada County Development Services
ZOOM	Camille Alexander	HDR
ZOOM	Rick Luke	Idaho Department of Lands SW office
ZOOM	Roger Hall	Real Estate Services Bureau Chief at IDL
ZOOM	Christian Idahosa	Compliance Archeologist
ZOOM	Travis Foster	NV5 County Surveyor
ZOOM	Knute Sandahl	State Fire Marshal

Land Use and Building Department

520 East 2nd South Street
Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 1256
Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper, *Director*

Johnny Hernandez, *Building Official*

Joel Cruz-Haber, *Planner*

James Roddin, *Code Enforcement Officer*

Kacey Ramsauer, *Permit Technician*

Tonya Boyd, *Administrative Assistant*

Meeting Agenda

(In-person at Forest Service Building or Zoom)

Mayfield Springs Planned Community

Proposed Preliminary Plat 1 Services Provision Review

April 20, 2023 at 10:00am

1. Welcome and Introductions
2. Overall Proposal and Status – Land Use and Building Department – 10:15am
3. Conditions of Approval – Interstate and Comments – Idaho Transportation Department
4. Conditions of Approval for Roads and Comments – Ada County Highway District and Mountain Home Highway District – 10:30am
5. Conditions of Approval for Schools and Comments – Mountain Home School District – 11:00am
6. Conditions of Approval for Law Enforcement and Comments – County Sheriff – 11:20am
7. Conditions of Approval for Emergency Medical Services and Comments – Elmore County EMS/Emergency Management Coordinator – 11:30am
8. Conditions of Approval for Schools for Hospitals and Library – Desert Sage and St. Luke – 11:40am
9. All other areas of Development – Land Use and Building Department – 11:45am
10. Next Steps – All

In-Depth Analysis Response &Neighborhood Meeting Letter (EXHIBIT 10)

Joel Cruz-Haber

From: Hethe Clark <hclark@clarkwardle.com>
Sent: Monday, April 24, 2023 5:08 PM
To: Joel Cruz-Haber; Greg Johnson (greg@westparkco.com); Taylor Merrill; Ben Thomas; Stuart Hurley; bonnie.layton@nv5.com
Cc: Mitra Mehta-Cooper; angie@ewsid.com; aks@elamburke.com; Alexander, Camille
Subject: RE: Mayfield Springs Phase 1 In Depth Review

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Joel, thanks for sending this. I had an opportunity to review last week before running out of town for a wedding, and I'm just now getting back to it.

I will do a detailed response, but I'm struggling a little bit with how to do so. There are a couple sections that don't make sense to me in terms of a "checklist" of what should be a review to confirm simple compliance with the MSPC approval and conditions.

Here are my initial questions:

- Section 3.1.1
    - This is a summary of the approved MSPC application. There shouldn't be a substantive review of these sections – only confirmation that what we have submitted with this preliminary plat is consistent with the MSPC approval. So, for example, Element B-2 asks for draft CC&Rs, which were provided as Element G-5 of the approved MSPC. The CCRs won't be updated again until we get to the final plat stage. Element B-4 is the TIS, which was approved subject to conditions of approval that require us to install certain improvements by X number of units.
    - The focus should be on the conditions of approval—not revisiting the PC approval. So long as our preliminary plat is consistent with the MSPC, meets the technical requirements, and satisfies the conditions of approval, there shouldn't be any additional review and certainly no re-visiting the original application.
- Section 3.1.2
    - The MSPC approval includes its own preliminary plat code. I'm not sure why the county preliminary plat code is being reviewed. This is also confusing because many of these requirements relate to final plat.
- Section 3.1.3
    - This is the MSPC zoning code, which is appropriate. As you note, most of these requirements are applicable at final plat and with construction plans. For example, per our conversation on January 13, the hillside development application is not required—only a preliminary grading plan for the 15% areas is required. The full hillside is required with the final plat per Condition 13. We also agreed that the lighting plan is not required at this time.
- Section 3.2.1
    - Not all 72 COAs are triggered at the preliminary plat stage.
    - While there are some that are generally applicable (2, 3, 50) or are otherwise already satisfied (6), only the following should be subject to this review: 11, 12, 30, 45, 46, 50.

I'll do a formal response that hopefully narrows the evaluation a bit, but this is what I am seeing for now. We're also listening to the agency meeting to try to identify any additional concerns.

Hethe Clark, Partner
251 E Front Street, Suite 310 | PO Box 639 | Boise, Idaho 83701
hclark@clarkwardle.com | Direct 208.388.3327 | Fax 208.388.1001

From: Joel Cruz-Haber <jcruzhaber@elmorecounty.org>
Sent: Friday, April 14, 2023 2:06 PM
To: Hethe Clark <hclark@clarkwardle.com>; Greg Johnson (greg@westparkco.com) <greg@westparkco.com>; Taylor Merrill <taylor@westparkco.com>; Ben Thomas <ben@civil-innovations.com>; Stuart Hurley <SHurley@mountainwtr.com>; bonnie.layton@nv5.com
Cc: Mitra Mehta-Cooper <mmehtacooper@elmorecounty.org>; angie@ewsid.com; aks@elamburke.com; Alexander, Camille <Camille.Alexander@hdrinc.com>
Subject: Mayfield Springs Phase 1 In Depth Review

Good afternoon,

I hope everyone is having a great Friday so far. Attached is the staff level In-depth review of preliminary plat-2023-01 and updates from 11/9/2022 and 3/16/2023. Please review and provide the necessary documents and updated by specified date.

As you know the Department will be holding county, state, and federal agency coordination meeting on April 20th, 2023. The Department will compile agency comments/ recordings and submit them to you for further agency coordination.

Best regards,

Joel Cruz-Haber
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext 1269
208-598-5247 (Cell)

MEMORANDUM

TO: Mitra Mehta-Cooper and Elmore County Land Use and Building Dep't Staff

FROM: Hethe Clark on behalf of Mayfield Springs PC

DATE: 6-2-23

RE: Detailed Response to Elmore County Staff's Preliminary Plat Review

CW FILE #: 21709.62

Mitra and Staff:

Thank you for your ongoing work regarding Mayfield Springs. We appreciate it and look forward to making Mayfield Springs a built reality.

We have reviewed the detailed comments provided by Joel, which were provided in table format. On the following pages we respond to each. In the meantime, I would like to provide the following highlights:

- Preliminary grading plans are shown on the final four sheets of the preliminary plat. They include topographic marks and existing and proposed contours. The same sheets include all of the information required per the preliminary drainage plan requirements.
- A summary of the discussions with the various agencies and utilities is provided in response to your Section 3.1.1. In short, discussions with emergency services are actively ongoing and we are nearing completion of a design for the emergency services building. We are currently preparing financial models for purposes of the school construction and will move to that matter next.

The primary items that are outstanding include the MOUs with MHHD and ITD. Both are underway. MHHD has a draft that we have prepared and they are reviewing. ITD is preparing an MOU for our review. The substantive conditions associated with MHHD and ITD will not change based on these MOUs. For example, conditions related to ITD roadway improvements will not be modified with this MOU. Instead, they simply outline the details of MHHD collaboration and payment to ITD to address roadway improvements by the timing thresholds identified in our existing conditions of approval. Accordingly, I suggest that we move forward with the planning and zoning commission hearings and confirm execution of these MOUs by the time we reach the Board of County Commissioners' hearing.

Response to Section 3.1.1 of Mayfield Springs Preliminary Plat Review

Only the Conditions of Approval of the PC are relevant to the Preliminary Plat review. This Section 3.1.1 appears to revisit certain substantive elements of the PC; however, we provide the below summary as an update to the County. Items requiring Application action are highlighted.

Element	County Comment	Applicant Response	Next Steps
Element B-2	Somewhat Satisfied	CC&Rs are not required for Preliminary Plat; however, CC&Rs were submitted with original PC application & will be updated with final plat.	N/A
Element B-3	Requests GIS map	Previously provided by Bonnie Layton	N/A
Element B-4	Provide MHHD, ACHD, and ITD Reponses	Both ITD and MHHD provided comments in connection with the PC approvals. • MHHD has provided comments on the Preliminary Plat and is reviewing an MOU draft that satisfies Condition 45 • ACHD will not comment on our Preliminary Plat--not within their jurisdiction • ITD is not expected to provide comments but is negotiating with the applicant on an MOU that satisfies Condition 46	Applicant to provide ITD and MHHD MOUs prior to BOCC hearing on Preliminary Plat
Elements F-5 and F-10	Requests update regarding discussions with School, Sheriff, EMS, Library, Idaho Power, Natural Gas, CTC Telecom	School: • Financial modeling underway; however, MOU with school not required until first final plat (Condition 58). Conversations to occur this summer. Sheriff: • Sheriff has reviewed and approved layout of emergency services building. MOU to be signed prior to first final plat (Condition 51). EMS: • Follow-up meeting with EMS set for June 6 but no issues are anticipated related to emergency services building layout. MOU to be signed prior to first final plat, but applicant has agreed to increase per rooftop fee to $1,000 (Condition 51). Library: • No change from PC application or Condition 62. Library services to be initially provided on-site in community facilities and a district to be formed when eligible. Will revisit Ada Community Library prior to formation. Idaho Power: • "Will Serve" provided with Appendix A to Element F-5 of PC approval. Intermountain Gas: • No change from PC approval. Cost-sharing discussions for extension of existing lines are underway CTC Telecom: • No change from PC approval; CTC Telecom remains willing to serve the project	No further action required for Preliminary Plat

Response to Section 3.1.2 of Mayfield Springs Preliminary Plat Review

As with Section 3.1.1, we respond in order to keep the County apprised as to progress but believe several of these items are misplaced as part of this review. Items requiring Application action are highlighted.

Element	County Comment	Applicant Response	Next Steps
10-1-3(A)	Satisfied	Agreed	N/A
10-1-3(B)	Somewhat met	Neighborhood meeting letter attached as Schedule 1	N/A
10-1-3(C)	Somewhat met	• CC&Rs not required for Preliminary Plat but draft document set was provided with PC approval • Irrigation Plan attached as Schedule 2	N/A
10-1-3(D)	Satisfied	Agreed	N/A
10-1-4(B) General Design Standards	Somewhat Satisfied	Per our January 2023 discussion and per 7-18-14, only a preliminary grading plan is required. See Schedule 3 for additional information	N/A
10-1-5, -6(B), (C), (D) Blocks, Lots	Travis to Complete Review	Preliminary plat matches approved PC site plan	No further action expected given conformity to approved site plan
10-1-7 Property Access	Angie to Complete Review	MHHD has reviewed and provided comments on Preliminary Plat. Why a second review of access?	See above
10-1-8 Alleys	Angie to Complete Review	Preliminary plat matches approved PC site plan and road sections	See above
10-1-9 Private and Common Driveways	Angie to Complete Review	Preliminary plat matches approved PC site plan and road sections	See above
10-1-10 Public/Private Roads	Satisfied	Agreed	N/A
10-1-11 Drainage	Not met	County comments require a "formal" drainage study. Only a preliminary drainage plan in accordance with 7-18-7.F.5 is required. See Schedule 3	N/A
10-1-12(A) Easements	Not met	Final plat will incorporate appropriate easements. This is a preliminary plat	N/A
10-1-12(C) Easement	Not met	Notes indicate condition of final plat. Applicant agrees	N/A
10-1-13 Watercourses	Somewhat satisfied	None in preliminary plat. No further action required	N/A
10-1-14 Flood Hazard Overlay	Satisfied	Agreed	N/A
10-1-15 Required Improvements	Somewhat Satisfied	Not a requirement of preliminary plat to complete improvements – only a condition at final plat	N/A

10-1-16 Monument Requirements	Additional Review	Notes indicate condition of final plat. Applicant agrees	N/A
10-1-17 Streets and Other Improvements	Not met	Notes indicate condition of final plat (construction drawings). Applicant agrees	N/A
10-1-18 Preliminary Plat Specifications	Satisfied	Agreed	N/A
10-1-20 Required Findings	In Process	Preliminary Plat conforms to PC-approved site plan	N/A
10-1-21 Vacation of Plat	Satisfied	Agreed—not applicable	N/A
10-1-22 Surety and Surety Agreement	Somewhat Satisfied	Unclear what is requested here but in any case not relevant to Preliminary Plat – only final. Sewer and water facilities plans have been approved by IDEQ and construction of both is underway. No significant surety is anticipated on either	N/A

Response to Section 3.1.3 of Mayfield Springs Preliminary Plat Review

Element	County Comment	Applicant Response	Next Steps
7-18-6(D) Private Street Frontage and Access	Somewhat Satisfied	Per the PC approval, all existing streets are to remain public while all new streets will be private. Any improvements outside of pavement will require private maintenance as MHHD does not maintain urban street facilities. Private streets will be identified as such on the final plat	N/A
7-18-9 Landscaping Plan	Final Plat requirement	Applicant agrees – final plat requirement	N/A
7-18-10 Open Space	Final Plat requirement	Applicant agrees – final plat requirement	N/A
7-18-12 Parking Requirements	Final Plat requirement	Applicant agrees – final plat requirement	N/A
7-18-14 Grading Requirements	Not met	Per our January 2023 discussion and per 7-18-14, only a preliminary grading plan is required. See Schedule 3	N/A
7-18-15 Design Standards for Structures	Somewhat Satisfied	This is an item that should be reviewed with construction plans—not in connection with the preliminary plat, which does not contain such detail	N/A
7-18-16 Lighting Plan	Not met	Not a requirement for a preliminary plat	N/A
7-18-17 Process for Subdivision	In process	Currently under review. Preliminary plat conforms to approved PC site plan	N/A

Response to Section 3.2.1 of Mayfield Springs Preliminary Plat Review

Section 3.2.1 includes a comprehensive review of the conditions of approval for Mayfield Springs. Many of these conditions are not applicable until we reach later milestones, including final plats. In order to streamline the conversation, we respond below only to each of the conditions relevant to a preliminary plat. Items requiring additional applicant response are highlighted.

Condition	County Comment	Applicant Response	Next Steps
3	In review	Preliminary plat application meets requirements of Mayfield Springs and County Code	N/A
6	Complete	Preliminary plat application submitted within two (2) years of PC approval	N/A
11	In review	WUI Plan memorandum submitted	Waiting on County review and approval
12	Incomplete	Per our January 2023 discussion and per 7-18-14, only a preliminary grading plan is required. See Schedule 3	N/A
30	Complete	Wastewater plans approved and under construction	N/A
45	Incomplete	MHHD memorandum has been prepared and is under review by MHHD	To be completed by BOCC hearing on preliminary plat
46	Incomplete	Discussed with ITD. ITD legal is preparing draft memorandum for review	To be completed by BOCC hearing on preliminary plat
50	Incomplete	See progress report provided with response to Section 3.1.1 above	N/A
64, 65, 66, 67	Incomplete	Condition 67 indicates that 64-66 are a requirement at each final plat	N/A
68	Incomplete	Condition 68 is a requirement at final plat	N/A
69	Incomplete	Condition 69 is a requirement at final plat	N/A
70	Incomplete	Condition 70 is a requirement at final plat	N/A
71	Incomplete	Condition 71 is a requirement at final plat	N/A
72	Incomplete	Condition 72 is a requirement at final plat	N/A

Schedule 1

Neighborhood Meeting Letter

CLARK WARDLE

DEVELOPMENT REAL PROPERTY ZONING

September 23, 2022

To: **Property Owner**

Re: **Mayfield Springs Planned Community Preliminary Plat**

Dear Neighbor:

You are invited to attend a neighborhood meeting on October 10, 2022 at 6:00 p.m. at the American Legion, War Memorial Hall located at 515 E. 2nd Street, Mountain Home, Idaho. This meeting is to inform property owners of the proposed Mayfield Springs Planned Community Preliminary Plat. Your comments are greatly appreciated as we move forward with our application. If you are unable to attend this meeting please submit your comments to contact@clarkwardle.com.

Sincerely,

T. Hethe Clark

T. Hethe Clark Geoffrey M. Wardle Joshua J. Leonard Preston B. Rutter
T: 208.388.1000
F: 208.388.1001
clarkwardle.com
251 E Front St. Suite 310
PO Box 639
Boise ID 83701

Schedule 2

Irrigation Plan per Idaho Code Section 31-3805

Elmore County Code Section 10-1-3.C.6 states: "If an irrigation right exists to the property, the applicant shall submit an irrigation plan that is consistent with Idaho Statute § 31-3805." Idaho Code Section 31-3805 clarifies that it applies only to properties with surface water rights and water delivery (e.g., from a canal or water district). While Mayfield Springs has a municipal ground water right, it does not have a surface water right. The procedures identified in Section 31-3805 are inapplicable to this situation.

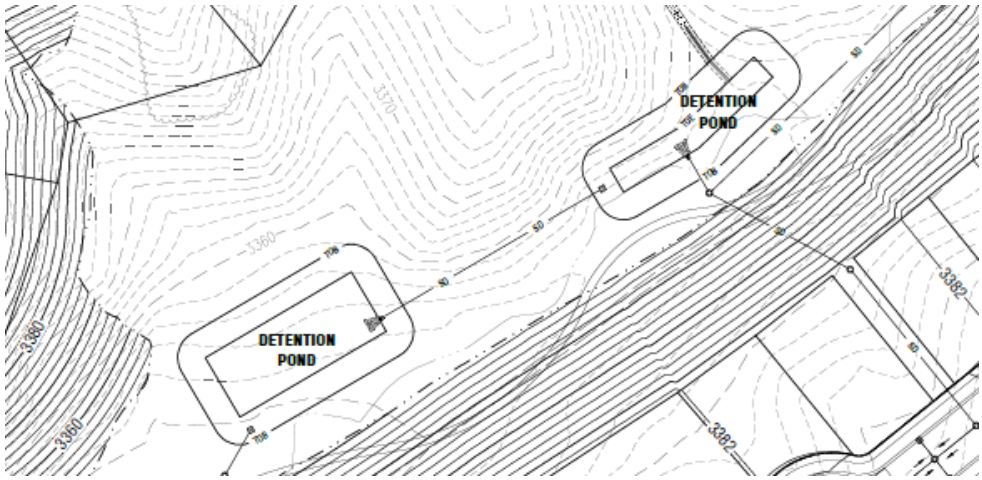
Further detail regarding Mayfield Springs irrigation plans is contained in Element F-5 of the approved PC application.

Schedule 3

Discussion Regarding Preliminary Grading and Drainage Plans

Per our January 2023 discussion and per 7-18-14 (Mayfield Springs Code) and 10-1-11 (Elmore County Code), only a preliminary grading plan is required. As is customary, the preliminary grading plan is contained on the preliminary plat sheets. See the final four sheets (C.300 - .303), which show existing and proposed contours for the entire development area – not just those areas with slopes greater than 15%.

These sheets also include the project's drainage plan. As required under 7-18-17.F.5.c, these sheets show the proposed grading, including essential elements of the proposed drainage system. Storm drain detention ponds and storm drain seepage beds are shown.



Of course, all such facilities are conceptual in nature and will be sized during final design in connection with construction plans and final platting.

Flow arrows and contours are shown (see above and below):



Hethe Clark- Letter In Advance of Joint Services Meeting (EXHIBIT 11)

T. Hethe Clark
(208) 388-3327
hclark@clarkwardle.com

Via electronic mail

May 24, 2023

Mitra Mehta-Cooper
Director, Land Use and Building Department
520 E. 2nd Street
Mountain Home, Idaho 83647

Re: Mayfield Springs – Letter in Advance of Joint Services Meeting

Dear Mitra:

This letter is written in advance of today's meeting regarding the status of joint service collaboration in the Mayfield area. Please be advised that, at this time, Mayfield Springs ("Springs") has obtained a planned community approval with detailed emergency service plans. It is Springs' intention to continue to pursue its project in accordance with existing approvals. If that changes, we will notify the County in writing and seek an appropriate modification of our conditions.

As discussed, it has come to our attention that Mayfield Townsite ("Townsite") has indicated that there are agreements in place to combine emergency service facilities with Springs. At this time, there are no agreements to combine emergency service facilities. Unless otherwise directed by Springs, Elmore County should continue to expect Springs to live up to its commitments in its own conditions of approval, which have not been modified. Springs does not expect to be tied to Townsite approvals and vice versa.

If cost-sharing agreements with Townsite are entered into in the future (fire and emergency services, for example), we will inform Elmore County. Unless a written cost sharing agreement is made with Townsite, Springs will continue to satisfy its own conditions, and will exclusively bear the resulting financial obligations related thereto. The County should expect Townsite to do the same.

Very truly yours,

T. Hethe Clark

HC/bdb

Mayfield Springs/ Townsite Joint Services Coordination Meeting

May 24th, 2023

PRINTED NAME	Email Address
Mike Hollinshead	
Heather Clark	hclark@clarkwardle.com
Alan Roberts	aroberts@elmorecounty.org
MISEA MEHTA-COOPER	MMEHTACOOPER@ELMORECOUNTY.ORG
Taylor Merrill	taylor@westpark co.com.
Daren Fluke	daren.fluke@jacobs.com
Abigail Germaine	arg@elamburke.com
Darin Taylor	darin.taylor@subdivisionmaker.com
Elizabeth Voeckeritz	eak@givenspursley.com
Joel Cruz-Haber	
Kacey Ramsauer	
Joe Swain - Mayfield Rnch	jswain00@gmail.com
JON BRECKON	jbreckon@bld..co

Application Acceptance Letter (EXHIBIT 12)

Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 502
Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper
Director

Joel Cruz-Haber
Planner

Kacey Ramsauer
Planner & ADA Coordinator

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Code Enforcement

Steven Vinci
Permit Technician

Tonya Boyd
Administrative Assistant

Date: June 30, 2023

Sent Via Electronic Mail.

To: Mr. Greg Johnson,
The Westpark Companies,
1861 S. Wells Avenue Suite #210,
Meridian, ID 83642

Mr. Johnson,

The purpose of this letter is to inform you that your application for a Preliminary-Plat-2023-01 has been accepted by the Elmore County Land Use and Building Department. The public hearing with the Elmore County Planning and Zoning Commission has been scheduled for **Thursday, July 27th, 2023, at 6:00 p.m**. at the War Memorial American Legion Hall, located at 515 East 2nd South Street, Mountain Home, ID 83647. Your attendance is required.

If you have any questions regarding this letter, please let me know.

Thank you,

Joel Cruz-Haber
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext 1269
208-598-5247 (Cell)

County Notices of Public Hearing (EXHIBIT 13)

Elmore County Land Use and Building Department

520 East 2nd South Street, Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 502 Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper
Director

Johnny Hernandez
Building Official

Kacey Ramsauer
Planner & ADA Coordinator

Joel Cruz-Haber
Planner

James Roddin
Code Enforcement

Colton Janousek
Building Inspector

Steve Vinci
Permit Technician

Tonya Boyd
Administrative Assistant

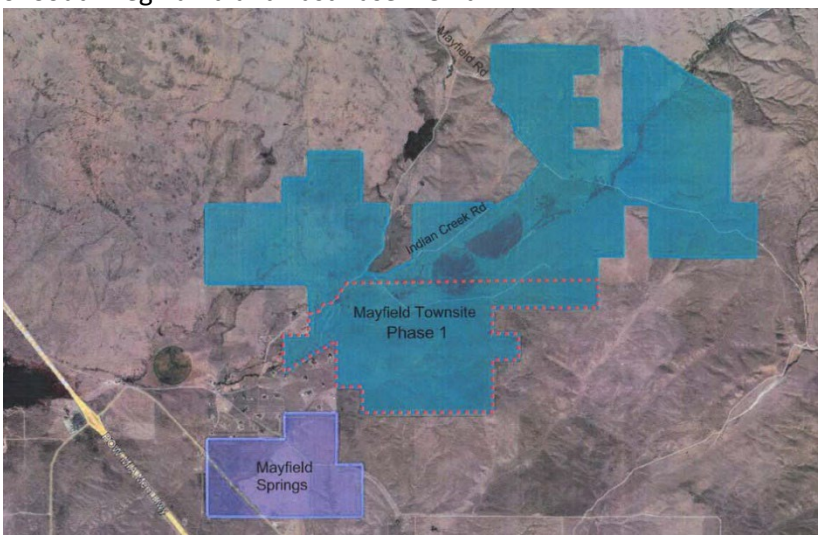
AGENCY NOTIFICATION
6/12/2023

RE: PP-2023-01 - Mayfield Springs Preliminary Plat Application

Applicant: Mayfield Development, LLC

Representatives: Hethe Clark, Clark & Wardle, hclark@clarkwardle.com
Bonnie Layton, NV5 bonnie.layton@nv5.com

Location: The property is located approximately 1.5 miles east of I-84, Exit 71 at the intersection of South Regina Rd and East Baseline Rd.



Project Description: The Mayfield Springs Planned Community was approved by the Elmore County Board of County Commissioners in 2022 and contained approximately 757 acres (shown in purple above). The current application consists of 462 acres and is the first preliminary plat to be submitted pursuant to the Planned Community approval.

The preliminary plat application proposes a total of 886 low, medium, and high-density residential lots, 2 multifamily lots, 23 non-residential multi-use/commercial l ots, 43 open space/ common lots, one K-12 public school. The preliminary -plat proposal consists of 10 phases with phases A, B, C, and Commercial “Comm” will being developed contingent on the market and population of the planned community.

In addition, the applicant is in the process of constructing a wastewater treatment plant and community water system. The applicant is conditioned to develop parks, trails, open space and collector and local roadways providing lot access to an existing public right of way, Desert

Wind Rd, Baseline Rd, and Regina Rd, owned and operated by the Mountain Home Highway District.

Process: The application has been tentatively scheduled for a public hearing in front of the Elmore County Planning and Zoning Commission on **July 27th, 2023**. The Commission will take public testimony and render a final decision either denying or approving the proposed preliminary plat with conditions. **Please provide your agency's official response in writing no later than June 26, 2023**, so that the agency's concerns and/or conditions may be included in the staff report and any requirements may be included within the conditions of approval. If your agency has already provided a written response to the applicant, please forward that document to the county directly.

Application Materials: Click Here

- Application materials and supporting documents submitted by the applicant.
- Mayfield Springs Planned Community FCO/ Conditions of Approval.
- Elmore County Comprehensive Plan and Mayfield Springs Zoning Ordinance

Questions and responses: Joel Cruz-Haber, Elmore County Planner, 208.587.2142 Ext.1269

Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, ID 83647
Phone: (208) 587-2142 ext.1254
Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper
Director

Joel Cruz-Haber
Planner

Kacey Ramsauer
Planner & ADA Coordinator

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Code Enforcement

Steve Vinci
Permit Technician

Vacant
Admin Assistant

Date: July 12th, 2023

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Mayfield Springs Development LLC

Proposal: A Preliminary-Plat application to plat 956 lots on approximately 463 acres within the approved Mayfield Springs Planned Community land (PC-MS). The site is located 22 miles Northwest of the Elmore Country District Court in Mountain Home, Idaho. The proposed plats are on site is on Township 1 North, Range 4 East, Section 34. The parcels are RP01N04E341210 and RP01N04E340040. A common way of locating the property from the Elmore County District Court, go West old U.S. 30 for 7 miles to get to exit 90. Get on I-84 going Westbound for approximately 13 miles. Exit at Simco Road and go North for a mile and go West at Desert Wind Rd. Stay Westbound on Desert Wind Rd for 1.5 miles and the site will be located on either side.

Case #: PP-2023-01

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, July 27th, 2023, at 6:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

Please review the application and return your written comments to the Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, ID, 83647, by 5 p.m. on Friday, July 21st, 2023, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the Americans with Disabilities Act of 1990 (ADA). Any Person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-598-5247, extension 1254, or via email kramsauer@elmorecounty.org, or in person at 520 East 2nd South, Mountain Home, Idaho.

Sincerely,

Joel Cruz-Haber
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext 1269
208-598-5247 (Cell)

Enclosures for Property Owners: Vicinity Map

CC:
Elmore County Sheriff
Mountain Home Highway District
Ada County Highway District
Central District Health
City of Mountain Home
Department of Environmental Quality
Mountain Home Rural Fire District
Oasis Volunteer Fire District
Elmore County Ambulance Service
Elmore County Engineer
Elmore County Assessor
Idaho State Fire Marshal
Idaho Historic Preservation Office
Idaho Department of Lands
Idaho Department of Fish and Game
Idaho Department of Transportation
Idaho Department of Water Resources
Idaho Power
Intermountain Gas Co.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinances of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING at 6:00 p.m. on Thursday, July 27th, 2023, in the War Memorial Hall (American Legion) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider an application from Mayfield Springs Development LLC, for a Preliminary-Plat Permit to plat 956 lots on approximately 463 acres of land on two contiguous parcels within the approved Mayfield Springs Planned Community in Elmore County; the property is zoned for Mayfield Springs Planned Community. Case Number: PP-2023-01. The site is located on portions of Township 1 North, Range 4 East, Section 34, on parcel numbers RP01N04E340040 and RP04S06E341210. A common way of locating the property from the Elmore County District Court, go West old U.S. 30 for 7 miles to get to exit 90. Get on I-84 going Westbound for approximately 13 miles. Exit at Simco Road and go North for a mile and go West at Desert Wind Rd. Stay Westbound on Desert Wind Rd for 1.5 miles and the site will be located on either side.

This application may be reviewed before the hearing in the Land Use and Building Department during regular business hours. Any interested person shall be heard at said public hearing and the public is welcome and invited to submit testimony. Anyone who wishes to testify but is unable [illegible] American Disabilities Act (ADA. Any person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours before the Public Hearing at 208-587-2142 Ext.1254, or 520 East 2nd South, Mountain Home, Idaho.

Joel Cruz-Haber,
Planner
Elmore County
Land Use and
Building Department
One publication:
July 12, 2023.

AFFIDAVIT OF PUBLICATION

County of Elmore}
} SS
State of Idaho }

I, Swana Stokes, do solemnly swear that I am the legal clerk of the:

Mountain Home News

A weekly newspaper of general circulation, published once a week in Mountain Home, Idaho, that the notice attached hereto, which is part of publication thereof; was published in print, in said newspaper on the 12 day of July, 2023; in the Wednesday issue of the paper during the period and time of publication and that the notice was published in the paper proper and not a supplement thereof.

The attached notice was also posted online at IdahoPublicNotices.com on the 7 day of July, 2023.

I further swear that the said Mountain Home News has been continuously an uninterruptedly published in said Elmore County during the period of 52 consecutive weeks prior to the first publication of the attached notice.

Swana Stokes
Legal Clerk

Subscribed and sworn to me this 13th day of July, 2023

Joy M. Martinez
Notary Public
Residing in Mountain Home,
Elmore County, Idaho
My commission expires Oct. 17, 2028

JOY M. MARTINEZ
Comm. No. 20224947
NOTARY PUBLIC
Expires 10/17/2028
STATE OF IDAHO


PUBLIC HEARING NOTICE
Elmore County, Idaho
ELMORE COUNTY PLANNING & ZONING COMMISSION
CASE: Mayfield Springs Planned Community
For More information, please contact:
Land Use and Building Department at:


PUBLIC HEARING NOTICE
Elmore County, Idaho
ELMORE COUNTY PLANNING & ZONING COMMISSION
Hearing Day: Thursday, July 27th, 2023 at 6:00 pm
American Legion, War Memorial Hall
515 E Second South Street, Mountain Home, Idaho
CASE: Mayfield Springs Planned Community
Request: A 462.7 Preliminary Plat (PP-2023-01)
located adjacent to Desert Wind Rd, Baseline Rd, and Regina Rd
(RP01N04E340040,RP01N04E348400; RP01N04E341210)
For More Information, please contact:
Land Use and Building Department at:
(208) 587-2142 Ext. 502


PUBLIC HEARING NOTICE
Elmore County, Idaho
ELMORE COUNTY PLANNING & ZONING COMMISSION
Hearing Day: Thursday, July 27th, 2023 at 6:00 pm
American Legion, War Memorial Hall
515 E Second South Street, Mountain Home, Idaho
CASE: Mayfield Springs Planned Community
Request: A 462.7 Preliminary Plat (PP-2023-01)
located adjacent to Desert Wind Rd, Baseline Rd, and Regina Rd
(RP01N04E340040,RP01N04E346400, RP01N04E341210)
For More Information, please contact:
Land Use and Building Department at:
(208) 587-2142 Ext. 502


PUBLIC HEARING NOTICE
Elmore County, Idaho
ELMORE COUNTY PLANNING & ZONING COMMISSION
Hearing Day: Thursday, July 27th, 2023 at 6:00 pm
American Legion, War Memorial Hall
515 E Second South Street, Mountain Home, Idaho
CASE: Mayfield Springs Planned Community
Request: A 462.7 Preliminary Plat (PP-2023-01)
located adjacent to Desert Wind Rd, Baseline Rd, and Regina Rd
(RP01N04E340040,RP01N04E348400, RP01N04E341210)
For More Information, please contact:
Land Use and Building Department at:
(208) 587-2142 Ext. 502

MOU Mountain Home Highway District
&
MOU Update from Idaho Department of Transportation
(EXHIBIT 14)

Joel Cruz-Haber

From: Brian Duran <Brian.Duran@itd.idaho.gov>
Sent: Thursday, July 13, 2023 2:15 PM
To: Joel Cruz-Haber
Subject: Mayfield Springs

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Joel,

Per our conversation, ITD has no objection to Elmore County approving Mayfield Springs preliminary plat prior to a proportionate share agreement being executed. We would ask that the approval be conditioned on a proportionate share agreement being met prior to the issuance of any building permits and prior to the start of any construction.

Thanks,

Brian Duran
Development Services Manager | District 3
Work Phone: (208) 334-8375
Cell Phone: (208) 871-2842
Email: Brian.Duran@itd.idaho.gov



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into as of the last date set forth herein ("Effective Date") by and between Mountain Home Highway District, a body corporate and politic of the State of Idaho ("MHHD"), and Mayfield Development, LLC, an Idaho limited liability company ("Developer"), (collectively the "Parties").

RECITALS

A. WHEREAS, Developer owns certain real property located in Elmore County, Idaho the legal description of which is attached herewith as **Exhibit A** ("Property");

B. WHEREAS, the Property is located within the geographical boundaries of MHHD;

C. WHEREAS, Developer is developing the Property as the Mayfield Springs Planned Community ("Mayfield Springs PC") pursuant to Case No. PC-2021-01, which was reviewed and approved by the Elmore County Board of County Commissioners on October 7, 2022 pursuant to written Findings of Fact, Conclusions of Law, and Order of the same date ("FCO");

D. WHEREAS, MHHD participated and provided written comments in connection with the Board's review of Mayfield Springs PC, resulting in an agreement leaving existing roads to MHHD jurisdiction, and forming private roads interior to the Mayfield Springs PC, which relieves MHHD of maintenance obligations but still allows MHHD to receive property tax income associated with the Property;

E. WHEREAS, the FCO included 72 conditions of approval ("COA"), including COA #48, which requires "All public rights-of-way shall be dedicated and constructed in accordance with MHHD's Highway Standards and Development Procedures Manual. No public street/road construction shall begin without approval from the MHHD". Said COA is an acknowledgment that MHHD has exclusive general supervision of the highways and public rights-of-way within its jurisdiction pursuant to Idaho Code § 40-1310, including jurisdiction of roads from which the Mayfield Springs PC project takes access, including Desert Wind Road, Baseline Road, and Regina Road (collectively, "MHHD Roads"). The MHHD roads are currently maintained by MHHD;

F. WHEREAS, internal local roads within the Mayfield Springs PC shall be private streets constructed by the Developer ("Internal Local Streets") and which will be owned and maintained by the applicable homeowners' association (each, an "Association");

G. WHEREAS, Internal Local Streets will have access to the MHHD Roads, which will require MHHD to review access permits thereto;

H. WHEREAS, MHHD will be required to approve modifications to all highways and public rights-of way within MHHD's highway system, including the MHHD Roads;

I. WHEREAS, COA #45 provides that the Developer "Shall provide a memorandum of agreement with Mountain Home Highway District ('MHHD') that provides for ongoing

maintenance, replacement, and repair of the public roadways within the Mayfield Springs Planned Community"; and

J. WHEREAS, the Parties have conferred and discussed the ongoing need for maintenance, repair, and replacement of MHHD Roads and potential modifications thereto during the life of the Mayfield Springs PC; and

K. WHEREAS, the Parties have determined it is prudent to enter this MOU to define the roles and responsibilities of the Parties regarding the Mayfield Springs PC during its development.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and the covenants hereinafter contained, the Parties understanding is as follows:

1. Incorporation of Recitals. Each Recital stated above is hereby expressly incorporated by reference as if fully set forth in the body of this MOU.

2. Road Specifications and Layout. The Parties agree that MHHD standards apply to improvements to MHHD Roads except as otherwise approved by MHHD or as otherwise approved in connection with the FCO. The road layout within Mayfield Springs PC shall be substantially in accordance with the already approved Mayfield Springs PC project.

3. Modifications to MHHD Roads. The Parties agree that any modifications to MHHD Roads shall require the prior consent of MHHD, which consent shall not be unduly withheld, conditioned, or delayed so long as such modifications are consistent with MHHD standards as modified (where applicable) by the layout identified in the approved Mayfield Springs PC FCO. Prior to commencing any such construction activity, MHHD shall review and approve construction plans and agree to the reasonable terms of a License Agreement (defined below) permitting such activity. Such License Agreement shall identify the terms and conditions for any ongoing maintenance for such roadway improvements, as further set forth in Section 4 below.

4. License Agreement. The Parties agree to enter into a license agreement in connection with each modification of MHHD Roads required or proposed in connection with the development of the Mayfield Springs PC project (each, a "License Agreement"). In the event ongoing maintenance is required in connection with each such modification, such maintenance shall be identified in each License Agreement. By way of illustration only, the maintenance obligations as set forth in the License Agreement are expected to assign roles and obligations as follows: Developer (through the Association) shall be obligated to maintain curb, gutter, sidewalk, private sewer facilities, pressurized irrigation, gravity irrigation, and landscaping; MHHD shall be obligated to maintain pavement and storm drainage facilities within the public right-of-way. The Parties shall agree to the terms and conditions of such maintenance in connection with each License Agreement.

5. Internal Local Streets. The Parties agree that Internal Local Streets will be private, maintained by the applicable Association, and constructed by Developer. In no event will MHHD be obligated or otherwise required to perform maintenance, replacement, or repair of Internal Local Streets. In connection with each final plat application, MHHD will review and issue access permits for Internal Local Streets' frontage onto MHHD Roads so long as such access is consistent with the Mayfield Springs PC FCO or unless otherwise agreed to by the Parties.

6. Authority. Developer warrants that it is owner of the Property and is authorized to bind the Property as further set forth herein.

7. Recordation; Binding Effect. This MOU shall be recorded in the office of the Elmore County Recorder and shall run with the Property and be binding upon the Parties' successors and assigns.

8. Amendments in Writing. This Agreement may be modified only if in writing and signed by all Parties.

9. Severability. In the event any provision or section of this MOU conflicts with applicable law, or is otherwise held to be unenforceable, the remaining provisions shall nevertheless be enforceable and carried into effect.

10. Governing Law. This MOU shall be governed and interpreted by the laws of the State of Idaho.

11. No Third-Party Beneficiaries. The Parties intend that this MOU shall not benefit or create any right or cause of action in or on behalf of any person or legal entity other than the Parties hereto, except as explicitly set forth herein.

12. No Assignment. None of the Parties may assign this MOU, or any interest therein, except as explicitly set forth herein or with the written consent of the other Parties; and in the event of assignment, this MOU shall inure to and be binding upon the Parties hereto as well as their successors, assigns, departments, and agencies.

13. Enforcement Costs. Unless and until terminated, the terms of this MOU are enforceable by any Party hereto, or their successors in interest. In the event of litigation to enforce this MOU, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs, including but not limited to: pre-litigation notices and correspondence; fees and costs on appeal, if any.

14. Time of the Essence. Time is of the essence in the performance of all terms and provisions of this MOU.

[*end of text – signatures on following pages*]

IN WITNESS WHEREOF, the undersigned have executed and delivered this MOU to be effective as of the Effective Date.

"DEVELOPER"

MAYFIELD DEVELOPMENT, LLC,
an Idaho limited liability company

By: Greg Johnson 7/8/23
Name: Greg Johnson Date
Its: Member

"MHHD"

MOUNTAIN HOME HIGHWAY DISTRICT

By: George L. Hall 7-12-23
Name: Date
Its: Commissioner

By: Mark Beach 7-12-23
Name: Date
Its: Commissioner

By: Calvin Iceland 7/12/23
Name: Date
Its: Commissioner

MOUNTAIN HOME HIGHWAY DISTRICT
OFFICIAL SEAL
Mountain Home, Idaho

EXHIBIT A

Legal Description of Property

A parcel of land laying in Section 34 and the Westerly ½ of Section 35, Township 1 North, Range 4 East of the Boise Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8 inch iron rod marking the Southwest corner of said Section 34 and running thence along the Westerly line of said Section N00°13'29"E 2644.03 feet to a brass cap marking the West ¼ corner thereof; thence continuing along said West line N00°16'26"E 673.12 feet to a 5/8 inch iron rod on the Northerly right-of-way line of South Desert Wind Road; thence 197.42 feet along said right-of-way line on the arc of a 5780.00 foot radius curve right, through a central angle of 01°57'25" to a brass cap which bears S40°11'03"E 197.41 feet from last described point; thence S39°12'21"E 196.71 feet to a brass cap; thence leaving said Northerly right-of-way line N00°16'26"E 318.79 feet to a 5/8 inch iron rod; thence 380.04 feet along the arc of a 5982.78 foot radius curve left, through a central angle of 03°38'22" to a 5/8 inch iron rod set on the Westerly line of said Section 34, said rod bears N41°30'20"W 379.98 feet from last described point; thence N00°16'26"E 348.61 feet to a 5/8 inch iron rod marking the North 1/16th corner on said Westerly line; thence S89°38'54"E 2646.08 feet to a 5/8 inch iron rod marking the Center North 1/16th corner of said Section 34; thence S89°38'54"E 1322.88 feet to an aluminum cap marking the NE 1/16th corner thereof; thence N00°12'29"E 1316.87 feet to a 5/8 inch iron rod marking the East 1/16th corner on the North line of said Section 34; thence S89°34'36"E 1322.49 feet to a brass cap marking the Northeast corner of said Section 34; thence along the North line of Section 35, said Township and Range N89°46'41"E 1324.50 feet to a 5/8 inch iron rod marking the West 1/16th corner thereof; thence S00°10'20"W 2632.88 feet to a 5/8 inch iron rod marking the Center West 1/16th corner of said Section 35; thence N89°53'04"E 1325.32 feet to an aluminum cap marking the Center ¼ corner thereof; thence S00°08'51"W 2647.70 feet to an aluminum cap marking the South ¼ corner thereof; thence along the South line of said Section 35 N89°44'58"W 2652.80 feet to a brass cap marking the Southeast corner of said Section34; thence along the South line of said Section 34 N89°51'50"W 2647.83 feet to a brass cap marking the South ¼ corner thereof; thence continuing along said South line N89°51'49"W to the Point of Beginning, all in Elmore County, Idaho.

Bearings herein used are based on that certain record of survey recorded August 17, 2006, Instrument No. 379212, records of Elmore County, Idaho.

Agency Comments (EXHIBIT 15)

CENTRAL DISTRICT HEALTH

Elmore County Transmittal

Division of Community and Environmental Health

RETURN TO:

- [x] Elmore Co. Land Use & Building Dept
- [ ] Mtn Home
- [ ] Glenns Ferry

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat PP-2023-01

_____

- [ ] 1 We have No Objections to this Proposal
- [ ] 2 We recommend Denial of this Proposal
- [ ] 3 Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal
- [ ] 4. We will require more data concerning soil conditions on this Proposal before we can comment
- [ ] 5 Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - [ ] high seasonal ground water
  - [ ] bedrock from original grade
  - [ ] waste flow characteristics
  - [ ] other _____
- [ ] 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters
- [ ] 7 This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability
- [ ] 8 After written approvals from appropriate entities are submitted we can approve this proposal for:
  - [ ] central sewage
  - [ ] interim sewage
  - [ ] individual sewage
  - [ ] community sewage system
  - [ ] central water
  - [ ] individual water
  - [ ] community water well
- [ ] 9 The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality
  - [ ] central sewage
  - [ ] sewage dry lines
  - [ ] community sewage system
  - [ ] central water
  - [ ] community water
- [ ] 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval
- [ ] 11 If restroom facilities are to be installed then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- [ ] 12 We will require plans be submitted for a plan review for any:
  - [ ] food establishment
  - [ ] beverage establishment
  - [ ] swimming pools or spas
  - [ ] grocery store
  - [ ] child care center
- [ ] 13 Infiltration beds for storm water disposal are considered shallow injection wells An application and fee must be submitted to CDH
- [x] 14 Subdivision application, fees and engineering report for each phase required

Reviewed By: Brad Sopa

Date: 6/22/23

Mitra Mehta-Cooper
Director

Johnny Hernandez
Building Official

Kacey Ramsauer
Planner & ADA Coordinator

Joel Cruz-Haber
Planner

James Roddin
Code Enforcement

Colton Janousek
Building Inspector

Steve Vinci
Permit Technician

Tonya Boyd
Administrative Assistant

Elmore County Land Use and Building Department

520 East 2nd South Street, Mountain Home, Id 83647
Phone (208) 587-2142 ext 502 Fax (208) 587-2120
www.elmorecounty.org

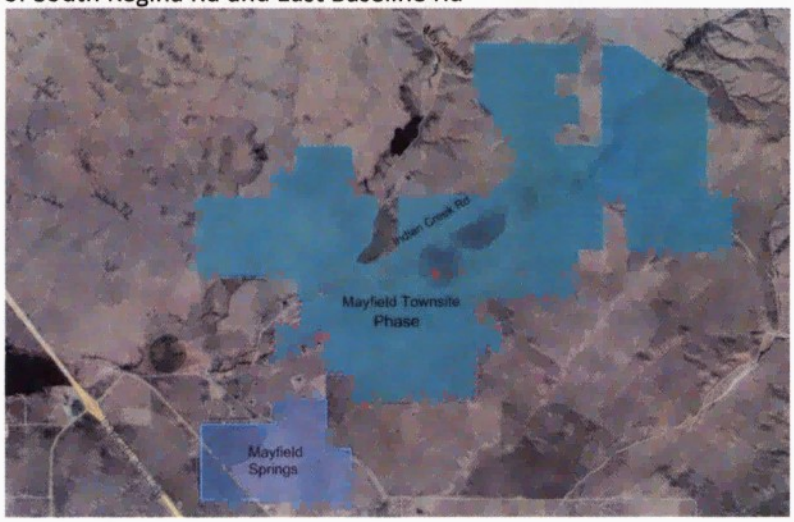
AGENCY NOTIFICATION
6/12/2023

RE PP 2023-01 Mayfield Springs Preliminary Plat Application

Applicant Mayfield Development, LLC

Representatives Hethe Clark, Clark & Wardle, hclark@clarkwardle.com
Bonnie Layton, NV5 bonnie.layton@nv5.com

Location The property is located approximately 1.5 miles east of I 84, Exit 71 at the intersection of South Regina Rd and East Baseline Rd



Project Description The Mayfield Springs Planned Community was approved by the Elmore County Board of County Commissioners in 2022 and contained approximately 757 acres (shown in purple above) The current application consists of 462 acres and is the first preliminary plat to be submitted pursuant to the Planned Community approval

The preliminary plat application proposes a total of 886 low, medium, and high density residential lots, 2 multifamily lots, 23 non residential multi use/commercial l ots, 43 open space/ common lots, one K-12 public school The preliminary plat proposal consists of 10 phases with phases A, B, C, and Commercial "Comm" will being developed contingent on the market and population of the planned community

In addition, the applicant is in the process of constructing a wastewater treatment plant and community water system The applicant is conditioned to develop parks, trails, open space and collector and local roadways providing lot access to an existing public right of way, Desert

Wind Rd, Baseline Rd, and Regina Rd owned and operated by the Mountain Home Highway District

Process The application has been tentatively scheduled for a public hearing in front of the Elmore County Planning and Zoning Commission on **July 27th, 2023** The Commission will take public testimony and render a final decision either denying or approving the proposed preliminary plat with conditions **Please provide your agency's official response in writing no later than June 26, 2023**, so that the agency's concerns and/or conditions may be included in the staff report and any requirements may be included within the conditions of approval If your agency has already provided a written response to the applicant, please forward that document to the county directly

Application Materials Click Here

- Application materials and supporting documents submitted by the applicant
- Mayfield Springs Planned Community FCO/ Conditions of Approval
- Elmore County Comprehensive Plan and Mayfield Springs Zoning Ordinance

Questions and responses Joel Cruz Haber, Elmore County Planner, 208.587 2142 Ext.1269

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

April 13, 2023

Mitra Mehta-Cooper
Director, Land Use and Building Department
Elmore County
520 E 2nd S Street
Mountain Home, Idaho 83647
mmehtacooper@elmorecounty.org

Subject: Mayfield Springs Planned Community - First Preliminary Plat

Dear Mitra Mehta-Cooper:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: *https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/.*

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. **AIR QUALITY**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

     For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

   - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

     For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. **WASTEWATER AND RECYCLED WATER**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:
2021AEK

TRUST LAND MANAGEMENT DIVISION
REAL ESTATE SERVICES BUREAU
300 N. 6th Street, Suite 103
PO Box 83720
Boise, ID 83720-0050
Phone (208) 334-0200
Fax (208) 334-3698

IDAHO DEPARTMENT OF LANDS

DUSTIN T. MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

May 1, 2023

Joel Cruz-Haber
520 E 2nd S Street
Mountain Home, Idaho 88647

via e-mail: jcruzhaber@elmorecounty.org

Re: Mayfield Springs Agency Comments

Dear Mr. Cruz-Haber:

Based on the preliminary, current conditions, so long as the development enhances best interests of the Endowment Trust lands and the lands benefit from all-lawful-purpose access, connectivity, and are able to realize the highest and best use regarding zoning and any comprehensive planning, IDL supports the conceptual planning of Mayfield Springs.

As part of the municipality's and developer's conceptual and development planning, IDL simply requests the adjacent and nearby Endowment Trust lands are accurately and correctly represented and referenced, and there is not any inference or labeling of the Endowment Trust lands as open space, preserves, mitigation lands, public lands, viewshed lands, parks, or anything other than Endowment Trust lands that are managed "...in such a manner as will secure the maximum long term financial return to the institutions to which granted..." pursuant to Article IX Section 8 of the Idaho State Constitution.

The Department requests that any zoning or comprehensive planning designation take into consideration the future highest and best uses of Endowment Trust lands, in alignment with the Idaho State Constitutional mandate. The Endowment Trust lands are to be within all service boundaries, and benefit from legal access in the form of public rights-of-way, and all current means of access are maintained.

Respectfully,

Roger Hall
Bureau Chief – Real Estate Services

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

June 16, 2022

Bonnie Layton
NV5

VIA EMAIL

RE: Mayfield – ITD Development Condition Memo

Dear Ms. Layton,

The Idaho Transportation Department (ITD) has completed our review of the Mayfield Springs Traffic Impact Study. The proposed development is located in on Desert Wind Road between the Mayfield/Orchard interchange and Simco Road interchange in Elmore County.

The proposed development will have significant impacts to the state highway system, most notably at the I-84 Mayfield/Orchard interchange (Exit 70). Per the TIS, the existing interchange configuration will provide a high level of service past the proposed development buildout year (2030) if the proposed development is not constructed. However, if the development is constructed according to the concept shown in the TIS, improvements will be required at the interchange ramp terminal intersections as well as the westbound on-ramp merge area.

Per the TIS, the following mitigation is needed prior to development buildout:

- Southbound right-turn lane at the westbound ramp terminal intersection.
- Signalization of the eastbound ramp terminal intersection, including construction of a dedicated left-turn lane.
- Extension of westbound on-ramp to provide 800-foot acceleration length.

Since these requirements may require right-of-way acquisition, coordination with the Federal Highway Administration (FHWA), or both, ITD will need to be responsible for the planning, design, and construction of the interchange improvements. Per the TIS, the signalization and ramp improvements are not needed until approximately 80% buildout of the proposed development. Given the proposed timing of the development, it will be reasonable for ITD to program, design, and construct the necessary improvements before the existing interchange configuration exceeds capacity.

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

Since ITD funding for these improvements is not planned and cannot be assumed, ITD is requesting that Elmore County require the developer to provide funding to ITD for the required mitigation. If additional ITD and/or development funding is secured between now and when the mitigation is required, these funds may be used toward a larger interchange replacement project that will accommodate additional future growth in the vicinity of the Mayfield-Orchard interchange. In the absence of additional funding, these funds may be used to fully fund the improvements identified in the TIS or other necessary improvements identified by ITD in the planning/design process and in coordination with the FHWA.

ITD has calculated the developer's required funding contribution to be $3,293,200. Supporting documentation for the estimated costs is attached.

Westbound Terminal SBR Turn Lane	$ 99,500
Westbound On-ramp Acceleration Lane	$ 1,261,600
Eastbound Ramp Improvements	$ 1,932,800
Total	**$ 3,293,900**

Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. If you have any questions please contact me by email at jason.brinkman@itd.idaho.gov or 208-334-8303.

Sincerely,

Jason Brinkman
ITD – District 3
Engineering Manager

Cc:
Mitra Mehta-Cooper – Elmore County
Mindy Wallace – ACHD
Chhang Ream – CR Engineering

Conceptual Cost Estimate

Estimated By: Regan Hansen Date: 6/8/2022
Checked By: Date:
Location: I-84; Exit 70 Mayfield/Orchard Eastbound Ramp

Scope:
Construct a traffic signal and an additional lane at the I-84 Exit 70 eastbound off-ramp. Scope of work is nearly the same as KN 23099 (Contract 8738) which is constructing improvements at the I-84 Exit 25 westbound off-ramp and was bid in April 2022.

Item	Quantity	Unit Price	Cost	Note
SECTION 1				
Contract 8738 Total			$ 1,460,185.00	KN 23099
SECTION 1 Sub-Total			$ 1,460,185.00	
SECTION 2				
CN Change Order / Quantity Variance	5%		$ 73,009.25	
CN Non-Bid Items	3.5%		$ 51,106.48	
SECTION 2 Sub-Total			$ 124,115.73	
SUMMARY				
Sub-Total: SECTION 1 & SECTION 2			$ 1,584,300.73	
Contingency - PS&E	0%		$ -	
TOTAL CONSTRUCTION COST			**$ 1,584,300.73**	

Summary of Project Costs		**Amount**	**Note**
Construction		$ 1,584,300.73	
Design Services	10%	$ 158,430.07	
Construction Services	12%	$ 190,116.09	
Right-of-Way	0.00 ACRES	$ -	
Total Cost (rounded to nearest $100)		**$ 1,932,800**	

Conceptual Cost Estimate

Estimated By: Regan Hansen Date: 6-8-2022
Checked By: Date:
Location: I-84; Exit 70 Mayfield/Orchard Westbound On Ramp

Scope:
Construct an 800' acceleration/parallel merge lane at the I-84 Exit 70 westbound on-ramp. Construction includes removing existing shoulder slabs and constructing an 800' merge lane with 300' taper out of concrete pavement. Due to constrained R/W, construct short MSE retaining wall and guardrail along entire widened section.

	Item	Quantity		Unit Price	Cost	Note
SECTION 1						
203-055A	REMOVAL OF CONCRETE PAVEMENT	1,260.00	TON	$ 25.00	$ 31,500.00	8468
409-015A	CONC PAV	2,390.00	SY	$ 120.00	$ 286,800.00	8468, 8530
S501-17A	MSE RETAINING WALL	4,400.00	SF	$ 50.00	$ 220,000.00	8530
612-005D	W-BEAM GUARDRAIL	1,100.00	FT	$ 22.00	$ 24,200.00	8530
	Traffic Control	1.00	LS	$ 75,000.00	$ 75,000.00	
	Miscellaneous Minor Items	5%			$ 31,875.00	
	Mobilization	10%			$ 63,750.00	
	SECTION 1 Sub-Total				$ 733,125.00	
SECTION 2						
	CN Change Order / Quantity Variance	5%			$ 36,656.25	
	CN Non-Bid Items	3.5%			$ 25,659.38	
	SECTION 2 Sub-Total				$ 62,315.63	
SUMMARY						
	Sub-Total: SECTION 1 & SECTION 2				$ 795,440.63	
	Contingency - Scoping Level	30%			$ 238,632.19	
	TOTAL CONSTRUCTION COST				**$ 1,034,072.81**	

Summary of Project Costs			**Amount**	**Note**
Construction			$ 1,034,072.81	
Design Services	10%		$ 103,407.28	
Construction Services	12%		$ 124,088.74	
Right-of-Way	0.00	ACRES	$ -	
Total Cost (rounded to nearest $100)			**$ 1,261,600**	

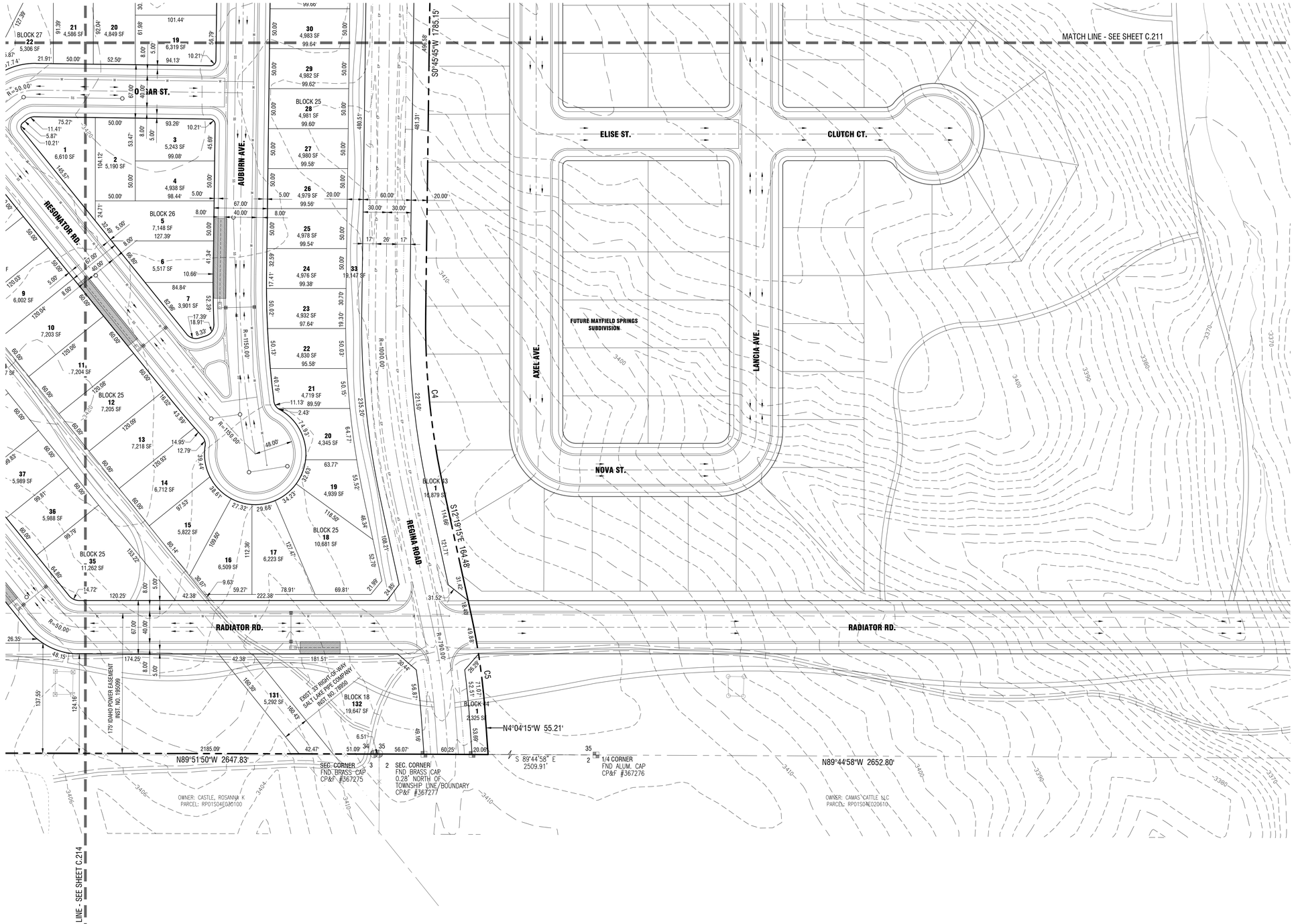
Conceptual Cost Estimate

Estimated By: Regan Hansen Date: 6/8/2022
Checked By: Date:
Location: I-84; Exit 70 Mayfield/Orchard Westbound Ramp Terminal

Scope:
Construct a 170' southbound right-turn lane on the S Orchard Access Rd approach to the intersection with the I-84 Exit 70 Westbound ramp terminal intersection.

	Item	Quantity		Unit Price	Cost	Note
SECTION 1						
	EXCAVATION & REMOVALS	30%	*		$ 9,877.50	*301-405
301-005A	GRANULAR SUBBASE *	260.00	TON	$ 30.00	$ 7,800.00	Small qty.
303-021A	3/4" AGGR TY A FOR BASE *	190.00	TON	$ 50.00	$ 9,500.00	Small qty.
405-435A	SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3 *	125.00	TON	$ 125.00	$ 15,625.00	Small qty.
	Traffic Control	1.00	LS	$ 7,500.00	$ 7,500.00	
	Miscellaneous Minor Items	5%			$ 2,515.13	
	Mobilization	10%			$ 5,030.25	
	SECTION 1 Sub-Total				$ 57,847.88	
SECTION 2						
	CN Change Order / Quantity Variance	5%			$ 2,892.39	
	CN Non-Bid Items	3.5%			$ 2,024.68	
	SECTION 2 Sub-Total				$ 4,917.07	
SUMMARY						
	Sub-Total: SECTION 1 & SECTION 2				$ 62,764.94	
	Contingency - Scoping Level	30%			$ 18,829.48	
	TOTAL CONSTRUCTION COST				**$ 81,594.43**	

Summary of Project Costs			**Amount**	**Note**
Construction			$ 81,594.43	
Design Services	10%		$ 8,159.44	
Construction Services	12%		$ 9,791.33	
Right-of-Way	0.00	ACRES	$ -	
Total Cost (rounded to nearest $100)			**$ 99,500**	



NORTH

60 30 0 60 120

HORIZONTAL SCALE IN FEET

Curve Table					
Curve #	**Length**	**Radius**	**Delta**	**Chord Direction**	**Chord Length**
C1	65.52'	2435.00'	1°32'30"	N87°46'38"E	65.52'
C2	13.47'	450.00'	1°42'53"	N6°08'11"W	13.47'
C3	216.17'	2050.00'	6°02'30"	N2°15'30"W	216.07'
C4	216.93'	950.00'	13°05'00"	S5°46'45"E	216.46'
C5	71.07'	840.00'	4°50'51"	N6°29'40"W	71.05'

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PROFESSIONAL ENGINEER — REGISTERED — 10062 — STATE OF IDAHO — BENJAMIN P. THOMAS — 11/02/22

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.215
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.215

SHEET 18 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

MAYFIELD SPRINGS SUBDIVISION

PRELIMINARY PLAT - 2022

LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 1 NORTH, RANGE 4 EAST,
BOISE MERIDIAN, ELMORE COUNTY, IDAHO

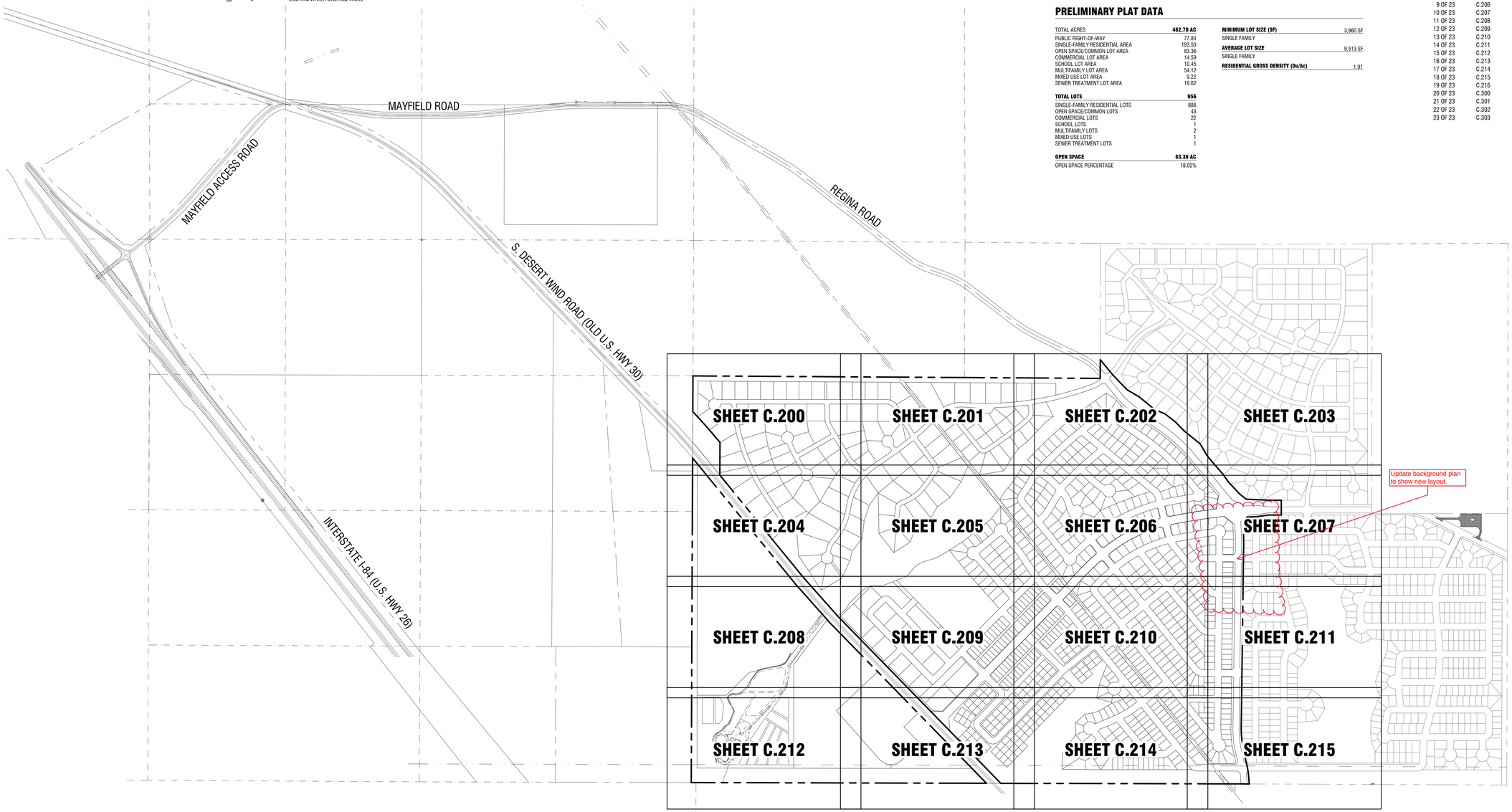
General notes:Water lines, sewer lines, and sidewalks will be allowed to cross MHHD roads but will not be permitted within ROW running parallel with the roadway.

PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PROPERTY LOT LINE
- EASEMENT LINE
- PHASE BOUNDARY
- PROPOSED VERTICAL CURB
- PROPOSED ROLLED CURB OR RIBBON CURB
- PROPOSED VERTICAL TO ROLLED CURB TRANSITION SECTION
- PROPOSED STREET LIGHT
- DIRECTION OF SURFACE FLOW
- PROPOSED SEEPAGE BED WITH MONITORING WELLS
- PROPOSED DROP INLET
- SD — PROPOSED STORM DRAIN LINE AND MANHOLE
- GIRR — PROPOSED GRAVITY IRRIGATION LINE AND BOX
- PIRR — PROPOSED PRESSURE IRRIGATION LINE AND VALVE
- W — PROPOSED WATER LINE AND VALVE
- PROPOSED FIRE HYDRANT
- SS — PROPOSED SANITARY SEWER LINE AND MANHOLE

EXISTING LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EG — EXISTING EDGE OF GRAVEL
- TOB — EXISTING TOP OF BANK
- TOE — EXISTING TOE OF BANK
- EXISTING DITCH FLOW LINE
- OHP — EXISTING OVERHEAD POWER W/ POLE
- GAS — EXISTING UNDERGROUND GAS
- UGT — EXISTING UNDERGROUND TELEPHONE
- EXISTING FENCE
- EXISTING VERTICAL CURB
- EXISTING ROLLED CURB
- 2750 — EXISTING 5' CONTOUR
- 2749 — EXISTING 1' CONTOUR
- EXISTING DROP INLET
- SD — EXISTING STORM DRAIN LINE AND MANHOLE
- GIRR — EXISTING GRAVITY IRRIGATION LINE
- PIRR — EXISTING PRESSURE IRRIGATION LINE AND VALVE
- W — EXISTING WATER LINE AND VALVE
- SS — EXISTING SEWER LINE AND MANHOLE
- EXISTING STREET LIGHT
- EXISTING ROAD SIGN
- EXISTING SPRINKLER BOX
- EXISTING POWER JUNCTION BOX
- EXISTING TELEPHONE RISER
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING GAS MARKER
- EXISTING GAS VALVE



PRELIMINARY PLAT NOTES

1. LOTS 20 AND 29, BLOCK 1; LOTS 1, 64, 77, 135, 140 AND 143, BLOCK 2; LOT 5, BLOCK 3; LOT 19, BLOCK 8; LOT 1, BLOCK 9; LOT 10, BLOCK 13; LOTS 1 AND 14, BLOCK 14; LOT 1, BLOCK 15; LOT 3, BLOCK 16; LOTS 1, 131 AND 132, BLOCK 18; LOT 13, BLOCK 21; LOTS 1 AND 14, BLOCK 22; LOT 10, BLOCK 23; LOTS 22, 23, 26 AND 31, BLOCK 24; LOTS 33, 34 AND 35, BLOCK 25; LOT 7, BLOCK 26; LOT 1, BLOCK 33; LOT 1, BLOCK 34; LOT 1, BLOCK 36; LOT 1, BLOCK 37; LOTS 1 AND 2, BLOCK 38; LOT 1, BLOCK 39; LOT 1, BLOCK 40; LOT 1, BLOCK 41; LOT 1, BLOCK 42; LOT 1, BLOCK 43; AND LOT 1, BLOCK 44; ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE MAYFIELD SPRINGS SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.

PRELIMINARY PLAT DATA

TOTAL ACRES	**462.70 AC**
PUBLIC RIGHT-OF-WAY	77.84
SINGLE-FAMILY RESIDENTIAL AREA	193.50
OPEN SPACE/COMMON LOT AREA	83.36
COMMERCIAL LOT AREA	14.59
SCHOOL LOT AREA	10.45
MULTIFAMILY LOT AREA	54.12
MIXED USE LOT AREA	9.22
SEWER TREATMENT LOT AREA	19.62
TOTAL LOTS	**956**
SINGLE-FAMILY RESIDENTIAL LOTS	886
OPEN SPACE/COMMON LOTS	43
COMMERCIAL LOTS	22
SCHOOL LOTS	1
MULTIFAMILY LOTS	2
MIXED USE LOTS	1
SEWER TREATMENT LOTS	1
OPEN SPACE	**83.36 AC**
OPEN SPACE PERCENTAGE	18.02%

MINIMUM LOT SIZE (SF)	3,960 SF
SINGLE FAMILY	
AVERAGE LOT SIZE	9,513 SF
SINGLE FAMILY	
RESIDENTIAL GROSS DENSITY (Du/Ac)	1.91

PRELIMINARY PLAT SHEET INDEX

1 OF 23	C.100	PRELIMINARY PLAT - TITLE SHEET
2 OF 23	C.101	PRELIMINARY PLAT - PHASING PLAN
3 OF 23	C.200	PRELIMINARY PLAT - SITE PLAN
4 OF 23	C.201	PRELIMINARY PLAT - SITE PLAN
5 OF 23	C.202	PRELIMINARY PLAT - SITE PLAN
6 OF 23	C.203	PRELIMINARY PLAT - SITE PLAN
7 OF 23	C.204	PRELIMINARY PLAT - SITE PLAN
8 OF 23	C.205	PRELIMINARY PLAT - SITE PLAN
9 OF 23	C.206	PRELIMINARY PLAT - SITE PLAN
10 OF 23	C.207	PRELIMINARY PLAT - SITE PLAN
11 OF 23	C.208	PRELIMINARY PLAT - SITE PLAN
12 OF 23	C.209	PRELIMINARY PLAT - SITE PLAN
13 OF 23	C.210	PRELIMINARY PLAT - SITE PLAN
14 OF 23	C.211	PRELIMINARY PLAT - SITE PLAN
15 OF 23	C.212	PRELIMINARY PLAT - SITE PLAN
16 OF 23	C.213	PRELIMINARY PLAT - SITE PLAN
17 OF 23	C.214	PRELIMINARY PLAT - SITE PLAN
18 OF 23	C.215	PRELIMINARY PLAT - SITE PLAN
19 OF 23	C.216	PRELIMINARY PLAT - STREET DETAILS
20 OF 23	C.300	PRELIMINARY PLAT - GRADING PLAN
21 OF 23	C.301	PRELIMINARY PLAT - GRADING PLAN
22 OF 23	C.302	PRELIMINARY PLAT - GRADING PLAN
23 OF 23	C.303	PRELIMINARY PLAT - GRADING PLAN

NORTH

500 250 0 500 1000
HORIZONTAL SCALE IN FEET

DEVELOPER
THE WESTPARK COMPANY
CONTACT: TAYLOR MERRILL
1861 S. WELLS AVE., STE. 210
MERIDIAN, ID 83642
PHONE: (208) 888-9946
EMAIL: TAYLOR@WESTPARKCO.COM

ENGINEER
CIVIL INNOVATIONS, PLLC
CONTACT: BEN THOMAS, PE
1043 E. PARK BLVD., STE. 100
BOISE, ID 83712
PHONE: (208) 884-8181
EMAIL: BEN@CIVIL-INNOVATIONS.COM

SURVEYOR
LAND SOLUTIONS, PA
CONTACT: CLINT HANSEN, PLS
231 E. 5TH STREET, STE. A
MERIDIAN, ID 83642
PHONE: (208) 288-2040
EMAIL:CHANSEN@LANDSOLUTIONS.BIZ

DATUM DATA
HORIZONTAL: NAD 83 (ADJUSTED TO THE ADA COUNTY H.A.R.N SURVEY)
VERTICAL: NAVD 88

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PROFESSIONAL ENGINEER
REGISTERED
10962
10/27/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION
ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - TITLE SHEET

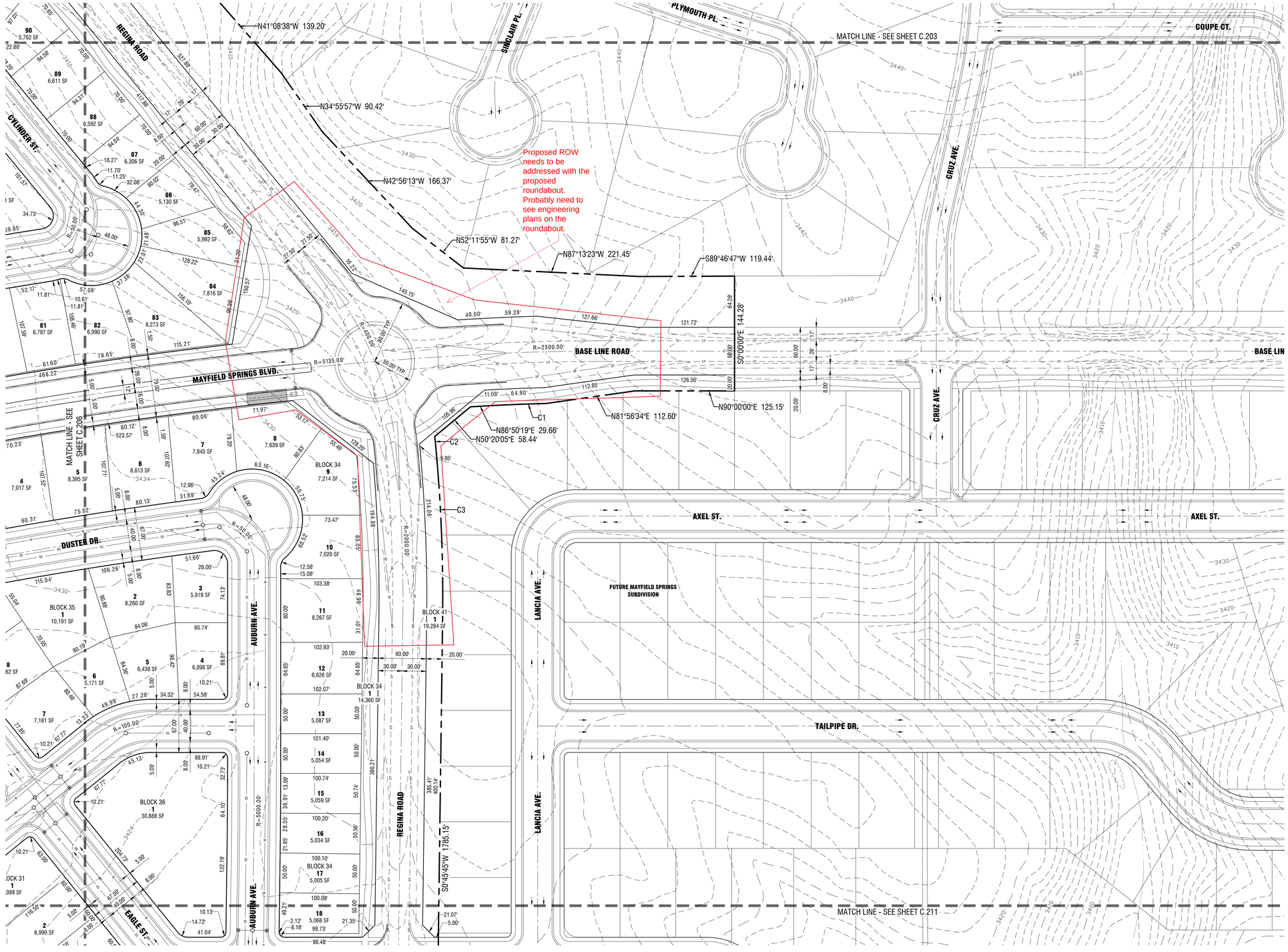
PROJECT NO.	20-0203-MS
DWG FILE	C.100
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/27/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.100
SHEET 1 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.100 (PRELIMINARY TITLE SHEET).dwg

CIVIL INNOVATIONS
NORTH

60 30 0 60 120
HORIZONTAL SCALE IN FEET



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.52'	2435.00'	1°32'30"	N87°46'38"E	65.52'
C2	13.47'	450.00'	1°42'53"	N6°08'11"W	13.47'
C3	216.17'	2050.00'	6°02'30"	N2°15'30"W	216.07'
C4	216.93'	950.00'	13°05'00"	S5°46'45"E	216.46'
C5	71.07'	840.00'	4°50'51"	N6°29'40"W	71.05'

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PROFESSIONAL ENGINEER
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10062
03/16/23
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
REVISIONS			

MAYFIELD SPRINGS SUBDIVISION
ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.207
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/16/23
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.207
SHEET 10 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120

HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.204

ADA COUNTY
ELMORE COUNTY

OWNER: PARKLAND DEVELOPMENT LLC
PARCEL: R7384350020

20' WIDE EASEMENT

MULTI FAMILY
BLOCK 38
6
1,529,124 SF

SE 1/16
SET 5/8" REBAR
N 89°50'10" W
1324.99'

S 1/16
FND 5/8" REBAR

N0°13'29"E 2644.03'
1322.01'
1322.01'
258.46'

OWNER: PARKLAND DEVELOPMENT, LLC
PARCEL: S1833440000

SCATTERED BRUSH

ADA COUNTY
ELMORE COUNTY

284.74'

MATCH LINE - SEE SHEET C.212

S. DESERT WIND ROAD (OLD U.S. HWY 30)

N41°37'35"W 502.47'

S41°37'35"E 506.90'

DETENTION POND

DETENTION POND

20' WIDE EASEMENT

32.00' WIDE EASEMENT

239.20'

230.34'

259.2'

84.64'

61.63'

65.54'

175.32'

106.66'

76.58'

41.84'

286.45'

N44°16'52"W 1853.56'

S44°16'52"E 1895.78'

615.00'

546.13'

612.44'

868.37'

350.13'

1010.33'

316.01'

553.64'

1
22.7

179
51,716 SF

MULTI FAMILY
BLOCK 38
4
828,247 SF

SCATTERED BRUSH

SCATTERED BRUSH

SCATTERED BRUSH

Sidewalk outside of ROW

MATCH LINE - SEE SHEET C.209

CIVIL INNOVATIONS, PLLC

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www.civil-innovations.com

BENJAMIN P. THOMAS
PROFESSIONAL ENGINEER
REGISTERED
10062
11/02/2022
STATE OF IDAHO

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.208
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.208

SHEET 11 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120
HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.205

MATCH LINE - SEE SHEET C.208

MATCH LINE - SEE SHEET C.213

MATCH LINE - SEE SHEET C.210

DETENTION POND

SCHOOL SITE
BLOCK 2
171
455,124 SF

FIRE STATION
BLOCK 17
7
51,068 SF

MAYFIELD SPRINGS DR.

MAYFIELD SPRINGS WAY

S. DESERT WIND ROAD (OLD U.S. HWY 30)

CHARGER AVE.

ALTERNATOR DR.

MAYFIELD SPRINGS BLVD.

32.50' WIDE EASEMENT

Keep the pathways outside of the ROW. TYP

N44°16'52"W 1853.58'

S44°16'52"E 1855.78'

SCATTERED BRUSH

BLOCK 16
3
41,870 SF

BLOCK 17
4
26,016 SF

BLOCK 15
BLOCK 14
BLOCK 13
BLOCK 12
BLOCK 22
BLOCK 21
BLOCK 18

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD, STE 100
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PROFESSIONAL ENGINEER
REGISTERED
10062
11/02/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	REVISIONS	BY	DATE

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.209
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.209

SHEET 12 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

NORTH

60 30 0 60 120
HORIZONTAL SCALE IN FEET

MATCH LINE - SEE SHEET C.209

MIXED USE
BLOCK 38
3
401,681 SF

WELL SITE NO. 2

PROPOSED RESERVOIR

BLOCK 38
2
192,245 SF

MAYFIELD SPRINGS BLVD.

ALTERNATOR DR.

ALTERNATOR AVE.

S. DESERT WIND ROAD (OLD U.S. HWY 30)

Roundabout ROW?

Sidewalk outside of ROW

20' WIDE EASEMENT

175' IDAHO POWER EASEMENT INST. NO. 195099

N44°16'52"W 1862.56'

S44°16'52"E 1855.78'

N44°10'46"W 425.50'

S44°10'46"E 327.17'

N89°51'49"W 2647.30'

N89°51'50"W 2647.83'

1/4 CORNER
FND BRASS CAP
CP&F #330845

T. 1 N., R. 4 E., B.M.
T. 1 S., R. 4 E., B.M.

OWNER: TOYCO LLC
PARCEL: RP01S04E030600

OWNER: CASTLE, ROSANNA K
PARCEL: RP01S04E030100

MATCH LINE - SEE SHEET C.212

MATCH LINE - SEE SHEET C.214

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11/02/22
STATE OF IDAHO
BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION
ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - SITE PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.213
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.213
SHEET 16 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.200 (PRELIMINARY SITE PLAN).dwg

MATCH LINE - SEE SHEET C.301

MATCH LINE - SEE SHEET C.302

100 50 0 100 200
HORIZONTAL SCALE IN FEET

CIVIL INNOVATIONS NORTH

Update Grading plan to match new layout shown in sheet C.211

FUTURE MAYFIELD SPRINGS SUBDIVISION

FUTURE MAYFIELD SPRINGS SUBDIVISION

DETENTION POND

S. BERGER WIND ROAD (OLD U.S. HWY 30)

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BOISE, ID 83712
PHONE: (208) 884-8181
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PROFESSIONAL ENGINEER
REGISTERED
No. 20062
STATE OF IDAHO
BENJAMIN P. THOMAS
11/02/22

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION

ELMORE COUNTY, IDAHO

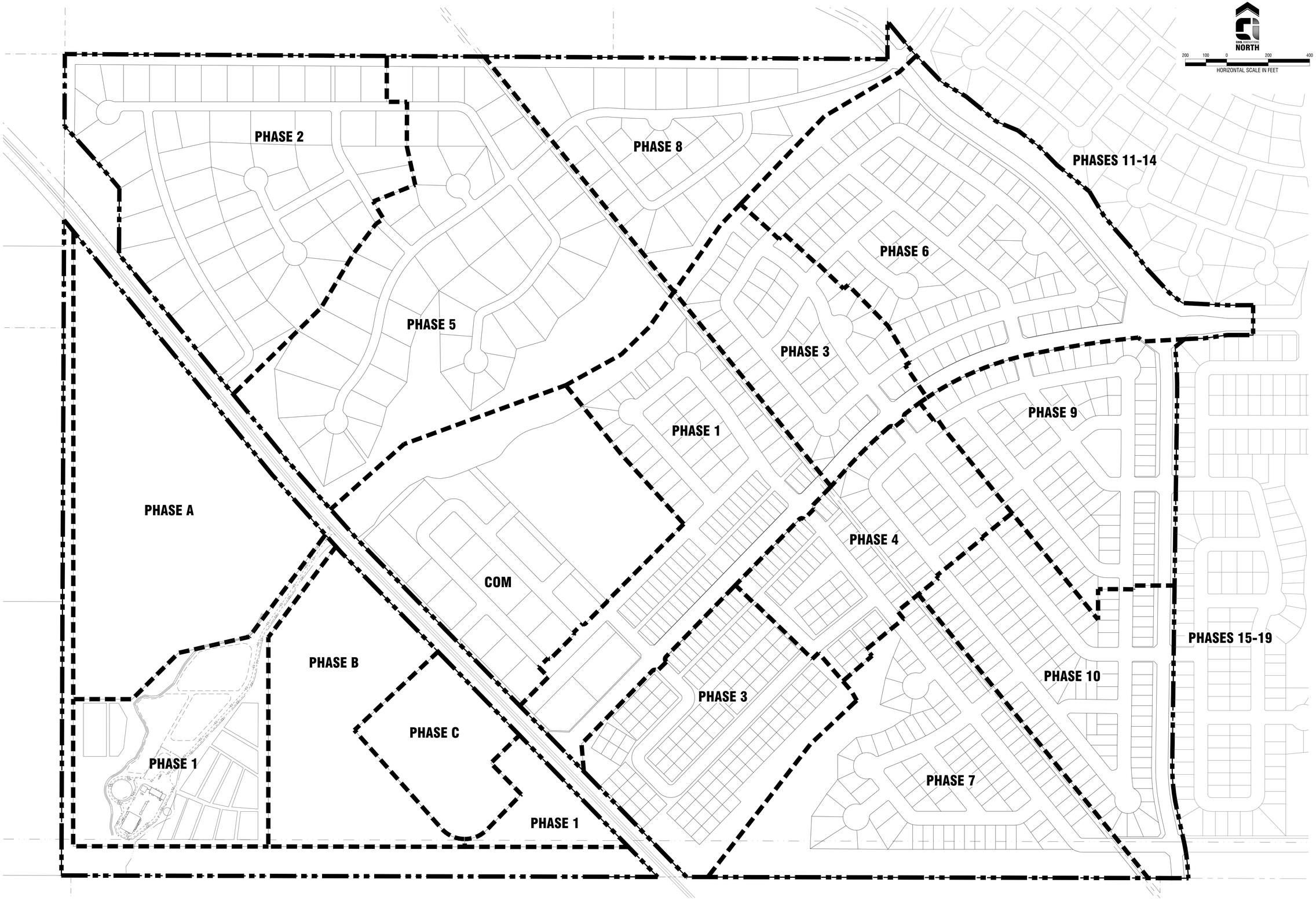
PRELIMINARY PLAT - GRADING PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.303
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	11/02/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.303

SHEET 23 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.400 (PRELIMINARY GRADING PLAN).dwg



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REGISTERED
10062
03/16/23
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BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

MAYFIELD SPRINGS SUBDIVISION
ELMORE COUNTY, IDAHO

PRELIMINARY PLAT - PHASING PLAN

PROJECT NO.	20-0203-MS
DWG FILE	C.101
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/16/23
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.101
SHEET 2 OF 23

D:\Civil Innovations Projects\2020\20-0203-MS MAYFIELD SPRINGS\200 - Construction Drawings\204 - Preliminary Plat\20-0203-MS - C.101 (PRELIMINARY PHASING PLAN).dwg