



ANNEXATION & REZONE APPLICATION CITY OF DONNELLY

169 Halferty Street
P.O. Box 725
Donnelly, ID 83615
Telephone (208) 325-8859

This application shall be provided with the Master Land Use Application form. In order to avoid handwritten answers this form is provided in word format so the answers to each item can be typed directly hereon. A hard copy of this application shall be provided to the city along with an electronic copy in word format.

File number (To be assigned by city staff):

Describe the property:

The subject site consists of two (2) parcels which total 22.83-acres in size. The northern parcel is located within the City of Donnelly's corporate limits.

The northern parcel consists of approximately 10.71-acres. The parcel is bordered on the north and west by Eld Lane. The parcel contains an existing dwelling and accessory structures located adjacent to Eld Lane. The remaining portion of the parcel contains portions of Boulder Creek, a few existing trees with the remainder relatively bare.

The southern parcel consists of approximately 12.12-acres contains a Special Flood Hazard Area, and wetlands associated with Boulder Creek. There are mature trees located throughout the site.

What is the justification for the annexation and the rezone (or rezone if rezone only):

See Narrative

What is the justification for a development agreement (if applicable):

To ensure the development is constructed as proposed. Also, to limit any adverse impacts of the development upon neighboring properties and the existing community and ensure the property is developed in a manner consistent with Donnelly's Comprehensive Plan and City Code.

How does the proposed rezone relate to the Comprehensive Plan?: *See narrative*

How is the proposed zone change compatible with the surrounding area?: *See narrative*

Explain how potable water is intended to be provided to the site as needed to serve any and all uses allowed on this property under the proposed zone: *See narrative*

Explain how sanitary sewer is intended to be provided to the site as needed to serve any and all uses allowed on this property under the proposed zone: *See narrative*

Explain how Fire protection is intended to be provided to the site as needed to serve any and all uses allowed on this property under the proposed zone: *See narrative*

Describe the street(s), and their condition(s), that will be provided access to the site:
See narrative

Detail what elementary, middle and high schools will be available for the site development as needed to serve any and all uses allowed on this property under the proposed zone and address the capacity of each school: *See narrative*

DO ANY OF THESE ON-SITE FEATURES EXIST: (Yes or No - If yes, explain):

Evidence of Erosion: *No*

Fish Habitat: *Yes – Boulder Creek*

Floodplain: *Yes – Located adjacent to Boulder Creek – FIRM Panel #16085C1302C*

Mature Trees: *Yes – Located in proximity to the existing dwelling*

Riparian Vegetation: *Yes – Located adjacent to Boulder Creek*

Steep Slopes: *Yes - Located adjacent to Boulder Creek*

Stream/Creek: *Yes – Boulder Creek*

Unique Animal Life: *No*

Unique Plant Life: *Yes – Riparian vegetation located adjacent to Boulder Creek*

Unstable Soils: *No*

Wildlife Habitat: *Yes – Within the trees located within the site and along Boulder Creek*

Along with this application the applicant must provide the following:

1. Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application and that the owner assumes all financial responsibilities for fees if not paid by the applicant).
2. Names and addresses of all adjoining property all property owners and purchasers of record owning property located within 300 feet of the exterior boundary of the application property. The addresses shall be submitted to the City on one set of address labels, and a map showing the addresses in relation to the land being considered shall be submitted.
3. Legal description, with maps, of the property including meets and bounds to the center line of all adjacent right of ways with appropriate closure to meet the standards of the Valley County Engineer.
4. Provide a detailed letter of explanation and justification for the application
5. Payment of fees.
6. Any additional information to aid in understanding the project.

7. One (1) vicinity map (8 ½” x 11”) at 1” = 300’ scale (or similar), labeling the location of the property and adjacent streets.
8. One (1) 8 ½” x 11” colored aerial showing the site, street names, and surrounding area within two-hundred feet (200’).
9. One (1) (8 ½” x 11”) and one full size scaled plan showing where sewer and water mains (with pipe sizes) are located in relation to the site and showing public rights-of-way (and widths) abutting the site.
10. A concept plan may be required by staff, as a part of the application, depending upon site details.

The City does not guarantee acquisition of public services provided by any agency. The developer, property owner and/or applicant of this application does hereby release and indemnify and hold harmless the City of Donnelly from any and all claims, cost, damages, etc., from any individual or organization regarding the acquisition of services which are not affiliated with the City, including but not limited to sanitary sewer service, power, and fire protection.

APPLICANT’S CERTIFICATION:

If the applicant is not the owner, a City of Donnelly Affidavit of Legal Interest shall be provided with any land use applications.

Land use applications are subject to professional review for the purpose of addressing compliance, conformance, situational, and public health, safety and general welfare issues. Professional review may include, but is not limited to, review by engineering, legal, planning, and other qualified professionals. The City of Donnelly reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These professional fees are separate, and in addition to the City’s application and permit fees.

The Applicant hereby agrees to pay the aforementioned Professional Review Fees and attorney fees, including attorney fees on appeal and expenses incurred on behalf of the City of Donnelly, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of Donnelly is the prevailing party and does certify that, to the best of his or her knowledge, all application data and materials provided herewith are true and correct.

I also give permission for City staff to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to delay and/or denial of this application.

John D. Roters, PLA, ASLA, Principal

Applicant/Representative Printed Name

A handwritten signature in black ink, appearing to read "John D. Roters". The signature is fluid and cursive, with a long horizontal stroke at the end.

Applicant/Representative Signature

05/01/2026

Date