

Valley County Planning and Zoning Department

700 S. Main ST
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115



Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # [REDACTED] or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # SUB <u>26-010-11</u>		FEE \$ <u>1000</u>
ACCEPTED BY <u>[REDACTED]</u>		DEPOSIT <u>600</u>
CROSS REFERENCE FILE(S): _____		DATE <u>4/24/26</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: <u>2 lot single-family subdivision</u>	
<input type="checkbox"/> SHORT PLAT		
<input checked="" type="checkbox"/> FULL PLAT		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

Applicant's Signature: [Signature] Date: 4/20/26

The following must be completed and submitted with the conditional use permit application:

- Neighborhood Meeting Information and results** if 5 or more lots. VCC 9-5H-1.D
- A **preliminary plat** containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
- A **phasing plan and construction timeline**.
- An **8½ x 11" – 300 scale drawing** of the proposed subdivision showing only the street names and lots.
- A **plot plan**, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- A **lighting plan**.
- A **Wildfire Mitigation Plan** – Proposed administrative plats of less than 5 lots and proposed subdivisions with lands less than 20% "forested" (see definition in VCC 10-7) are exempt from the professional requirement and the short-form WUI plan may be submitted.
- Names and mailing addresses of property owners within 300 feet of the property boundary.** Information can be obtained through the Valley County GIS maps. Only one list is required.
- Three (3) copies of the application and additional materials are required.**

We recommend you review Title 9 and Title 10 of the Valley County Code online at www.co.valley.id.us/planning-zoning or at the Planning and Zoning Office, 700 South Main, Cascade, Idaho.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Starview Estates

APPLICANT Sound Holdings, LLC PHONE 208-315-2198

Owner Option Holder Contract Holder

MAILING ADDRESS PO Box 710, McCall, ID ZIP 83638

EMAIL mathew@falveysearthworks.com

PROPERTY OWNER Same as above.

(if not the applicant)

MAILING ADDRESS _____ ZIP _____

EMAIL _____

Nature of Owner's Interest in this Development? _____

AGENT / REPRESENTATIVE Same as above. PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

ENGINEER Trevor Howard

MAILING ADDRESS 60 Difficult Dr, Idaho City, ID ZIP 83631

EMAIL kiltedhealer@gmail.com PHONE 208-559-2663

SURVEYOR Dunn Land Surveys, Inc

MAILING ADDRESS 25 Coyote Trail, Cascade, ID ZIP 83611

EMAIL dan@dunnlandsurveys.com PHONE 208-634-6896

PRE-APPLICATION INFORMATION

Date(s) of Pre-Application Meeting with Staff: April 2, 2026

Staff Name(s): Cynda Herrick

Date of Neighborhood Meeting if 5 or more lots: _____
(Attached Required Information per VCC 9-5H-1.D)

PROPERTY INFORMATION

1. SIZE OF PROPERTY 20.46 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 0 Acres

3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.

Easements Yes; access, utility, irrigation/ditch, pressure irrigation easement, and road ROW.

Deed Restrictions None identified.

Liens or encumbrances None identified.

4. LEGAL DESCRIPTION _____

5. TAX PARCEL NUMBER(S) RP18N03E298375

Quarter _____ Section 29 Township 18N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Other rural land with 0 improvements.

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None.

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Rural residential / agricultural land with scattered homes and access roads.

South Rural residential subdivision lots to the south, including Double Down Ranch Subdivision.

East Rural residential / vacant land and roadway corridor near Johnson Ln / Norwood Rd area.

West Rural residential land with existing homes/buildings along Big Moose Rd area.

9a. TYPE OF TERRAIN: Mountainous Rolling Flat Timbered

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes No

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: None identified.

Unnamed drainage with presumed hydrologic connection to the North Fork

10a. WATER COURSE: Payette River watershed.

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes No

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes No

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? Yes

10e. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.
Yes No

11a. NUMBER OF EXISTING ROADS: 1 Width 20 ft Public Private

Are the existing road surfaces paved or graveled? Gravel Paved

11b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 28 ft

Will the proposed roads be Public Private Proposed road construction: Gravel Paved

Anticipated Trip Generation [Refer to ITE – Trip Generation Manual within Roads Policy Manual] _____

Primarily heavy truck traffic? Yes No Combination

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: None identified.

12b. PROPOSED UTILITIES: Individual underground utility services to each lot, to be located within proposed utility easements shown on the plat.

Proposed utility easement width 20 ft Locations As shown on Preliminary Plat

13. SOLID WASTE DISPOSAL METHOD: Individual Septic Central Sewage Treatment Facility

14. POTABLE WATER SOURCE: Public Water Association Individual
If individual, has a test well been drilled? No Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well George & Shana Monroe Depth 158 ft Flow 15 gpm

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes No
Are you proposing any alterations, improvements, extensions or new construction? Yes No
If yes, explain: Existing ditch / irrigation facilities and easements are shown on the preliminary plat and exhibits. The preliminary plat also shows ditch realignment, existing ditch, pressure irrigation to be abandoned, and easement changes/vacations.

16. DRAINAGE (Proposed method of on-site retention): _____
Any special drains? Yes (Please attach map)
Soil type(s): _____
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes No
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: _____

18. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:
Setbacks: Front 30 feet Sides 15 feet Rear 30 feet
Minimum construction value No minimum states Minimum square footage 1200 sqft
Completion of construction required within 24 Days Months Years
Resubdivision permitted / Lot Splits allowed? Yes No Mobile homes allowed? Yes No
Other _____

19. LAND PROGRAM:
Open Areas and/or Common Areas Yes No
Acreage in subdivision 20.43 Number of lots in subdivision 2
Typical width and depth of lots Irregular lots; see preliminary plat
Typical lot area ~10 acres Minimum lot area 9.2 acres Maximum lot area 10.23 acres
Lineal footage of streets 468 lf Average street length per lot 234 lf
Percentage of area in streets 1.5 %
Dedicating road right-of-way to Valley County? Yes No
Percentage of area of development to be public (including easements) ~4.5 %
Maximum street gradient _____
Is subdivision to be completely developed at one time? Yes No - Attach phasing plan and timeline.

20. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.
 21. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
 22. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.
 23. SUBMIT a Wildland Urban Interface Mitigation Plan. Proposed administrative plats of less than 5 lots and proposed subdivisions with lands less than 20% "forested" (see definition in VCC 10-7-2) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer shall complete the plan (see the fillable "short form").
-

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code § 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

10. How do you plan to retain storm and excess water on each lot? Stormwater and excess irrigation water will be retained on-site through natural infiltration and overland sheet flow across each lot. The large lot sizes allow for adequate dispersion. Existing drainage patterns will be maintained, and a culvert at the roadway crossing will preserve natural drainage and wetland hydrology.

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) Stormwater will be treated through natural filtration and best management practices including vegetation, soil infiltration, and erosion/sediment control measures. During construction, BMPs such as silt fences, wattles, and stabilized construction entrances will be implemented. No significant sources of oil, grease, or contaminated runoff are anticipated.

Irrigation Plan Map Requirements

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction →).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: _____

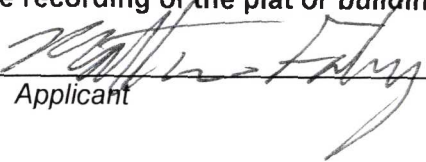
Also, provide the following documentation:

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: 
Applicant

Date: 4, 20, 26



VALLEY COUNTY WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: Valley County Weed Supervisor

Date: 04/20/24

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
 1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
Existing traffic is low-volume rural residential. The proposal will add minimal traffic (approximately 5–10 trips per day for two homes). Temporary construction traffic will occur. The proposed 468-foot road will be built to Valley County standards to accommodate residential use, emergency access, and maintenance.
 2. Provision for the mitigation of impacts on housing affordability.
The project consists of two large rural residential lots (~10 acres each) and is not intended to provide high-density or affordable housing. Due to its limited scale, the project will not significantly impact housing affordability in the area.
 3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.
Existing noise levels are low and typical of rural residential areas. Temporary increases in noise and minor vibration will occur during construction due to equipment use. Post-construction, noise levels will remain consistent with rural residential use (vehicle traffic, residential activity). No industrial or high-noise uses are proposed.
 4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.
Existing conditions include minimal artificial heat or glare. The project will introduce minor additional sources such as residential lighting and vehicle use. Impacts will be minimal and typical of rural residential development. No significant glare from reflective surfaces or large paved areas is anticipated.
 5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.
Construction activities may temporarily generate dust and minor particulate emissions. These will be mitigated using standard best management practices (BMPs), including watering disturbed areas and limiting exposed soils. Post-construction emissions will be minimal and limited to typical residential activity.
 6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.
Water will be provided by individual wells and septic systems. The site includes an emergent wetland and drainage feature. A culvert will maintain natural drainage at the road crossing. Stormwater will be retained on-site through infiltration, and BMPs will be used during construction to protect water quality.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
The primary hazard is wildfire risk typical of rural areas. The proposed road is designed to accommodate emergency access, including fire apparatus. No hazardous materials, industrial uses, or explosion risks are proposed. Road and driveways serve as fire break.
8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.
Vegetation removal will occur for road construction, future building sites, and property improvement. Approximately 134 linear feet of wetland will be impacted by the road crossing. Disturbance will be minimized and controlled to prevent erosion and sedimentation. Has been permitted by US Army Corps.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
Disturbed areas will be stabilized using BMPs such as seeding, mulching, and erosion control measures. Permanent vegetation will be re-established following construction.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
The site consists of typical rural soils suitable for residential development. No unusual soil hazards have been identified in the provided materials. Site-specific septic and foundation suitability will be confirmed through standard permitting processes.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
Improvements include construction of an access road, culvert installation, and grading for building sites and property improvement. Drainage patterns will be maintained consistent with existing conditions.
12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.
The site is visible from Johnson Lane and adjacent properties. Development will be limited to two homes, minimizing visual impact. Natural vegetation and topography will help screen development. No significant visual impacts are anticipated.
13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.
The property is suitable for low-density residential development due to its size, location, access to an existing road network, and compatibility with surrounding rural residential uses. The project aligns with existing land use patterns in the Lakefork area.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

The subdivision will increase property tax revenue through creation of two buildable residential lots. Construction activities will provide short-term economic benefits to local contractors and suppliers.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

Due to the small scale (2 lots), impacts on public services such as roads, emergency services, and schools will be minimal.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

The project will not negatively impact other developments. It is consistent with surrounding rural residential land uses.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

No significant extraction or depletion of natural resources is proposed. Construction materials will be sourced off-site.

18. What will be the impacts of a project abandoned at partial completion?

If abandoned during construction, the site could experience temporary erosion or incomplete infrastructure. This risk will be mitigated through stabilization measures and compliance with permit conditions.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

The project includes:

- **2 residential dwelling units**
- **Associated accessory structures typical of rural residential use**

20. Stages of development in geographic terms and proposed construction time schedule.

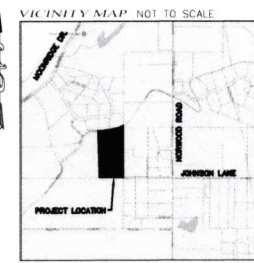
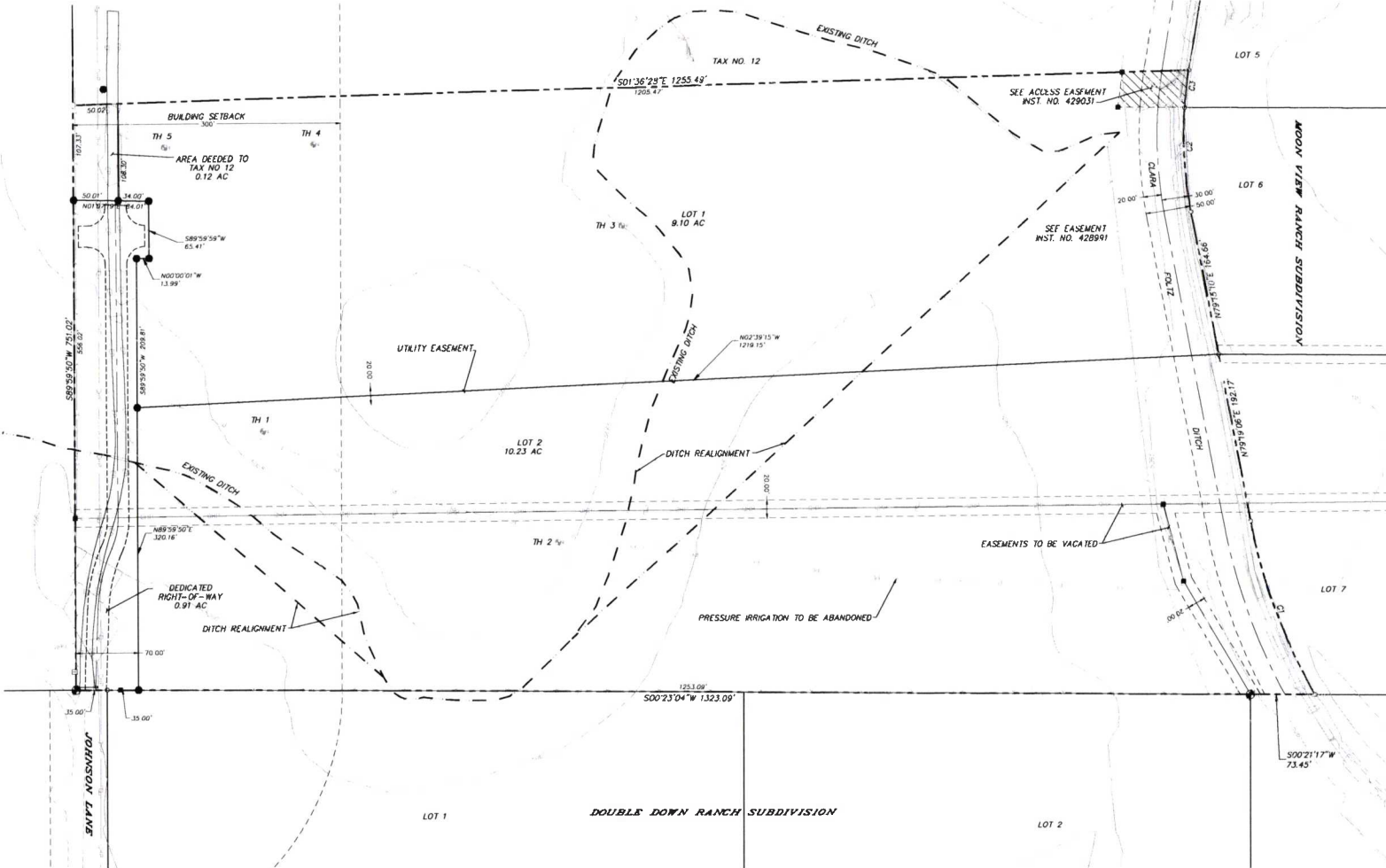
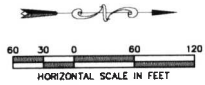
The subdivision will be developed in a single phase.

Estimated timeline:

- **Road construction and improvements: 2028**
- **Lot development and home construction: as determined by future owners**

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

Sale prices will reflect rural residential acreage in the McCall/Lakefork area. Exact pricing will be determined by market conditions but is expected to be consistent with surrounding properties.



OWNER
SOUND HOLDINGS, LLC

DEVELOPER
SOUND HOLDINGS, LLC

PROJECT DATA
TOTAL ACREAGE 20.455 AC
LOTS 2 (CREATED FROM 1 EXISTING PARCEL)
DEDICATED RIGHT-OF-WAY 0.91 AC

GENERAL NOTES
1. BUILDING SETBACKS SHALL COMPLY WITH VALLEY COUNTY ORDINANCES OR AS SHOWN HEREIN
2. A 20' WIDE UTILITY EASEMENT IS CENTERED ON ALL INTERIOR LOT LINES
3. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OF UTILITIES DROPTINE MEADOWS SUBDIVISION
4. THIS PLAN IS SUBJECT TO IDAHO CODE SECTION 31-3805. IRRIGATION WATER SHALL BE SUPPLIED TO INDIVIDUAL LOTS
5. STORM WATER WILL BE MANAGED AS REQUIRED BY VALLEY COUNTY ORDINANCE
6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE
7. FLOOD ZONES SHOWN ON THIS PLAN ARE PRE-FEMA FIRM 1606SC, PANEL 1003, FEBRUARY 1, 2019
8. BASE FLOOD ELEVATION: N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE

LEGEND

- Set 5/8 Inch Rebar
- Found Section Monument as Noted
- Found Section Monument as Found
- Found 1/2 Inch Rebar
- Found 5/8 Inch Rebar
- Wellhead
- Testhole
- Powerpole
- Telephone Riser
- Exterior Boundary Line
- Parcel Line
- Easement/Right-of-way Line
- Pressure Irrigation Line
- Edge of Gravel/Driv Road
- Edge of Pavement
- Overhead Power
- Fence Line

DATE REFERENCES
Horizontal datum based on Idaho State Plane, Idaho West Zone 1103. Distances are ground distances and are in U.S. survey feet.
Refer to Plat of Moon View Ranch Subdivision Inst. No. 452573
Refer to Plat of Double Down Ranch Subdivision, Inst. No. 2024-464746
Refer to NGS Bk. 14, pg. 25, Inst. No. 429001
Refer to Easement inst. No. 428991
Underground Utilities known to exist are not shown on this map.

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	210.77'	625.00'	193°19'	N89°29'50"E	209.77'
C2	118.56'	465.00'	143°28'29"	N88°23'31"E	118.23'
C3	42.83'	465.00'	57°22'1"	S83°30'09"E	42.81'



PROJECT
PRELIMINARY PLAT SHOWING STARVIEW SUBDIVISION
LOCATED IN TAX NO. 11
IN THE SE 1/4 OF SECTION 29
T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO

NO.	DATE	DESCRIPTION	REVISIONS

SHEET DATA
P.M. CB
DRAWN BY CB
CHECKED BY DTD
DATE 11/23/2026
FILE NO:
SHEET

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-1: PURPOSE:

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

10-7-2: DEFINITIONS:

APPROVED: Refers to approval as the result of review, inspection or tests by reason of accepted principles.

ASPECT: Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope.

DEFENSIBLE SPACE: Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building.

FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

FUEL BREAK: An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting.

PROFESSIONAL: Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office.

PROFESSIONAL FORESTER: An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.)

SLOPE: The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage.

STRUCTURE: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed or parts joined together in some manner.

VALLEY COUNTY FIRE WORKING GROUP: This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan. This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc.

WILDFIRE: An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND URBAN INTERFACE AREA: That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010)

10-7-3: BASIS FOR RECOMMENDATION:

Valley County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)

10-7-4: SUBMISSION REQUIREMENTS:

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.
- B. Content: The plan shall be based upon a site-specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.
- 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
- 2. Format: The plan shall consist of two (2) sections:

a. Wildfire Risk Assessment: This portion of the plan includes a map and narrative describing the status of the land to be developed. At a minimum, the following must be included:

(1) Topographic map. Use blank map format included on the last page.

(2) Site description including discussion of slope(s), aspect(s), and significant topographic features.

Starview Subdivision is a 2-lot, 20.43-acre rural residential subdivision at 102 Johnson Ln. The site has rolling terrain with mixed aspect, a central knoll, and localized slopes over 15%. Wetland and drainage features occur near the Johnson Lane access area.

(3) Narrative describing existing vegetation and fuel hazards, distribution, and continuity.

Vegetation is primarily grasses, low brush, and scattered timber with low to moderate fuel loading. Fuel continuity is interrupted by open areas, existing disturbance, the access corridor, and wetland/drainage features, reducing crown-fire potential and limiting large continuous runs.

(4) Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.

The property is within the normal Valley County wildland fire environment, with risk influenced by seasonal drying, low humidity, and wind-driven grass/brush fire behavior. No specific recent wildfire occurrence on the parcel is known from the submitted materials.

- (5) Existing roads and bridges, including a description of widths, grade percentages and weight limits.
Existing access is from Johnson Lane. A new internal road about 468 feet long and about 28 feet wide will be built to Valley County standards for residential, EMS, and maintenance access. The design includes an emergency turnaround. No bridges are proposed.
- (6) Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.
No existing dwellings are shown on the subject parcel. The proposal is for two low-density single-family residential lots: Lot 1 at about 10.20 acres and Lot 2 at about 10.23 acres, with future homes and typical accessory residential structures.
- (7) Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).
Infrastructure affecting fire risk includes Johnson Lane, the proposed internal access road, overhead/typical rural utility service, and future residences/driveways. No railroad, industrial facilities, or other major ignition-hazard infrastructure is shown.
- (8) Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).
Existing features that may assist wildfire control include large lot separation, open terrain, the wetland/drainage area near access, and the road/access corridor. These features provide localized fuel breaks and improved firefighter access.
- (9) Current structural and wildland fire jurisdictional agencies.
Primary structural fire protection is expected to be provided by McCall Fire Protection District, with wildland response coordinated through the normal Valley County/State system as applicable.

(10) Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.

Development increases human-caused ignition potential slightly, but overall risk remains low to moderate because density is limited to two lots, access is improved, and future homes will have defensible space. The project should reduce unmanaged fire risk on site and should not materially increase risk to adjacent landowners when mitigation is maintained.

b. Wildfire Risk Mitigation: This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:

(11) Access - planned ingress and egress routes.

Primary ingress/egress is from Johnson Lane using the proposed county-standard internal road. The internal road provides direct access to both lots and includes an EMS/plow turnaround for apparatus maneuvering and emergency access.

(12) Water supply for structural and wildland fire response.

Water for domestic use will be from individual wells. Initial fire response water will be supplied by responding fire apparatus; no central hydrant system is proposed for this two-lot rural subdivision.

(13) Estimated response time and distances for jurisdictional fire agencies.

Response time is typical of the McCall/Lakefork rural service area and is considered adequate because the parcel fronts Johnson Lane and the proposed internal road improves access to both building areas.

(14) Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.

No centralized internal suppression system is proposed. Future homes will comply with applicable building/fire code requirements. Individual wells and accessible driveways will support firefighting operations, and address posting should be maintained at the road and homes.

(5) Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.

Proposed infrastructure includes a gravel all-weather access road built to Valley County standards, approximately 28 feet wide, with maximum grade targeted at 10% or less and an emergency turnaround. Address and road signage will be installed as required. Utilities are expected to follow normal rural service practice.

(6) Safety zone locations.

Safety zones will be provided by the open areas associated with each large lot, the turnaround area, and cleared/managed defensible space around future homes. The access road also provides staging and evacuation support.

(7) Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning.

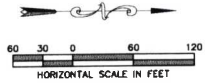
Before and during lot development, maintain 30 to 100 feet of defensible space around all homes and accessory structures as site conditions allow; remove dead/down fuels, limb and thin ladder fuels, mow grasses, and reduce brush around building envelopes, driveways, and turnaround areas.

(8) Long term maintenance schedule to sustain fuel treatment effectiveness.

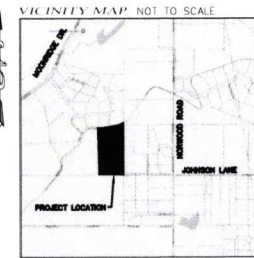
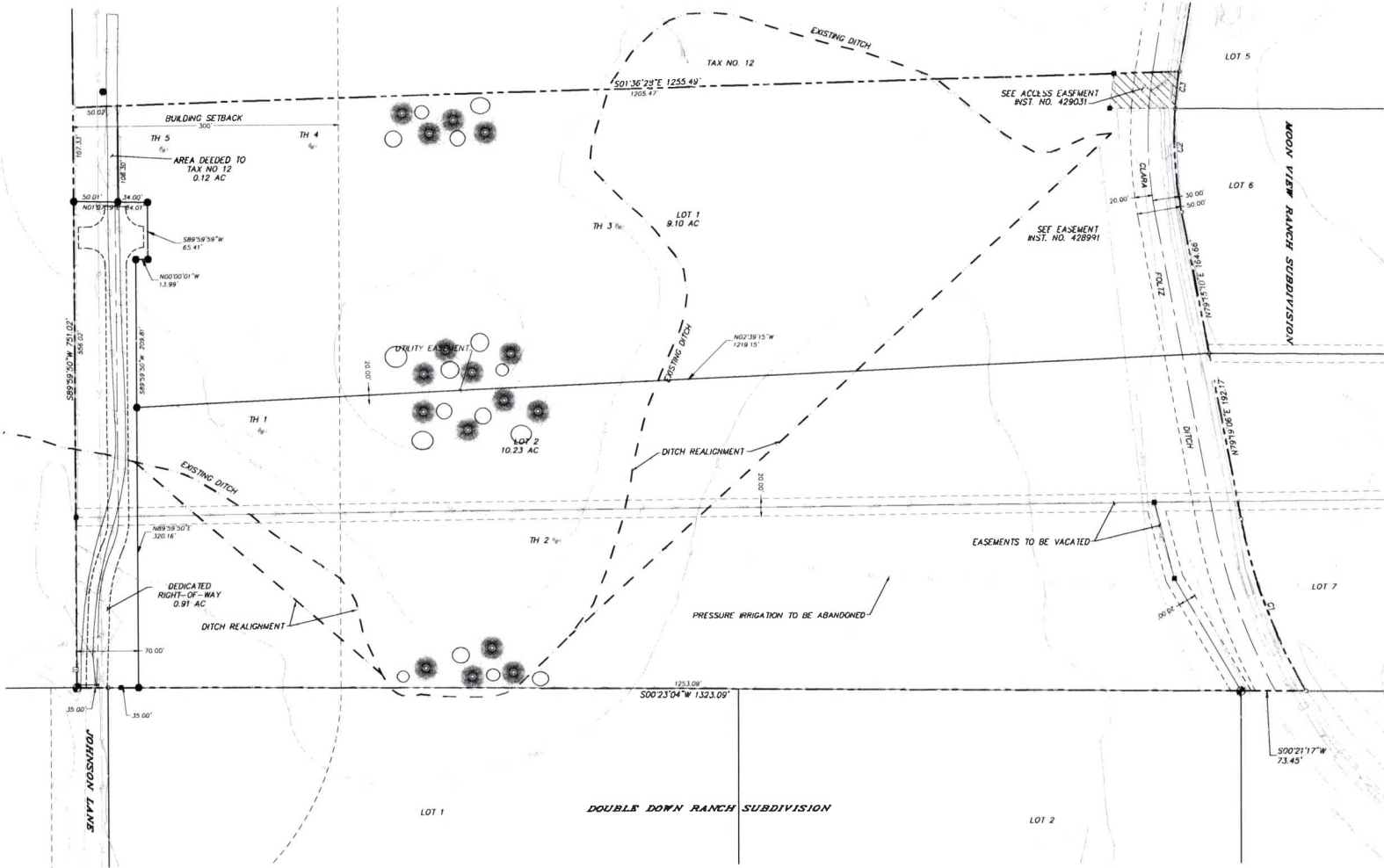
Long-term maintenance will be the responsibility of each lot owner. Defensible space, mowing, brush thinning, dead-fuel removal, and access maintenance will be performed on an ongoing basis and can be reinforced through CCRs or final approval conditions.

(9) Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.

With the proposed access improvements, turnaround, and ongoing vegetation management, overall wildfire risk within the subdivision is reduced to low. Risk to adjacent landowners is not expected to increase and may improve where fuel continuity is reduced near shared boundaries and access corridors.



CONIFER TREES
 ASPEN TREES



OWNER
 SOUND HOLDINGS, LLC

DEVELOPER
 SOUND HOLDINGS, LLC

PROJECT DATA
 TOTAL ACREAGE 20.455 AC
 LOTS 3 (CREATED FROM 1 EXISTING PARCEL)
 DEDICATED RIGHT-OF-WAY 0.91 AC

GENERAL NOTES
 1. BUILDING SETBACKS SHALL COMPLY WITH VALLEY COUNTY ORDINANCES OR AS SHOWN HEREIN.
 2. A 20' WIDE UTILITY EASEMENT IS CENTERED ON ALL INTERIOR LOT LINES.
 3. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OF UTILITIES DROPTIME MEADOWS SUBMISSION.
 4. THIS PLAN IS SUBJECT TO IDAHO CODE SECTION 31-3805. IRRIGATION WATER SHALL BE SUPPLIED TO INDIVIDUAL LOTS.
 5. STORM WATER WILL BE MANAGED AS REQUIRED BY VALLEY COUNTY ORDINANCE.
 6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
 7. FLOOD ZONES SHOWN ON THIS PLAN ARE PRE FEMA FIRM FIG85C, PANEL 1003, FEBRUARY 1, 2019.
 8. BASE FLOOD ELEVATION N/A
 9. FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND

- Set 5/8 inch Rebar
- Found Section Monument as Noted
- Calculated Position, No Monument Set or Found
- Found 1/2 inch Rebar
- Found 5/8 inch Rebar
- Wellhead
- Testhole
- Powerpole
- Telephone Riser
- Exterior Boundary Line
- Parcel Line
- Easement/Right-of-way Line
- Pressure Irrigation Line
- Edge of Gravel/Dirt Road
- Edge of Pavement
- Overhead Power
- Fence Line

DATE REFERENCES
 Horizontal datum based on Idaho State Plane, Idaho West Zone 1103. Distances are ground distances and are in U.S. survey feet.

Refer to Plat of Moon View Ranch Subdivision, Inst. No. 452573.

Refer to Plat of Double Down Ranch Subdivision, Inst. No. 2024-464746.

Refer to ROS Bk 14, pg 25, Inst. No. 429001.

Refer to Easement Inst. No. 428991.

Underground Utilities known to exist are not shown on this map.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	210.77'	625.00'	197.91°	N69°27'00"W	209.77'
C2	118.56'	465.00'	143°08'29"	N86°35'37"E	118.27'
C3	42.81'	465.00'	57°27'21"	S81°30'09"E	42.81'



PROJECT
 PRELIMINARY PLAT SHOWING
 STARVIEW SUBDIVISION
 LOCATED IN TAX NO. 11
 IN THE SE 1/4 OF SECTION 29
 T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO

NO.	DATE	DESCRIPTION	REVISIONS

SHEET DATA
 P.M. CB
 DRAWN BY CB
 CHECKED BY DTD
 DATE 3/25/2026
 FILE NO.

65

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 104227
Drilling Permit No. 91642
Water right or injection well # _____

2. OWNER: Sound Holdings llc
Name _____
Address Po Box 710
City McCall State ID Zip 83638

3. WELL LOCATION:
Twp. 18 North or South Rge. 03 East or West
Sec. 29 1/4 SW 1/4 SE 1/4
Gov't Lot _____ County Valley
Lat. 44 0 51.8940 (Deg. and Decimal minutes)
Long. -116 0 06.9674 (Deg. and Decimal minutes)
Address of Well Site Big Moose Rd
City McCall

(Give at least name of road - Distance to Road or Landmark)
Lot. 4 Blk. _____ Sub. Name Moon View Ranch

4. USE:
 Domestic Municipal Monitor Irrigation Thermal Injection
 Other _____

5. TYPE OF WORK:
 New well Replacement well Modify existing well
 Abandonment Other _____

6. DRILL METHOD:
 Air Rotary Mud Rotary Cable Other Dual Rotary

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
Bentonite	0	60	1650	Pullback & Pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	170	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) 170

9. PERFORATIONS/SCREENS:
Perforations Y N Method _____
Manufactured screen Y N Type Wire Wound
Method of installation Set & Pullback

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
171	181	14		5	Stainless	.250

Length of Headpipe 8 Length of Tailpipe 1
Packer Y N Type K

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? Y N Artesian Pressure (PSIG) _____
Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 95 Static water level (ft) 92
Water temp. (°F) 56 Bottom hole temp. (°F) _____
Describe access port Turtle Cap

Well test: _____ Test method:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
	<u>27 at 160'</u>	<u>60</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	40	Sand & Gravel		X
10	40	42	Clay Brown		X
10/6	42	131	Sand & Gravel	X	
6	131	148	Sand Gray	X	
6	148	150	Sand Orange	X	
6	150	153	Clay Brown		X
6	153	170	Sand Gray, Small Gravel	X	
6	170	182	Sand & Gravel Tan	X	

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AUG 05 2024
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 182
Date Started: 7/8/2024 Date Completed: 7/10/2024

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Cold Steel Drilling Co. No. 793
*Principal Driller Alan Hinesberger Date 8/4/2024
*Driller _____ Date _____
*Operator II _____ Date _____
Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 100096
Drilling Permit No. 916463

Water right or injection well # _____
2. OWNER: Dave Koehlinger

Name _____
Address PO Box 221
City McCall State ID Zip 83638

3. WELL LOCATION:
Twp. 18 North or South Rge. 3 East or West
Sec. 9 1/4 NE 1/4 SE 1/4

Gov't Lot _____ County Valley
Lat. 44 51.9392'N (Deg. and Decimal minutes)
Long. 116 6.7948'W (Deg. and Decimal minutes)
Address of Well Site 35 Big Moose

(Give at least name of road - Distance to Road or Landmark)
City McCall
Lot. 6 Blk. 1 Sub. Name Moon View Ranch

4. USE:
 Domestic Municipal Monitor Irrigation Thermal Injection
 Other _____

5. TYPE OF WORK:
 New well Replacement well Modify existing well
 Abandonment Other _____

6. DRILL METHOD:
 Air Rotary Mud Rotary Cable Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
bentonite	0	38	950lbs	pull back & pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2	187	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) 187'

9. PERFORATIONS/SCREENS:
Perforations Y N Method _____
Manufactured screen Y N Type Wire Wrapped Stainless Steel
Method of installation Flooded casing float down

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
185	195	16		5"	SS	.250

Length of Headpipe 10' Length of Tailpipe 0'
Packer Y N Type 3 Lip K Packer

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? Y N Artesian Pressure (PSIG) _____
Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 95 Static water level (ft) 95
Water temp. (°F) _____ Bottom hole temp. (°F) _____
Describe access port well cap

Well test: _____ Test method:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
	20	90	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	2	Top Soil		X
10	2	17	Gravels		X
10	17	26	Boulders		X
10	26	38	Brown Sandy Clays		X
6	38	44	Brown Sandy Clays		X
6	44	95	Boulders		X
6	95	155	Brown Sandy Clays - 5 GPM	X	
6	155	183	Brown Clays		X
6	183	195	Course White Sands - 20 GPM		

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AUG 05 2024

WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 195'
Date Started: Jul 29, 2024 Date Completed: 7/31/2024

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dig Well Idaho, LLC Co. No. 682
*Principal Driller Trinity Villines Date 8/1/2024
*Driller Benjamin Davis Date 8/1/2024
*Operator II _____ Date _____
Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required

65
**IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT**

1. WELL TAG NO. D 87010

Drilling Permit No. 895925

Water right or injection well # _____

2. OWNER: _____

Name George + Shana Monroe

Address PO Box 735

City McCall State ID Zip 83638

3. WELL LOCATION:

Twp. 13 North or South Rge. 3 East or West

Sec. 29 1/4 SW 1/4 SE 1/4

Gov't Lot _____ County valley

Lat. 44 ° 51.732 (Deg. and Decimal minutes)

Long. 116 ° 06.861 (Deg. and Decimal minutes)

Address of Well Site Johnson Lane

Parcel 14 City McCall

Lot. _____ Blk. _____ Sub. Name _____

4. USE:

Domestic Municipal Monitor Irrigation Thermal Injection

Other _____

5. TYPE OF WORK:

New well Replacement well Modify existing well

Abandonment Other _____

6. DRILL METHOD:

Air Rotary Mud Rotary Cable Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
<u>Sealco</u>	<u>0</u>	<u>40</u>	<u>1150</u>	<u>dry pour</u>

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
<u>6</u>	<u>12</u>	<u>158</u>	<u>25</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>4"</u>	<u>18</u>	<u>158</u>	<u>40</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) 158

9. PERFORATIONS/SCREENS:

Perforations Y N Method Torch

Manufactured screen Y N Type PVC

Method of installation Set in

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
<u>138</u>	<u>158</u>	<u>20</u>	<u>40</u>	<u>4</u>	<u>PVC</u>	<u>40</u>

Length of Headpipe _____ Length of Tailpipe _____

Packer Y N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method
<u>8-12</u>	<u>138</u>	<u>158</u>	<u>500</u>	<u>pour</u>

11. FLOWING ARTESIAN:

Flowing Artesian? Y N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 65 Static water level (ft) 94

Water temp. (°F) 60 Bottom hole temp. (°F) _____

Describe access port Turtle

Well test:			Test method:			
Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
<u>158</u>	<u>15</u>	<u>1hr</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: good

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
<u>10</u>	<u>0</u>	<u>18</u>	<u>sand soft</u>		
<u>10</u>	<u>18</u>	<u>42</u>	<u>sandy clay some rock</u>		
	<u>42</u>	<u>60</u>	<u>clay & sand</u>		
	<u>60</u>	<u>130</u>	<u>small boulders</u>		
	<u>130</u>	<u>145</u>	<u>sand clay & boulders</u>		
	<u>145</u>	<u>147</u>	<u>clay</u>		
	<u>147</u>	<u>158</u>	<u>gravel</u>		<input checked="" type="checkbox"/>

RECEIVED

NOV 02 2020

WATER RESOURCES WESTERN REGION

Completed Depth (Measurable): 158

Date Started: 9-21-20 Date Completed: 10-1-20

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Timon Drilling Co. No. 623

*Principal Driller _____ Date 10-1-20

*Driller _____ Date _____

*Operator II _____ Date _____

Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

65

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 87123

Drilling Permit No. 896674

Water right or injection well # _____

2. OWNER: Jason Butts

Name Jason Butts

Address 947 S. Shoshone

City Boise State ID Zip 83705

3. WELL LOCATION:

Twp. 18 North or South Rge. 3 East or West

Sec. 29 SW SE NE SE
10 acres 1/4 40 acres 1/4 160 acres 1/4

Gov't Lot _____ County Valley

Lat. 44 ° 51.9065'N (Deg and Decimal minutes)

Long. 116 ° 6.6083'W (Deg and Decimal minutes)

Address of Well Site TBD Norwood

City McCall

(Give at least name of road + Distance to Road or Landmark)

Lot 3 Blk. _____ Sub Name McCall Ranch

4. USE:
 Domestic Municipal Monitor Irrigation Thermal Injection
 Other _____

5. TYPE OF WORK:
 New well Replacement well Modify existing well
 Abandonment Other _____

6. DRILL METHOD:
 Air Rotary Mud Rotary Cable Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
Betonite	0	38	1300	Pull back & pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2	141	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) 141'

9. PERFORATIONS/SCREENS:
 Perforations Y N Method _____

Manufactured screen Y N Type Johnson SS

Method of installation: Drop off

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
143	148	.20		5"	SS	.250

Length of Headpipe 5' Length of Tailpipe 0

Packer Y N Type 3 Lip K Packer

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method

11. FLOWING ARTESIAN:

Flowing Artesian? Y N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 18' Static water level (ft) 95'

Water temp. (°F) _____ Bottom hole temp. (°F) _____

Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
	45	120	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: Good

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	2	Top Soil		X
10	2	10	Brown Clays		X
10	10	20	Brown Sands & Gravels - 10 GPM	X	
10	20	35	Brown Sands		X
10	35	38	Brown Clays		X
6	38	43	Brown Clays		X
6	43	58	Brown Sands		X
6	58	78	Brown Sands & Gravels		X
6	78	83	Brown Clays		X
6	83	98	Grey Sands & Gravels		X
6	98	123	Grey Sands - 15 GPM	X	
6	123	135	Grey Sands & Gravels	X	
6	135	147	Grey Sands & Small Gravels	X	
6	147	148	Large Gravels	X	

RECEIVED
MAR 16 2021
 WATER RESOURCES
 WESTERN REGION

Completed Depth (Measurable): 148

Date Started: 10/29/2020 Date Completed: 10/30/2020

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dig Well Idaho, LLC Co. No. 682

*Principal Driller [Signature] Date 11/6/2020

*Driller [Signature] Date 11/6/2020

*Operator II _____ Date _____

Operator I [Signature] Date 11/6/2020

* Signature of Principal Driller and rig operator are required.

65

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0102405

Drilling Permit No. 915952

Water right or injection well # _____

2. OWNER: Logan Robinson

Name _____

Address Box 1517

City McCall State ID Zip 83638

3. WELL LOCATION:

Twp. 18 North or South Rge. 03 East or West

Sec. 29 1/4 SE 1/4 SE 1/4

Gov't Lot _____ County Valley

Lat. 44 ° 51.7540 (Deg. and Decimal minutes)

Long. -116 ° 06.6340 (Deg. and Decimal minutes)

Address of Well Site TBD Next to 100 Johnson Ln

City McCall

(Give at least name of road + Distance to Road or Landmark)

Lot. _____ Blk. _____ Sub. Name _____

4. USE:

Domestic Municipal Monitor Irrigation Thermal Injection

Other _____

5. TYPE OF WORK:

New well Replacement well Modify existing well

Abandonment Other _____

6. DRILL METHOD:

Air Rotary Mud Rotary Cable Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
Cement Grout	0	110	54.54 ft ³	Grout Pump

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	18	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5	18	125	Sdr-17	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) Adapter

9. PERFORATIONS/SCREENS:

Perforations Y N Method _____

Manufactured screen Y N Type PVC

Method of installation Sand-Pack

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
125	145	.20	20 ft	4.5	PVC	Sdr-17

Length of Headpipe _____ Length of Tailpipe _____

Packer Y N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method
8x12 Silica	110	125	2000 lbs	Hand Pour

11. FLOWING ARTESIAN:

Flowing Artesian? Y N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 7 ft Static water level (ft) 90 ft

Water temp. (°F) 52 Bottom hole temp. (°F) _____

Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Baler	Air	Flowing artesian
12	55 gpm	1 hr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Test method:

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	1	Top Soil		X
10	1	7	Brown Clay		X
10	7	24	Gravel	X	
8.5	24	38	Gravel & Boulders	X	
8.5	38	49	Brown Clay		X
8.5	49	160	Gravel & Boulders	X	

RECEIVED

JUN 02 2025

WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 145 ft
Date Started: 6-27-2024 Date Completed: 7-3-2024

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name 208 Drilling LLC Co. No. 734
*Principal Driller [Signature] Date 7-3-24

*Driller _____ Date _____

*Operator II _____ Date _____

Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

SITE ADDRESS	NAME	MAILING ADDRESS
14057 NORWOOD RD	JASON BUTTS	947 S SHOSHONE, BOISE, ID 83705
100 JOHNSON LN	BRIAN BROWN	PO BOX 155, SHAVER LAKE, CA 93664
98 JOHNSON LN	PAIGE BROWN	PO BOX 1517, MCCALL, ID 83638
99 JOHNSON LN	FERNAND GENEAU	PO BOX 1853, MCCALL, ID 83638
RP18N03E320605	PLRWSD	201 JACOB ST, MCCALL, ID 83638
104 JOHNSON LN	GEORGE MONROE	PO BOX 735, MCCALL, ID 83638
25 BIG MOOSE RD	SOUND HOLDINGS	PO BOX 710, MCCALL, ID 83638
31 BIG MOOSE RD	YEEHAW TRIPLE M HOLDINGS LLC	525 RANDALL AVE #346, CHEYENNE, WY 82001
35 BIG MOOSE RD	DAVID KOEHLINGER	PO BOX 221, MCCALL, ID 83638
39 BIG MOOSE RD	CORY CORBET	PO BOX 228, MCCALL, ID 83638

**ALTA OWNER'S POLICY OF TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
Old Republic National Title Insurance Company

Issuing Agent: AmeriTitle, LLC
Issuing Office: 507 E Pine St., McCall, ID 83638
Issuing Office File Number: 1019166
Property Address: 102 Johnson Lane, McCall, ID 83638

Name and Address of Title Insurance Company:

Old Republic National Title Insurance Company
PO Box 877
West Jordan, UT 84084-0877

File Number: 1019166

Policy Number: OY-08507300

Amount of Insurance: \$670,000.00
Date of Policy: December 10, 2025 3:58PM

Premium: \$2,235.00

1. **The Insured is:**

Mathew Falvey

2. **The estate or interest in the Land insured by this policy is:**

FEE SIMPLE

3. **The Title is vested in:**

Mathew Falvey, an unmarried man

4. **The Land is described as follows:**

**A PARCEL OF LAND SITUATE IN THE NW1/4 SE1/4 AND THE SW1/4 SE1/4, SECTION 29, T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP MARKING THE EAST 1/16 CORNER COMMON TO SECTIONS 29 AND 32, T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO, AS SHOWN ON THAT PARTICULAR RECORD OF SURVEY, RECORDED AS INSTRUMENT NO. 326570, ON BOOK 10, ON PAGE 61 OF SURVEYS, ON FILE IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO, THE REAL POINT OF BEGINNING:
THENCE, S. 89°59'56" W., 663.34 FEET ALONG THE LINE COMMON TO SAID SECTIONS 29 AND 32, TO A 5/8" REBAR MARKING THE W-E 1/64 CORNER OF SAID SECTIONS,
THENCE, N. 1°36'28" W., 1,255.45 FEET TO A 1/2" REBAR ON A LINE LYING 30.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF THE CLARA FOLTZ DITCH,
THENCE, 42.99 FEET ALONG SAID PARALLEL LINE ON A CURVE TO THE LEFT, WHOSE RADIUS IS 465.00 FEET, DELTA ANGLE IS 5°17'49", AND WHOSE LONG CHORD BEARS S. 83°28'09" E., 42.97 FEET TO A 1/2" REBAR ON THE WESTERLY BOUNDARY OF THE E1/2 SW1/4 SE1/4, OF SAID SECTION 29,
THENCE, 118.50 FEET ALONG SAID PARALLEL LINE ON A CURVE TO THE LEFT, WHOSE RADIUS IS 465.00 FEET, DELTA ANGLE IS 14°36'03", AND WHOSE LONG CHORD BEARS N.**

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File No.: 1019166

ALTA Owner's Policy of Title Insurance (07-01-2021)

AMERICAN
LAND TITLE
ASSOCIATION



86°34'56" E., 118.18 FEET TO A 1/2" REBAR
THENCE, N. 79°16'54" E., 356.90 FEET ALONG SAID PARALLEL LINE TO A 1/2" REBAR,
THENCE, 210.74 FEET ALONG SAID PARALLEL LINE ON A CURVE TO THE LEFT, WHOSE
RADIUS IS 625.00 FEET, DELTA ANGLE IS 19°19'09", AND WHOSE LONG CHORD BEARS N.
69°37'20" E., 209.74 FEET TO A 1/2" REBAR ON THE EASTERLY BOUNDARY OF THE E1/2
NW1/4 SE1/4, OF SAID SECTION 29,
THENCE, S. 0°23'06" W., 73.47 FEET TO A 5/8" REBAR MARKING THE SE 1/16 CORNER OF
SAID SECTION 29,
THENCE, S. 0°23'06" W., 1,323.10 FEET TO THE POINT OF BEGINNING

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ALTA Owner's Policy of Title Insurance (07-01-2021)

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**ALTA OWNER'S POLICY OF TITLE INSURANCE (07-01-2021)
SCHEDULE B**

ISSUED BY
Old Republic National Title Insurance Company

File Number: 1019166

Policy Number: OY-08507300

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Rights or claims of parties in possession not shown by the public records.
2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. General Taxes, including any assessment collected therewith. The first installment is not delinquent until after December 20th of the tax year, the second installment is not delinquent until after June 20th of the subsequent year.
Amounts shown do not include interest or penalty if delinquent.
Parcel Number: RP18N03E298375
Year: 2025
Annual Taxes billed: \$838.72
First Half Taxes Payment Status: Due
First Half Tax Amount: \$419.36
Second Half Taxes Payment Status: Due
Second Half Tax Amount: \$428.48
Taxes as billed include the following exemptions: None
8. Levies and assessments of the Lake Irrigation District, and the rights, powers and easements of said district as by law provided.
9. Right-of-way for Lake Irrigation District and the rights of access thereto for maintenance of said canal.
10. Right-of-way for Clara Foltz Ditch and the rights of access thereto for maintenance of said ditch.

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File No.: 1019166

9010 ALTA Owner's Policy of Title Insurance Schedule B (07-01-2021)

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11. Right of way for ditches, tunnels, telephone and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
12. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: November 7, 1907.
Instrument No.: 8114.
Official Records: Valley County.
13. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: April 13, 1909.
Instrument No.: 10580.
Official Records: Valley County.
14. Agreement and the terms and conditions contained therein
Recorded: March 12, 1920
Instrument No.: 3453
15. Agreement and the terms and conditions contained therein
Between: Oregon Short Line Railroad Company, a corporation
And: Theodore Hoff
Purpose: Waterway Agreement
Recorded: October 22, 1926
Instrument No.: 10856
16. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: November 1, 1967
Instrument No.: 67667
17. Agreement and the terms and conditions contained therein
Between: Judd W. and Diane B. DeBoer
And: Valley County Pathways, Inc.
Purpose: Access Agreement
Recorded: April 26, 2010
Instrument No.: 351146
Amendment to Access Agreement
Recorded: June 24, 2020
Instrument No.: 429561
18. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: Lake Irrigation District
Purpose: Use and repair of the Ditch Maintenance Road, the Road Crossings, the Head Gates and the Clara Foltz Ditch
Recorded: June 3, 2020
Instrument No.: 428991
19. Easements reservations and dedications, as shown on record of survey.
Recorded: June 4, 2020
Instrument No.: 429001
Affidavit of Correction 448958
20. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: Mirror Pond LLC, an Idaho limited liability company
Purpose: Ingress and egress
Recorded: June 4, 2020
Instrument No.: 429031
Re-recorded: October 30, 2020
Instrument No.: 434065
21. Agreement and the terms and conditions contained therein
Between: Mirror Pond, LLC, an Idaho limited liability company
And: Diane DeBoer, an unmarried individual and Diane B. DeBoer as Personal Representative of the Estate of Judd W. DeBoer

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File No.: 1019166

9010 ALTA Owner's Policy of Title Insurance Schedule B (07-01-2021)

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Purpose: Declaration of Water Delivery Agreement
Recorded: June 4, 2020
Instrument No.: 429034
Re-recorded: June 24, 2020
Instrument No.: 429560
Re-recorded: November 24, 2020
Instrument No.: 434933

22. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: Mirror Pond, LLC, an Idaho limited liability company
Purpose: Placement of above ground and/or below ground electrical lines and facilities , as well as telephone, cable and other utilities
Recorded: June 4, 2020
Instrument No.: 429036
Re-recorded: September 4, 2020
Instrument No.: 432059
23. Terms, provisions, covenants, conditions, easements, definitions, options, obligations and restrictions, contained in a document
Purpose: Notice
Recorded: June 4, 2020
Instrument No.: 429030

Re-recorded: June 24, 2020
Instrument No.: 429559

Re-recorded: November 24, 2020
Instrument No.: 434932
24. Terms, provisions, covenants, conditions, easements, definitions, options, obligations and restrictions, contained in a document
Purpose: Declaration of Access Easement
Recorded: June 4, 2020
Instrument No.: 429031

Re-recorded: October 30, 2020
Instrument No.: 434065
25. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$520,000.00
Dated: December 9, 2025
Trustor: Mathew Falvey
Trustee: AmeriTitle, LLC
Beneficiary: Idaho United Credit Union
Recorded: December 10, 2025
Instrument #: 2025-006728

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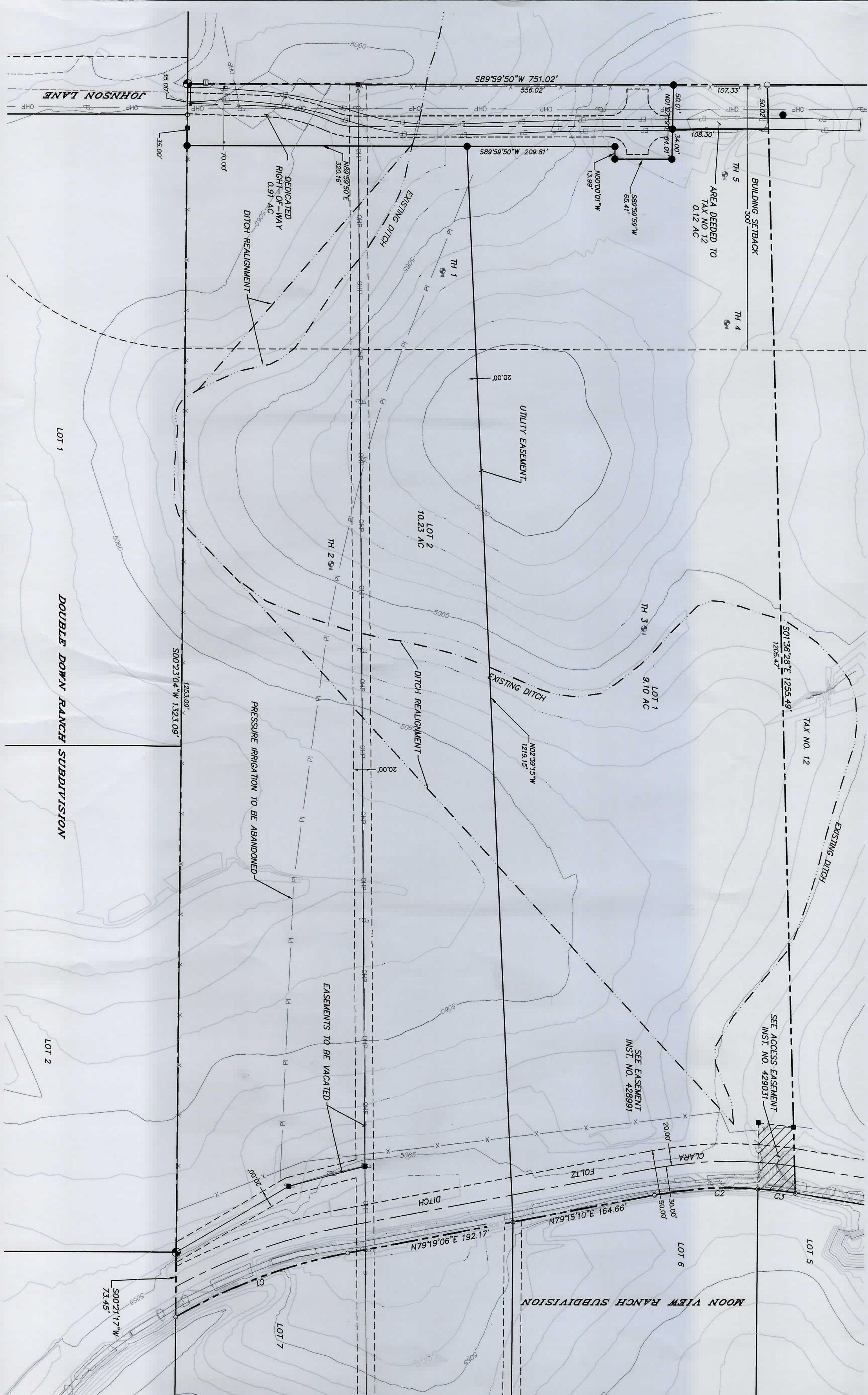
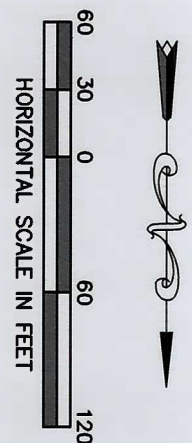
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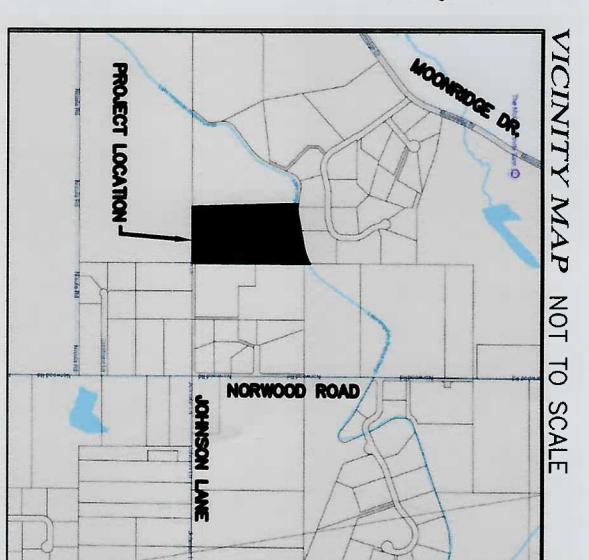
9010 ALTA Owner's Policy of Title Insurance Schedule B (07-01-2021)

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CHAIN	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	210.77'	628.00'	19°19'19"	N68°37'00"E	208.17'
C2	118.56'	465.00'	14°36'29"	N68°35'27"E	118.23'
C3	42.93'	465.00'	57°17'21"	S83°30'09"E	42.91'



OWNER
SOUND HOLDINGS, LLC

DEVELOPER
SOUND HOLDINGS, LLC

PROJECT DATA
TOTAL ACREAGE: 20.455 AC
LOTS: 2 (CREATED FROM 1 EXISTING PARCEL)

GENERAL NOTES
1. BUILDING SETBACKS SHALL COMPLY WITH VALLEY COUNTY ORDINANCES
OR AS SHOWN HEREIN.

2. A 90' WIDE UTILITY EASEMENT IS GENERATED ON ALL INTERIOR LOT LINES.

3. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR UTILITIES DURING THE DEVELOPMENT SUBDIVISION.

4. THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-3805. IRRIGATION WATER SHALL BE SUPPLIED TO INDIVIDUAL LOTS.

5. STORM WATER WILL BE MANAGED AS REQUIRED BY VALLEY COUNTY ORDINANCE.

6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.

7. FLOOD ZONES SHOWN ON THIS PLAT ARE PRE FEMA FROM 160955C, PANEL 1003, FEBRUARY 1, 2019.

8. FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND

- Set 5/8 inch Rebar
- Found Section/Comment as Noted or Found
- Found 1/2 inch Rebar
- Found 5/8 inch Rebar
- Wellhead
- Testhole
- Powerpole
- Telephone Riser
- Exterior Boundary Line
- Parcel Line
- Easement/Right-of-way Line
- Pressure Irrigation Line
- Edge of Gravel/Dirt Road
- CHP
- Overhead Power
- Fence Line

DATUM/REFERENCES

Horizontal datum based on Idaho State Plane, Idaho West Zone 1103. Distances are ground distances and are in U.S. survey feet.
Refer to Plat of Moon View Ranch Subdivision Inst. No. 452573
Refer to Plat of Double Down Ranch Subdivision, Inst. No. 2024-464746
Refer to ROS Bk. 14, pg. 25, Inst. No. 429001
Refer to Easement Inst. No. 428991
Underground Utilities known to exist are not shown on this map

**PRELIMINARY PLAT SHOWING
STARVIEW SUBDIVISION**
LOCATED IN TAX NO. 11
IN THE SE 1/4 OF SECTION 29
T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO



25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM

NO.	DESCRIPTION	DATE
REVISIONS		
SHEET DATA		
P.M.: CB		
DRAWN BY: CB		
CHECKED BY: DTD		
DATE: 3/25/2026		
FILE NO.:		
SHEET		