

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
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>26-002</u>		FEE \$ <u>600⁻</u>
ACCEPTED BY _____		DEPOSIT <u>1000⁻</u>
CROSS REFERENCE FILE(S): _____		DATE <u>1-23-2026</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	<u>9 lots</u>	
<input checked="" type="checkbox"/> FULL PLAT	<u>private road</u>	

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: 1/23/26

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.
- One 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.
- 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.
- Ten (10) 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, 219 North Main, Cascade, Idaho.

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

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Newton Subdivision

APPLICANT Growth Enterprises PHONE [REDACTED]

Owner Option Holder Contract Holder

MAILING ADDRESS [REDACTED] ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER Growth Enterprises LLC

(if not the applicant)

MAILING ADDRESS [REDACTED] ZIP 83638

EMAIL [REDACTED]

Nature of Owner's Interest in this Development? The Owner is the developer

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

ENGINEER Trevor Howard Timberland Associates LLC

MAILING ADDRESS 60 Difficult Drive Idaho City, ID ZIP 83631

EMAIL Trevor@timberlandassociates.org PHONE 208-559-2663

SURVEYOR Mountain West Surveys Inc.

MAILING ADDRESS P.O BOX 769 Council, ID ZIP 83612

EMAIL Kenlthomason@hotmail.com PHONE (208) 549 - 3900

PROPERTY INFORMATION

1. SIZE OF PROPERTY 22.37 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 0.0 Acres

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

Easements 12-ft Idaho Power Easement, Lake Irrigation District Canal easment

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION Parcel 2, Lot 37. See attached Record of Survey and Legal Deed.

5. TAX PARCEL NUMBER(S) RP18N03E275256, RP18N03E276760

Quarter SW 1/4 Section 27 Township 18N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

There is currently a 6,000 SF shop with a private well and septic and a pond on the residential property.

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:

Lake Irrigation District Canal runs through the property. There are no known hazardous material spills or soil or water contamination

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

North Residential open space/Agriculture

South Residential open space/Agriculture

East Residential open space/Agriculture

West Residential open space/Agriculture

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: a well-fed pond, a spring, and a spring-fed pond

10a. WATER COURSE: Lake Irrigation District Canal

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? Neighbors have indicated that the SE corner of Lot 7 experiences ponding during the spring

11a. NUMBER OF EXISTING ROADS: 0 Width N/A 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

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: The existing shop on Lot 1 is served by Idaho Power, a private well, and Septic

12b. PROPOSED UTILITIES: The development will be served by Idaho Power and Ziplly Fiber

Proposed utility easement width 12 Ft Locations Adjacent to Road Right of Way

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 On Lot 1 Depth 283 FT Flow 40 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: _____

16. DRAINAGE (Proposed method of on-site retention): Roadside ditches with rock check dams
 Any special drains? No (Please attach map)
 Soil type(s): Archabal Loam, Type B
 (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
 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
 Mobile homes allowed? Yes No
 Minimum construction value To be determined Minimum square footage 2,500
 Completion of construction required within To be determined Days Months Years
 Resubdivision permitted? Yes No
 Other _____
19. LAND PROGRAM:
 Open Areas and/or Common Areas Yes No
 Acreage in subdivision 22.37 Number of lots in subdivision 9
 Typical width and depth of lots 216 x 374 Ft
 Typical lot area 2.17 Minimum lot area 1.01 Maximum lot area 4.38
 Lineal footage of streets 1,370 Ft Average street length per lot 175 Ft
 Percentage of area in streets 13%
 Dedicating road right-of-way to Valley County? Yes No
 Percentage of area of development to be public (including easements) 13%
 Maximum street gradient 7
 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.

Irrigation Plan

(Idaho Code 31-3805)

This land: Has water rights available to it
 Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is “located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**”

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

- 1. Are you within an area of negotiated City Impact? Yes No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: Not served by an irrigation district
Drainage: Not served by a drainage entity
- 3. How many acres is the property being subdivided? 2.37 acres
- 4. What percentage of this property has water? 0
- 5. How many inches of water are available to the property? 0
- 6. How is the land currently irrigated? surface sprinkler irrigation well
Individual residential wells are used to irrigate up to 1/2 acre per Idaho Code 42-111 above ground pipe underground pipe
- 7. How is the land to be irrigated after it is subdivided? surface sprinkler irrigation well
Individual residential wells will be used to irrigate up to 1/2 acre per Idaho Code 42-111 above ground pipe underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
This project does not impact, alter, or connect to the Lake Irrigation District Canal located on the property

- 9. Is there an irrigation easement(s) on the property? Yes No

10. How do you plan to retain storm and excess water on each lot? _____
Roadside ditches with rock check dams will retain excess water

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 not discharge to the established drainage system

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: This project does not include irrigation plans. The applicable information that is required for an irrigation plan is shown on the Drainage and Erosion Control Plan Sheet

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: 1.25.26



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: 1/25/26

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.

This 9-lot residential project is accessed by Pearson Lane. Pearson Lane can easily accommodate the project during construction and after full build-out.

Pearson Lane from SH-55 to the project is a 2-lane paved road with moderate slopes. The average width of Pearson Lane is 22 feet. The Valley County 2023 Master Transportation Plan does not identify any deficiencies for Pearson Lane. A rural 2-lane road like this can typically support 2,000 or more vehicles per day. Traffic counts for similar roads in the area indicate that Pearson Lane probably serves 200 to 500 vehicles per day (vpd).

Based on the estimated material required for import and construction the roadway and 1 month of construction, construction is anticipated to increase truck traffic by 40 trucks per day for 1 month. Construction of homes will require no more than 4 trucks per day.

Accounting for 8 vehicles per day per residence, 9 new residences will add 72 vpd.

Given the existing capacity of Pearson Lane and the use of a private internal road (Newton Place) to consolidate access points, the project will not significantly alter the current traffic patterns or road safety.

Pedestrians and bicyclists within the development will share the private roadway with vehicles. This is suitable for the low-volume local traffic

2. Provision for the mitigation of impacts on housing affordability.

N/A

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.

The transition from a single vacant parcel to a 9-lot subdivision will result in a permanent but moderate increase in ambient noise. Because the land use in the surrounding area is predominantly low-density residential and open space, the existing the ambient noise environment is characterized by low intensity, natural variability, and high sound attenuation.

The most acute impacts to noise will occur during construction of the private road and home-building.

Road construction is anticipated to be completed within 2 consecutive months. Homes will be built on individual lots as they sell. The total duration of home building will be driven by the housing market and depend on the timing of lot sales. Each individual home is expected to be constructed within 1 year.

All construction activities will be conducted in accordance with Valley County Ordinance 9-5B-1 which requires The noise emanating from any commercial or industrial activity to be muffled so that it does not become objectionable due to intermittent beat, frequency or shrillness, and does not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line

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 heat and glare are minimal because the area is an open field covered in pasture grass. There are no existing outdoor lights.

Increased outdoor lighting during construction will only occur when hours of darkness occur before 7:00 PM and after 7:00 AM.

The development does not include any permanent outdoor lighting. Individual lot owners will be required to follow Valley County Ordinance 9-5B-2 to the quality and aesthetic character of the surrounding area.

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.

Existing emissions are minimal. They will increase slightly af full build-out.

During construction, fugitive dust will be the particulate emission of primary concern. Fugitive dust during construction will meet the Idaho Department of Environmental Quality General Construction Permit limits. Water for dust abatement will be the primary means of preventing fugitive dust from leaving the property.

At full build-out, emissions will consist of road dust, smoke from wood burning stoves, and small engine exhaust from landscape maintenance.

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.

Residences will be served by private domestic wells. The area is not identified as an area of groundwater concern; therefore, 9 additional residential wells are not expected to adversely impact neighboring wells.

An existing pond may be used for fire suppression.

Existing groundwater and surface water have good quality. Best management practices during construction will prevent sediment from adversely impacting water quality. Revegetation and landscaping of areas disturbed during construction will provide long term protection of water quality.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

Existing hazards include a grassland fire. The risk of explosion at full-build out will increase normal residential uses. This will primarily be propane storage tanks.

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.

Existing vegetation will be removed to construct the roadways and residential structures. Cut and fill slopes will be minimal and stable because the terrain is moderate with maximum slopes under 10%.

The soils and climate support vegetation to provide natural, effective long term sediment and erosion protection.

The project is not anticipated to adversely impact wetlands. Wetlands are likely present along the Lake Irrigation District Canal and the natural drainage ditch/intermittent stream that crossed Lots 2, 3, and 4. Construction of Newton Place for this project will not impact wetlands. The plat includes a note requiring developments on individual lots to comply with county, state, and federal requirements.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Limits of construction will be limited to that which is required to complete construction. Fiber wattles and silt fence will be used during construction to contain sediment. Areas disturbed by roadway construction will be reseeded with pasture grass. Areas disturbed by residential construction will be reseeded with pasture grass or landscaped.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

A geotechnical investigation of the site has not been conducted, but Archabal loam-Hydrologic Soil Group B is anticipated to compose nearly 90% of the soil on site. Potential problems in regard to slope stability, embankments, building foundation, utility and road construction are unlikely.

The average height of cut and fill slopes is anticipated to be 4 feet with maximum heights of 7 feet. Construction will be scheduled during periods of low precipitation, and the existing soils will support revegetation.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Roadway cuts and fills will have an average height of 4 feet and maximum height of 7 feet. The height of cut and fill slopes for individual lots will be determined by improvements that have not yet been developed. Because of the gentle slopes, cut and fill heights are not expected to exceed 7 feet.

The property generally slopes to the southeast toward the Lake Irrigation District Canal. There is a natural water course crossing lots 2, 3, and 4 which conveys stormwater and discharge from a spring. The plat will include a note indicating that future construction cannot impede existing water conveyances.

Road construction will not change the existing drainage pattern, Roadside ditches with check dams will retain stormwater to maintain pre-development runoff volumes.

Underground power by Idaho Power and Ziplly Fiber are planned to be installed within easements along the private roadway.

No fencing or sight buffers are planned.

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 new private roadway and buildings will be visible from Pearson Lane and adjoining property. Revegetation of cut and fill slopes with an average height of 4 feet and maximum height of 7 feet will generally blend in with the adjacent terrain.

Visual buffers and fences are not planned to reduce visibility of the new residences. New buildings and lot sizes are similar in nature to the surrounding properties.

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.

This location was selected for this project because of its proximity to McCall, existing access from Pearson Lane, and similar land use by adjacent properties. Being relatively close to McCall, this projects provides medium-density residential lots (1.01 to 4.38 acres) that bridge the gap between high-density urban clusters and large-scale 20+ acre agricultural tracts. Pearson lane provides safe access to an emergency ingress and egress from the project. Adjacent properties range from 1.73 acres to 26 acres and are residential or open space with agricultural historical use.

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

Upon completion of the improvements, including the subdivision, the taxable value will increase over the value of existing undeveloped land

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

Demand for public services such as public-school systems, Fire, and EMS for the development are anticipated to have minimal economic impacts that are offset by increased property tax revenue collection

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

Rather than competing with other single family residential developments in the area, this project complements them by satisfying the demand for private, rural-residential estates. This diverts "estate-level" buyers from purchasing and subdividing larger 40-acre agricultural parcels elsewhere, thereby helping to preserve the county's broader agricultural base.

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.

N/A. This is a single family residential development that does not plan to deplete natural resources.

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

If the project is abandoned or partially completed, the 9 planned additional home sites will not be available, utilities may not be installed, and the private roadway may not be completed. This is not a complex or phased project, so the likelihood of abandonment or partial completion is very small.

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

This project will create 9 single-family residential lots. The specific number and size of buildings will depend on future lot owners. Minimum residential building size will be 2,500 SF. Assuming 1 residential dwelling (5,000 SF average) and 1 non-residential building (3,000 SF average) per lot, this development will provide 45,000 SF of residential space and 27,000 SF of non-residential space. Non-residential floor space will be for non-commercial use unless future Conditional Use Permits are approved by Valley County.

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

Construction of public improvements including underground utilities and private roads are scheduled to be completed in 2026 upon approval of the grading and drainage plans.

Construction on individual lots will be governed by sale of lots, and individual project schedules.

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.

Lots prices are anticipated to be between \$275,000 and \$400,000. The cost of homes will be determined by their size and the cost of new construction.

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.

January 26, 2026

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
219 North Main St
Cascade, Id 83611

Subject: Newton Subdivision Preliminary Plat Application

Dear Cynda:

This letter and attachments are submitted with the Valley County Subdivision Application for Newton Subdivision located at 50 Pearson Lane, McCall, Idaho.

The proposed development consists of a 9-lot residential subdivision of Parcel 2, Tax Lot 37 as shown on the Record of Survey recorded as Instrument Number 2026-000403 by the Valley County Recorder on January 23, 2026. See Attachment 1 (8.5x11) and Attachment (18x24). Proposed lot sizes range from 1.01 acres to 4.38 acres. The average lot size is 2.17 acres. The total developed area is 22.37 acres, including 2.88 acres reserved for roadway right of way and utility easements.

Newton Place will be constructed as a private gravel road to provide access to Pearson Lane for Lots 2-9. Lot 1 will access Pearson Lane via the existing 70-ft easement along the westerly boundary of the development. A 2-ft wide easement along the Newton Place right of way will also serve as an easement for utilities including Idaho Power, and Ziply Fiber.

The property is subject to a 12- ft easement along the westerly boundary dedicated to Idaho Powere and an easement for the Lake Irrigation District Canal. The roadway right of way shown on the preliminary plat encompasses Pearson Lane as it crosses the property.

A 6,000 SF shop with well and septic, a well-fed pond, a spring-fed pond, and the Lake Irrigation District Canal exist within the development.

Residential/Agricultural lots adjacent to the development range from 1.73 to 26 acres.

The development has rolling terrain with a maximum slopes of 5-10%. Existing Vegetation is primarily pasture grass.

FEMA mapping shows that the development is not within a 100-yr flood plain per FIRM Panel 16085C1002C. See Attachment 2

Wetlands are likely present along the lake Irrigation District Canal and the natural drainage ditch/intermittent stream that crossed Lots 2, 3, and 4. See Attachment 3. Construction of Newton Place for this project will not impact wetlands. The plat includes a note requiring developments on individual lots to comply with county, state, and federal requirements.

There are no existing roads on the property. The only road included in the development is Newton Place. This will be a private, gravel road.

Lot 1 is served by Idaho Power. No other utilities exist within the development. Idaho Power and Ziplly Fiber will be installed within Newton Place Right of Way to serve lots 2-9 prior to recordation of the final plat.

All lots will be served by private wells and septic systems. Idaho Water Resources does not indicate that this is an area of groundwater supply concerns. Test holes have been excavated and are being monitored for groundwater. A subdivision Environmental Report will be submitted to Central District Health for review and approval prior to recordation of the final plat.

Although the canal runs through the development, the property does not have any water rights. See Attachment 4. There is no central irrigation plan. If lot owners wish to irrigate more than ½ acres, they will be required to develop irrigation wells and secure irrigation water rights through Idaho Department of Water Resources.

Roadside ditches, rock check dams, and swales will be used to prevent post-development storm water runoff from exceeding pre-development storm water runoff.

Storm drainage management has been designed to accommodate increased runoff from construction of Newton place. Individual lots are required to manage stormwater for future development on their lots.

Phasing Plan and Construction Schedule. All roads (Newton Place) and utilities will be completed prior to recording the final plat. Construction is scheduled to be completed in 2026 after approval of the preliminary plat and grading and drainage plans.

Landscaping Plan. Landscaping for this project is limited to seeding areas disturbed to construct Newton Place with native grasses. This is shown on the Erosion and Sediment Control Plan of the Grading and Drainage Plans.

Lighting Plan. No lighting is planned for the development. Lighting for individual lots will be subject to the CCRs to be submitted with the final plat and Valley County Code.

No variances are being requested.

Sincerely,



Timberland Associates LLC
Trevor Howard
Project Engineer

Cc: Shane Newton, Growth Enterprises LLC

Attachments:

1. 8.5x 11 Record of Survey Instrument #2026-000403 and Deed
2. National Flood Hazard Layer Firmette
3. Wetlands Map
4. Irrigation Map
5. 8.5x11 Map
6. Neighborhood Meeting Information
7. Well Logs
8. Title Search
9. Names and Mailing Addresses of Property Owners within 300 Feet
10. Wildland Urban Interface Fire Protection Plan
11. Preliminary Stom Drainage Management Report
12. 11x17 Grading and Drainage Plans (7 Copies)
13. Full Size Record of Survey Instrument #2026-0004033 (3 copies)
14. Full Size Grading and Drainage Plans and Preliminary Plat (3 Copies)

ATTACHMENT 1

8.5x11 Record of Survey Instrument #2026-000403 and Deed

428

QUITCLAIM DEED

FOR VALUE RECEIVED,

Shane L. Newton and Growth Enterprises, LLC, an Idaho Limited Liability Company

do(es) hereby convey, release, remise and forever quitclaim unto

Growth Enterprises, LLC, an Idaho Limited Liability Company

whose current address is: 307 East Park Street, Suite 203 McCall, Idaho
83638

the following described premises:

See Attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: January 23, 2026



Shane L. Newton

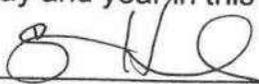


Growth Enterprises, LLC, Shane L. Newton, member

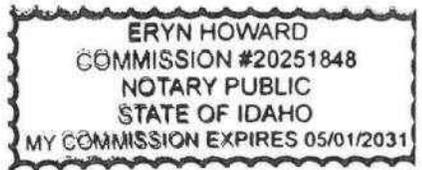
State of Idaho} ss
County of Valley}

On this 23rd day of January, 2026
before me, Eryn Howard, a Notary Public in and for said
state, personally appeared Shane L. Newton known or identified to me to be the
person whose name is subscribed to the within Instrument and acknowledged
that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year in this certificate first above written.



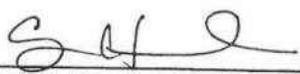
Notary Public for the State of Idaho
Residing at: Donnelly
Commission Expires: 05/01/2031



State of Idaho} ss
County of Valley}

On this 23rd day of January, 2026
before me, Eryn Howard, a Notary Public in and for said
state, personally appeared Shane L. Newton known or identified to me to be the
Shane L. Newton, member in the Limited Liability Company known as Growth
Enterprises, LLC, an Idaho Limited Liability Company who executed the
foregoing instrument in said LLC name and acknowledged that he/she/they
executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year in this certificate first above written.



Notary Public for the State of Idaho
Residing at: Donnelly
Commission Expires: 05/01/2031

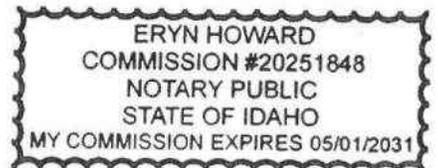


Exhibit A

Mountain West Surveys, Inc.
P.O. Box 769
Council, Idaho 83612
208-549-3900

Parcel 2 (Job No. 2515)

23 January 2026

The portion of the East one-half of the Southwest one-quarter of Section 27, Township 18 North, Range 03 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

COMMENCING at the Southwest one-sixteenth corner of said Section 27, from which the South one-sixteenth corner common to said Section 27 and Section 28 (same Township and Range) bears North $89^{\circ} 56' 57''$ West a distance of 1325.31 feet;

THENCE South $00^{\circ} 40' 36''$ West along the West boundary of said East one-half a distance of 38.71 feet to the true **POINT OF BEGINNING**;

THENCE continuing along said West boundary South $00^{\circ} 40' 36''$ West a distance of 428.01 feet;

THENCE leaving said West boundary South $89^{\circ} 59' 17''$ East a distance of 466.72 feet;

THENCE North $00^{\circ} 40' 15''$ East a distance of 466.73 feet;

THENCE South $89^{\circ} 59' 23''$ East a distance of 860.20 feet;

THENCE North $00^{\circ} 31' 03''$ East a distance of 660.16 feet;

THENCE North $89^{\circ} 49' 55''$ West a distance of 1038.24 feet;

THENCE South $85^{\circ} 15' 15''$ West a distance of 290.06 feet returning to said West boundary of said East one-half;

THENCE South $00^{\circ} 29' 46''$ West along said West boundary of said East one-half a distance of 438.96 feet;

THENCE leaving said West boundary South $89^{\circ} 59' 23''$ East a distance of 57.00 feet;

THENCE North $82^{\circ} 17' 29''$ East a distance of 87.75 feet;

THENCE North $00^{\circ} 00' 37''$ East a distance of 48.93 feet;

THENCE South 89° 59' 23" East a distance of 54.08 feet to a tangent point of curvature;

THENCE 46.69 feet along a curve to the left with a radius of 49.58 feet through a central angle of 53° 57' 18" with a long chord which bears North 63° 01' 58" East a distance of 44.99 feet;

THENCE North 36° 03' 19" East a distance of 21.19 feet;

THENCE North 89° 01' 30" East a distance of 188.96 feet;

THENCE South 00° 22' 29" West a distance of 117.45 feet to a tangent point of curvature;

THENCE 8.56 feet along a curve to the right with a radius of 35.00 feet through a central angle of 14° 00' 09" with a long chord which bears South 07° 22' 33" West a distance of 8.53 feet;

THENCE South 14° 22' 38" West a distance of 138.57 feet to a tangent point of curvature;

THENCE 40.72 feet along a curve to the right with a radius of 55.00 feet through a central angle of 42° 25' 00" with a long chord which bears South 35° 35' 08" West a distance of 39.79 feet to a tangent point of reverse curvature;

THENCE 11.68 feet along a curve to the left with a radius of 125.00 feet through a central angle of 05° 21' 19" with a long chord which bears South 54° 06' 58" West a distance of 11.68 feet;

THENCE South 81° 52' 11" West a distance of 198.87 feet;

THENCE South 83° 34' 42" West a distance of 113.26 feet;

THENCE North 89° 59' 23" West a distance of 63.42 feet returning to said West boundary of said East one-half and to the **POINT OF BEGINNING**.

Containing 22.37 acres, more or less.

SUBJECT TO the right-of-way for Pearson Lane.



Instrument # 2026-00403
 Boise, Idaho
 Registered Professional Land Surveyor
 Douglas Miller
 License No. 14302
 State of Idaho

RECORD OF SURVEY

IN THE SOUTHWEST 1/4 OF SECTION 27
 TOWNSHIP 18 NORTH, RANGE 3 EAST
 BOISE MERIDIAN, VALLEY COUNTY, IDAHO

NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO DESCRIBE AN ADMINISTRATIVE LOT LINE ADJUSTMENT BETWEEN TAX LOT 22 AND TAX LOT 37. RECORD IS HELD PER SURVEY REFERENCE 5 AND FOUND MARKERS ARE HELD PER SURVEY REFERENCES 2 AND 6. OUR BASIS OF BEARINGS IS THE NORTH LINE OF SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27 AS SHOWN BY SURVEY REFERENCE 5.

- SURVEY REFERENCES**
- GLO SURVEY IN 1864 BY RHODES AND KIMMEL
 - SURVEY BY J.W. DROULARD IN 1983 PER BOOK 4 AT PAGE 148 (SN 198152)
 - SURVEY BY R.W. FODREA IN 2004 PER BOOK 8 AT PAGE 115 (SN 289225)
 - SURVEY BY R.W. FODREA IN 2005 PER BOOK 8 AT PAGE 238 (SN 301483)
 - 2007 PLAT OF PEARSON CORNERS SUBDIVISION PER BOOK 11 AT PAGE 27 (SN 320673)
 - SURVEY BY G.J. BOWERS IN 2005 PER BOOK 15 AT PAGE 150 (SN 2025-005504)
 - SURVEY BY CHARLES LUCK IN 1919 OF CLARA FOLTZ DITCH
 - WARRANTY DEED PER DN 458578
 - WARRANTY DEED PER DN 458617

LINE TABLE

LINE	BEARING	DIST
L1	N 00°29'46" E	34.77
L2	S 89°52'23" E	57.00
L3	N 82°11'29" E	87.75
L4	N 00°03'37" E	44.93
L5	S 89°52'23" E	54.68
L6	N 30°30'19" E	21.19
L7	N 89°52'23" W	63.62
L8	N 00°40'55" E	38.71

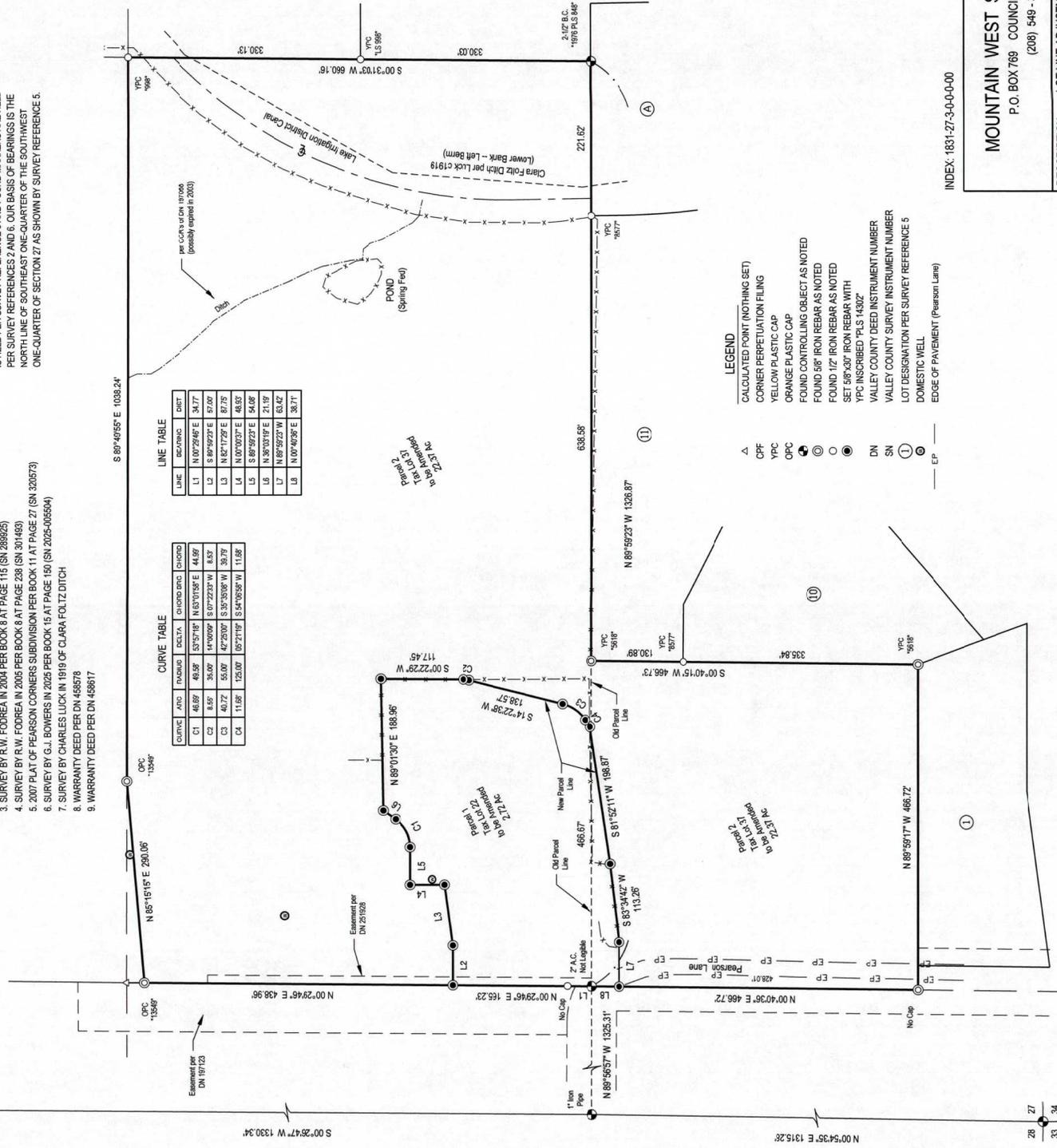
CURVE TABLE

CURVE	ANG	CHORD	DELTA	CHORD BNC	CHORD
C1	48.98	48.98	53.75	18.61	44.69
C2	8.15	35.00	14.00	33.07	8.53
C3	40.72	55.00	47.25	33.35	38.79
C4	11.88	125.00	107.21	54.08	11.88



BASIS OF BEARINGS
 NORTH 89°52'23" WEST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27 PER SURVEY REFERENCE 5

CERTIFICATE OF SURVEYOR
 I, KENNETH LANE THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO UNDER LICENSE NUMBER 14302. THAT THIS MAP WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME AND UNDER MY DIRECT SUPERVISION DURING THE PERIOD FROM JANUARY OF 2026 AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND THAT I HAVE COMPLIED WITH CURRENT IDAHO LAW INCLUDING TITLE 55, CHAPTER 16, IDAHO CODE.



- LEGEND**
- △ CALCULATED POINT (NOTHING SET)
 - OPF CORNER PERPETUATION FILING
 - YPC YELLOW PLASTIC CAP
 - OPC ORANGE PLASTIC CAP
 - FOUND CONTROLLING OBJECT AS NOTED
 - FOUND 5/8" IRON REBAR AS NOTED
 - FOUND 1/2" IRON REBAR AS NOTED
 - SET 5/8"x30" IRON REBAR WITH YPC INSCRIBED "PLS 14302"
 - DN VALLEY COUNTY DEED INSTRUMENT NUMBER
 - SN VALLEY COUNTY SURVEY INSTRUMENT NUMBER
 - ① LOT DESIGNATION PER SURVEY REFERENCE 5
 - DOMESTIC WELL
 - EP EDGE OF PAVEMENT (Pearson Lane)

INDEX: 1831-27-30-0-0-00

MOUNTAIN WEST SURVEYS, INC.
 P.O. BOX 769 COUNCIL, IDAHO 83612
 (208) 549-3900

DESCRIPTION: LOT LINE ADJUSTMENT SURVEY FOR GROWTH ENTERPRISES LLC

DRAWN BY: KLT
 SCALE: 1" = 100'
 DATE: JANUARY 23, 2026
 JOB NUMBER: 2515
 SHEET: 1 OF 1

ATTACHMENT 2

National Flood Hazard Layer Firmette

National Flood Hazard Layer FIRMette

116°4'58"W 44°51'54"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMR
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/19/2026 at 7:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



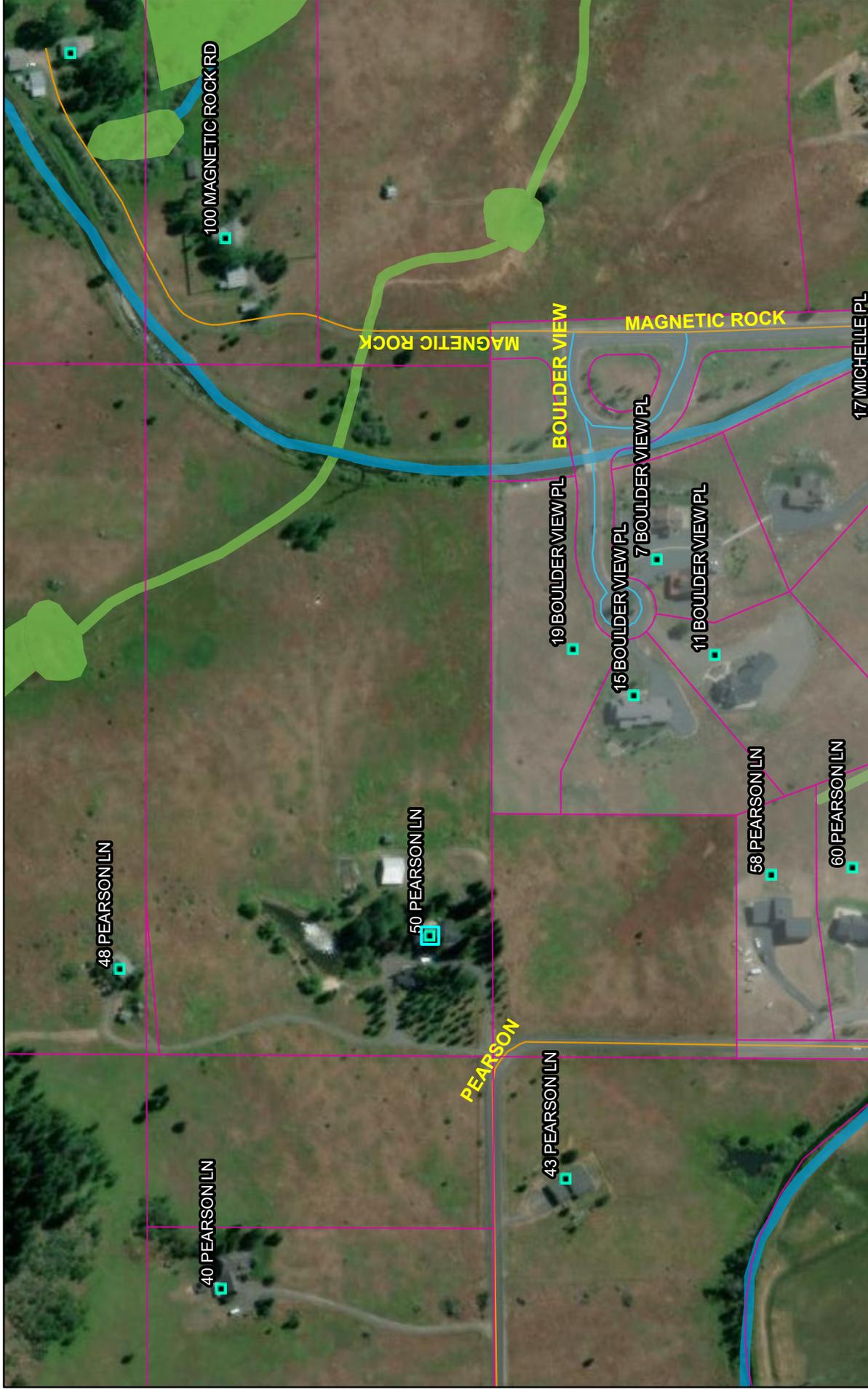
116°4'21"W 44°51'28"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

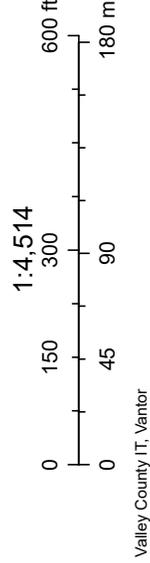
Basemap Imagery Source: USGS National Map 2023

ATTACHMENT 3
Wetlands Map

Valley County Planning and Zoning



1/24/2026, 1:46:33 PM



- Parcel Boundaries
- A (1% Annual Chance, 100-Year)
- AE (1% Annual Chance, 100-Year)
- Floodway (1% Annual Chance, 100-Year)
- 500-Year Floodplain (0.2% Annual Chance)
- Wetlands (USFWS)
- Marsh, Swamp, Bog, Prairie
- River
- Roads
 - URBAN/RURAL
 - PRIVATE

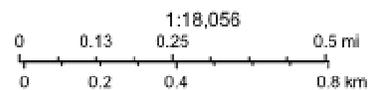
ATTACHMENT 4
Irrigation Map

Irrigation Map Newton Sub



12/18/2025, 10:38:15 AM

- World_Transportation
- Lake Irrigation District
- Flowline - Large Scale
- - - Intermittent
- Perennial
- Canal Ditch
- Artificial Path



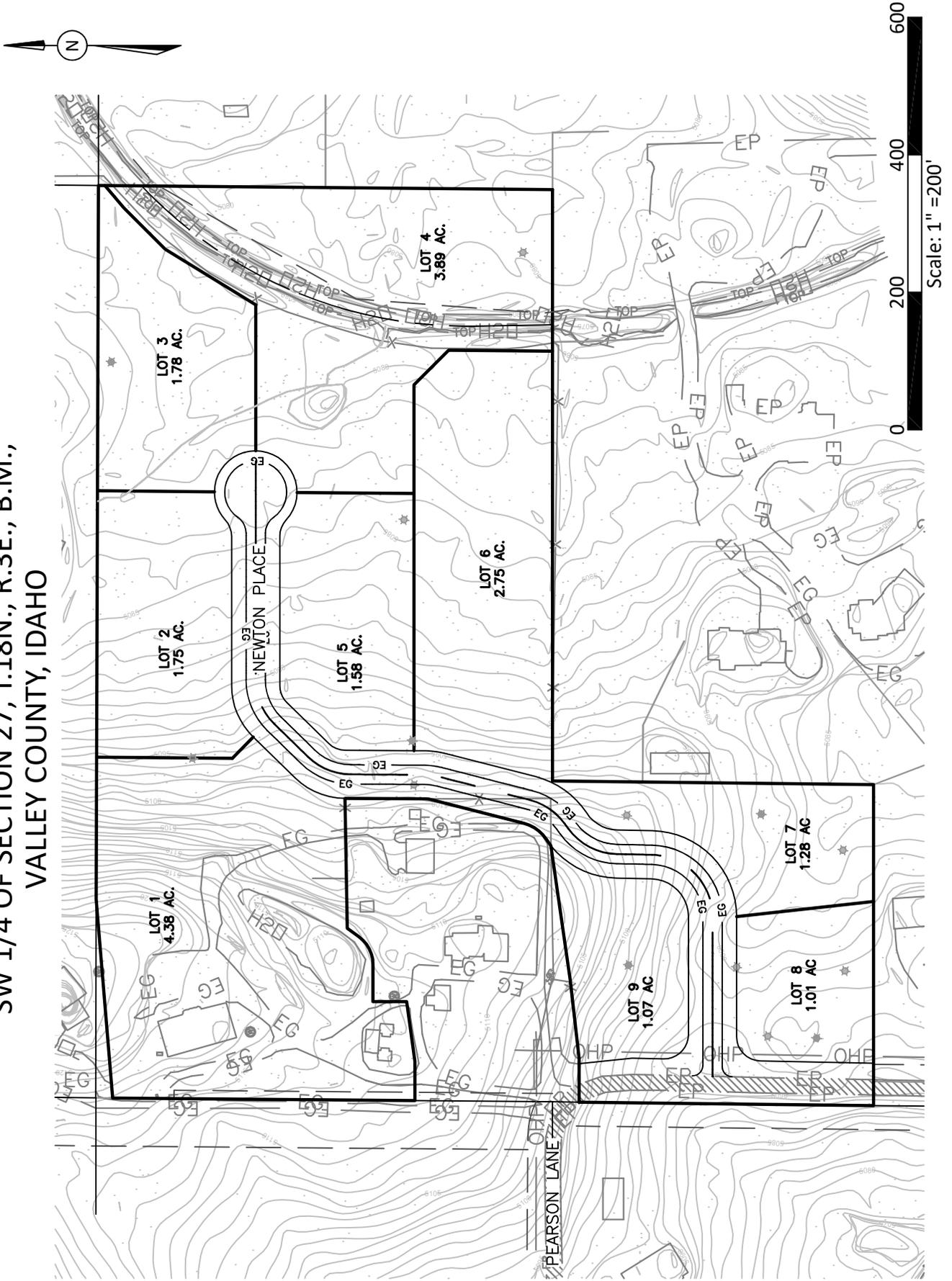
Vantor
 Esri, HERE, IFC
 USGS TNM - National Hydrography Dataset. Data Refreshed
 October, 2025.
 Esri, HERE, Garmin, IFC

Idaho Department of Water Resources

ATTACHMENT 5
8.5x11 Map

NEWTON SUBDIVISION

BEING A PORTION OF THE
SW 1/4 OF SECTION 27, T.18N., R.3E., B.M.,
VALLEY COUNTY, IDAHO



ATTACHMENT 6
Neighborhood Meeting Information

TIMBERLAND ASSOCIATES, LLC

60 Difficult Dr
Idaho City, Id 83631
Phone 208.559.2663

December 18, 2025

Jeremiah and Deborah Boenicsh

Subject: Newton Subdivision – Neighborhood Meeting

Dear Jeremiah and Deborah Boenicsh:

You are invited to attend a neighborhood meeting to discuss plans to develop a subdivision in Valley County located at 50 Pearson Lane McCall, Idaho 83638 (please see attached map for project location).

The meeting will be held on January 14, 2026, at Idaho First Bank Community Room at 475 Deinhard Lane, McCall, ID 83638 from 2:00 PM to 5:00 PM.

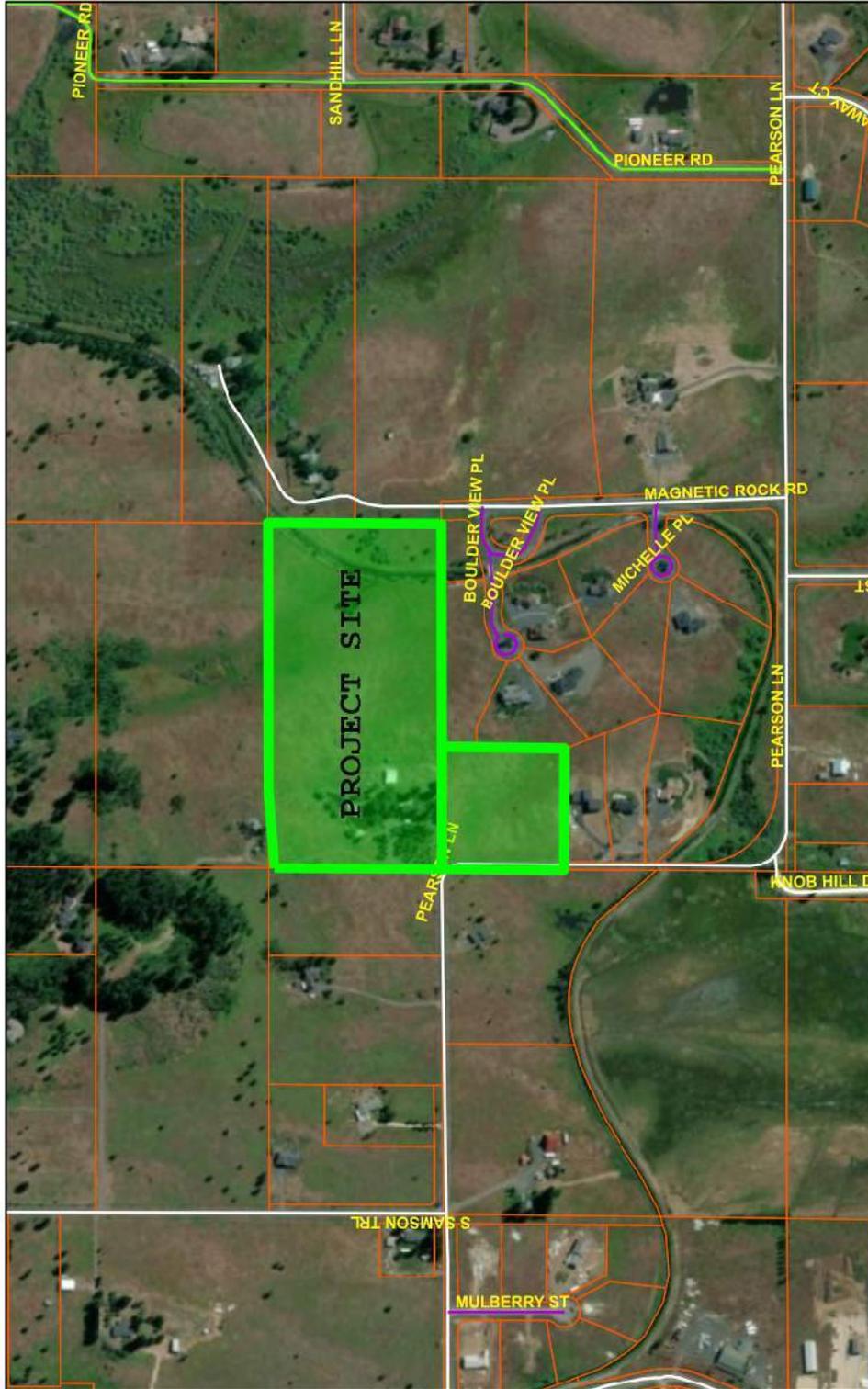
If you are unable to attend the meeting, have any questions about the meeting, or questions about the proposed project, please do not hesitate to contact me at 208-559-2663 or by email at trevor@timberlandassociates.org.

Sincerely,

Timberland Associates LLC.
Trevor Howard
Project Engineer

Cc: Shane Newton, Growth Enterprises LLC

25-34 Newton Subdivision- Vicinity Map



12/9/2025, 10:59:47 AM

Project Limits

Parcel Summary & Improvement: Report



1:9,028
0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km

Vanior

Valley County
Valley County GIS
Valley County GIS

Newton Subdivision Addresses of Property within 300 ft

Jeremiah and Deborah Boenicsh 58 Pearson Lane McCall, Id 83638	Cynthia Shoop 60 Pearson Lane McCall, Id 83638
Separate Share Trust 60 Pearson Lane McCall, Id 83638	Serviano Philip J Trust 60 Pearson Lane McCall, Id 83638
Robert and Jean Goff PO BOX 984 McCall, ID 83638	William and Lissa Beebe 1503 N 7th St Boise, ID 83702
Jeremy and Carrie Potter PO BOX 467 McCall, ID 83638	Investmenets LLC C/O Northwest Trustee & Management Services PO BOX 18969 Sokane WA 9228
Glenn and Monta Balkins 6440 NW Sisters Place Corvallis, OR 97330	Pearson Partners LLC C/O Pearson Corners HOA PO BOX 526 McCall, Id 83638
Hawkins Sybil Family Trust 1309 W Sherington CT Eagle, ID 83616	Michael Weiss PO BOX 205 McCall, Id 83638
John Humphries and Nicollete Holmes-Humphries PO BOX 087 McCall, Id 83638	Rousseau Harrison Holdings LLC 5112 N 40th ST STE 105 Phoenix, AZ 85018

Newton Subdivision Neighborhood Meeting

Date: January 14, 2026

Location: 475 Deinhard Lane, McCall, ID

Name	Address	Telephone Number	Email Address
Michele Weiss	47 Pearson	[REDACTED]	[REDACTED]
CINDY SHOOP	60 PEARSON LN	[REDACTED]	[REDACTED]
FRAN ROBERT GOFF	609 PEARSON LN	[REDACTED]	[REDACTED]
Mike Kobnitz	1002 Violet way	[REDACTED]	[REDACTED]
Trevor Howard	60 Difficult Dr	[REDACTED]	[REDACTED]
Shane Newton	307 E Park St	[REDACTED]	[REDACTED]
		[REDACTED]	[REDACTED]

January 23, 2026

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
219 North Main St
Cascade, Id 83611

Subject: Newton Subdivision – Neighborhood Meeting Minutes

Dear Cynda:

Shane Newton and I hosted a neighborhood meeting for the this project on January 14, 2026, at Idaho First Bank Community Room at 475 Deinhard Lane, McCall, ID 83638 from 2:00 PM to 3:00 PM.

Notices were mailed to property owners within 300 feet of the subject property on December 18, 2025.

In addition to the 4 neighbors that attended the meeting, I met personally with Glenn and Vicki Balkins and discussed the project with John Humphries via telephone.

Information provided included

- a full-size (24x36) copy of the attached exhibit
- This will be a 9-lot subdivision accessed by a single gravel private road
- The private road is planned to be gravel
- Lots will be served by individual wells and septic
- The road will be designed and constructed so that post-development stormwater runoff will not exceed pre-development storm water runoff . This will be accomplished with roadside ditches, swales and retention ponds as needed
- Individual lot owners will be responsible for managing storm water runoff in accordance with Valley County requirements in the future
- The Applicant has not drafted CCRs yet
- A hydrologic study has not been conducted to determine potential impacts to nearby wells. This is not a standard requirement for a 9-lot subdivision
- The applicant intends to submit the preliminary plat application to the County on January 26, 2026, so that it may be reviewed at the March P&Z meeting
- The intent is to construct the road and install utilities in 2026

TIMBERLAND ASSOCIATES, LLC

60 Difficult Dr
Idaho City, Id 83631
Phone 208.559.2663

Sincerely,

A handwritten signature in blue ink, appearing to read 'Trevor Howard'.

Timberland Associates LLC.

Trevor Howard
Project Engineer

Cc: Shane Newton, Growth Enterprises LLC

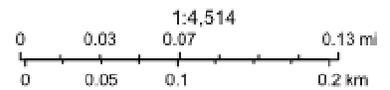
ATTACHMENT 7
Well Logs

Wells Map Newton Subdivision



12/9/2025, 3:13:45 PM

- Wells
- Counties



Vendor
Esri, HERE, IPC
Esri, HERE, Garmin, IPC

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

RECEIVED

SEP 08 2025

WATER RESOURCES
WESTERN REGION

65

1. WELL TAG NO. D 0106290

Drilling Permit No. 921287

Water right or injection well # _____

2. OWNER: _____

Name SHANE NEWTON

Address 50 PEARSON LANE

City MCCALL State ID Zip 83628

3. WELL LOCATION:

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

Sec. 27 NE 1/4 SW 1/4

Gov't Lot _____ County VALLEY

Lat. 44 52,018090 (Deg. and Decimal minutes)

Long. -116 4.799640 (Deg. and Decimal minutes)

Address of Well Site 50 PEARSON LANE

City MCCALL

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

Lot _____ Bk. _____ 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
BENTONITE	0	196	7200LBS	POUR

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	18	.020	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	10	223	SCH40	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	243	278	SCH40	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

9. PERFORATIONS/SCREENS:

Perforations Y N Method _____

Manufactured screen Y N Type keystone wire wrap

Method of installation _____

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
223	243	.020		4"	pvc	SCH40
278	283	.020		4"	pvc	SCH40

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
6/12 SAND	196	283	1850LBS	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) 79 Static water level (ft) 174

Water temp. (°F) 50 Bottom hole temp. (°F) _____

Describe access port SANITARY WELL SEAL

Well test:	Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method:			
				Pump	Bailer	Air	Flowing artesian
		40	240	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: CLEAR

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	6	CLAY GRAVEL/BOULDERS		X
10	6	9	BLACK BROKEN BASALT		X
10	9	11	GRANITE BOULDER		X
10	11	13	SAND		X
10	13	14	GRAVEL		X
10	14	15	BOULDERS		X
10	15	16	SAND		X
10/8	16	27	BOULDERS		X
8	27	35	SOLID BASALT		X
8	35	38	SMALL GRAVELS/CLAY		X
8	38	44	BOULDERS		X
8	44	48	CLAYS		X
8	48	51	BOULDERS		X
8	51	52	SANDS/GRAVEL/QUARTZ		X
8	52	54	TAN SAND		X
8	54	59	HARD BLACK BASALT		X
8	59	61	BAKED CLAY		X
8	61	79	BLACK BASALT/BOULDERS W/SAND		X
8	79	120	FINE SILTY SAND	X	
8	120	145	CLAY WITH SAND STRIPS		X
8	145	170	CLAY		X
8	170	178	WHITE AND TAN SAND		X
8	178	198	CLAY		X
8	198	202	COURSE SAND	X	
8	202	230	TAN CLAY SAND STRIPS	X	
8	230	248	COURSE SAND	X	
8	248	268	SAND AND PEA GRAVEL	X	
8	268	283	DECOMPOSED GRANITE 40 GPM	X	

Completed Depth (Measurable): 283

Date Started: 7/25/25 Date Completed: 8/5/25

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 GESTRIN AND LARZELIER Co. No. 801

*Principal Driller STEVEN LARZELIER Date 8/7/25

*Driller STEVEN LARZELIER Date 8/7/25

*Operator _____ Date _____

*Operator _____ Date _____

Other _____ Date _____

Other _____ Date _____

* Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

RECEIVED

OCT 01 2019

1. WELL TAG NO. D 82691

Drilling Permit No. 891010

Water right or injection well # _____

2. OWNER: Brian Mosser

Name _____

Address 701 Park Ave

City Coquos State CA. Zip 93430

3. WELL LOCATION:

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

Sec. 27 _____ 1/4 SE 1/4 SW 1/4

Gov't Lot _____ County Valley

Lat. 44 ° 51.814 (Deg. and Decimal minutes)

Long. 116 ° 09.803 (Deg. and Decimal minutes)

Address of Well Site 58 Pearson Lane

City McCall

Lot. 1 Blk. 1 Sub. Name Pearson

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>Trachyp</u>	<u>0</u>	<u>38</u>	<u>#13200</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>238</u>	<u>125</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>4"</u>	<u>12</u>	<u>232</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) 238

9. PERFORATIONS/SCREENS:

Perforations Y N Method Touch

Manufactured screen Y N Type PVC

Method of installation set on

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
<u>212</u>	<u>232</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

11. FLOWING ARTESIAN:

Flowing Artesian? Y N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS: WATER RESOURCES WESTERN REGION

Depth first water encountered (ft) 16' Static water level (ft) 160

Water temp. (°F) 50 Bottom hole temp. (°F) _____

Describe access port Turtle

Well test:	Test method:														
<table border="1"> <thead> <tr> <th>Drawdown (feet)</th> <th>Discharge or yield (gpm)</th> <th>Test duration (minutes)</th> </tr> </thead> <tbody> <tr> <td><u>232</u></td> <td><u>15</u></td> <td><u>1hr</u></td> </tr> </tbody> </table>	Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	<u>232</u>	<u>15</u>	<u>1hr</u>	<table border="1"> <thead> <tr> <th>Pump</th> <th>Bailer</th> <th>Air</th> <th>Flowing artesian</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	Pump	Bailer	Air	Flowing artesian	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)													
<u>232</u>	<u>15</u>	<u>1hr</u>													
Pump	Bailer	Air	Flowing artesian												
<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
<u>10</u>	<u>0</u>	<u>4</u>	<u>soil</u>		
<u>10</u>	<u>4</u>	<u>38</u>	<u>Boulders</u>		
<u>6</u>	<u>38</u>	<u>66</u>	<u>Boulders</u>		
<u>6</u>	<u>66</u>	<u>74</u>	<u>Sand</u>		
<u>6</u>	<u>74</u>	<u>110</u>	<u>clay</u>		
<u>6</u>	<u>110</u>	<u>112</u>	<u>Sandy clay</u>		
<u>6</u>	<u>112</u>	<u>205</u>	<u>clay STICKY</u>		
<u>6</u>	<u>205</u>	<u>210</u>	<u>sand headed 30'</u>		
<u>6</u>	<u>210</u>	<u>217</u>	<u>clay</u>		
<u>6</u>	<u>217</u>	<u>238</u>	<u>Coarse sand + clay</u>		<u>X</u>

Completed Depth (Measurable): 232

Date Started: 8-21-19 Date Completed: 8-29-19

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 Jim's Well Drilling Co. No. 623

*Principal Driller [Signature] Date 8-29-19

*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**

65

1. WELL TAG NO. D 0071931

Drilling Permit No. 972689 - 878746
Water right or injection well # _____

2. OWNER:

Name Pine Top Construction LLC
Address PO Box [redacted]
City McCall State Id Zip 83638

3. WELL LOCATION:

Twp. 18 North or South Rge. 3 East or West
Sec. 27 10 acres 1/4 se 40 acres 1/4 SW 180 acres 1/4

Gov't Lot _____ County Valley
Lat. 44 ° 51.833 (Deg. and Decimal minutes)
Long. 116 ° 04.578 (Deg. and Decimal minutes)
Address of Well Site Corner of Pearson and Pioneer

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
3/4 bentonite	0	40	1900	pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+3	209	.250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	9	189	sch 40	pvc	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) 109

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
189	209	.020	20 ft	4	pvc	sch 40

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
silica sand	185	209	300 lbs	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) 132 Static water level (ft) 112
Water temp. (°F) 49 Bottom hole temp. (°F) _____
Describe access port well cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
78	20	2 hr

Test method:

Pump	Bailer	Air	Flowing artesian
<input checked="" 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	2	land fill		X
10	2	4	top soil		X
10	4	40	boulders		X
8	40	83	boulders		X
8	83	110	tan clay with sand strips		X
6	110	131	tan clay		X
6	131	139	fine sand	X	
6	139	141	tan clay		X
6	141	144	fine sand	X	
6	144	156	tan clay		X
6	156	165	fine sand	X	
6	165	175	tan clay		X
6	175	177	medium sand	X	
6	177	180	tan clay		X
6	180	184	fine sand	X	
6	184	186	tan clay		X
6	186	209	course sand	X	

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JUN 21 2016
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 209
Date Started: 5-16-16 Date Completed: 5-23-16

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 Waterpro Well Drilling Co. No. 626
*Principal Driller Monte Post Date 6-15-16
*Driller Jenny B. Date " "
*Operator II _____ Date _____
Operator [Signature] Date 6/15/16

* Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D D0071935
 Drilling Permit No. 972834-878891
 Water right or injection well # _____

2. OWNER: _____
 Name Pine Top Custom Homes
 Address P.O. Box [redacted]
 City McCall State Id Zip 83638

3. WELL LOCATION:
 Twp. 18 North or South Rge. 3 East or West
 Sec. 27 1/4 SE 1/4 SW 1/4
 Gov't Lot _____ County Valley
 Lat. 44 ° 51.871 (Deg. and Decimal minutes)
 Long. 116 ° 04.671 (Deg. and Decimal minutes)
 Address of Well Site Boulder View

City McCall
(Give at least name of road - Distance to Road or Landmark)
 Lot. 10 Blk. _____ Sub. Name Boulder View Place

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
3/4 bentonite	0	38	1250 lbs	pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	213	.250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	13	193	sch40	pvc	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) 213

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
193	213	.020	20 ft	4	pvc	sch40
203	213	1/8 - 6	10 ft	6	steel	.250

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
6/9 silica sand	187	213	250 lbs	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) 70 Static water level (ft) 125
 Water temp. (°F) 47 Bottom hole temp. (°F) _____
 Describe access port cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
75	20 gpm	1 hr	<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	1	top soil		X
10	1	38	boulders embedded in brown clay		X
8	38	70	boulders embedded in brown clay		X
8	70	93	course sand small gravel	X	
8	93	119	fine to medium sand	X	
6	119	125	brown clay		X
6	125	134	medium sand	X	
6	134	141	brown clay		X
6	141	162	fine sand	X	
6	162	165	brown clay		X
6	165	174	medium sand	X	
6	174	181	brown clay		X
6	181	195	fine sand	X	
6	195	203	brown clay		X
6	203	213	medium sand	X	
6	213		brown clay		X

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JUN 21 2016
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 213
 Date Started: 5/26/19 Date Completed: 6/1/16

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 Waterpro Well Drilling Co. No. 626
 *Principal Driller Monte Ross Date 6-15-16
 *Driller Jenny B. Date " "
 *Operator II _____ Date _____
 Operator I [Signature] Date 6/15/16

* Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only	
Well ID No.	807651
Inspected by	
Twp	Rge Sec
1/4	1/4 1/4
Lat:	Long:

1. WELL TAG NO. D D0030580
 DRILLING PERMIT NO. _____
 Water Right or Injection Well No. _____

2. OWNER:
 Name Mike Weiss
 Address 994 Strawberry Ln
 City Boise State ID Zip 83712

3. LOCATION OF WELL by legal description:
 You must provide address or Lot, Blk, Sub. or Directions to well.
 Twp. 18 North or South
 Rge. 3 East or West
 Sec. 27 1/4 SW 1/4 SW 1/4
 Gov't Lot _____
 County Valley
 Lat: _____ Long: _____
 Address of Well Site 43 Person Ln
 City McCall
(Give at least name of road + Distance to Road or Landmark)
 Lt. _____ Blk. _____ Sub. Name _____

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

5. TYPE OF WORK check all that apply (Replacement etc.)
 New Well Modify Abandonment Other _____

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

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Chip Bentonite	0	18'	550 #	10" Temp

Was drive shoe used? Y N Shoe Depth(s) 190
 Was drive shoe seal tested? Y N How? Air/water

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1/4"	190	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____
 Packer Y N Type _____

9. PERFORATIONS/SCREENS PACKER TYPE
 Perforation Method trench
 Screen Type & Method of Installation _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
184	189	1/2" x 6"	30	6"	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
117 ft. below ground Artesian pressure _____ lb.
 Depth flow encountered _____ ft. Describe access port or control devices:
Sanitary Well Seal

12. WELL TESTS:
 Pump Bailor Air Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
16		187	1 Hr.

Water Temp. 50° Bottom hole temp. 50°
 Water Quality test or comments: Good
 Depth first Water Encounter 82

13. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
10	0	1	Top Soil		X
10	1	18	Brown Clay, Boulders		X
6	18	22	Bra Clay		X
6	22	45	Broken Basalt 1/2 Sand		X
6	45	67	Brown Clay		X
6	67	69	Brown Clay, Broken Basalt		X
6	69	82	Brown Sand, Gravel 30pm	X	
6	82	87	lt Bra Clay		X
6	87	123	Brown Clay w/ Sand streaks		X
6	123	132	Real Fine Sand w/ mica	X	
6	132	140	Blue, Brown Clays		X
6	140	143	White Fine Sand		X
6	143	156	Blue Clay		X
6	156	162	Blue Sand Gravel		X
6	162	164	Blue Clay		X
6	164	168	Coarse Sand w/ Clay streaks	X	
6	168	175	Blue Clay		X
6	175	189	Cemented Blue/Gray Sand	X	
6	"	"	and Gravel w/ Clay streaks	X	
6	189		Brown Clay		X

RECEIVED
 NOV 05 2003
 WATER RESOURCES
 WESTERN REGION

Completed Depth 189 (Measurable)
 Date: Started 10-10-03 Completed 10-16-03

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 Gestrin Well Drilling Firm No. 408
 Principal Driller Robert W. Gestrin Date 10-29-03
 and
 Driller or Operator II Frank W. Gestrin Date 10-29-03
 Operator I _____ Date _____
 Principal Driller and Rig Operator Required.
 Operator I must have signature of Driller/Operator II.

05

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0069091
 Drilling Permit No. 9109358-875415
 Water right or injection well # _____

2. OWNER:
 Name ROBERT AND JEAN GOFF
 Address P.O. Box [REDACTED]
 City MCCALL State ID. Zip 83638

3. WELL LOCATION:
 Twp. 18 North or South Rge. 3 East or West
 Sec. 27 SW 1/4 SE 1/4 SW 1/4
 Gov't Lot _____ County VALLEY
 Lat. 44 ° 51.768 (Deg. and Decimal minutes)
 Long. 116 ° 04.733 (Deg. and Decimal minutes)
 Address of Well Site 62 PEARSON LN.
 City MCCALL

(Give at least name of road + Distance to Road or Landmark)
 Lot 3 Blk. _____ Sub. Name PEARSON CORNERS Subd.

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>3/8 BENTONITE chip</u>	<u>0</u>	<u>24</u>	<u>1,300 LBS</u>	<u>10" TEMP CASING - POURED</u>
<u>BENTONITE GRout</u>	<u>24</u>	<u>38</u>	<u>125 GAL.</u>	<u>10" TEMP CASING - PUMPED</u>

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
<u>6</u>	<u>+1 1/2</u>	<u>145 1/2</u>	<u>.250</u>	<u>STEEL</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>4</u>	<u>-8</u>	<u>148</u>	<u>Sch. 40</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

9. PERFORATIONS/SCREENS:
 Perforations Y N Method _____
 Manufactured screen Y N Type JOHNSON WIRE WRAP
 Method of installation SET IN PLACE

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
<u>148</u>	<u>153</u>	<u>.020</u>		<u>4</u>	<u>PVC</u>	<u>Sch. 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 COLORADO SAND</u>	<u>140</u>	<u>153</u>	<u>200 LBS.</u>	<u>POURED</u>

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

12. STATIC WATER LEVEL and W/FILL TESTS:
 Depth first water encountered (ft) 15 Static water level (ft) 97
 Water temp. (°F) 42 Bottom hole temp. (°F) _____
 Describe access port SANITARY Well SEAL

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
<u>56</u>	<u>15</u>	<u>60</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>11</u>	<u>0</u>	<u>TOP SOIL</u>		<input checked="" type="checkbox"/>
	<u>11</u>	<u>2</u>	<u>BROWN SANDY CLAY, GRAVEL + BOULDERS</u>		<input checked="" type="checkbox"/>
	<u>11</u>	<u>8</u>	<u>HARD GRANITE BOULDER</u>		<input checked="" type="checkbox"/>
	<u>11</u>	<u>12</u>	<u>BROWN MUDDY SAND, GRAVEL + BOULDERS</u>	<input checked="" type="checkbox"/>	
	<u>6</u>	<u>38</u>	<u>BROWN MUDDY SAND, GRAVEL + BOULDERS</u>	<input checked="" type="checkbox"/>	
	<u>6</u>	<u>55</u>	<u>BROWN SAND</u>		<input checked="" type="checkbox"/>
	<u>6</u>	<u>57</u>	<u>BROWN SAND, GRAVEL + BOULDERS</u>	<input checked="" type="checkbox"/>	
	<u>6</u>	<u>70</u>	<u>BROWN CLAY</u>		<input checked="" type="checkbox"/>
	<u>6</u>	<u>77</u>	<u>BROWN + GRAY SAND + PEA GRAVEL</u>	<input checked="" type="checkbox"/>	
	<u>6</u>	<u>91</u>	<u>FINE BROWN SAND</u>	<input checked="" type="checkbox"/>	
	<u>6</u>	<u>105</u>	<u>BROWN + GRAY SAND + PEA GRAVEL</u>	<input checked="" type="checkbox"/>	
	<u>6</u>	<u>110</u>	<u>BROWN CLAY</u>		<input checked="" type="checkbox"/>
	<u>6</u>	<u>141</u>	<u>BROWN CLAY w/ SAND STREAKS</u>	<input checked="" type="checkbox"/>	
	<u>6</u>	<u>147</u>	<u>BROWN + GRAY SAND + SMALL GRAVEL</u>		<input checked="" type="checkbox"/>
	<u>6</u>	<u>153</u>	<u>BROWN CLAY</u>		<input checked="" type="checkbox"/>

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 JUL 01 2015
 WATER RESOURCES
 WESTERN REGION

Completed Depth (Measurable): 153'
 Date Started: 5-28-15 Date Completed: 6-3-15

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 GESTRIN Well DRILLING Co. No. 408
 *Principal Driller Robert W. Gestrin Date 6-7-15
 *Driller Robert W. Gestrin Date 6-7-15
 *Operator II _____ Date _____
 Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

848363

Office Use Only
Well ID No. 418305
Inspected by _____
Twp _____ Rge _____ Sec _____
1/4 _____ 1/4 _____ 1/4 _____
Lat: _____ : _____ Long: _____ : _____

1. WELL TAG NO. D D0052081
DRILLING PERMIT NO. _____
Water Right or Injection Well No. _____

2. OWNER:
Name SESASH ENGINEERING
Address P.O. Box 70
City McCall State 10 Zip 83638

12. WELL TESTS:

Pump Bailor Air Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
<u>20</u>			

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 18 North or South
Rge. 3 East or West
Sec. 27 NW 1/4 SW 1/4 SE 1/4
Gov't Lot _____ County VALLEY
Lat: 44° 57' 34.2" Long: 116° 04' 53.0"
Address of Well Site 1/4 mile W. of P. creek 1/4
mile N. of Peppersen City McCall
Lt. _____ Blk. _____ Sub. Name CAREFREE #5

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: _____

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

5. TYPE OF WORK check all that apply (Replacement etc.)
 New Well Modify Abandonment Other _____

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

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
<u>Brentonite</u>	<u>0</u>	<u>18</u>	<u>450 lbs</u>	<u>Over bore</u>

Was drive shoe used? N Shoe Depth(s) 160
Was drive shoe seal tested? N How? Air

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
<u>6"</u>	<u>+2</u>	<u>160</u>	<u>.250</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>4"</u>	<u>10</u>	<u>160</u>	<u>.250</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____
Packer Y N Type _____

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method TORCH
Screen Type & Method of Installation CERTALOCK

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
<u>150</u>	<u>160</u>	<u>4x40</u>	<u>20</u>	<u>6"</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>150</u>	<u>160</u>	<u>.020</u>		<u>4"</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method
<u>8-16 Sand</u>	<u>146</u>	<u>160</u>	<u>200 lbs</u>	<u>Poured</u>

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
76 ft. below ground Artesian pressure _____ lb.
Depth flow encountered 147 ft. Describe access port or control devices:
SANITARY WELL CAP

13. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
<u>10</u>	<u>0</u>	<u>2</u>	<u>TOP SOIL</u>		<input checked="" type="checkbox"/>
<u>10</u>	<u>2</u>	<u>6</u>	<u>SANDY TAN CLAY</u>		<input checked="" type="checkbox"/>
<u>10</u>	<u>6</u>	<u>18</u>	<u>BROWN CLAY w/ BASALT</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>18</u>	<u>20</u>	<u>BROWN CLAY w/ BASALT</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>20</u>	<u>24</u>	<u>GRAVITE BOULDER</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>24</u>	<u>35</u>	<u>Brown Clay w/ BASALT</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>35</u>	<u>53</u>	<u>Brown SAND w/ BOULDERS</u>	<input checked="" type="checkbox"/>	
<u>6</u>	<u>53</u>	<u>67</u>	<u>TAN CLAY</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>67</u>	<u>82</u>	<u>SAND & GRAVEL</u>	<input checked="" type="checkbox"/>	
<u>6</u>	<u>82</u>	<u>84</u>	<u>TAN CLAY</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>84</u>	<u>116</u>	<u>FINE BROWN SAND</u>	<input checked="" type="checkbox"/>	
<u>6</u>	<u>116</u>	<u>118</u>	<u>Blue CLAY</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>118</u>	<u>131</u>	<u>Fine Blue SAND</u>	<input checked="" type="checkbox"/>	
<u>6</u>	<u>131</u>	<u>147</u>	<u>Blue CLAY</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>147</u>	<u>159</u>	<u>COARSE Blue SAND</u>	<input checked="" type="checkbox"/>	
<u>6</u>	<u>159</u>	<u>160</u>	<u>Blue CLAY</u>		<input checked="" type="checkbox"/>

RECEIVED

AUG 31 2007

WATER RESOURCES
WESTERN REGION

Completed Depth 160' (Measurable)
Date: Started 8-8-07 Completed 8-10-07

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 Menasco Drilling Firm No. 391
Principal Driller D. Bennett Date 8-22-07
and _____ Date _____
Driller or Operator II _____ Date _____
Operator I _____ Date _____

Principal Driller and Rig Operator Required.
Operator I must have signature of Driller/Operator II.

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources, within 30 days after the completion or abandonment of the well.

<p>1. WELL OWNER</p> <p>Name <u>Nick Nicholson</u> Address <u>Box [redacted] LAKE FORK, ID.</u> Drilling Permit No. <u>65-91-2-051</u> Water Right Permit No. _____</p>	<p>7. WATER LEVEL</p> <p>Static water level <u>16.3</u> feet below land surface. Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____ Artesian closed-in pressure _____ p.s.i. Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug Temperature <u>54</u> OF. Quality <u>GOOD</u> <i>Describe artesian or temperature zones below.</i></p>																																																																												
<p>2. NATURE OF WORK</p> <p><input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement <input type="checkbox"/> Well diameter increase <input type="checkbox"/> Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)</p>	<p>8. WELL TEST DATA</p> <p><input type="checkbox"/> Pump <input type="checkbox"/> Bailer <input checked="" type="checkbox"/> Air <input type="checkbox"/> Other _____</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Discharge G.P.M.</th> <th>Pumping Level</th> <th>Hours Pumped</th> </tr> <tr> <td style="text-align: center;"><u>6</u></td> <td style="text-align: center;"><u>200</u></td> <td style="text-align: center;"><u>2</u></td> </tr> </table>	Discharge G.P.M.	Pumping Level	Hours Pumped	<u>6</u>	<u>200</u>	<u>2</u>																																																																						
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<p>3. PROPOSED USE</p> <p><input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Test <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Waste Disposal or Injection <input type="checkbox"/> Other _____ (specify type)</p>	<p>9. LITHOLOGIC LOG</p> <p style="text-align: right;"><u>73341</u></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Bore Diam.</th> <th colspan="2">Depth</th> <th rowspan="2">Material</th> <th colspan="2">Water</th> </tr> <tr> <th>From</th> <th>To</th> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>8"</td> <td>8</td> <td>18</td> <td>Bldgs. SAND/CLAY</td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>8"</td> <td>18</td> <td>40</td> <td>BASALT GRAVEL Bldgs. SAND</td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>8"</td> <td>40</td> <td>122</td> <td>" "</td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>8"</td> <td>122</td> <td>126</td> <td>YELLOW CLAY</td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>8"</td> <td>126</td> <td>132</td> <td>Bldgs. BASALT w/cOURSE SAND</td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>8"</td> <td>132</td> <td>140</td> <td>BROWN SANDY CLAY</td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>8"</td> <td>140</td> <td>160</td> <td>" "</td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>8"</td> <td>160</td> <td>182</td> <td>" "</td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>8"</td> <td>182</td> <td>195</td> <td>GREY CLAY</td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>8"</td> <td>195</td> <td>200</td> <td>COURSE GRAVEL</td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>8"</td> <td>200</td> <td>207</td> <td>GREY SAND</td> <td></td> <td><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	Bore Diam.	Depth		Material	Water		From	To	Yes	No	8"	8	18	Bldgs. SAND/CLAY		<input checked="" type="checkbox"/>	8"	18	40	BASALT GRAVEL Bldgs. SAND		<input checked="" type="checkbox"/>	8"	40	122	" "		<input checked="" type="checkbox"/>	8"	122	126	YELLOW CLAY		<input checked="" type="checkbox"/>	8"	126	132	Bldgs. BASALT w/cOURSE SAND		<input checked="" type="checkbox"/>	8"	132	140	BROWN SANDY CLAY		<input checked="" type="checkbox"/>	8"	140	160	" "		<input checked="" type="checkbox"/>	8"	160	182	" "		<input checked="" type="checkbox"/>	8"	182	195	GREY CLAY		<input checked="" type="checkbox"/>	8"	195	200	COURSE GRAVEL		<input checked="" type="checkbox"/>	8"	200	207	GREY SAND		<input checked="" type="checkbox"/>
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<p>4. METHOD DRILLED</p> <p><input checked="" type="checkbox"/> Rotary <input checked="" type="checkbox"/> Air <input type="checkbox"/> Hydraulic <input type="checkbox"/> Reverse rotary <input type="checkbox"/> Cable <input type="checkbox"/> Dug <input type="checkbox"/> Other _____</p>	<p style="text-align: center; font-size: 2em; font-weight: bold;">RECEIVED</p> <p style="text-align: center;">JUL 10 1991</p> <p style="text-align: center;">Department of Water Resources</p>																																																																												
<p>5. WELL CONSTRUCTION</p> <p>Casing schedule: <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other _____</p> <table border="0" style="width:100%;"> <tr> <td>Thickness</td> <td>Diameter</td> <td>From</td> <td>To</td> </tr> <tr> <td><u>.250</u> inches</td> <td><u>8"</u> inches</td> <td><u>112</u> feet</td> <td><u>122</u> feet</td> </tr> <tr> <td><u>.250</u> inches</td> <td><u>6"</u> inches</td> <td><u>112</u> feet</td> <td><u>207</u> feet</td> </tr> </table> <p>Was casing drive shoe used? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Perforated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch <input type="checkbox"/> Gun Size of perforation <u>18</u> inches by <u>14</u> inches</p> <p>Number <u>20</u> perforations <u>195</u> feet <u>200</u> feet</p> <p>Well screen installed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Manufacturer's name _____ Type _____ Model No. _____ Diameter _____ Slot size _____ Set from _____ feet to _____ feet Diameter _____ Slot size _____ Set from _____ feet to _____ feet Gravel packed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Size of gravel _____ Placed from _____ feet to _____ feet Surface seal depth <u>20</u> Material used in seal: <input type="checkbox"/> Cement grout <input checked="" type="checkbox"/> Bentonite <input type="checkbox"/> Puddling clay <input type="checkbox"/> _____ Sealing procedure used: <input type="checkbox"/> Slurry pit <input type="checkbox"/> Temp. surface casing <input checked="" type="checkbox"/> Overbore to seal depth Method of joining casing: <input type="checkbox"/> Threaded <input checked="" type="checkbox"/> Welded <input type="checkbox"/> Solvent Weld <input checked="" type="checkbox"/> Cemented between strata</p> <p>Describe access port <u>SANITARY Well SEAL</u></p>	Thickness	Diameter	From	To	<u>.250</u> inches	<u>8"</u> inches	<u>112</u> feet	<u>122</u> feet	<u>.250</u> inches	<u>6"</u> inches	<u>112</u> feet	<u>207</u> feet	<p>10.</p> <p>Work started <u>6-12-91</u> finished <u>6-29-91</u></p>																																																																
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<p>6. LOCATION OF WELL</p> <p>Sketch map location <u>must</u> agree with written location.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">N</td> <td colspan="2" style="text-align: center;">Subdivision Name <u>TIMBER RIDGE</u></td> </tr> <tr> <td style="text-align: center;">W</td> <td style="text-align: center;">Lot No. _____</td> <td style="text-align: center;">Block No. _____</td> </tr> <tr> <td style="text-align: center;">S</td> <td colspan="2" style="text-align: center;">County <u>VALLEY</u></td> </tr> </table> <p>SE 1/4 SW 1/4 Sec. <u>27</u>, T. <u>18</u> N S R. <u>3</u> W</p>	N	Subdivision Name <u>TIMBER RIDGE</u>		W	Lot No. _____	Block No. _____	S	County <u>VALLEY</u>		<p>DRILLERS CERTIFICATION</p> <p>I/We certify that all minimum well construction standards were complied with at the time the rig was removed.</p> <p>Firm Name <u>MENASCO</u> Firm No. <u>391</u> Address <u>McCall</u> Date <u>7-1-91</u> Signed by (Firm Official) <u>[Signature]</u> and (Operator) _____</p>																																																																			
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IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 78791
 Drilling Permit No. 887256
 Water right or injection well # _____

2. OWNER:
 Name Matt Kaiserman
 Address 125 Beech St
 City Fruitland State ID Zip 83619

3. WELL LOCATION:
 Twp. 18 North or South Rge. 3 East or West
 Sec. B7 1/4 SE 1/4 SW 1/4

Gov't Lot _____ County Valley
 Lat. 44 ° 51.788 (Deg. and Decimal minutes)
 Long. 116 ° 04.797 (Deg. and Decimal minutes)
 Address of Well Site 60 Pearson Lane
 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 ft³)	Placement method/procedure
<u>3/8 chip</u>	<u>0</u>	<u>98</u>	<u>1350</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>269</u>	<u>125</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>4"</u>	<u>9</u>	<u>269</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) 269

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>249</u>	<u>269</u>	<u>20</u>	<u>40</u>	<u>4</u>	<u>PVC</u>	

Length of Headpipe _____ Length of Tailpipe _____
 Packer Y N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	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) 125
 Water temp. (°F) 58 Bottom hole temp. (°F) _____
 Describe access port TURTLE

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Baller	Air	Flowing artesian
<u>269</u>	<u>40</u>	<u>60</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
<u>10</u>	<u>0</u>	<u>4</u>	<u>TOP SOIL + small Boulders</u>		
<u>10</u>	<u>4</u>	<u>16</u>	<u>some sand gravelly Large granite Boulder</u>		
<u>10</u>	<u>16</u>	<u>44</u>	<u>Basalt boulders</u>		
<u>6</u>	<u>44</u>	<u>50</u>	<u>smaller round Basalt boulders</u>		
<u>6</u>	<u>50</u>	<u>78</u>	<u>Basalt boulders</u>		
<u>78</u>	<u>200</u>	<u>250</u>	<u>Sticky clay 2gpm</u>		<u>X</u>
<u>200</u>	<u>250</u>	<u>258</u>	<u>sand + sticky clay strips Fine sand</u>		<u>X</u>
<u>258</u>	<u>260</u>	<u>269</u>	<u>Sticky clay sand + clay</u>		<u>X</u>

RECEIVED

OCT 25 2018

WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 269
 Date Started: 8-23-18 Date Completed: 8-31-18

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 Jim's Well Drilling Co. No. 623
 *Principal Driller [Signature] Date 8-31-18
 *Driller _____ Date _____
 *Operator II _____ Date _____
 Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

ATTACHMENT 8
Title Search



128 E Main St., Weiser, ID 83672
Phone (208) 414-1792 Fax (208) 414-1794

STATUS OF RECORD TITLE

Shane Newton

January 23, 2026
Title Number: 1053696
Title Officer: Jonathan Edwards
Fee: \$400.00

Your Reference No.:

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Growth Enterprises LLC, an Idaho Limited Liability Company

and dated as of **January 23, 2026** at 7:30 a.m.

Said property is subject to the following on record matters:

1. General Taxes for the year 2025 a Lien, the first half is paid and the second half is now due and payable.
Parcel No.: 18N03W276760
In the original amount of: 422.66
2. Taxes, including any assessments collected therewith, for the year 2026 which are a lien not yet due and payable.
3. Rights of the public in and to that portion of the Land lying within Pearson Lane.
4. Ditch, road and public utility easements as the same may exist over the Land.
5. Agreement and the terms and conditions contained therein
Between: Matt Ilka and Milina Ilka
And: Lake Fork Reservoir Company
Purpose: Building of an adequate irrigation system
Recorded: May 8, 1920
Instrument No.: 3638
Book 3, Pages 339-341
6. The provisions contained in Quitclaim Deed,
Recorded: May 8, 1920,
Instrument No.: 3646
Book 1. Page 518.
As follows: Twenty-five feet along what is know as the Clara Foltz Ditch.
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Idaho Power Company
Recorded: October 30, 1962
Instrument No.: 59157
Book: 11, Page: 300

8. The provisions contained in Warranty Deed,
Recorded: June 12, 1986,
Instrument No.: 148356
As follows: Subject to a 35 foot wide utility and access easement along and adjacent to the entire southerly and easterly boundaries.
9. The following matters disclosed by survey prepared by Kerr Surveying,
Recorded: May 26, 1993
Instrument No.: 196152
 - A. Descriptions for parcels 1-6
 - B. road and utility easements
 - C. County Road Samson Trail
10. Covenants, conditions and restriction, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: June 29, 1993
Instrument No.: 197068
11. Underground Power Line Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Idaho Power Company
Recorded: January 3, 2001
Instrument No.: 251928
12. The following matters disclosed by survey prepared by Fodrea Land Survey,
Dated: October 2004
Recorded: November 29, 2004
Instrument No.: [289925](#)
 - A. fence lines
 - B. Pearson Lane Right of Way
13. The following matters disclosed by survey prepared by Rennison Fodrea, Inc,
Dated: 6/2005
Recorded: October 13, 2005
Instrument No.: [301493](#)
 - A. fence lines
 - B. Pearson Lane Right of Way
14. The following survey prepared by Bowers Land Surveys, Inc.,
Dated: June 21, 2023
Recorded: June 21, 2023
Job No.: 23019
15. Agreement and the terms and conditions contained therein
Between: McCall x Chance, LLC, a Texas limited liability company
And: Sybil Hawkins Family Trust
Purpose: Existing Driveway for ingress and egress
Recorded: June 23, 2023
Instrument No.: 457642
16. The following matters disclosed by survey prepared by Dunn Surveying,
Recorded: October 14, 2025
Instrument No.: 2025-5504
 - A. Lot line adjustment
 - B. Easement location

17. The following matters disclosed by survey prepared by Mountain West Surveys,
Dated: January 23, 2026
Recorded: January 23, 2026
Instrument No.: 2026-0403
 - A. Fence Lines
 - B. Pond Location
 - C. New Lot lines
 - D. Canal right-of-way

18. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$1,640,000.00
Trustor/Grantor: Shane L. Newton, an unmarried man
Trustee: AmeriTitle, LLC
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Synergy One Lending, Inc.
Dated: August 14, 2023
Recorded: August 15, 2023
Instrument No.: 458579

Informational Notes:

- A. Taxes, including any assessments collected therewith, for the year shown below are paid:
Amount: 3467.74
Year: 2025
Parcel No.: 18N03E275256

- B. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

EXHIBIT 'A'

File No. 1053696

A parcel of land lying in the East one-half of the Southwest one-quarter of Section 27, Township 18 North, Range 03 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

COMMENCING at the Southwest one-sixteenth corner of said Section 27, from which the South one-sixteenth corner common to said Section 27 and Section 28 (same Township and Range) bears North 89° 56' 57" West a distance of 1325.31 feet;
THENCE South 00° 40' 36" West along the West boundary of said East one-half a distance of 38.71 feet to the true POINT OF BEGINNING;
THENCE continuing along said West boundary South 00° 40' 36" West a distance of 428.01 feet;
THENCE leaving said West boundary South 89° 59' 17" East a distance of 466.72 feet;
THENCE North 00° 40' 15" East a distance of 466.73 feet;
THENCE South 89° 59' 23" East a distance of 860.20 feet;
THENCE North 00° 31' 03" East a distance of 660.16 feet;
THENCE North 89° 49' 55" West a distance of 1038.24 feet;
THENCE South 85° 15' 15" West a distance of 290.06 feet returning to said West boundary of said East one-half;
THENCE South 00° 29' 46" West along said West boundary of said East one-half a distance of 438.96 feet;
THENCE leaving said West boundary South 89° 59' 23" East a distance of 57.00 feet;
THENCE North 82° 17' 29" East a distance of 87.75 feet;
THENCE North 00° 00' 37" East a distance of 48.93 feet;
THENCE South 89° 59' 23" East a distance of 54.08 feet to a tangent point of curvature;
THENCE 46.69 feet along a curve to the left with a radius of 49.58 feet through a central angle of 53° 57' 18" with a long chord which bears North 63° 01' 58" East a distance of 44.99 feet;
THENCE North 36° 03' 19" East a distance of 21.19 feet;
THENCE North 89° 01' 30" East a distance of 188.96 feet;
THENCE South 00° 22' 29" West a distance of 117.45 feet to a tangent point of curvature;
THENCE 8.56 feet along a curve to the right with a radius of 35.00 feet through a central angle of 14° 00' 09" with a long chord which bears South 07° 22' 33" West a distance of 8.53 feet;
THENCE South 14° 22' 38" West a distance of 138.57 feet to a tangent point of curvature;
THENCE 40.72 feet along a curve to the right with a radius of 55.00 feet through a central angle of 42° 25' 00" with a long chord which bears South 35° 35' 08" West a distance of 39.79 feet to a tangent point of reverse curvature;
THENCE 11.68 feet along a curve to the left with a radius of 125.00 feet through a central angle of 05° 21' 19" with a long chord which bears South 54° 06' 58" West a distance of 11.68 feet;
THENCE South 81° 52' 11" West a distance of 198.87 feet;
THENCE South 83° 34' 42" West a distance of 113.26 feet;
THENCE North 89° 59' 23" West a distance of 63.42 feet returning to said West boundary of said East one-half and to the POINT OF BEGINNING.

Tax Information

Notes Refresh New Search List Close

PIN: **RP18N03E275256**
 AIN:
 Status: **Active**
 Geocode:
 Rev acct: **0000077458**
 Tax sale:

TAG: **TAG 041-0000**
 TIF:
 County: **43-Valley**
 Case:
 Pmt pln:
 ACH pln:

Current owner: **NEWTON SHANE L**
 Ownership type: **Sole Ownership**
 Situs address: **50 PEARSON LN**
 Description: **AMENDED TAX NO. 22 IN NE (...)**
 Class: **534 Res Impr on Cat 12**
 Roll type: **Real Property**

Year/Bill: 2025-146397-A *Tax Notice* Print Bill Detail Total Due 1/23/2026

Bill type: Original Actual

Bill dates: November 01, 2025

Amount: \$1,733.87

Paid date: Wednesday, December 17, 2025

Receipt: B25.19080

Sequence no: 1

Paid by: CORELOGIC TAX SERVICES

Decal no:

Description: AMENDED TAX NO. 22 IN NE SW S27 T18N R3E

Owner of record:
 NEWTON SHANE L
 307 E PARK ST STE 203
 MCCALL ID 83638

Bill 2025-146397-A	\$0.00
Inst 2-June 20	\$0.00
Total Current	\$0.00
Delinquent	\$0.00
Adv/Surplus	\$0.00
Discount	\$0.00
Total Due	\$0.00

Values/Exemptions	
Land Assessed	368,736 USD
Imp Assessed	1,058,643 USD
Total Acres	20.0767 Acres
Total Value	1,427,379 USD
Net Tax Value	1,427,379 USD
SOLID WASTE	01.00 Units

Charge Summary					Detail
Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings	
3,467.74	0.00	3,467.74	0.00	0.00	

Tax Information

PIN: **RP18N03E276760**
 AIN:
 Status: **Active**
 Geocode:
 Rev acct: **0000076393**
 Tax sale:

TAG: **TAG 041-0000**
 TIF:
 County: **43-Valley**
 Case:
 Pmt pin:
 ACH pin:

Current owner: **GROWTH ENTERPRISES LLC**
 Ownership type: **Sole Ownership**
 Situs address:
 Description: **TAX NO. 37 IN SE4 SW4 S27(...)**
 Class: **512 Res Rural Tract Vacant**
 Roll type: **Real Property**

Year/Bill: 2025-140191-A *Tax Notice* Print Bill Detail Total Due 1/23/2026

Bill type: Original Actual
 Bill dates: November 01, 2025
 Amount: \$211.33
 Paid date: Thursday, December 11, 2025
 Receipt: U25.12932
 Sequence no: 2
 Paid by: GROWTH ENTERPRISES LLC
 Decal no:
 Description: TAX NO. 37 IN SE4 SW4 S27 T18N R3E

Owner of record:
 GROWTH ENTERPRISES LLC
 307 E PARK ST STE 203
 MCCALL ID 83638

Bill 2025-140191-A Inst 2-June 20	\$211.33
Total Current	\$211.33
Delinquent	\$0.00
Adv/Surplus	\$0.00
Discount	\$0.00
Total Due	\$211.33

Charge Summary					Detail
Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings	
422.66	0.00	422.66	0.00	0.00	

Values/Exemptions	
Land Assessed	211,629 USD
Total Acres	5.0000 Acres
Total Value	211,629 USD
Net Tax Value	211,629 USD

Instrument # 2026-00403
 Valley County, Idaho
 Registered Professional Land Surveyor
 Kenneth Lane
 108

RECORD OF SURVEY

IN THE SOUTHWEST 1/4 OF SECTION 27
 TOWNSHIP 18 NORTH, RANGE 3 EAST
 BOISE MERIDIAN, VALLEY COUNTY, IDAHO

NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO DESCRIBE AN ADMINISTRATIVE LOT LINE ADJUSTMENT BETWEEN TAX LOT 22 AND TAX LOT 27. RECORD IS HELD PER SURVEY REFERENCE 6 AND FOUND MARKERS ARE HELD PER SURVEY REFERENCES 2 AND 6. OUR BASIS OF BEARINGS IS THE NORTH-LINE OF SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27 AS SHOWN BY SURVEY REFERENCE 5.

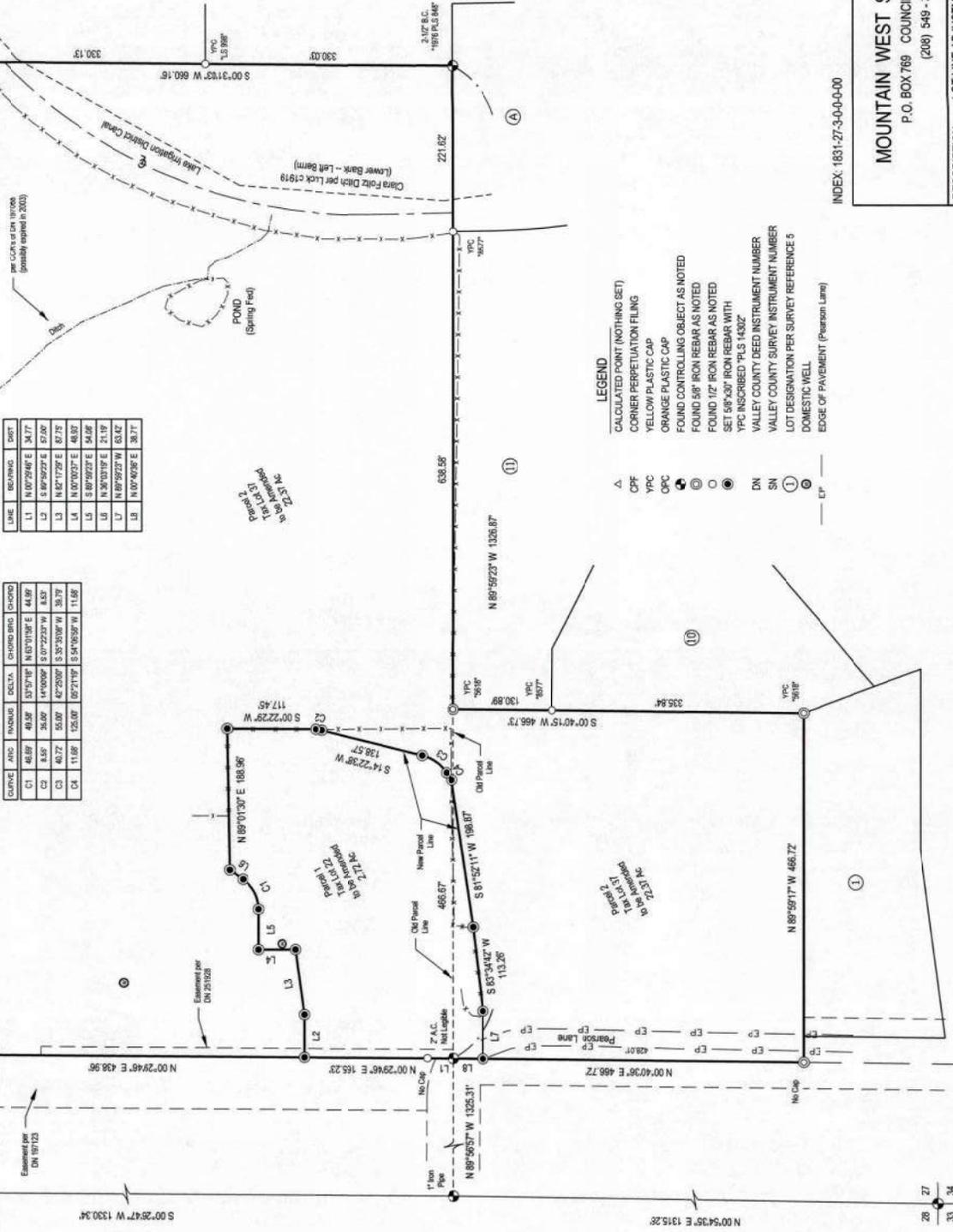
- SURVEY REFERENCES**
- GLO SURVEY IN 1864 BY RHODES AND KIMMEL
 - SURVEY BY J.W. DROULARD IN 1983 PER BOOK 4 AT PAGE 148 (SN 198152)
 - SURVEY BY R.W. FODREA IN 2004 PER BOOK 8 AT PAGE 115 (SN 289225)
 - SURVEY BY R.W. FODREA IN 2005 PER BOOK 8 AT PAGE 238 (SN 301483)
 - 2007 PLAT OF PEARSON CORNERS SUBDIVISION PER BOOK 11 AT PAGE 27 (SN 320673)
 - SURVEY BY G.J. BOWERS IN 2005 PER BOOK 15 AT PAGE 150 (SN 2025-005504)
 - SURVEY BY CHARLES LUCK IN 1919 OF CLARA FOLTZ DITCH
 - WARRANTY DEED PER DN 458278
 - WARRANTY DEED PER DN 458617

LINE TABLE

LINE	BEARING	DIST
L1	N 07°29'46" E	34.77
L2	S 89°59'27" E	57.00
L3	N 42°17'29" E	87.75
L4	N 07°03'37" E	44.89
L5	S 89°59'27" E	84.69
L6	N 29°03'39" E	21.79
L7	N 89°59'27" W	53.02
L8	N 09°49'38" E	38.71

CURVE TABLE

CURVE	ARC	CHORD	DELTA	CHORD BRC	CHORD
C1	48.89	49.59	57°57'19"	N 07°10'38" E	44.89
C2	8.55	36.07	14°00'00"	S 07°22'33" W	8.53
C3	40.72	55.07	42°20'07"	S 32°30'08" W	38.79
C4	11.88	125.00	07°27'10"	S 54°08'58" W	11.88



BASIS OF BEARINGS
 NORTH 89° 59' 27" WEST ALONG THE NORTH-LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27 PER SURVEY REFERENCE 5

CERTIFICATE OF SURVEYOR
 I, KENNETH LANE THOMSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO UNDER LICENSE NUMBER 14302. THAT THIS MAP WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME AND UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF FEBRUARY, MARCH, AND APRIL OF 2026 AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND THAT I HAVE COMPLIED WITH CURRENT IDAHO LAW INCLUDING TITLE 55, CHAPTER 16, IDAHO CODE.



- LEGEND**
- △ CALCULATED POINT (NOTHING SET)
 - CORNER PERPETUATION FILING
 - YELLOW PLASTIC CAP
 - ORANGE PLASTIC CAP
 - FOUND CONTROLLING OBJECT AS NOTED
 - FOUND 5/8" IRON REBAR AS NOTED
 - FOUND 1/2" IRON REBAR AS NOTED
 - SET 5/8"x30" IRON REBAR WITH YPC INSCRIBED "PLS 14302"
 - DN VALLEY COUNTY DEED INSTRUMENT NUMBER
 - SN VALLEY COUNTY SURVEY INSTRUMENT NUMBER
 - LOT DESIGNATION PER SURVEY REFERENCE 5
 - DOMESTIC WELL
 - EP EDGE OF PAYEMENT (Pearson Line)

INDEX: 1831-27-3-0-0-0-00

MOUNTAIN WEST SURVEYS, INC.
 P.O. BOX 769 COUNCIL, IDAHO 83612
 (208) 549-3900

DRAWN BY: KLT
 SCALE: 1" = 100'
 DATE: JANUARY 23, 2026
 JOB NUMBER: 2515
 SHEET: 1 OF 1

ATTACHMENT 9
Names and Mailing Addresses of Property Owners within 300 Feet

Newton Subdivision Addresses of Property within 300 ft

Jeremiah and Deborah Boenicsh 58 Pearson Lane McCall, Id 83638	Cynthia Shoop 60 Pearson Lane McCall, Id 83638
Separate Share Trust 60 Pearson Lane McCall, Id 83638	Serviano Philip J Trust 60 Pearson Lane McCall, Id 83638
Robert and Jean Goff PO BOX [REDACTED] McCall, ID 83638	William and Lissa Beebe 1503 N 7th St Boise, ID 83702
Jeremy and Carrie Potter PO BOX [REDACTED] McCall, ID 83638	Investmenets LLC C/O Northwest Trustee & Management Services PO BOX [REDACTED] Sokane WA 9228
Glenn and Monta Balkins 6440 NW Sisters Place Corvallis, OR 97330	Pearson Partners LLC C/O Pearson Corners HOA PO BOX [REDACTED] McCall, Id 83638
Hawkins Sybil Family Trust 1309 W Sherington CT Eagle, ID 83616	Michael Weiss PO BOX [REDACTED] McCall, Id 83638
John Humphries and Nicollete Holmes-Humphries PO BOX [REDACTED] McCall, Id 83638	Rousseau Harrison Holdings LLC 5112 N 40th ST STE 105 Phoenix, AZ 85018

ATTACHMENT 10
Wildland Urban Interface Fire Protection Plan

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.

The area is defined by a gentle, undulating terrain with slopes ranging from 2% to 10%. The land primarily features a south to southeast aspect. Significant topographical features include 2 ponds, a spring, and an irrigation ditch

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

The existing vegetation is primarily pasture grass consisting of fine fuels, primarily grasses, with fuel distribution characterized by sparse trees as vertically oriented fuels. The property exhibits continuous fuel coverage across the landscape, resulting in horizontal fuel continuity that allows fire to spread rapidly and efficiently across the ground surface.

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

Although the surrounding Payette National Forest has a documented history of significant wildfire activity, National Interagency Fire Center (NIFC) GIS maps last updated December 18, 2025, show no recorded historical fires within the project area. Wildfires in the region are commonly caused by lightning during dry summer conditions; however, human activities such as unattended campfires, debris burning, and equipment use account for the majority of ignitions, with additional localized risk historically associated with industrial and structural fire hazards in the McCall area. Wildland fire risk is highest from June through October, peaking in July and August when temperatures increase, fuel moisture decreases, and drought conditions or early snowpack melt elevate fire frequency; fine grass and pine fuels within the project area can respond to changes in humidity within approximately one hour. Fire behavior is strongly influenced by terrain-driven winds, including daytime upslope winds of 3–8 mph, nighttime downslope winds of 2–5 mph, and valley winds reaching 10–15 mph, with occasional strong frontal or downslope wind events capable of causing rapid and unpredictable fire growth.

(5) Existing roads and bridges, including a description of widths, grade percentages and weight limits.

The development is accessed from SH-55 by Pearson Lane, which is a 2-lane paved road approximately 22 feet wide with gentle grades less than 6%. Pearson Lane is currently subject to seasonal "Frost Law" restrictions in the spring that restrict maximum loads and speed for trucks. Lots 2 through 9 of the development will be accessed from Pearson Lane by a 24-ft wide gravel road with maximum grades under 7%. This road is approximately 1,500 feet long and terminated in a cul-de-sac with a 45-Ft radius. Lot 1 will be accessed by a shared driveway which also accesses the property north of the development.

(6) Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.

There is a 6,000 square foot shop on Lot 1. The single family residential development will be subject to Valley County ordinances. At full-build out, the 9-lot development may have 2 dwelling units and multiple accessory and utility structures per lot for up to 35% lot coverage. Maximum height of buildings will not exceed 35 ft allowed by Valley County ordinances.

(7) Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).

There is no existing infrastructure within the development that present wildland fire risk. There is no existing overhead power, propane tanks, or railroad lines. Adjacent properties have existing overhead power lines, which can act as a potential ignition source during high-wind events.

(8) Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).

Existing ponds, roads, and irrigation ditches within the development or adjacent to it will assist in controlling wildfire. A well-fed pond with a "sandy beach" area provides immediate non-combustible barriers and potential water drafting sources for fire apparatus. Roads and an irrigation ditch act as functional landscape-scale fuel breaks.

(9) Current structural and wildland fire jurisdictional agencies.

As of January 2, 2026, the property within the development falls under the primary structural fire jurisdiction of the McCall Fire Protection District, Wildland fire jurisdiction is managed through a coordinated effort between the McCall Fire Protection District and state/federal agencies, specifically the Idaho Department of Lands (IDL) via the Southern Idaho Timber Protective Association (SITPA) located in McCall, and the U.S. Forest Service through the Payette National Forest, which maintains significant regional firefighting resources such as smokejumpers and helitack crews.

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

Introducing 9 residences into this environment alters the fire risk profile by increasing the potential for ignitions and expanding the "Home Ignition Zone."

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.

The primary ingress and egress route for the site is provided by Pearson Lane, which is a 2-lane paved public road approximately 22 feet wide with gentle grades less than 6%. Pearson Lane connects the property to the broader regional transportation network. Access from Pearson Lane to the primary structure is via a 24-ft gravel private road approximately 1,500 feet long. The private road terminates with a 46-ft radius cul-de-sac. The terrain for this route is relatively level with a maximum of 7% grade, which falls well within the maximum allowable 10% grade for emergency vehicle access. To ensure year-round functionality, the road will be maintained as an all-weather surface capable of supporting loads up to 80,000 pounds.

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

The well-fed pond provides a water source that can be used for structural and wildland fire suppression. With a surface area of 8,000 square feet and depth of 6 feet, the pond stores more than 100,000 gallons of water.

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

McCall Fire protection District (MCFD)- 3.8 miles distance with a estimated time of 8 minutes.

Donnelly Fire District 10.3 miles with a estimated time of 15 minutes.

(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.

Water storage for fire suppression as required by the McCall Fire District will be provided by the existing pond with a dry hydrant or an underground, buried tank with a dry hydrant.

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

No bridges are proposed for the development. The private road will be a 24-ft wide gravel road with maximum grades of 7%. Power and telephone/data will be installed underground

(6) Safety zone locations.

The safety zones are a series of concentric managed areas known as the Home Ignition Zone (HIZ). Zone 1 (0–30 feet), is maintained as a "Clean and Green" space immediately surrounding all structures to prevent direct flame contact. Zone 2 (30–100 feet) functions as a thinned and irrigated greenbelt. Beyond 100 feet, Zone 3 focuses periodic mowing of natural vegetation. The 24-Ft private road provides a clear path to Pearson Lane, which is designated as the primary escape route toward Highway 55. All egress routes will be kept clear of snow and debris year-round.

(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.

Primary fuels consist of pasture grass. There are only sparse shrubs and trees within the development. Thinning, pruning, piling, and chipping are not required to reduce wildland fire risk. Construction of the proposed roadway will constitute construction of a fire break.

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

Long-term maintenance will include annual inspection of vegetation conditions, routine mowing or trimming, removal of accumulated dead fuels, and continued upkeep of defensible space areas.

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

After the proposed roadway, water storage, and dry hydrants required by McCall Fire District are installed, the overall risk within the development and to adjacent landowners will be reduced. because the road will reduce continuity of fuels and increase access for fire suppression. Water storage that can be accessed by fire crews will provide a key resource for fire suppression.

3. Submittal, Implementation and Verification:

- a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
- b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
- c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.

4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section [10-7-2](#) of this chapter) are exempt from the **professional requirement**. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.

5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.

6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists. (Ord. 10-07, 8-26-2010)

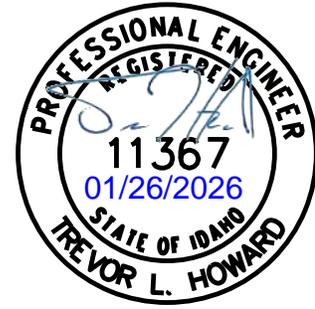
Use additional pages as necessary. If you have map already constructed, it may be used instead.



ATTACHMENT 11
Preliminary Storm Drainage Management Report

**NEWTON SUBDIVISION
VALLEY COUNTY, IDAHO
Preliminary Storm Drainage Management Report
January 26, 2026**

Prepared by:
Timberland Associates, LLC
60 Difficult Dr
Idaho City, ID 83631
208-559-2663



This report addresses the stormwater management and erosion/sediment control measures that will be implemented during the construction of Newton Subdivision, thus showing the project's compliance with the Valley County Idaho Standards. Included herein is an assessment of estimated stormwater volume and peak flow generation resulting from the proposed project and associated stormwater mitigation proposals. Through the implementation of this plan, potential stormwater impacts to downstream water resources and adjoining properties will be mitigated.

Existing Conditions

Jurisdiction: Valley County, Idaho

Location: SECTION 27 ,T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO

Address: 50 Pearson Lane, McCall, Idaho

Site Area: The total site area is 22.37 acres.

Existing Vegetation: Mostly undeveloped with native vegetation coverage. There is an existing residence on Lot 1.

Existing Grading: Slopes vary from approximately 2% to 15% in a general northwest to southeast direction.

Irrigation: Lake Irrigation District Canal runs through the eastern boundary of the site; project development is not anticipated to impact the canal.

Soil classifications: The USDA Soil Survey classifies the site soils as 91.5% Archabal loam-Hydrologic Soil Group B and 8.5% Gestrin loam-Hydrologic Soil Group C. See attached United States Department of Agriculture (USDA) Web Soil Survey.

**NEWTON SUBDIVISION
VALLEY COUNTY, IDAHO
Preliminary Storm Drainage Management Report
January 26, 2026**

Watershed: Lake Fork Creek Water District.

Upstream contribution drainage areas: A negligible amount of off-site runoff flows through the property area of impact.

Wetlands: There are no wetlands within the development area for Newton Subdivision. Individual lots will be required to consider impacts to on-site wetlands prior to building, and comply with county, state, and federal requirements before any work is performed in potential wetland areas.

Proposed Subdivision

The proposed subdivision consists of nine (9) lots accessed by a new private road designed to Valley County Private Road Standards. The road is approximately 1,368 feet long with a 28 feet wide road surface, within a 70 foot right-of-way. The development area for the project is 2.35 acres and includes the proposed road right-of-way. See Figure 1: Drainage Plan.

Stormwater Management

All stormwater management improvements have been designed in accordance with Valley County Standards. The Rational Method was used to calculate Peak Flow calculations. The ACHD Stormwater Design Spreadsheet was used to establish the minimum requirements for conveyance and storage. Stormwater calculations were only performed within the development area for the proposed road right-of-way. Upon project completion, the roadway improvements will consist of 0.97 acres of Gravel Road and 1.38 acres of right-of-way. Private lots will complete drainage requirements with their building permit.

Composite Runoff Coefficients for the post-development storm drainage areas are summarized in Table 1: Runoff Coefficient Development Summary. The following Runoff Coefficients (C) were used to calculate Composite Runoff Coefficients:

- Native Vegetation - 0.40
- Gravel Roadway- 0.85
- Road Right-Of-Way - 0.70

**NEWTON SUBDIVISION
VALLEY COUNTY, IDAHO
Preliminary Storm Drainage Management Report
January 26, 2026**

Average rainfall intensity was calculated from the Intensity-Duration-Frequency Curve for Zone C (Idaho Transportation Department Design Manual Figure B-7 and B-8). Design stormwater runoff volumes were calculated for the 25-year, 1-hour storm. Stormwater conveyance peak flow values were calculated for the 25-year peak storm event with the minimum $T_c=10$ minutes. The following Average Rainfall Intensity values were used:

- 25-year, 1-hour storm – 0.76 inches/hr
- 25-year, 10-min storm – 2.0 inches/hr

The road development area was divided into two (2) storm drainage areas to calculate stormwater rates. See Figure 1: Drainage and Erosion Control Plan

Stormwater Calculations are summarized in Table 3: Conveyance and Storage. Post-development peak runoff rates will be mitigated to less than pre-development rates through the use of roadside ditches with rock check dams. Rock check dams within the roadside ditches will create adequate stormwater storage. See Table 2: Development Flow Rates.

Erosion Control

The attached Figure 1, Drainage and Erosion Control Plan, identifies the locations of the proposed erosion and stormwater controls to be implemented as part of the project's construction. This plan complies with the Idaho Department of Environmental Quality's Catalog of Stormwater Best Management Practices for Idaho Cities and Counties.

**NEWTON SUBDIVISION
VALLEY COUNTY, IDAHO
Preliminary Storm Drainage Management Report
January 26, 2026**

Table 1: Runoff Coefficient Development Summary

Drainage Area	Runoff Coefficient C	Pre-Development (AC)	Pre-Development Weighted C	Post-Development (AC)	Post-Development Weighted C	Road Length (FT)
BASIN 1	0.40	0.81	0.40	0.00	0.76	470
	0.80			0.00		
	0.85			0.30		
	0.70			0.50		
BASIN 2	0.40	1.25	0.48	0.00	0.76	898
	0.80	0.30		0.00		
	0.85			0.67		
	0.70			0.88		

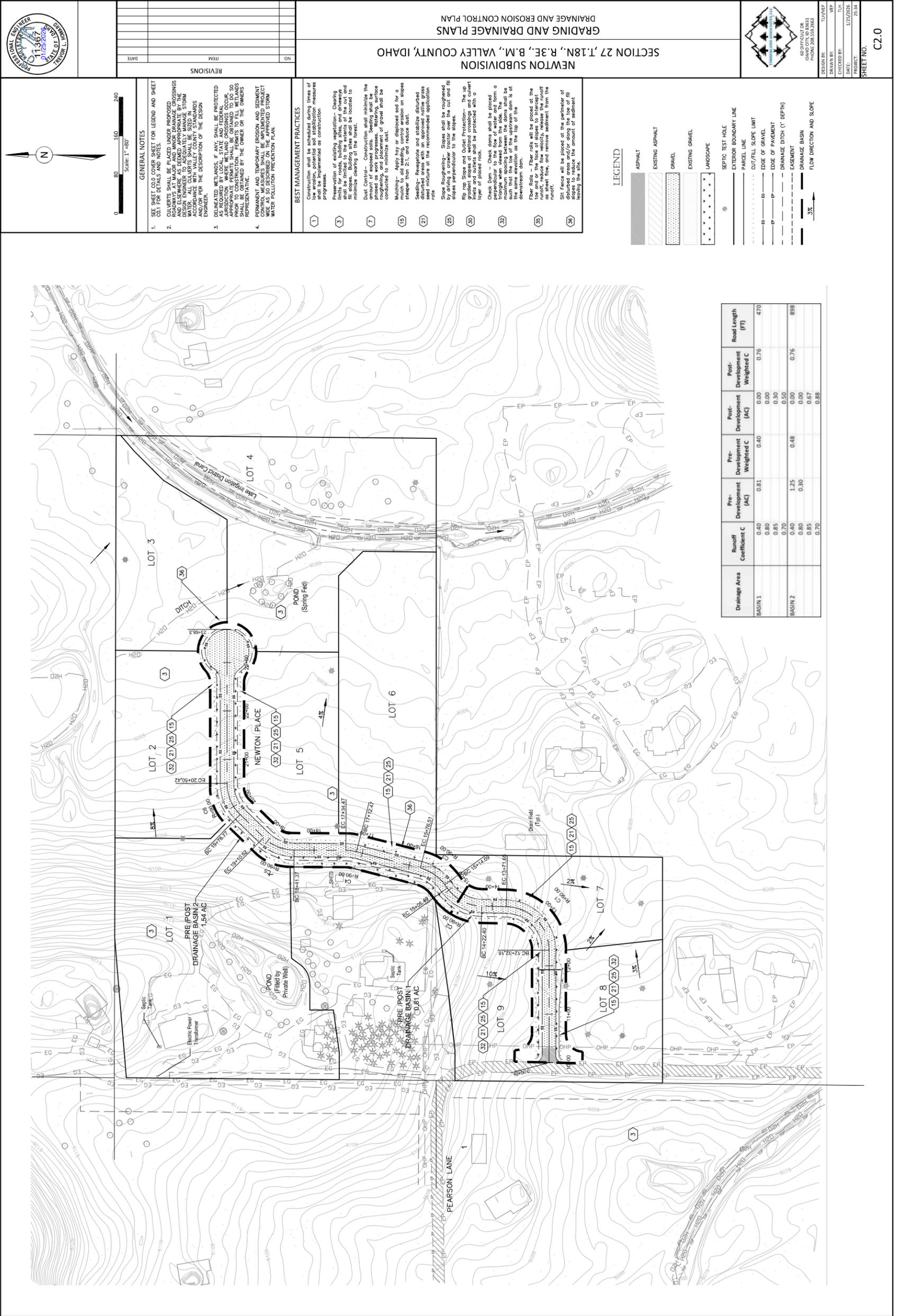
Table 2: Development Flow Rates

Basin	Area (acres)	C	Conveyance Flow Rates			Storage Flow Rates		
			T _c (MIN)	i T _c 25 year (IN/HR)	Q Peak 25 year (CF/S)	i 25yr - 1hr (IN/HR)	Q Peak 25yr - 1 hr (CF/S)	V Runoff 25yr - 1hr (CF)
BASIN 1-PRE	0.81	0.40	10.00	2.00	0.65	0.76	0.25	891
BASIN 1-POST	0.81	0.76	10.00	2.00	1.23	0.76	0.47	1,685
BASIN 2-PRE	1.54	0.48	10.00	2.00	1.48	0.76	0.56	2,030
BASIN 2-POST	1.54	0.76	10.00	2.00	2.38	0.76	0.90	3,255

Table 3: Conveyance and Storage

Basin	Ditch Parameters				Design Conveyance			Design Storage Volume		
	Area of Ditch (CF)	Ditch Depth of Flow (FT)	Ditch Wetted Perimeter (FT)	Proposed Road Ditch Length (FT)	Q Peak-Post 25-year (CF/S)	Min Ditch Length Q Peak-Post (ft)	Ditch Velocity at Q Peak-Post (FT/S)	Peak Volume Post -Pre 25-year (CF)	Min Ditch Length Q Peak-Pre (ft)	Time to Drain (HR)
BASIN 1-POST	2.5	1.0	5.4	624	1.23	318	0.26	794	141	1.1
BASIN 2-POST	2.5	1.0	5.4	1414	2.38	490	0.59	1,226	320	0.8

Figure 1: Drainage and Erosion Control Plan



NO.	ITEM	DATE

NEWTON SUBDIVISION
SECTION 27, T18N, R3E, B1M, VALLEY COUNTY, IDAHO
GRADING AND DRAINAGE PLANS
DRAINAGE AND EROSION CONTROL PLAN



605 HOFFMEYER DR.
BOZEMAN, MT 59717
PHONE: 208.552.2663

DESIGNED BY: JTB
DRAWN BY: JTB
CHECKED BY: JTB
DATE: 1/25/2025
PROJECT: 25-34
SHEET NO. C2.0



United States
Department of
Agriculture

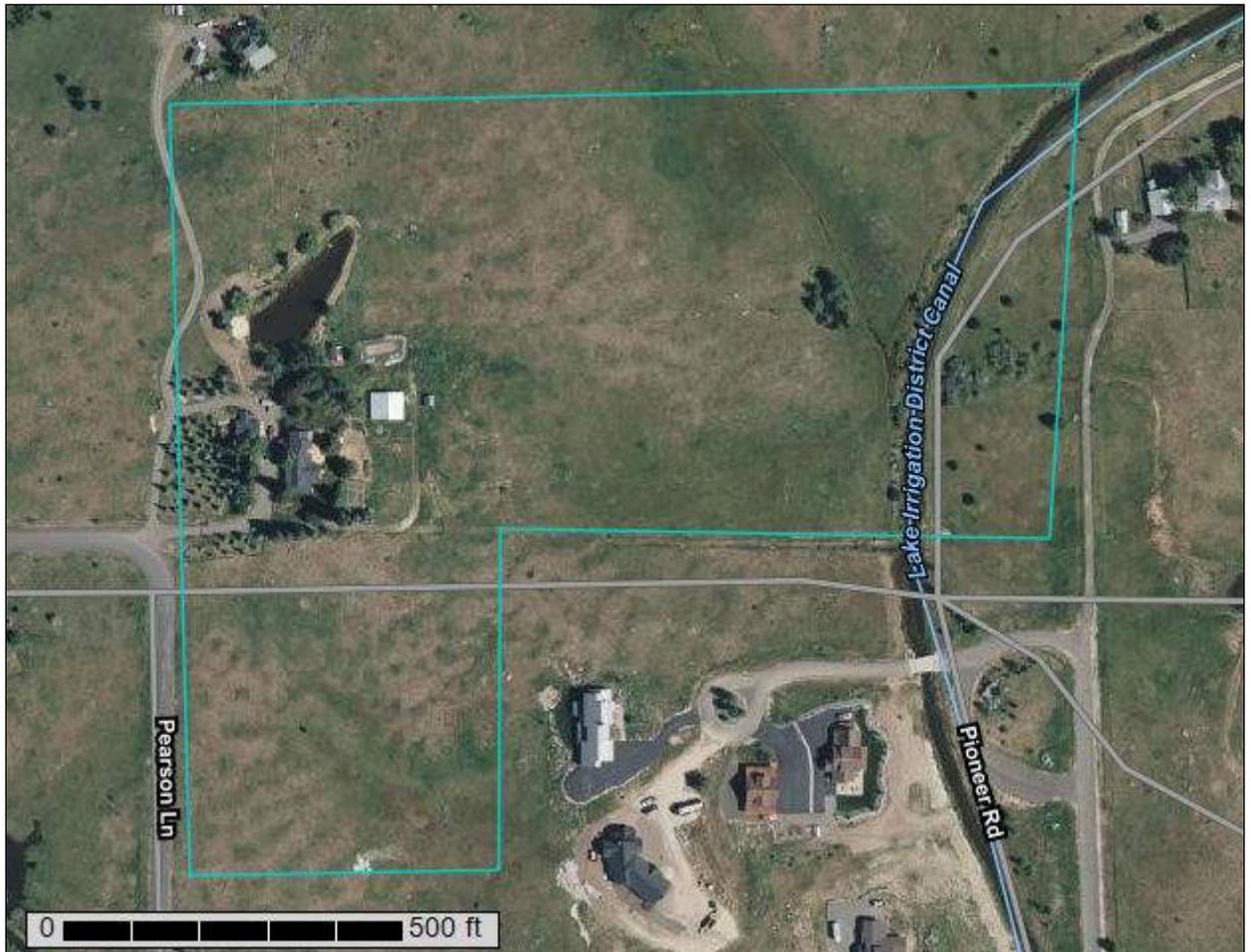
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Valley Area, Idaho, Parts of Adams and Valley Counties

Newton Sub



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

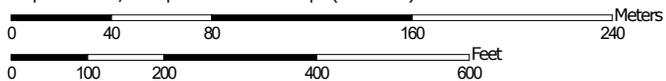
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

- Area of Interest (AOI)**
- Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Valley Area, Idaho, Parts of Adams and Valley Counties
 Survey Area Data: Version 23, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2020—Jul 26, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Archabal loam, 4 to 12 percent slopes	22.6	91.5%
23	Gestrin loam, 2 to 4 percent slopes, rarely flooded	2.1	8.5%
Totals for Area of Interest		24.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Valley Area, Idaho, Parts of Adams and Valley Counties

3—Archabal loam, 4 to 12 percent slopes

Map Unit Setting

National map unit symbol: 55f1

Elevation: 4,800 to 5,000 feet

Mean annual precipitation: 22 to 24 inches

Mean annual air temperature: 36 to 45 degrees F

Frost-free period: 60 to 80 days

Farmland classification: Farmland of statewide importance, if irrigated

Map Unit Composition

Archabal and similar soils: 80 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Archabal

Setting

Landform: Fan remnants

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed alluvium

Typical profile

A - 0 to 14 inches: loam

Bt1 - 14 to 31 inches: loam

Bt2 - 31 to 52 inches: coarse sandy loam

C - 52 to 60 inches: coarse sand

Properties and qualities

Slope: 4 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): 6c

Land capability classification (nonirrigated): 6c

Hydrologic Soil Group: B

Ecological site: R043BY003ID - Loamy 22+ PZ FEID-PSSPS

Hydric soil rating: No

23—Gestrin loam, 2 to 4 percent slopes, rarely flooded

Map Unit Setting

National map unit symbol: 55dt

Elevation: 3,800 to 5,200 feet

Mean annual precipitation: 22 to 24 inches

Mean annual air temperature: 36 to 41 degrees F

Frost-free period: 60 to 80 days

Farmland classification: Farmland of statewide importance, if irrigated

Map Unit Composition

Gestrin, rarely flooded, and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gestrin, Rarely Flooded

Setting

Landform: Fan remnants

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed alluvium and/or outwash derived from granite

Typical profile

A - 0 to 24 inches: loam

Bw - 24 to 32 inches: coarse sandy loam

C1 - 32 to 46 inches: coarse sandy loam

C2 - 46 to 60 inches: loamy coarse sand

Properties and qualities

Slope: 2 to 4 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: About 24 to 42 inches

Frequency of flooding: Rare

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): 6c

Land capability classification (nonirrigated): 6c

Hydrologic Soil Group: C

Ecological site: R043BY012ID - MOUNTAIN POORLY DRAINED BOTTOM
ARCAV3-DAFRF/FEID

Hydric soil rating: No

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Instrument # 2026-000403
 Valley County, Cascade, Idaho
 01-23-2026 08:17:26 AM Fees: \$5.00 Pages: 1
 Douglas Miller Recorded for: *KLT*

- SURVEY REFERENCES**
- GLO SURVEY IN 1894 BY RHOADES AND KIMMEL
 - SURVEY BY J.W. DROULARD IN 1993 PER BOOK 4 AT PAGE 148 (SN 196152)
 - SURVEY BY R.W. FODREA IN 2004 PER BOOK 8 AT PAGE 115 (SN 289925)
 - SURVEY BY R.W. FODREA IN 2005 PER BOOK 8 AT PAGE 238 (SN 301493)
 - 2007 PLAT OF PEARSON CORNERS SUBDIVISION PER BOOK 11 AT PAGE 27 (SN 320573)
 - SURVEY BY G.J. BOWERS IN 2025 PER BOOK 15 AT PAGE 150 (SN 2025-005504)
 - SURVEY BY CHARLES LUCK IN 1919 OF CLARA FOLTZ DITCH
 - WARRANTY DEED PER DN 458578
 - WARRANTY DEED PER DN 458617

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DESCRIBE AN ADMINISTRATIVE LOT LINE ADJUSTMENT BETWEEN TAX LOT 22 AND TAX LOT 37. RECORD IS HELD PER SURVEY REFERENCE 5 AND FOUND MARKERS ARE HELD PER SURVEY REFERENCES 2 AND 6. OUR BASIS OF BEARINGS IS THE NORTH LINE OF SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27 AS SHOWN BY SURVEY REFERENCE 5.

RECORD OF SURVEY

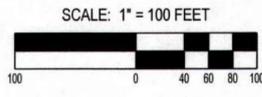
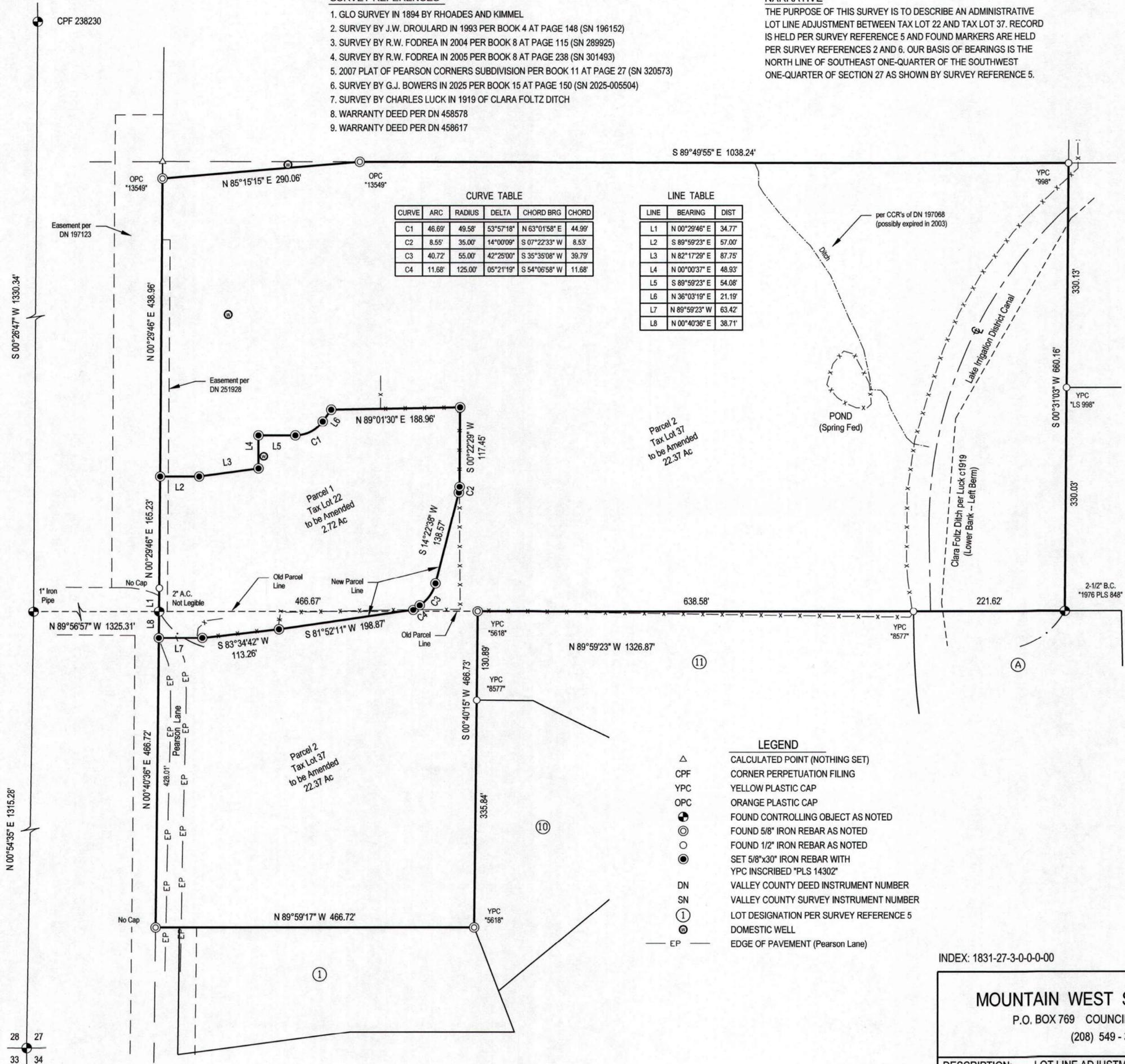
IN THE SOUTHWEST 1/4 OF SECTION 27
 TOWNSHIP 18 NORTH, RANGE 3 EAST
 BOISE MERIDIAN, VALLEY COUNTY, IDAHO

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG	CHORD
C1	46.69°	49.58'	53°57'18"	N 63°01'58" E	44.99'
C2	8.55°	35.00'	14°00'09"	S 07°22'33" W	8.53'
C3	40.72°	55.00'	42°25'00"	S 35°35'08" W	39.79'
C4	11.68°	125.00'	05°21'19"	S 54°06'58" W	11.68'

LINE TABLE

LINE	BEARING	DIST
L1	N 00°29'46" E	34.77'
L2	S 89°59'23" E	57.00'
L3	N 82°17'29" E	87.75'
L4	N 00°00'37" E	48.93'
L5	S 89°59'23" E	54.08'
L6	N 36°03'19" E	21.19'
L7	N 89°59'23" W	63.42'
L8	N 00°40'36" E	38.71'



BASIS OF BEARINGS

NORTH 89° 59' 23" WEST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27 PER SURVEY REFERENCE 5

CERTIFICATE OF SURVEYOR

I, KENNETH LANE THOMASON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO UNDER LICENSE NUMBER 14302, THAT THIS MAP WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME AND UNDER MY DIRECT SUPERVISION DURING JUNE OF 2025 THRU 20 JANUARY OF 2026 AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND THAT I HAVE COMPLIED WITH CURRENT IDAHO LAW INCLUDING TITLE 55, CHAPTER 16, IDAHO CODE.



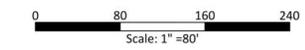
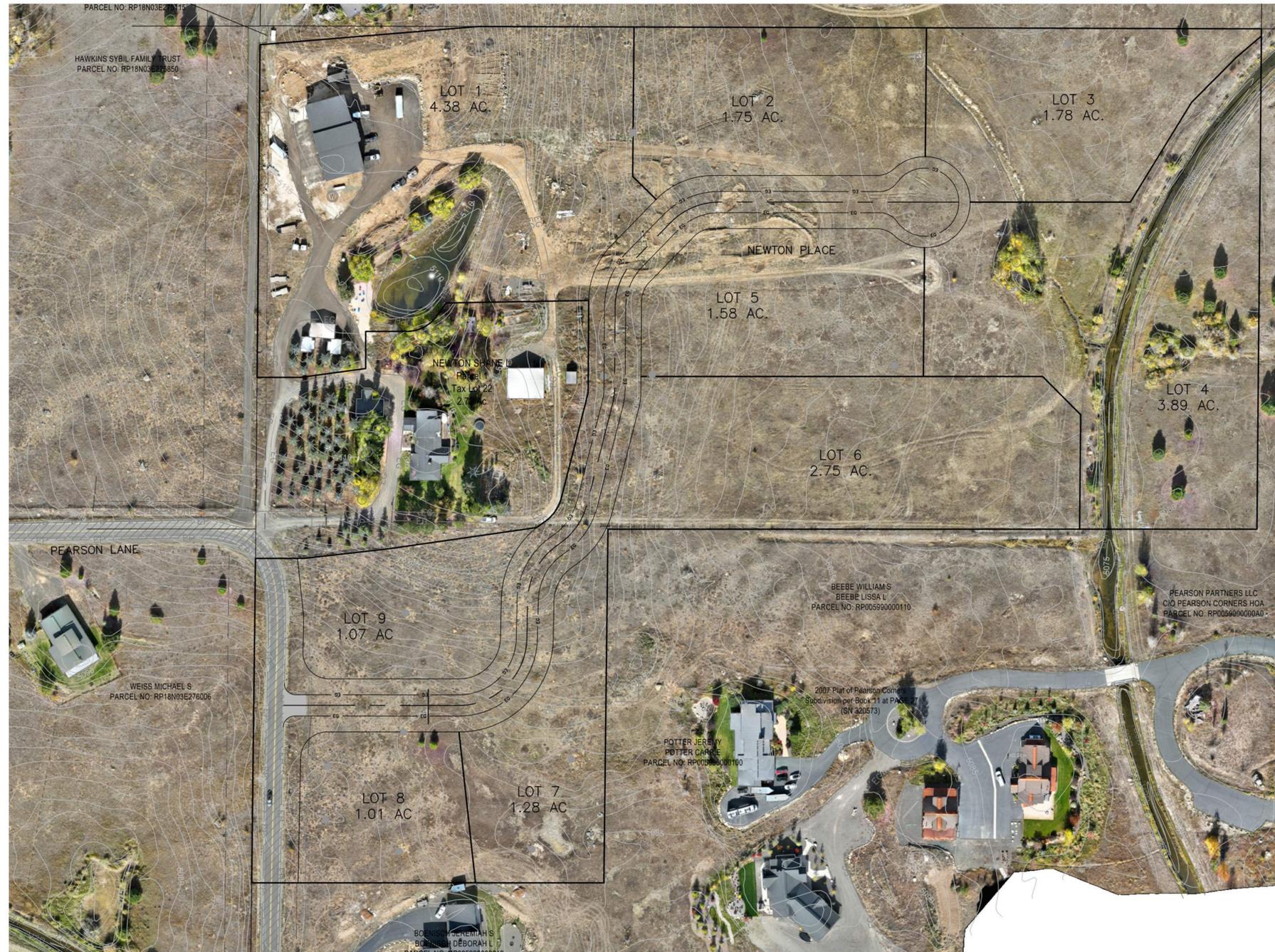
- LEGEND**
- △ CALCULATED POINT (NOTHING SET)
 - CPF CORNER PERPETUATION FILING
 - YPC YELLOW PLASTIC CAP
 - OPC ORANGE PLASTIC CAP
 - FOUND CONTROLLING OBJECT AS NOTED
 - ⊙ FOUND 5/8" IRON REBAR AS NOTED
 - FOUND 1/2" IRON REBAR AS NOTED
 - SET 5/8"x30" IRON REBAR WITH YPC INSCRIBED "PLS 14302"
 - DN VALLEY COUNTY DEED INSTRUMENT NUMBER
 - SN VALLEY COUNTY SURVEY INSTRUMENT NUMBER
 - ① LOT DESIGNATION PER SURVEY REFERENCE 5
 - ⊙ DOMESTIC WELL
 - EP — EDGE OF PAVEMENT (Pearson Lane)

INDEX: 1831-27-3-0-0-0-00

MOUNTAIN WEST SURVEYS, INC. P.O. BOX 769 COUNCIL, IDAHO 83612 (208) 549 - 3900	DRAWN BY: KLT	CHECKED BY: KLT
	SCALE: 1" = 100'	
	DATE: JANUARY 23, 2026	
	JOB NUMBER	SHEET
DESCRIPTION: LOT LINE ADJUSTMENT SURVEY FOR GROWTH ENTERPRISES LLC	2515	1 OF 1

NEWTON SUBDIVISION

BEING A PORTION OF THE
SW 1/4 OF SECTION 27, T.18N., R.3E., B.M.,
VALLEY COUNTY, IDAHO



LEGEND

	ASPHALT
	EXISTING ASPHALT
	GRAVEL
	EXISTING GRAVEL
	LANDSCAPE
	SEPTIC TEST HOLE
	EXTERIOR BOUNDARY LINE
	PARCEL LINE
	CUT/FILL SLOPE LIMIT
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	DRAINAGE DITCH
	EASEMENT

SHEET INDEX

C0.0	COVER SHEET
C0.1	DETAILS AND NOTES
C0.2	EXISTING CONDITIONS
C1.0	SITE PLAN & PROFILE
C2.0	DRAINAGE AND EROSION CONTROL PLAN
V1.0	PRELIMINARY PLAT

ENGINEER
 NAME: TIMBERLAND ASSOCIATES, LLC
 ADDRESS: 60 DIFFICULT DR.
 CITY/STATE/ZIP: IDAHO CITY, ID 83631
 PHONE: (208) 559-2663
 CONTACT: TREVOR HOWARD, PE
 EMAIL: TREVOR@TIMBERLANDASSOCIATES.ORG

OWNER
 NAME: GROWTH ENTERPRISES, LLC
 ADDRESS: PO BOX 2069
 CITY/STATE/ZIP: McCALL, ID 83638
 PHONE: (208) 315-2842
 CONTACT: SHANE NEWTON

Datum/References

NORTH 89° 59' 23" WEST ALONG THE NORTH LINE
OF THE SOUTHEAST ONE-QUARTER OF THE
SOUTHWEST ONE-QUARTER OF SECTION 27 PER
SURVEY INSTRUMENT NUMBER 2026-000403



NO.	REVISIONS	DATE

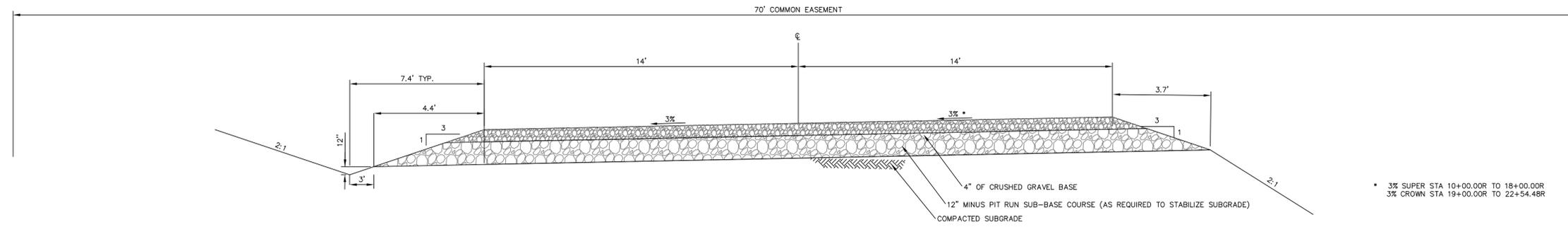
NEWTON SUBDIVISION
SECTION 27, T.18, R.3, E BOISE MERIDIAN, VALLEY COUNTY, IDAHO
GRADING AND DRAINAGE PLANS
COVER SHEET



TIMBERLAND ASSOCIATE, LLC.
60 DIFFICULT DR.
IDAHO CITY, ID 83631
PHONE: (208) 559-2663
TREVOR@TIMBERLANDASSOCIATES.ORG

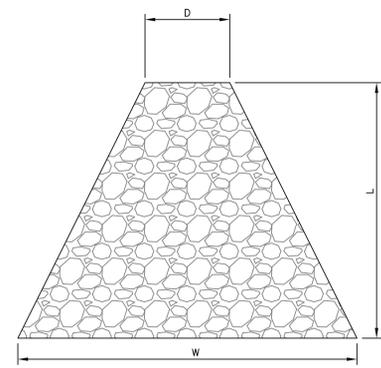
DESIGN BY: TLH/VEP
DRAWN BY: VEP
CHECKED BY: TLH
DATE: 1/25/2026
PROJECT: 25-34

SHEET NO.
C0.0



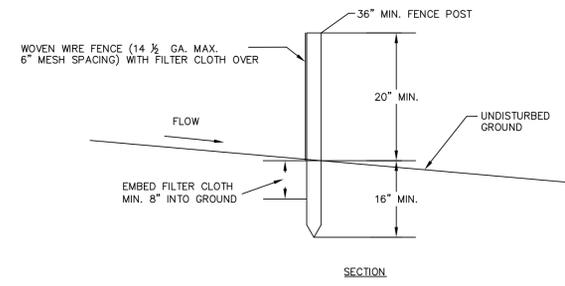
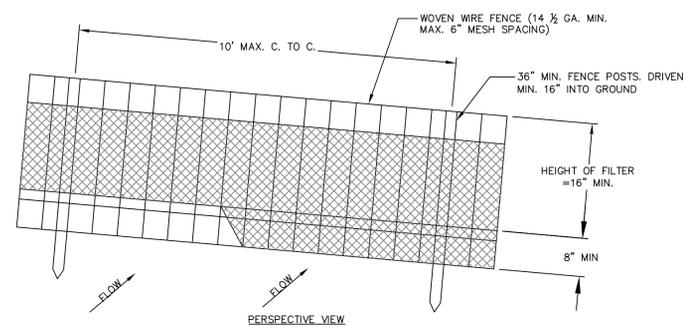
3% SUPER STA 10+00.00R TO 18+00.00R
 3% CROWN STA 19+00.00R TO 22+54.48R

NEWTON PLACE
 NTS



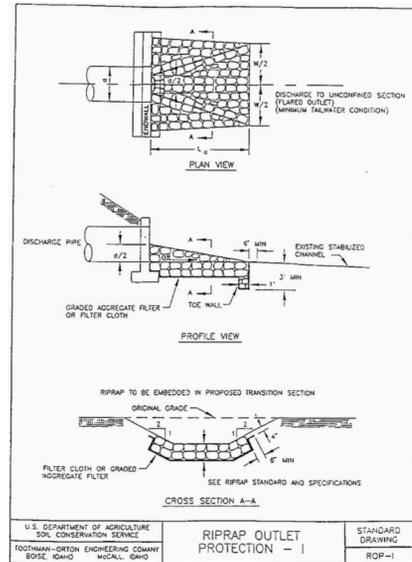
CULVERT SIZE (INCHES)	D50 (INCHES)	D (INCHES)	W (FEET)	L (FEET)
12	3	6	3	11
18	3	9	4.5	17
24	6	12	6	22
30	6	15	7.5	28
36	6	18	9	36
42	6	21	10.5	38

CULVERT OUTLET EROSION PROTECTION (PERMANENT)
 NTS

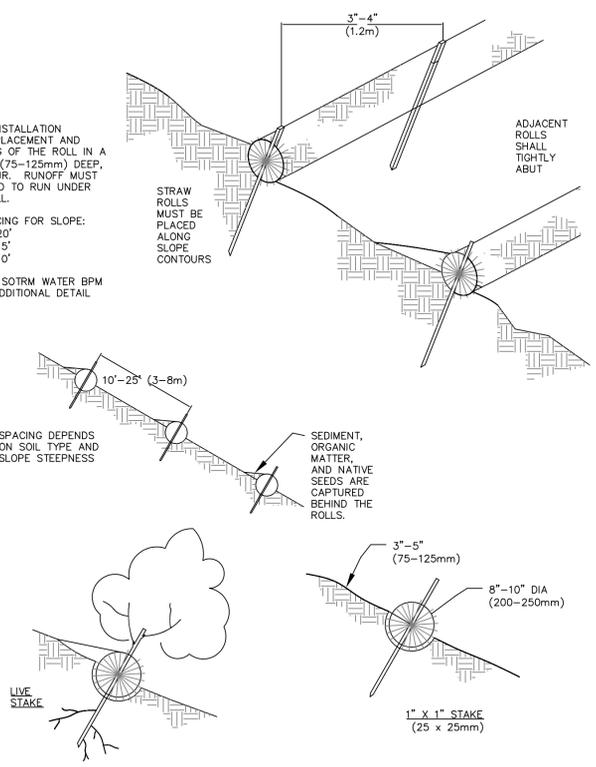


- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP AND MID-SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - REFER TO IDEQ STORM WATER BMP CATALOG FOR ADDITIONAL DETAIL.
- POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD.
 FENCE: WOVEN WIRE, 14 GAGE, 6" MAX. MESH OPENING.
 FILTER: CLOTH: FILTER X, MIRAFL 100X, STABILINKA T140N OR APPROVED EQUAL.
 PREFABRICATED UNIT: GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

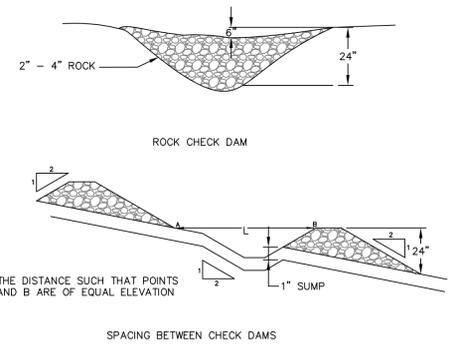
SILT FENCE
 NTS



- NOTE:**
- STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 - MAXIMUM SPACING FOR SLOPE:
 < 4:1 = 20'
 4:1 - 4:1 = 15'
 > 2:1 = 10'
 - REFER TO IDEQ STORM WATER BMP CATALOG FOR ADDITIONAL DETAIL.



STRAW ROLL DETAIL
 NTS



STRAW ROLL DETAIL
 NTS

ROADWAY NOTES

- ALL ROAD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT VALLEY COUNTY PRIVATE ROAD STANDARDS.
- ALL PROPOSED ROADWAYS ARE PRIVATE ROADS.
- CULVERTS SHOWN HEREON HAVE BEEN SIZED IN ACCORDANCE WITH VALLEY COUNTY STANDARDS.
- FILL SLOPES SHALL BE NO STEEPER THAN 2:1, AND CONTAINED WITHIN THE RIGHT-OF-WAY OR PERMANENT EASEMENTS.
- CUT SLOPES SHALL BE NO STEEPER THAN 2:1, AND CONTAINED WITHIN THE RIGHT-OF-WAY OR PERMANENT EASEMENTS.
- ALL CUT AND FILL SLOPES WHEN FINISHED SHALL BE RE-SEEDED WITH AN APPROVED NATIVE GRASS SEED MIXTURE AT THE RECOMMENDED APPLICATION RATE.
- ALL ROADWAY AREAS SHALL BE STRIPPED TO REMOVE THE ENTIRE ROOT ZONE. STRIPPING DEPTHS ARE ESTIMATED BETWEEN 6" AND 12", BUT SHOULD BE VERIFIED IN THE FIELD DURING CONSTRUCTION BY A QUALIFIED PERSON(S). STRIP DEPTHS MAY BE ADJUSTED AS APPROPRIATE. STOCK FILE SUITABLE TOPSOIL MATERIAL FOR LATER USE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL SUBGRADE SHALL BE PROOF ROLLED.
- ALL FILL SHALL BE COMPACTED TO NOT LESS THAN NINETY-FIVE (95%) PER AASHTO T-99 PROCTOR DENSITY.

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AND VALLEY COUNTY STANDARDS, AND VALLEY COUNTY BEST MANAGEMENT PRACTICES MANUAL. VALLEY COUNTY STANDARDS WILL TAKE PRECEDENCE OVER ISPCW.
- SEE THE PLAT FOR BOUNDARY AND LOT DIMENSIONS, EASEMENTS AND ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
- ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTACT DIGLINE (208) 342-1585.
- ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM THE VALLEY COUNTY ROAD DEPARTMENT AND/OR THE IDAHO TRANSPORTATION DEPARTMENT AS APPROPRIATE.
- SEE SHEET C2.0 EROSION CONTROL PLAN FOR BMP BEST MANAGEMENT PRACTICES

NO.	REVISIONS	DATE

NEWTON SUBDIVISION
 SECTION 27 T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO
 GRADING AND DRAINAGE PLANS
 DETAILS AND NOTES

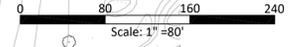


60 DIFFICULT DR
 IDAHO CITY, ID 83631
 PHONE 208.559.2663

DESIGN BY: TLH/VEP
 DRAWN BY: VEP
 CHECKED BY: TLH
 DATE: 1/23/2026
 PROJECT: 25-34
 SHEET NO. C0.1

GENERAL NOTES

1. SEE SHEET C0.0 COVER SHEET FOR LEGEND AND SHEET C0.1 FOR DETAILS AND NOTES.



LINE TABLE

LINE	BEARING	DIST
L1	N 00°29'46" E	34.77'
L2	S 89°59'23" E	57.00'
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CURVE TABLE

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REVISIONS

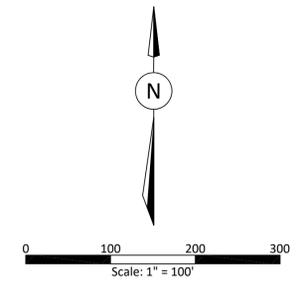
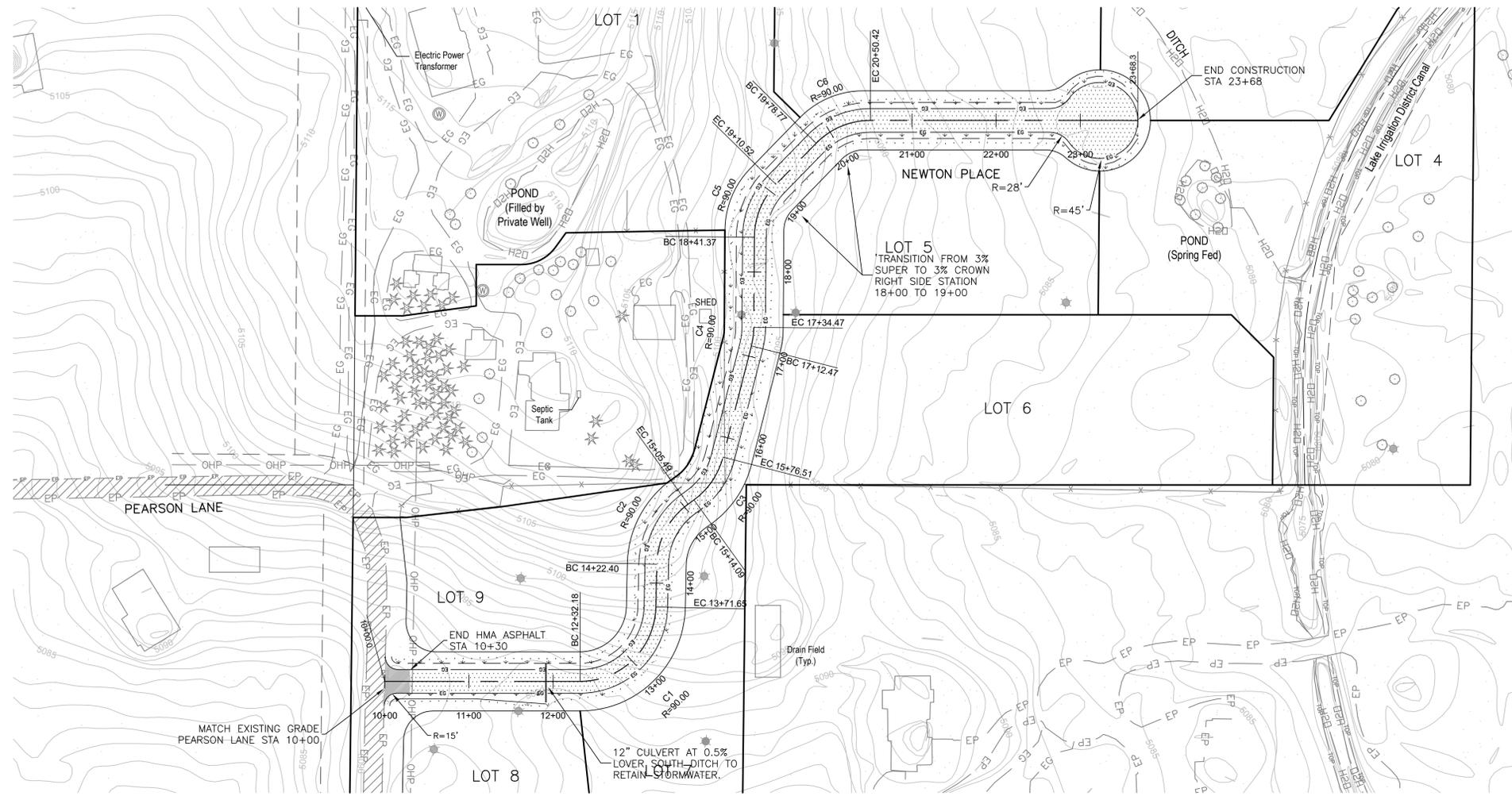
NO.	DATE	ITEM

NEWTON SUBDIVISION
SECTION 27, T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO
NEWTON GRADING AND DRAINAGE PLANS
EXISTING CONDITIONS



60 DIFFICULT DR
IDAHO CITY, ID 83631
PHONE 208.559.2663

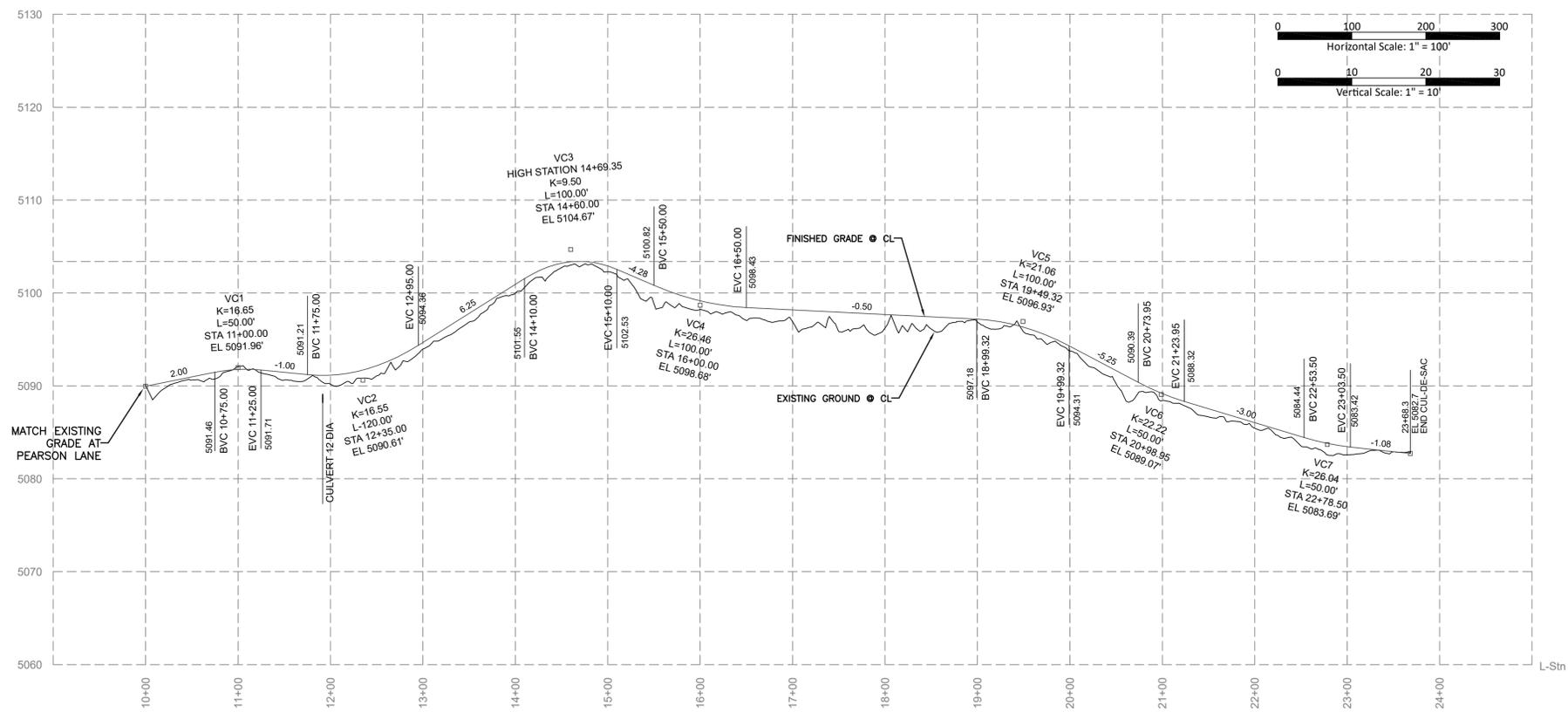
DESIGN BY: TLH/VEP
DRAWN BY: VEP
CHECKED BY: TLH
DATE: 1/23/2026
PROJECT: 25-34



GENERAL NOTES
 1. SEE SHEET C0.0 COVER SHEET FOR LEGEND AND SHEET C0.1 FOR DETAILS AND NOTES.



REVISIONS	
NO.	DATE



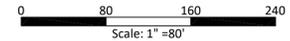
NEWTON SUBDIVISION
SECTION 27 T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO
GRADING AND DRAINAGE PLANS
SITE PLAN & PROFILE



60 DIFFICULT DR
 IDAHO CITY, ID 83631
 PHONE 208.559.2663

DESIGN BY:	TLH/VEP
DRAWN BY:	VEP
CHECKED BY:	TLH
DATE:	1/23/2026
PROJECT:	25-34

SHEET NO.
C1.0



GENERAL NOTES

- SEE SHEET C0.0 COVER SHEET FOR LEGEND AND SHEET C0.1 FOR DETAILS AND NOTES.
- CULVERTS SHALL BE PLACED UNDER PROPOSED ROADWAYS AT MAJOR AND MINOR DRAINAGE CROSSINGS AND ELSEWHERE AS DEEMED APPROPRIATE BY THE DESIGN ENGINEER TO ADEQUATELY MANAGE STORM WATER. ALL CULVERTS SHALL BE SIZED IN ACCORDANCE WITH VALLEY COUNTY STANDARDS AND/OR PER THE DESCRIPTION OF THE DESIGN ENGINEER.
- DELINEATED WETLANDS, IF ANY, SHALL BE PROTECTED AS REQUIRED BY LOCAL, STATE AND FEDERAL JURISDICTION WHERE WETLAND CROSSINGS OCCUR. APPROPRIATE PERMITS SHALL BE OBTAINED TO DO SO PRIOR TO CONSTRUCTION. PERMITS TO FILL WETLANDS SHALL BE OBTAINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED PROJECT WIDE AS SO DESCRIBED ON THE APPROVED STORM WATER POLLUTION PREVENTION PLAN.

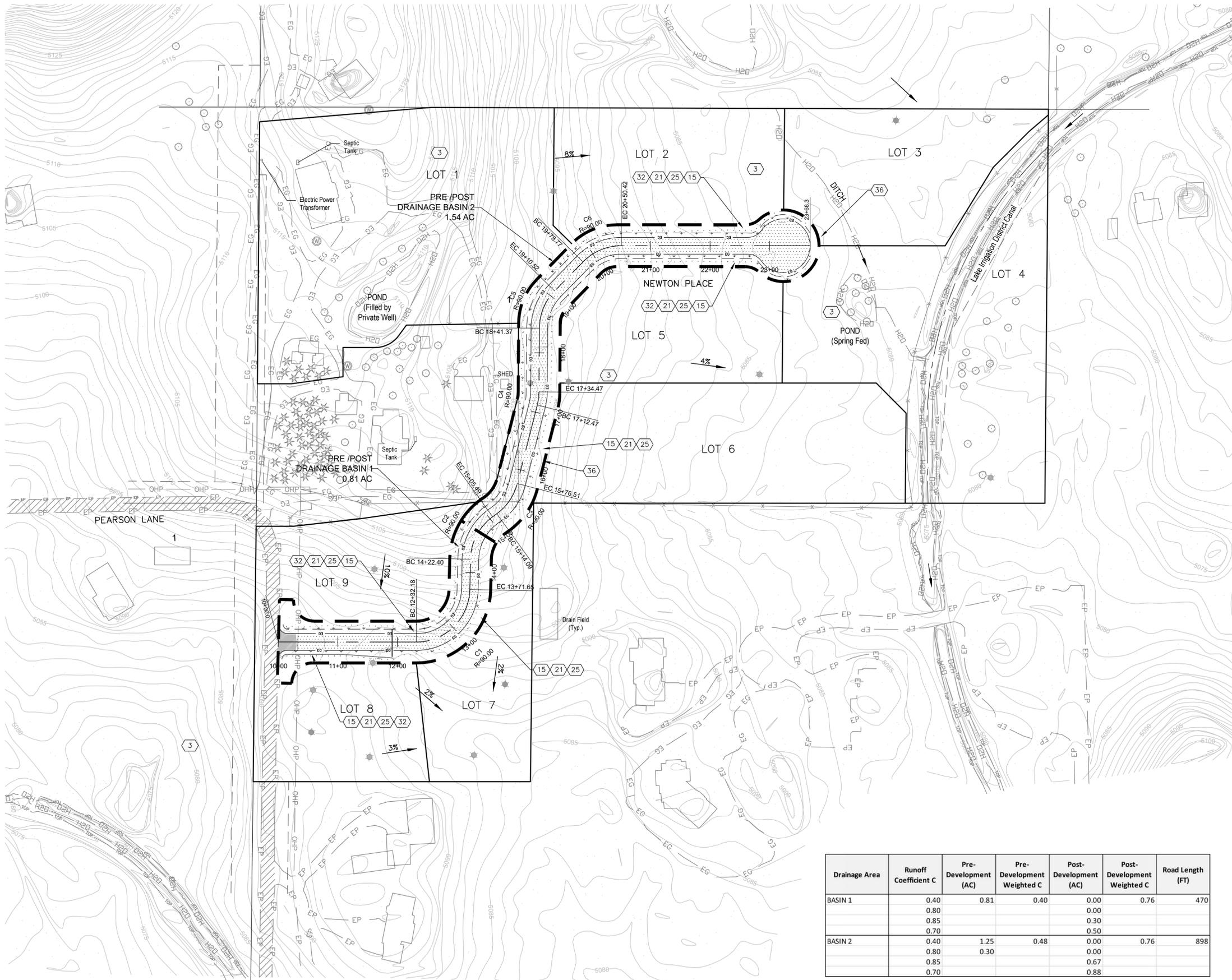
BEST MANAGEMENT PRACTICES

- 1 Construction shall be scheduled during times of low erosion, potential soil stabilization measures shall be implemented as construction progresses.
- 3 Preservation of existing vegetation— Clearing limits for roads, building sites, and driveways shall be limited to the extents of the cut and fill slopes. Building sites shall be located to minimize clearing of the forest.
- 7 Dust Control— Construction shall minimize the amount of exposed soils. Seeding shall be phased as work progresses. Watering, surface roughening, and placement of gravel shall be conducted to minimize dust.
- 15 Mulching— Apply hay or displaced sod for a mulch to aid seeding, control erosion on slopes steeper than 2:1, and reduce dust.
- 21 Seeding— Revegetate and stabilize disturbed areas with an approved native grass seed mixture at the recommended application rate.
- 25 Slope Roughening— Slopes shall be roughened by driving a crawler tractor over the cut and fill slopes perpendicular to the slopes.
- 30 Rip rap Slope and Outlet Protection— The up gradient slopes at wetland crossings and culvert inlets and outlets shall be protected with a layer of placed rock.
- 32 Check Dam— Check dams shall be placed perpendicular to the flow of water and form a triangle when viewed from the side. The maximum spacing between the dams shall be such that the toe of the upstream dam is at the same elevation as the top of the downstream dam.
- 35 Fiber Rolls— Fiber rolls will be placed at the toe and or the face of slopes to intercept runoff, reduce flow velocity, release the runoff as sheet flow, and remove sediment from the runoff.
- 36 Silt Fence will be placed at the perimeter of disturbed areas and/or along the toe of fill slopes to reduce the amount of sediment leaving the site.

LEGEND

- ASPHALT
- EXISTING ASPHALT
- GRAVEL
- EXISTING GRAVEL
- LANDSCAPE
- SEPTIC TEST HOLE
- EXTERIOR BOUNDARY LINE
- PARCEL LINE
- CUT/FILL SLOPE LIMIT
- EG — EG — EDGE OF GRAVEL
- EP — EP — EDGE OF PAVEMENT
- — — — — DRAINAGE DITCH (1' DEPTH)
- - - - - EASEMENT
- — — — — DRAINAGE BASIN
- 3% — FLOW DIRECTION AND SLOPE

Drainage Area	Runoff Coefficient C	Pre-Development (AC)	Pre-Development Weighted C	Post-Development (AC)	Post-Development Weighted C	Road Length (FT)
BASIN 1	0.40	0.81	0.40	0.00	0.76	470
	0.80			0.00		
	0.85			0.30		
	0.70			0.50		
BASIN 2	0.40	1.25	0.48	0.00	0.76	898
	0.80	0.30		0.00		
	0.85			0.67		
	0.70			0.88		



NO.	REVISIONS	DATE

NEWTON SUBDIVISION
SECTION 27 T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO
GRADING AND DRAINAGE PLANS
DRAINAGE AND EROSION CONTROL PLAN



DESIGN BY: TLH/VEP
 DRAWN BY: VEP
 CHECKED BY: TLH
 DATE: 1/25/2026
 PROJECT: 25-34
 SHEET NO.

From: Trevor Howard <trevor@timberlandassociates.org>

Sent: Thursday, January 29, 2026 9:25 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; [REDACTED]

Subject: Re: Newton Subdivision

Lori,

We are mailing the attached letter to each of the recipients on the mailing list to address the comments below regarding the neighborhood meeting.

Thank you,

Trevor Howard, PE
Principal Engineer

Timberland Associates, LLC
60 Difficult Dr | Idaho City, Id 83631
C: 208.559.2663
Trevor@TimberlandAssociates.org

From: Lori Hunter <lhunter@valleycountyid.gov>

Sent: Tuesday, January 27, 2026 8:12 AM

To: [REDACTED] trevor@timberlandassociates.org

<trevor@timberlandassociates.org>

Subject: Newton Subdivision

PZ Director Cynda Herrick reviewed the neighborhood meeting portion of the submitted application for Newton Subdivision.

1. The letter to the neighbors stated that a meeting would be held from 2:00 p.m. - 5:00 p.m. However, both your meeting summary and complaints received stated that the meeting actually ended at 3:00 p.m. Director Herrick stated you should re-notice each property owner within 300-ft of the site boundary and specifically ask for their thoughts or issues. This letter and all responses should be submitted to the PZ Office.
2. Submit a summary of the comments received at the meeting on January 14, 2026, per Valley County Code 9-5h-1.D.6 The application only lists information that was provided to attendees of the meeting.

Thank you,

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611

Service **T**ransparent **A**ccountable **R**esponsive

Newton Subdivision Addresses of Property within 300 ft

January 29, 2026

Jeremiah and Deborah Boenicsh 58 Pearson Lane McCall, Id 83638	Cynthia Shoop 60 Pearson Lane McCall, Id 83638
Separate Share Trust 60 Pearson Lane McCall, Id 83638	Serviano Philip J Trust 60 Pearson Lane McCall, Id 83638
Robert and Jean Goff PO BOX [REDACTED] McCall, ID 83638	William and Lissa Beebe 1503 N 7th St Boise, ID 83702
Jeremy and Carrie Potter PO BOX [REDACTED] McCall, ID 83638	Investmenets LLC C/O Northwest Trustee & Management Services PO BOX 18969 Sokane WA 9228
Glenn and Monta Balkins 6440 NW Sisters Place Corvallis, OR 97330	Pearson Partners LLC C/O Pearson Corners HOA PO BOX 526 McCall, Id 83638
Hawkins Sybil Family Trust 1309 W Sherington CT Eagle, ID 83616	Michael Weiss PO BOX [REDACTED] McCall, Id 83638
John Humphries and Nicollete Holmes- Humphries PO BOX [REDACTED] McCall, Id 83638	Rousseau Harrison Holdings LLC 5112 N 40th ST STE 105 Phoenix, AZ 85018
Cynda Herrick, AICP, CFM PO Box 1350 Cascade, Id 83611	

TIMBERLAND ASSOCIATES, LLC

60 Difficult Dr
Idaho City, Id 83631
Phone 208.559.2663

Cynda Herrick, AICP, CFM
PO Box 1350
Cascade, Id 83611

Subject: Newton Subdivision – Neighborhood Meeting

Dear Cynda:

You were previously invited to attend a neighborhood meeting on January 14, 2026, at Idaho First Bank Community Room (475 Deinhard Lane, McCall, ID 83638) from 2:00 PM to 5:00 PM to discuss plans to develop a subdivision in Valley County located at 50 Pearson Lane McCall, Idaho 83638; however, the meeting was only hosted until 3:00 PM.

Because the neighborhood meeting was not hosted until 5:00 PM as indicated, you are invited to share any additional questions, comments or concerns. These questions, comments, or concerns along the written response will be submitted to Valley County Planning and Zoning and become a matter of public record.

I met with Mr. and Mrs. Balkins at 7 Boulder View Place and discussed the project by telephone with John Humphries.

A summary of the neighborhood meeting and with comments and responses from the meeting and discussions with the Balkins and John Humphries are attached.

Please direct correspondence to me at 208-559-2663 or by email at trevor@timberlandassociates.org.

Sincerely,



Timberland Associates LLC.
Trevor Howard
Project Engineer

Cc: Shane Newton, Growth Enterprises LLC

Newton Subdivision Neighborhood Meeting Summary

In addition to the 4 neighbors that attended the meeting (See attached sign in sheet), I met personally with Mr and Mrs Balkins at 7 Boulder View Place and discussed the project with John Humphries via telephone.

Information provided at the Neighborhood Meeting included

- a full-size (24x36) copy of the attached exhibit
- This will be a 9-lot subdivision accessed by a single gravel private road
- The private road is planned to be gravel
- Lots will be served by individual wells and septic
- The road will be designed and constructed so that post-development stormwater runoff will not exceed pre-development storm water runoff . This will be accomplished with roadside ditches, swales and retention ponds as needed
- Individual lot owners will be responsible for managing storm water runoff in accordance with Valley County requirements in the future
- The Applicant has not drafted CCRs yet
- A hydrologic study has not been conducted to determine potential impacts to nearby wells. This is not a standard requirement for a 9-lot subdivision
- The applicant intends to submit the preliminary plat application to the County on January 26, 2026, so that it may be reviewed at the March P&Z meeting
- The intent is to construct the road and install utilities in 2026

Questions/Comments and Responses

127. Will the road be paved? Gravel roads are dusty
A gravel road meeting Valley County road standards is planned.

128. How big are the lots?
The lot sizes vary. No lot is smaller than 1 acre as allowed by Valley County ordinances.

129. How will the new wells impact the neighboring wells?
A hydrologic study has not been conducted to determine potential impacts to nearby wells. This is not a standard requirement for a 9-lot subdivision

130. What will the minimum house size be?
The minimum house size had not been determined at the time of the neighborhood meeting. At the meeting, the applicant indicated that it would likely be no smaller than 1,500 SF. The subdivision Application was submitted with 2,500 minimum square footage.

131. How will adjacent properties be protected from storm water runoff? More specifically 58 Pearson lane and 15 Boulder View Place. Water typically ponds in the area adjacent to the southeast boundary of Lot 8 and these properties in the spring.
The road will be constructed prior to recording the final plat. Roadside ditches, swales, and detention ponds will be designed so that the stormwater runoff leaving the subdivision after construction of the road does not increase (post-development run off does not exceed pre-development run off).

Individual lot owners will be responsible to develop their lots so that post-development run off does not exceed pre-development run off in accordance with Valley County ordinances.

132. What about wetlands?

National Wetland Inventory Mapping indicates that wetlands are likely present along the irrigation canal and crossing Lots 3 and 5. Improvements required for the subdivision will not impact the wetlands. The plat will include a note requiring development on individual lots to comply with county, state, and federal requirements

133. How was lot 5 accessed to install the pipe for groundwater monitoring?

Lot 5 was accessed by the irrigation canal from Boulder View Place

134. Do you have any interest in selling the piece of your property, or a lot that contains the piece of your property, that lies east of the canal?

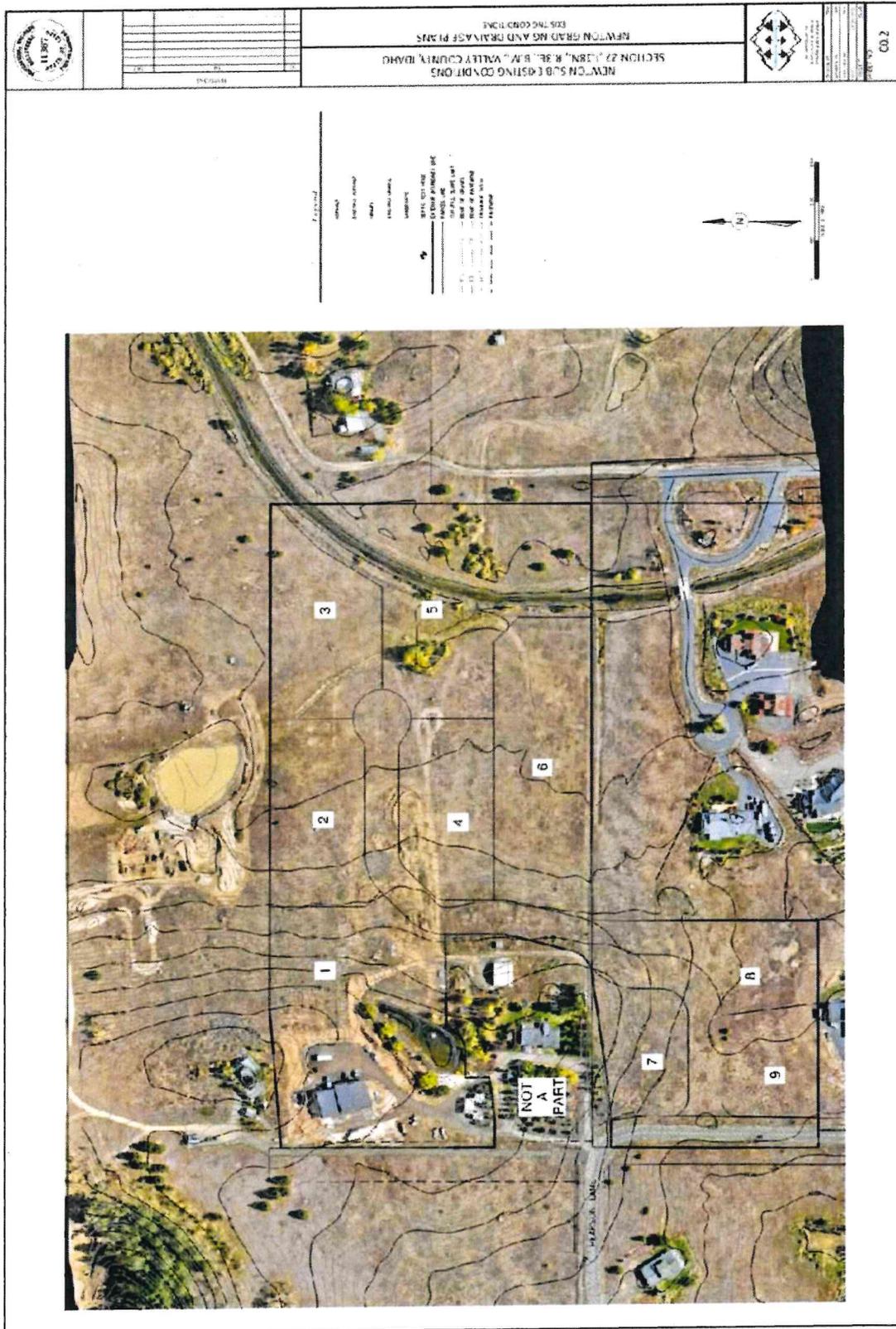
Lot 5 on the neighborhood meeting exhibit (Lot 4 on January 26, 2026 preliminary plat) includes the property east of the irrigation canal. This lot is planned to be available for purchase.

135. I arrived at the meeting shortly after 3:00 PM, and nobody was there.

I was able to meet with the Balkins on January 14, 2026, and discussed the project with John Humphries by telephone on January 22, 2026. Mr. Humphries may request an in-person meeting to address additional comments or concerns after February 7, 2026.

Comments and responses from those conversations are included above.

Any additional comments or concerns and the written response will be submitted to Valley County Planning and Zoning to become a part of the public record.



Newton Subdivision Neighborhood Meeting

Date: January 14, 2026

Location: 475 Deinhard Lane, McCall, ID

Name	Address	Telephone Number	Email Address
Julie Weiss	47 Pearson	[REDACTED]	[REDACTED]
CINDY SHOOP	60 PEARSON LN	[REDACTED]	[REDACTED]
ROBERT GIFF	63 PEARSON LN	[REDACTED]	[REDACTED]
Mike Rabutt	1002 Violet Way	[REDACTED]	[REDACTED]
Trevor Howard	60 Difficult Dr	[REDACTED]	[REDACTED]
Shane Newton	307 E Park St	[REDACTED]	[REDACTED]