

Project Description for 13014 Navajo Rd, Donnelly, ID 83615

The purpose of the application is to allow us to rent 2 RV parking spaces on our newly acquired lot in the Ora May subdivision. At this time, we anticipate renters only when the snow had melted, but should we decide to rent year round, we have a snow removal plan in place. Our plan is for weekly rentals, but we are not opposed to a longer term rental for local workers as long as they are quiet.

The lot has existing sites for two RVs including a water spigot, sewer dump and 30 amp electricity for each site. There is a 110 volt outlet on the property, as well. Sewer is hooked up to North Lake Rec water and sewer. The lot has its own well which was tested at the time of purchase and found to be potable, cold, and abundant. (See attached report). The driveway is a horseshoe shape allowing for easy enter/exit. As we live kitty-corner to the property, we will be on hand to assist and guide. The land has been cleared of all hazardous branches, etc. and includes a regulation fire pit with water, hose and shovel near it. (See photo included in packet).

Garbage is on a 'haul it in, haul it out' understanding that will be included in the renting guidelines.

There will be a dark sky policy. No lighting will be provided although RVs may have porch lights which must be off by 10PM. The RVs front door will face the center of the property, so porch lighting will be virtually invisible to neighbors. We are planting additional trees this fall to further assure this.

The noise policy is that 'if the neighbors can hear it, it's too loud.' We actually purchased this property to protect the neighborhood from loud, partying buyers, of which we have already had a few. Our back patio faces the property, so this will be closely monitored as we live here permanently, not seasonally.

This lot does not include lake access. Per the Ora May by-laws, renters are not allowed on the access lot.

Additional vehicles will be limited to two per RV.

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



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Check # _____ or ☐ Cash

FILE # C.U.P. 22-44

FEE \$ _____

ACCEPTED BY _____

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE 9-26-2022

PROPOSED USE: 2 RV sites rental

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 or if applicant requests the hearing in writing.

Applicant's Signature: [Signature] Date: 9/25/22

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

- ☐ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, 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**. N/A No lighting
- ☐ **Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ **Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

APPLICANT Thomas + Nancy Bloomfield PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS P.O. Box 595 Donnelly ID ZIP 83615

EMAIL [REDACTED]

PROPERTY OWNER Thomas + Nancy Bloomfield

MAILING ADDRESS P.O. Box 595 Donnelly ID ZIP 83615

EMAIL [REDACTED]

AGENT / REPRESENTATIVE N/A PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 13014 Navajo Rd Donnelly ID 83615

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
Lot 47 of the Over May subdivision

TAX PARCEL NUMBER(S) RP 001880000 470

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐

2. SIZE OF PROPERTY .4615 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
2 ea RV sites including 30amp electric, water spigot and sewer dump for each. A utility shed is on the SE corner of the lot.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: no

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

North vacant lot
South seasonal trailer
East cabin - recreational use
West 2nd home

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: _____

Number of Existing Structures: 1 shed

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor _____

2nd Floor _____

2nd Floor _____

Total _____

Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable): N/A Single family residence ☐ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ _____

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

8d. DENSITY OF DWELLING UNITS PER ACRE: 2 RVs max

9. SITE DESIGN:

Percentage of site devoted to building coverage: _____

Percentage of site devoted to landscaping: .333 natural foliage/trees

Percentage of site devoted to roads or driveways: .333 horseshoe driveway

Percentage of site devoted to other uses: .333, describe: RV sites

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: _____

b. Parking spaces proposed: 4

c. Number of compact spaces proposed: _____

d. Restricted parking spaces proposed: _____

e. Are you proposing off-site parking: No

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front N/A

Rear N/A

Side N/A

Side Street N/A

12. NUMBER OF EXISTING ROADS: 1 Width: 15'

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Existing road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: N/A Proposed width: _____

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
2 ea 30 amp posts 1 ea 110 2 ea water spigots 2 ea sewer dumps
16. PROPOSED UTILITIES: None
Proposed utility easement widths N/A Locations _____
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☒
Name: Northlake Rec Sewer + Water
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒
If individual, has a test well been drilled? Y Depth 72' Flow 14.11 Purity Verified? Y
Nearest adjacent well 12997 Ponderosa Ln NW corner Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): N/A
Any special drains? NO (Please attach map)
Soil type(s): N/A
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. 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 ☒
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒
If yes, explain: _____
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE ATTACHED IMPACT REPORT

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: N/A
Drainage: N/A
3. How many acres is the property being subdivided? N/A
4. What percentage of this property has water? None
5. How many inches of water are available to the property? None
6. How is the land currently irrigated? ☐ surface ☒ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
7. How is the land to be irrigated after it is subdivided? ☒ surface ☐ sprinkler ☐ irrigation well
N/A ☐ 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.
N/A
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? N/A
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) N/A

Irrigation Plan Map Requirements

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

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

Also, provide the following documentation:

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

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

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

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

Signed: Dan Bloomfield
Applicant

Date: 9/25/22



VALLEY COUNTY

WEED CONTROL AGREEMENT

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: *Nancy B. Brown*
Applicant

By: _____
Valley County Weed Control

Date: 9/29/22

Date: _____

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.
- ❖ 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.
Low traffic. Only a few seasonal campers beyond our driveway. Access is a county maintained gravel road.
 2. Provision for the mitigation of impacts on housing affordability.
Available for visitors, workers
 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.
Site is already established. We actually purchased the property to assure quiet neighbors. 30 amp electrical posts eliminate the need for generators.
 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.
*Area is naturally shaded by multiple trees.
There will be no outdoor lighting.*
 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.
Occasional campfires. No other emissions anticipated.
 6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.
Water demand will be supplied by 2 water spigots. Disposal will be through 2 sewer dumps. Fire pit is 25.5' from a water spigot. Hose + shovel will be provided. Current water quality is very good. See attached report.

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

Campfires only in existing regulation pit.

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.

No disturbance. Site is already established with no anticipated changes.

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

Soils are stable. We will add more trees for additional privacy & shade.

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

N/A

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

No grading, cuts, fills or drainage changes.
Timber & shrubs provide a natural buffer.

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.

Sites are well back from the road and blocked by trees. Additional trees are being planted to the rear of the property this fall.

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.

Location is already established. Chosen for its natural and secluded characteristics. Short distance to both Nordic and Alpine skiing, hiking, biking and snowshoeing. Dining and shopping are just 3 miles away.

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

We anticipate \$500-\$1,000 monthly during the summer season depending on single or double occupancy. Visitors/workers will have access to local dining, shopping, gas.

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

NA

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

Although there are a few B+B's in the neighborhood, no RV sites are available for rent to my knowledge.

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.

NA

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

NA

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

NA

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

NA

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.

NA

Property Tax Exemption

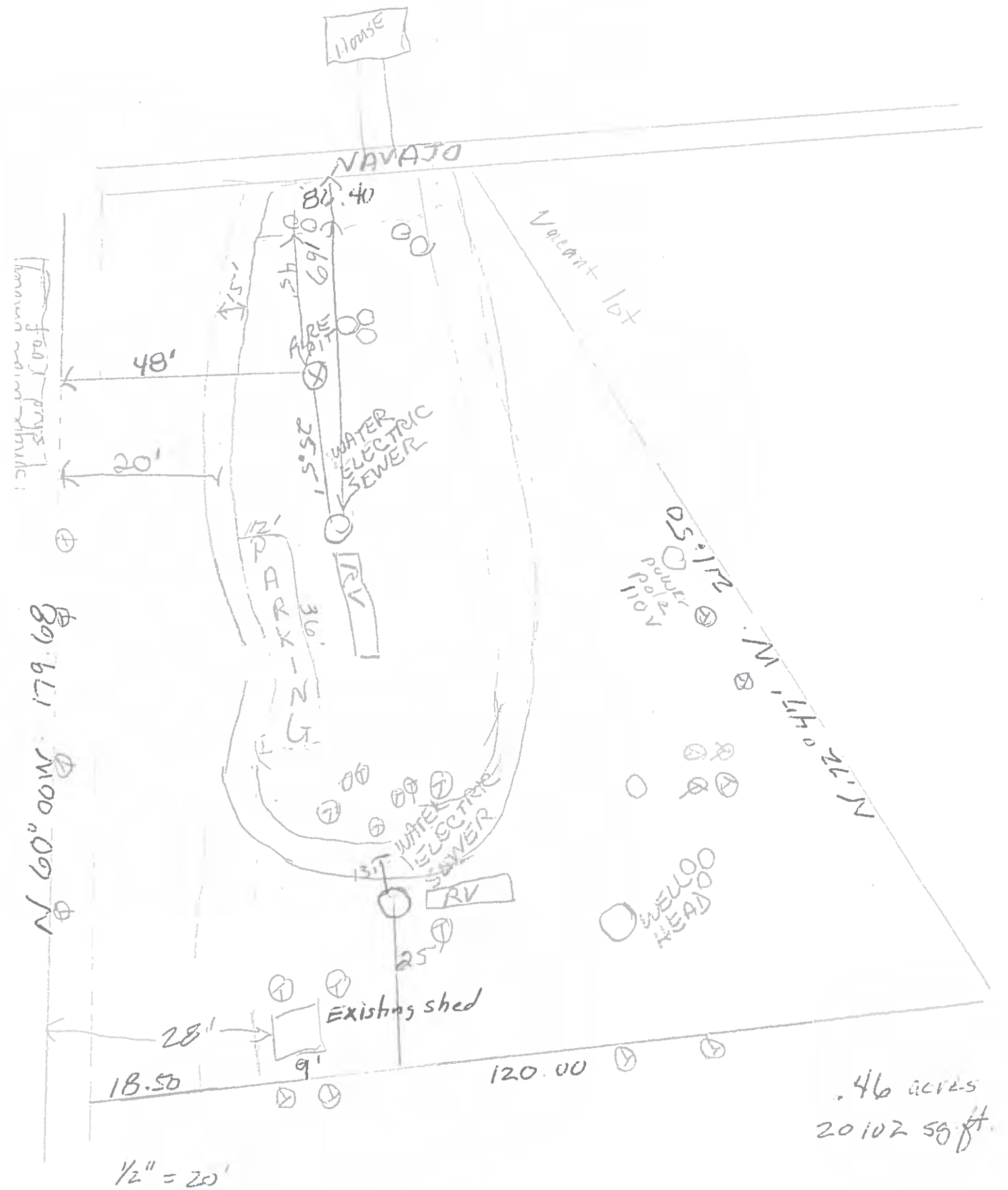
New and expanding business may qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

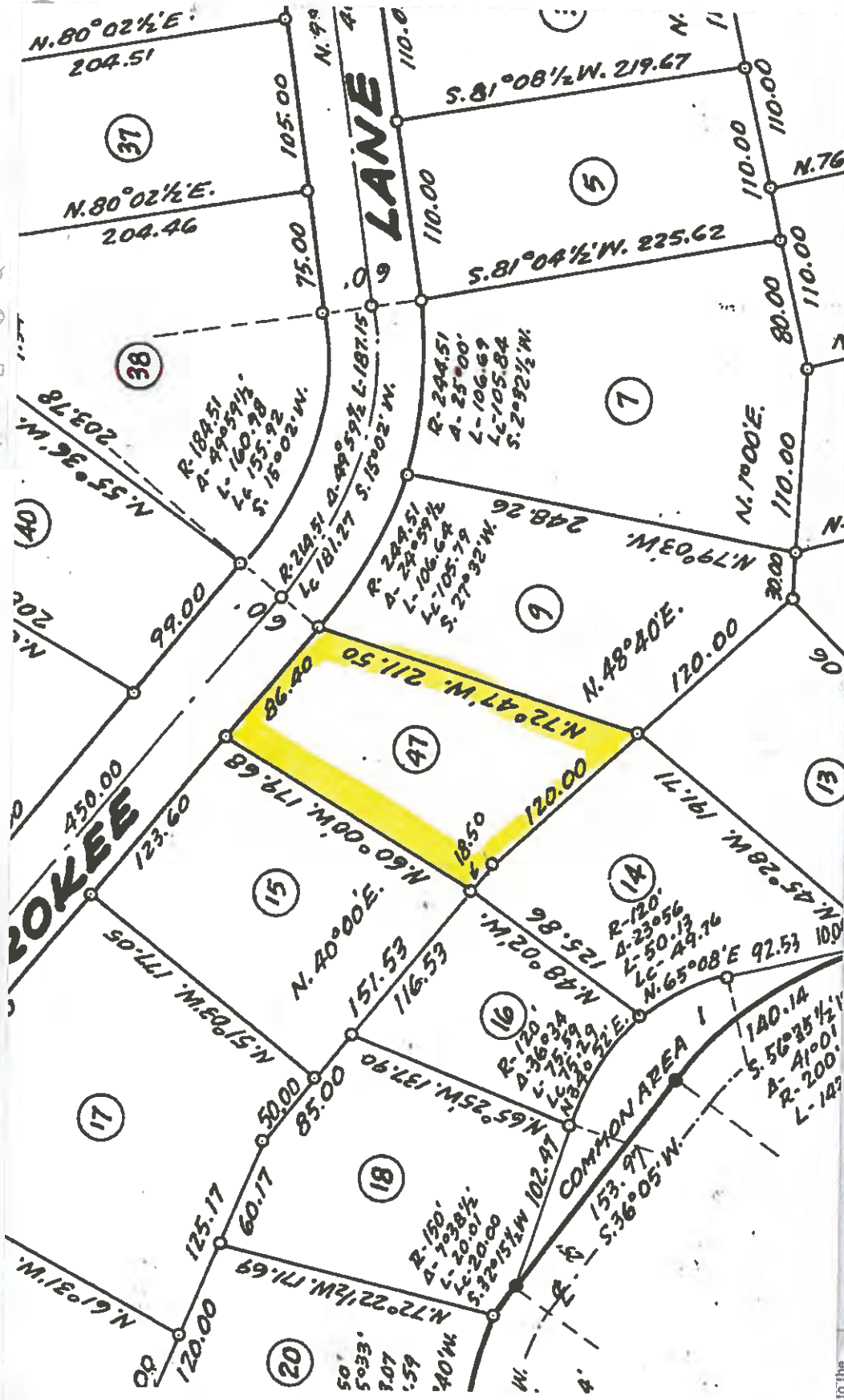
Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

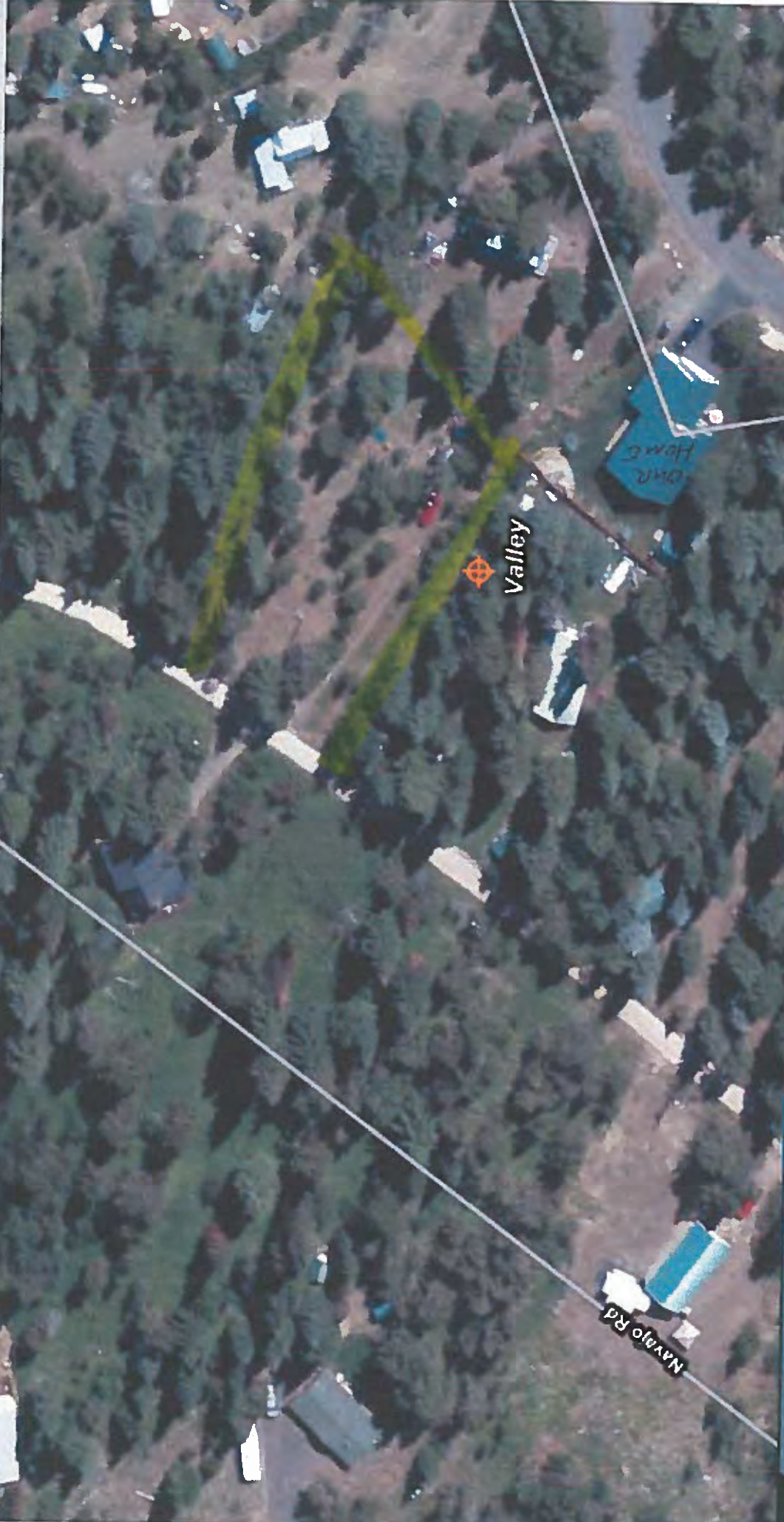
- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale 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.





Lot 40 Ramakers, Rene + Demeetric
 Lot 15 Caverly, Manson (Matt)
 Lot 9 Sprague, Alexander
 Lot 14 Wallgren, Scott + Sandy
 1905 E Trailblazer Dr Boise, ID 83646
 19400 133 Ave N Rogers, MN 55374
 7187 W Cascade Dr Boise ID 83704
 3111 W. King Maria Rd Krumm ID 83234



Shed

Water 1-R



NAVARO RD

1st - RV site -
No longer here

WORTH
+ ELITE
+ GUY

well

2nd RV site

4th site

camping

WORTH
+ ELITE
+ GUY









Assessor's Map & Parcel Viewer



9/18/2022, 12:42:51 PM

• Address Points



Parcel Summary & Improvement Report

NORTH LAKE RECREATIONAL SEWER & WATER DISTRICT
PO BOX 729
DONNELLY, ID 83615
PH: (208) 325-8958 FAX: (208) 325-5017

Account: [REDACTED]

Billed: 09/01/2022

SERVICE	CHARGES	PAST-DUE	BALANCE
SEWER	42.00	0.00	42.00

Totals: 42.00 0.00 42.00

Resident: THOMAS E & NANCY J BLOOMFIELD
13014 NAVAJO ROAD

Last Payment: AVAILABLE NEXT MONTH

Current: 0 / /

Previous: 0 / /

Usage: 0

>>> PLEASE PAY \$ 42.00 BY 09/10/2022 <<<
TAMARACK LID DUE DATES:WATER-9/5; SEWER 1&2-10/5
SEWER 3-9/25. IF YOU HAVE ANY ?'S PLEASE CALL.



An IDACORP Company

Billing Date 08/23/2022
Print Date 08/24/2022

Due Date
09/07/2022

Amount Due
\$23.13

PAGE 1 OF 2

THOMAS E. BLOOMFIELD**Account Number:** [REDACTED]

Previous Balance	\$0.00
Payments Received - Thank You	\$0.00
Balance Forward	\$0.00
Total Adjustments	\$20.00
Current Charges	\$3.13
Account Balance	\$23.13

Are you ready to go paperless?

Log into My Account on idahopower.com to track your use 24/7 and sign up for paperless bills, Auto Pay or bill alerts.

**NOTE:** Any unpaid balance may be assessed a monthly charge of 1 percent.**Average Daily Energy Use for 13014 NAVAJO RD / DONNELLY, ID**

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



An IDACORP Company

P.O. BOX 70, BOISE, ID 83707
208-388-2323 or 1-800-488-6151



Address/Phone Correction
and/or Project Share Pledge
noted on reverse side

Account Number [REDACTED]

Due Date
09/07/2022

Amount Due
\$23.13

Amount Enclosed \$ _____

Write your account number on your check or money order made payable to **Idaho Power**. Mail payment to address below. Returned checks may be resubmitted electronically, and remaining unpaid items will be charged \$20.

015825 000001719



THOMAS E. BLOOMFIELD
PO BOX 595
DONNELLY ID 83615-0595



234

PROCESSING CENTER
P.O. BOX 5381
CAROL STREAM IL 60197-5381

22266083350000002313 000000000 000002313 0823 8

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 87137

Drilling Permit No 896459

Water right or injection well # _____

2. OWNER: Don Byers

Name Don ByersAddress 11137 W. Mossywood RdCity Boise State ID Zip 83709

3. WELL LOCATION:

Twp 16 North ☒ or South ☐ Rge 3 East ☒ or West ☐Sec 21 NW 1/4 NW 1/4 1/4 Sec 21Gov't Lot _____ County ValleyLat 44 42.8832'N (Deg and Decimal minutes)Long 116 6.3708'W (Deg and Decimal minutes)Address of Well Site 13014 Navajo RoadCity DonnellyLot 47 Blk 1 Sub Name Ora May

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)	Placement method/procedure
Belonite	0	38	1000	Pull back & pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing Liner	Threaded	Welded
6"	+2	55	250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 55'

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method _____Manufactured screen ☒ Y ☐ N Type Johnson SSMethod of installation Drop off

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
57	62	20		5"	SS	250

Length of Headpipe 5' Length of Tailpipe _____Packer ☒ Y ☐ N Type 3 Lip K Packer

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft)	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) 42 Static water level (ft) 26

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

Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
18	90		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Test method:

Water quality test or comments: Good

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp	Water	
				Y	N
10	0	3	Top Soil		X
10	3	28	Brown Sands		X
10	28	38	Brown Clays		X
6	38	43	Grey Sands - 8 GPM	X	
6	43	50	Grey Clays		X
6	50	61	Course Sands	X	
6	61	72	Gray Clays		X

RECEIVED

OCT 29 2020

WATER RESOURCES
WESTERN REGIONCompleted Depth (Measurable): 72Date Started: 10/23/2020Date Completed: 10/26/2020

14. DRILLER'S CERTIFICATION:

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

Company Name Dig Well Idaho, LLC Co No 682*Principal Driller [Signature] Date 10/29/2020*Driller [Signature] Date 10/29/2020*Operator I [Signature] Date _____Operator II [Signature] Date 10/29/2020

* Signature of Principal Driller and rig operator are required



Drake Diversified LLC
Residential, Commercial, Industrial & Municipal Services
11 Cottonail Court, McCall, Idaho 83638
208-573-6261 / wdrake@drakediversified.com

Well Productivity, Inspection & Water Quality Report

Property Address: 113014 Navajo Road, Donnelly
Report Date: 8/6/2022
Date Completed: 8/2/2022
Ordered by: Joel R. Ockunzzi
Well Driller's Log Available: ☒ Yes ☐ No

HWWR Tag #: D0087137
Drillers Permit #: 896459
Time: 7:50 p.m.
Well Depth: 72'
Pump Size: Unknown
Pump Depth: Unknown

One Hour Productivity Test

Minutes	GPM	PSI	PH	Temp F
0	13.77	50	6.58	48.5
10	14.37	50	6.83	47.4
20	13.93	50	6.80	46.8
30	14.25	54	6.72	46.7
40	14.27	50	6.72	46.5
50	14.29	50	6.71	46.5
60	13.86	50	6.70	46.5
Average	14.11	50.57	6.72	46.99

Inspection

Criteria	Yes	No	Unk
Wellhead less than 18" above grade?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flooding potential around wellhead?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well cap damaged, loose, missing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vent screen missing or damaged?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Evidence of standing or pooling water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical conduit damaged?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wiring exposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pressure tank failed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water Quality

Contaminant	Test Result	Contaminant	MCL*	Test Result
Bacteria		Nitrate	10 mg/l	<0.2 mg/l
Total Coliform	<input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present <input type="checkbox"/> Not Tested	Nitrate	10 mg/l	Not Tested mg/l
Fecal Coliform	<input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present <input type="checkbox"/> Not Tested	Arsenic	0.01 mg/l	Not Tested mg/l
E. Coli	<input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present <input type="checkbox"/> Not Tested	Lead	0.015 mg/l	Not Tested mg/l
Taste	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent	Iron	0.3 mg/l	6.52 mg/l
Clarity	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent	Manganese	0.05 mg/l	Not Tested mg/l
Odor	<input type="checkbox"/> Strong <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> None	PH	6.5 - 8.5	6.72
Sand	<input type="checkbox"/> Heavy <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> None	Hardness		Not Tested (grains)
Organic Particulates	<input type="checkbox"/> Heavy <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> None			

*Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water by the U.S. EPA

Notes / Comments

During the one hour test, the well, pump and pressure control system appeared to operate correctly. The system produced an average of 14.11 gallons per minute for the duration of the test.

When isolated for 30 seconds the pump produced an average of 50.57 PSI.

Water temperature and PH values were noted to be within acceptable parameters.

Water taste and clarity were observed to be good.

A moderate "iron odor" was noted and lab test results indicate an elevated level of iron.

Total Coliform and E-Coli bacteria test results were both "Absent" indicating no bacteriological contamination of the well.

Lab test results for Nitrate show levels below the labs ability to detect and therefore far below the MCL.

**This report is intended to provide factual and basic information about the condition of your well and pump system and is not intended to be a warranty. No warranty for results or results interpretation is made. The data and conclusions are based on the information provided and are not intended to be a warranty. The data and conclusions are based on the information provided and are not intended to be a warranty.





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Well Productivity, Inspection & Water Quality Report

Property Address: IDWR Tag #:
Report Date: Drillers Permit #:
Date Completed: Time: Well Depth:
Ordered by: Pump Size:
Well Drillers Log Available: Yes No Pump Depth:

One Hour Productivity Test

Minutes	GPM	PSI	PH	Temp F
0				
10				
20				
30				
40				
50				
60				
Average:				

Inspection

Criteria	Yes	No	Unk
Wellhead less than 18" above grade?			
Flooding potential around wellhead?			
Well cap damaged, loose, missing?			
Vent screen missing or damaged?			
Evidence of standing or pooling water?			
Electrical conduit damaged?			
Wiring exposed?			
Pressure tank failed?			

Water Quality

Contaminant	Test Result	Contaminant	MCL*	Test Result
Bacterial		EPA Primary		
Total Coliform:	Absent Present Not Tested	Nitrate:	10 mg/l	mg/l
Fecal Coliform:	Absent Present Not Tested	Nitrite:	1.0 mg/l	mg/l
E. Coli:	Absent Present Not Tested	Arsenic:	0.01 mg/l	mg/l
Subjective		EPA Secondary		
Taste:	Poor Good Excellent	Lead:	0.015 mg/l	mg/l
Clarity:	Poor Good Excellent	Iron:	0.3 mg/l	mg/l
Odor:	Strong Moderate None	Manganese:	0.05 mg/l	mg/l
Sand:	Heavy Moderate None	PH:	6.5 - 8.5	
Organic Particulate:	Heavy Moderate None	Hardness:	—	Grains

*Maximum Contaminant Level (MCL) - The highest level of a contaminant that is allowed in drinking water by the U.S. EPA

Notes / Comments

This report is intended to provide general and basic information about the condition of the subject well, pump system, and water produced by the system. Although best practices were employed in the collection and compilation of information and data, NO GUARANTEE of pump and well performance or water quality is implied, stated, or given