

# 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



## C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>2711</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 23-32</u>		FEE \$ <u>300</u>
ACCEPTED BY _____		DEPOSIT <u>—</u>
CROSS REFERENCE FILE(S): _____		DATE <u>6-1-2023</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: <u>1 ADD SF lot</u>	
<input checked="" type="checkbox"/> SHORT PLAT		
<input type="checkbox"/> FULL PLAT		

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

Applicant's Signature: [Signature] Date: 5-31-23

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

- ☒ A **preliminary plat** containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ☒ 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](http://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: 5 Bar 5  
APPLICANT Mike Maciaszek (& Becky Bjork) PHONE [REDACTED]  
Owner ☐ Option Holder ☐ Contract Holder ☒  
MAILING ADDRESS 1306 Roosevelt Ave. McCall, ID ZIP 83638  
EMAIL [REDACTED]

PROPERTY OWNER Larry & Dede Binder  
(if not the applicant)  
MAILING ADDRESS 14080 Morell Rd. McCall, ID ZIP 83638  
EMAIL [REDACTED]

Nature of Owner's Interest in this Development? Selling 2 acres (1 parcel) of 9.29 parcel

AGENT / REPRESENTATIVE same as applicant PHONE \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_  
EMAIL \_\_\_\_\_

ENGINEER TBD for septic engineering report. N/A for this app.  
MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_  
EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

SURVEYOR Joel Droulard / Droulard Land Surveying  
MAILING ADDRESS P.O. Box 69 McCall, ID ZIP 83638  
EMAIL [REDACTED] PHONE [REDACTED]

**PROPERTY INFORMATION**

1. SIZE OF PROPERTY 2 Acres Total acreage prior to subdivision 9.29 a.
2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 7.29 Acres
3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.  
Easements 10' wide ditch easement, 30' wide ditch easement  
Deed Restrictions None  
Liens or encumbrances None
4. LEGAL DESCRIPTION Tax No. 34 in NESE S 25 R3E and in Gov't Lot 3 S30 R4E T18N
5. TAX PARCEL NUMBER(S) Parcel prior to split/subd: RP18N03E257201  
Quarter See legal above Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Vacant, undeveloped.

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

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

North Residential

South Residential

East Residential

West Residential

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: Boulder Creek borders east property line

10a. WATER COURSE: Boulder Creek

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 ☐

NLCD wetland shown as 1 acre along creek in SE corner of property

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No

11a. NUMBER OF EXISTING ROADS: 0 Width \_\_\_\_\_ Public ☐ Private ☐

Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐

11b. NUMBER OF PROPOSED ROADS: 0 Proposed width: \_\_\_\_\_

Will the proposed roads be Public ☐ Private ☐

Proposed road construction: Gravel ☐ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: Electric at property corner.

12b. PROPOSED UTILITIES: Well, septic

Proposed utility easement width \_\_\_\_\_ Locations \_\_\_\_\_

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 14020 Howell Rd Depth 387' Flow 30 gpm  
D0071953 Tag

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): Landscaping features to retain on site  
Any special drains?          (Please attach map)

Soil type(s):           
(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))

17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? n/a

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:         

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front 30 feet Sides 30 feet Rear 30 feet

Mobile homes allowed? Yes ☐ No ☒

Minimum construction value n/a Minimum square footage n/a

Completion of construction required within n/a Days ☐ Months ☐ Years ☐

Resubdivision permitted? Yes ☐ No ☒

Other         

17. LAND PROGRAM:

Open Areas and/or Common Areas Yes ☐ No ☐ n/a - single lot subdivision

Acreage in subdivision 2 acres Number of lots in subdivision 1

Typical width and depth of lots         

Typical lot area          Minimum lot area          Maximum lot area         

Lineal footage of streets          Average street length per lot         

Percentage of area in streets          %

Dedicating road right-of-way to Valley County? Yes ☐ No ☒

Percentage of area of development to be public (including easements)          %

Maximum street gradient         

Is subdivision to be completely developed at one time? Yes ☒ No ☐ - Attach phasing plan and timeline.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.

20. 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: n/a  
Drainage: n/a
3. How many acres is the property being subdivided? \_\_\_\_\_
4. What percentage of this property has water? n/a
5. How many inches of water are available to the property? n/a
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  
☐ 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.  
\_\_\_\_\_  
\_\_\_\_\_
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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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: Mike W. [Signature]  
Applicant

Date: 5/31/23



# 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:   
Applicant

By: \_\_\_\_\_  
Valley County Weed Control

Date: 5-31-23

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.  
*Proposed single lot subdivision will have little to no effect on existing traffic etc in this neighborhood.*
  2. Provision for the mitigation of impacts on housing affordability.  
*Covenant on property will not allow short term rentals (less than 30 days).*
  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.  
*No effect.*
  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.  
*Little to no effect, none until home built.*
  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.  
*Residential use only. Only possible emission would be smoke, if a wood burning appliance were to be included in home to be built at future date uncertain.*
  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.  
*Proposed individual well. No effect expected.*



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

N/A

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.

N/A

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

Restoration of disturbed areas during future construction of septic drainfield or residential home to be restored/replaced with native plants.

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.

N/A

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.

Future potential home to be designed to be harmonious with site, natural colors and materials, set back from visibility with natural landscaping.

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.

Selection of this location and short plat (1) lot subdivision is to be in close proximity to family who will continue to reside on remainder 7.29 acre parcel north of subject property.

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

A slight increase in tax base at such future time a home is built on the property would be expected.

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

N/A

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

N/A

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

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

None, the land remains as is in this case.

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

1 residential building lot.

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

N/A

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.

N/A

# 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 proposed subdivision is a 1 lot subdivision SE of McCall, in Valley County. Yearround access in Morell Rd from Boulder Lake Rd a residential area of +/- 2-10 acre properties. East side of property is Boulder Creek and two summer irrigation ditches run through property.

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

Existing vegetation is grass field, a few Aspen trees and mid sized +/- 25' ponderosa pine along northern property line. Property does not have understory vegetation, bushes or shrubs except near Boulder Creek along the east boundary line.

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

No noted fire history on this property or in the residential neighborhood where it is located.

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

Morell Rd is 70' wide and accessed off of county road, Boulder Lake Rd.

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

Plan is to build one under 1800 sq ft home with 2 car garage on this 2 acre parcel.

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

Power is underground. New service line to future home will be underground. No propane tank will be proposed.

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

Existing parcel has roads on 2 sides which act as a fuel break. Parcel is open, does not have dense vegetation and has 2 irrigation ditches and a yearround creek crossing the property.

(9) Current structural and wildland fire jurisdictional agencies.

Structural and wildland fire protection is provided by the McCall Fire Protection District. wildland protection on nearby private and IDL timberlands to the east provided by IDL fire and SITPA

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

Decreased potential to adjacent landowners as this parcel will be maintained by applicant to remove any fallen trees, cutting back grass, etc.

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:

(1) Access - planned ingress and egress routes.

Boulder Lake Rd to Morell Rd. Property will have no less than 4" reflective numbers.

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

Private (proposed) well, Carey ditch, Boulder ditch, Boulder Creek on property.

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

11 minutes drive from McCall Fire dept at 201 Deinhard.

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

Domestic well, frost free hose bibs planned.

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

None, as this is a 1 lot subdivision other than address signage.

(6) Safety zone locations.

Open area on property away from north and east boundary vegetation.

(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.

Planned thinning, pruning to decrease possibility of grass fire having any ladder effect on woody vegetation / trees. Maintenance will include cutting native grass during summer also.

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

Annual thinning, grass cutting, pruning. Maintaining trees to be limbed to 10'. Dead or dying trees to be removed.

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

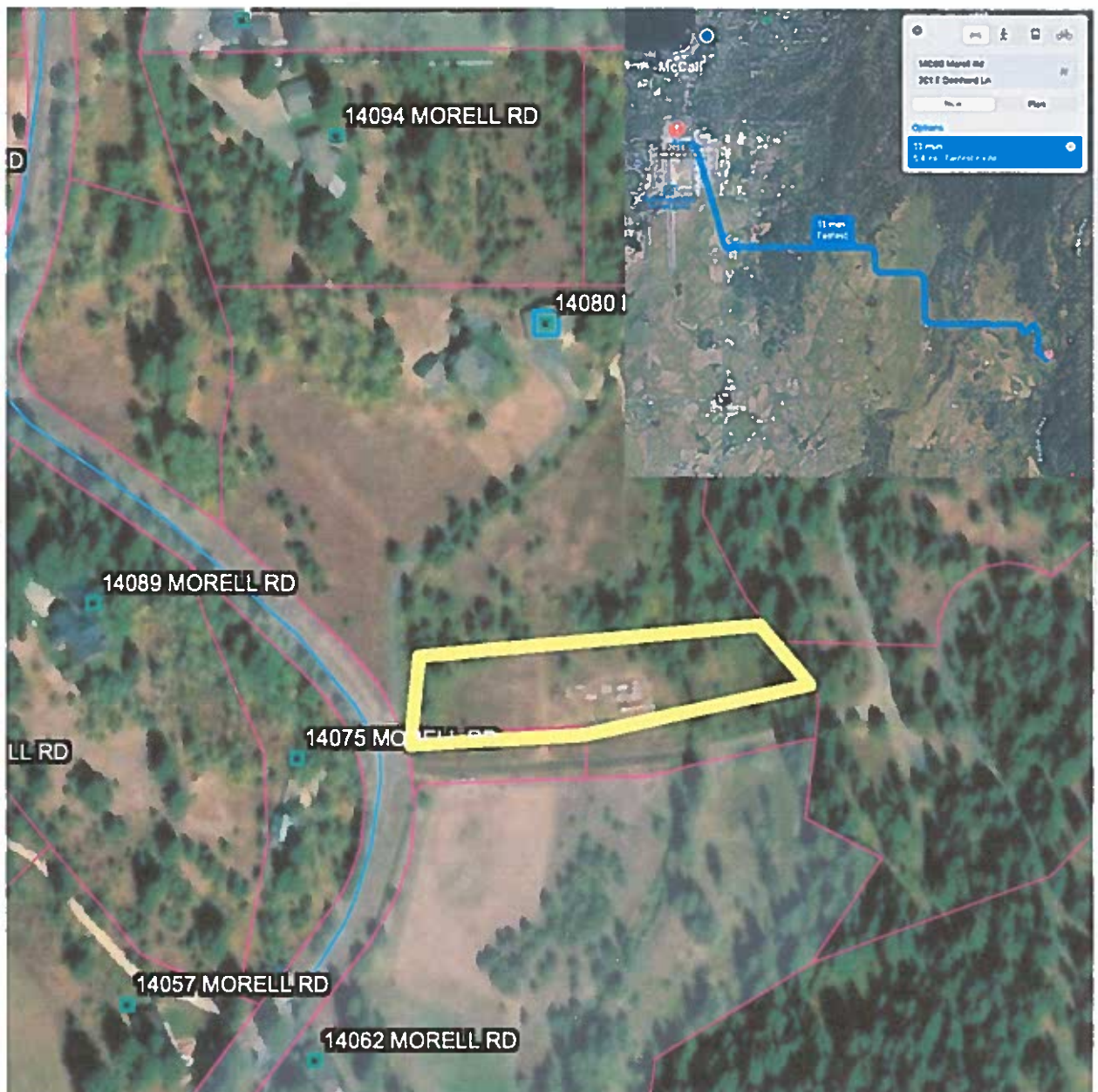
Increased safety in neighborhood due to thinning, pruning, grass cutting.

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.

## Map





IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT1. WELL TAG NO. D 00 71953  
Drilling Permit No. 973635-879592  
Water right or injection well # \_\_\_\_\_2. OWNER:  
Name LARRY BINDER  
Address 8618 W Eagle Ridge Rd.  
City COEUR D'ALENE State Id Zip 838143. WELL LOCATION:  
Twp. 18 North ☒ or South ☐ Rge. 3 East ☒ or West ☐  
Sec. 25 NE 14 NE 14 SE 14Gov't Lot \_\_\_\_\_ County VALLEY  
Lat. 44 ° 53.112 (Deg. and Decimal minutes)  
Long. 116 ° 01.491 (Deg. and Decimal minutes)  
Address of Well Site 14080 McCall Road  
City McCallName of land owner or owner's agent or landowner's agent  
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  
1/2" Bentonite 0 38 850 lbs. 10" temp casing  
POURED8. CASING/LINER:  
Casing/Liner From (ft) To (ft) Gauge/Thickness Material Casing Liner Threaded Welded  
6" +1 1/2" 38 1/2" .250 STEEL ☒ ☐ ☐ ☒  
5" -7" 38 1/2" .188 STEEL ☐ ☒ ☐ ☒  
☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) \_\_\_\_\_9. PERFORATIONS/SCREENS:  
Perforations ☒ Y ☐ N Method TORCHManufactured screen ☐ Y ☒ N Type \_\_\_\_\_Method of installation SET IN PLACEFrom (ft) To (ft) Slot size Number Diameter (inches) Material Gauge or Schedule  
207 247 1/2x6 160 5 STEEL .188 WALL  
347 387 1/2x6 160 5 STEEL .188 WALL

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) 160 Static water level (ft) 40'Water temp. (°F) 50 Bottom hole temp. (°F) \_\_\_\_\_Describe access port SANITARY WELL SEALWell test:  
Drawdown (feet) Discharge or yield (gpm) Test duration (minutes)  
347 30 60  
Test method:  
Pump ☐ ☐ ☒ ☐  
Bailer ☐ ☐ ☐ ☐  
Air ☐ ☐ ☐ ☐  
Flowing artesian ☐ ☐ ☐ ☐Water quality test or comments: GOOD

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water
			Y N
11	0	TAP SOIL	X
11	3	BROWN SANDY CLAY	X
11	8	BROWN DECOMP. GRANITE	X
10	20	BROWN DECOMP. GRANITE	X
10	30	MED. HARD BROWN GRANITE	X
6	38	MED. HARD BROWN GRANITE	X
6	60	HARD BLUE GRAY GRANITE	X
6	75	FRACT. GRAY GRANITE	X
6	76	HARD BLUE GRAY GRANITE	X
6	85	HARD GRAY GRANITE	X
6	105	MED. HARD BROWN GRANITE	X
6	116	HARD GRAY GRANITE	X
6	133	MED. HARD BROWN GRANITE	19PM
6	160	MED. HARD BROWN GRANITE	X
6	201	HARD GRAY GRANITE	X
6	207	GRAY FRACT. GRANITE	2.9PM
6	208	HARD GRAY GRANITE	X
6	235	GRAY FRACT. GRANITE	15.9PM
6	237	HARD GRAY GRANITE	X
6	337	HARD BROWN GRANITE	X
6	368	BROWN + GRAY FRACT. GRANITE	30.9PM
6	370	HARD GRAY GRANITE	X

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SEP 23 2016

WATER RESOURCES  
WESTERN REGIONCompleted Depth (Measurable): 387'Date Started: 7-27-16 Date Completed: 8-4-16

## 14. DRILLER'S CERTIFICATION:

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

Company Name GESTRIN WALL DRILLING Co. No. 408Principal Driller Robert W. Esten Date 8-7-16Driller Robert W. Esten Date 8-7-16

Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

\* Signatures of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

824012  
Office Use Only  
Well ID No. 404568  
Inspected by \_\_\_\_\_  
Twp \_\_\_\_\_ Rge \_\_\_\_\_ Sec \_\_\_\_\_  
1/4 \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4 \_\_\_\_\_  
Lat: \_\_\_\_\_ Long: \_\_\_\_\_

1. WELL TAG NO. D 0039145  
DRILLING PERMIT NO. \_\_\_\_\_  
Water Right or Injection Well No. \_\_\_\_\_

2. OWNER:  
Name John Seevers  
Address 14094 Morell Rd.  
City McCall State Id. Zip 83638

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. 25 1/4 SE 1/4 NE 1/4  
Gov't Lot \_\_\_\_\_  
County VALLEY

Lat: \_\_\_\_\_ Long: \_\_\_\_\_  
Address of Well Site 14094 Morell Rd.  
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
Bentonite chips	0	19	400 lbs	Poured

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 21 1/2'  
Was drive shoe seal tested? ☒ Y ☐ N How? AIR / WATER

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1 1/2	21 1/2	20	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4"	-7	187	160	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4"	207	287	160	PVC	<input type="checkbox"/>	<input checked="" 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 \_\_\_\_\_  
Screen Type & Method of Installation Sawed PVC

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
187	207	.020		4"	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
287	347	.020		4"	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method
8-12 Colorado sand	147	347	2,000 lbs	Poured

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

70 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: SANITARY WELL SEAL

12. WELL TESTS:

Yield gal./min.	Drawdown	Pumping Level	Time
45		347'	1 hr.

Water Temp. 50° Bottom hole temp. \_\_\_\_\_

Water Quality test or comments: 900 d

Depth first Water Encounter 185

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
10	0	2	TOP SOIL		X
10	2	10	BROWN SANDY CLAY		X
10	10	12	BROWN GRANITE Boulder		X
10	12	14	BROWN SANDY CLAY		X
10	14	16	GRAY Decomp. GRANITE		X
10	16	19	BROWN Decomp. GRANITE		X
6	19	30	BROWN Decomp. GRANITE		X
6	30	49	Redish BROWN Decomp. GRANITE		X
6	49	55	med. HARD BROWN GRANITE		X
6	55	74	SOFTER BROWN GRANITE		X
6	74	76	BROWN BROKEN GRANITE		X
6	76	100	med. HARD BROWN GRANITE		X
6	100	130	HARD BLUE GRAY GRANITE		X
6	130	146	HARD BLUE GRAY GRANITE		X
6	146	152	Blue, GREEN + GRAY FRACT. GRANITE		X
6	152	184	HARD GRAY GRANITE		X
6	184	185	BROWN + GRAY FRACT. GRANITE	2 gpm	
6	185	235	HARD GRAY GRANITE		X
6	235	267	HARD BROWN GRANITE		X
6	267	280	HARD BROWN + GRAY GRANITE		X
6	280	284	Blue, GRAY + BROWN FRACT. GRANITE	4 gpm	
6	284	301	HARD GRAY GRANITE		X
6	301	317	HARD BROWN + GRAY GRANITE		X
6	317	321	BROWN + GRAY FRACT. GRANITE	40 gpm	
6	321	328	HARD GRAY GRANITE		X
6	328	329	Blue GRAY + BROWN FRACT. GRANITE	45 gpm	
6	329	347	Greenish GRAY + BROWN GRANITE		X

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JUN 30 2005

WATER RESOURCES

WESTERN REGION

Completed Depth 347' (Measurable)

Date: Started 6-13-05 Completed 6-15-05

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 GASTRIN WELL DRILLING Firm No. 408

Principal Driller Robert W. Gastin Date 6-19-05

and Driller or Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date \_\_\_\_\_

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

Form 238-7  
7/84

RECEIVED  
OCT 11 1995

IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

064375

Use Typewriter  
or  
Ball Point Pen

WATER RESOURCES  
WESTERN REGION

1. DRILLING PERMIT NO. 65-95-W-0384-000

Other IDWR No. \_\_\_\_\_

2. OWNER:

Name JEFF LANTZ

Address 10785 BAARSDALE CT

City BOISE State ID Zip 83713

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.

N		Twp. <u>18</u>		North <input checked="" type="checkbox"/> or South <input type="checkbox"/>	
W		Rge. <u>4</u>		East <input checked="" type="checkbox"/> or West <input type="checkbox"/>	
E		Sec. <u>30</u>		1/4 NW 1/4 SW 1/4	
S		Gov't Lot <u>3</u>		County <u>VALLEY</u>	

Address of Well Site 14076 1/2 MORRELL

LANE City MCCALL

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

LI. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. PROPOSED USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Other \_\_\_\_\_

5. TYPE OF WORK

☒ New Well ☐ Modify or Repair ☐ Replacement ☐ Abandonment

6. DRILL METHOD

☐ Mud Rotary ☒ Air Rotary ☐ Cable ☐ Other \_\_\_\_\_

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT		METHOD
Material	From	To	Sacks or Pounds		
GRANULAR PENTONITE	0	19	6 SACKS	DEPTH: FILL FROM	OVERBORE TO SEAL
CHIP BENTONITE			2 SACKS	TOP, DOWN	

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) \_\_\_\_\_

Was drive shoe seal tested? Y ☒ N ☐ How? AIR

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1	28	250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4"	-9 1/2	257	160	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_

9. PERFORATIONS/SCREENS

☒ Perforations Method SAW

☐ Screens Screen Type \_\_\_\_\_

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
237	257	1/2 x 6	80	4"	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

56 ft. below ground Artesian pressure \_\_\_\_\_ lb.

Depth flow encountered \_\_\_\_\_ ft. Describe access port or

control devices: SANITARY WELL SEAL

11. WELL TESTS:

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
27		260	2 hrs

Water Temp. 44° Bottom hole temp. 44°

Water Quality test or comments: good

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water
				Y N
9	0	2	TOP SOIL	
9	2	9	SANDY BROWN CLAY W/BOULDERS	X
9	9	13	HARD GRAY GRANITE BOULDER	X
9	13	19	MUDDY BROWN SAND & GRAVEL	X
9	19	21	MUDDY BROWN SAND & GRAVEL	X
6	21	23	RUSTY BROWN DECOMPOSED GRANITE W/CLAY	X
6	23	28	LT. BROWN DECOMPOSED GRANITE W/CLAY	X
6	28	30	MED HARD GRAY GRANITE	X
6	30	35	MED HARD BROWN GRANITE W/FRACTURES	X
6	35	46	MED HARD GRAY GRANITE W/FRACTURES	X
6	46	51	MED HARD BROWN GRANITE W/FRACTURES	X
6	51	59	MED HARD GRAY GRANITE W/FRACTURES	X
6	59	64	MED HARD BROWN GRANITE W/FRACTURES	X
6	64	78	MED HARD GRAY GRANITE W/FRACTURES	X
6	78	80	FRACTURED GRAY GRANITE (2 gpm)	X
6	80	97	MED HARD GRAY GRANITE W/FRACTURES	X
6	97	103	MED HARD BROWN GRANITE W/FRACTURES	X
6	103	108	MED HARD GRAY GRANITE W/FRACTURES	X
6	108	117	MED HARD BROWN GRANITE W/FRACTURES	X
6	117	121	MED HARD GRAY GRANITE W/FRACTURES	X
6	121	127	MED HARD WHITE GRANITE	X
6	127	142	MED HARD GRAY GRANITE W/FRACTURES	X
6	142	193	MED HARD BROWN GRANITE W/FRACTURES (SOFT)	X
6	193	229	MED HARD GRAY GRANITE W/FRACTURES W/CLAY	X
6	229	236	MED HARD BROWN GRANITE W/FRACTURES	X
6	236	250	FRACTURED QUARTZ & GRANITE	X
6	250	254	MED HARD GRAY GRANITE W/FRACTURES	X
6	254	255	FRACTURED QUARTZ & GRANITE	X
6	255	260	MED HARD GRAY GRANITE W/FRACTURES	X

Completed Depth 257' (Measurable)  
Date: Started 10/2/95 Completed 10/5/95

13. DRILLER'S CERTIFICATION

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

Firm Name GUSTIN WELL DRILLING Firm No. 408

Firm Office Robert W. Gustin Date 10-6-95

and Supervisor of Operator James R. Daniel Date 10/6/95

(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES  
**WELL DRILLER'S REPORT**USE TYPEWRITER OR  
BALLPOINT PENState 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.

<b>1. WELL OWNER</b> Name <u>Jim Margo Crawford</u> <u>Box 408</u> Address <u>McCall, Id. 83632</u> Owner's Permit No. <u>66-90-E-029-000</u>	<b>7. WATER LEVEL</b> Static water level <u>57'</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>56</u> °F. Quality <u>Clear</u> <small>Describe artesian or temperature zones below.</small>																																								
<b>2. NATURE OF WORK</b> <input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement <input type="checkbox"/> Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)	<b>8. WELL TEST DATA</b> <input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailor <input type="checkbox"/> Air <input type="checkbox"/> Other _____ <table border="1"><thead><tr><th>Discharge G.P.M.</th><th>Pumping Level</th><th>Hours Pumped</th></tr></thead><tbody><tr><td><u>10</u></td><td><u>30'</u></td><td><u>4 hrs.</u></td></tr></tbody></table>	Discharge G.P.M.	Pumping Level	Hours Pumped	<u>10</u>	<u>30'</u>	<u>4 hrs.</u>																																		
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<b>3. PROPOSED USE</b> <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)	<b>9. LITHOLOGIC LOG</b> <u>022125</u> <table border="1"><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><u>8"</u></td><td><u>0</u></td><td><u>3</u></td><td><u>Top Soil</u></td><td></td><td><input checked="" type="checkbox"/></td></tr><tr><td><u>8"</u></td><td><u>3</u></td><td><u>45</u></td><td><u>Quartzite &amp; clay</u></td><td></td><td><input checked="" type="checkbox"/></td></tr><tr><td><u>6"</u></td><td><u>45</u></td><td><u>70</u></td><td><u>Decomposed Quartzite</u></td><td></td><td><input checked="" type="checkbox"/></td></tr><tr><td><u>6"</u></td><td><u>70</u></td><td><u>80</u></td><td><u>Grav. &amp;</u></td><td><input checked="" type="checkbox"/></td><td></td></tr><tr><td></td><td><u>80</u></td><td><u>120</u></td><td><u>neuma granite</u></td><td></td><td><input checked="" type="checkbox"/></td></tr></tbody></table>	Bore Diam.	Depth		Material	Water		From	To	Yes	No	<u>8"</u>	<u>0</u>	<u>3</u>	<u>Top Soil</u>		<input checked="" type="checkbox"/>	<u>8"</u>	<u>3</u>	<u>45</u>	<u>Quartzite &amp; clay</u>		<input checked="" type="checkbox"/>	<u>6"</u>	<u>45</u>	<u>70</u>	<u>Decomposed Quartzite</u>		<input checked="" type="checkbox"/>	<u>6"</u>	<u>70</u>	<u>80</u>	<u>Grav. &amp;</u>	<input checked="" type="checkbox"/>			<u>80</u>	<u>120</u>	<u>neuma granite</u>		<input checked="" type="checkbox"/>
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<b>4. METHOD DRILLED</b> <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 _____	<div style="text-align: center;"><b>RECEIVED</b> MAY 22 1990 Department of Water Resources Western Regional Office  <b>RECEIVED</b> MAY 24 1990 Department of Water Resources</div>																																								
<b>5. WELL CONSTRUCTION</b> Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other _____ <table border="1"><thead><tr><th>Thickness</th><th>Diameter</th><th>From</th><th>To</th></tr></thead><tbody><tr><td><u>2.50</u> inches</td><td><u>6</u> inches</td><td><u>1</u> foot</td><td><u>67</u> feet</td></tr><tr><td>_____ inches</td><td>_____ inches</td><td>_____ feet</td><td>_____ feet</td></tr><tr><td>_____ inches</td><td>_____ inches</td><td>_____ feet</td><td>_____ feet</td></tr><tr><td>_____ inches</td><td>_____ inches</td><td>_____ feet</td><td>_____ feet</td></tr></tbody></table> 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch Size of perforation _____ inches by _____ inches <table border="1"><thead><tr><th>Number</th><th>From</th><th>To</th></tr></thead><tbody><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr><tr><td>_____ perforations</td><td>_____ feet</td><td>_____ feet</td></tr></tbody></table> Well screen installed? <input type="checkbox"/> Yes <input 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 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"/> Pudding 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 type="checkbox"/> Cemented between strata Describe access port <u>Sanitary Well Seal</u>		Thickness	Diameter	From	To	<u>2.50</u> inches	<u>6</u> inches	<u>1</u> foot	<u>67</u> feet	_____ inches	_____ inches	_____ feet	_____ feet	_____ inches	_____ inches	_____ feet	_____ feet	_____ inches	_____ inches	_____ feet	_____ feet	Number	From	To	_____ perforations	_____ feet	_____ feet	_____ perforations	_____ feet	_____ feet	_____ perforations	_____ feet	_____ feet								
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_____ perforations	_____ feet	_____ feet																																							
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<b>6. LOCATION OF WELL</b> Sketch map location must agree with written location. <div style="text-align: center;">N W E S</div> Subdivision Name _____ Lot No. _____ Block No. _____ County <u>Valley</u> <u>NE 1/4 SE 1/4 Sec. 25, T. 18 N/S, R. 3 W.</u>	<b>10.</b> Work started <u>5.9.90</u> finished <u>5.11.90</u>																																								
<b>11. DRILLERS CERTIFICATION</b> I/We certify that all minimum well construction standards were complied with at the time the rig was removed. Firm Name <u>MONASW Drilling</u> Firm No. <u>391</u> Address <u>McCall, Id.</u> Date <u>5.11.90</u> Signed by (Firm Official) <u>C. S. H.</u> and (Operator) <u>C. S. H.</u>																																									

USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT

**5 Bar 5 Subdivision CCRs:**

1. Residential use only (in home business allowed).
2. Short term rentals less than 30 days not allowed.
3. No further subdivision allowed.
4. Mobile homes not allowed.
5. No non-operable vehicles or hazardous materials on property.
6. Address to be posted at driveway and on home.

OWNER: Larry and Dede Binder  
14080 Morell Road  
McCall, ID 83638

SURVEYOR: Joel Droulard  
PO Box 69  
McCall, ID 83638

# 5 BAR 5 SUBDIVISION

situate in the NE 1/4 of the SE 1/4, Section 25, Township 18 North, Range 3 East  
and in Government Lot 3, Section 30, Township 18 North, Range 4 East  
Boise Meridian, Valley County, Idaho  
DROULARD LAND SURVEYING JUNE 2023

Book \_\_\_\_ Page \_\_\_\_ of Plats

1/4 Cor, brass cap  
CPF Inst No 156194

Larry and Dede Binder

LOT 1  
2.000 Acres

Mary Lantz

Allen and Shawna  
Straubhar

Berneice Morell Trust

Gergory and Kaye Cutler

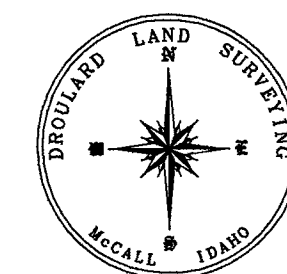
Morell Subdivision  
Book 8 Page 86 of Plats

## NOTES:

- Electric utilities are available to the lot at this time.
- All lots shown on this plat are subject to the provisions of Valley County Conditional Use Permit
- Only one wood burning device allowed per lot.
- This plat is subject to compliance with I.C. Section 31-3805. No irrigation water will be supplied to any lot herein.
- Utility connections are the responsibility of the individual lot owners.
- There shall be no further lot splits without additional platting of the property and Central District Health approval.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- FEMA FLOOD PANEL 16085C1025C, Effective Date 2/1/2019  
No Base Flood Elevation Established  
Flood Zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.
- Setbacks will comply with Valley County Regulations.
- Lighting shall comply with Valley County Ordinances
- Restrictive Covenants are recorded as Inst. No. \_\_\_\_\_
- Surrounding land uses are subject to change.
- The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.

## SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED TO ESTABLISH A LEGAL LOT UNDER THE VALLEY COUNTY SUBDIVISION ORDINANCE. REFERENCE SURVEYS: MORELL SUBDIVISION, 8/86, RECORD OF SURVEY 3/100. REFERENCE WARRANTY DEED INST NO 204683



## LEGEND

- Found Cap as noted
  - Found 5/8 inch rebar
  - Set 5/8" x 30" rebar mkd 5357
  - Subdivision Boundary
  - Easement Line
- Bearings are based on the plat of Morell Subdivision

## HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT, EHS

SANITARY RESTRICTION INST. NO.

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	7.41'	7.37'	N 81°11'33" W	21°13'35"
C2	20.00'	17.09'	16.58'	N 46°05'56" W	48°57'39"
C3	310.00'	30.01'	30.00'	N 24°23'31" W	5°32'49"
C4	20.00'	24.50'	23.00'	N 56°42'44" W	70°11'14"

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°05'29" E	40.16'
L2	N 08°18'56" W	61.48'
L3	N 01°01'04" W	111.59'
L4	N 01°06'10" W	42.29'
L5	N 18°11'46" W	77.85'
L6	N 05°26'09" E	42.59'
L7	S 88°11'39" W	10.56'
L8	N 88°09'30" E	1.31'





CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned are the owners of a parcel of land situate in the north east 1/4 of the south east 1/4 of Section 25, Township 18 North Range 3 East, and Government Lot 3 of Section 30, Township 18 North Range 4 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the east 1/4 Corner of Section 25, Township 18 North, Range 3 East, Boise Meridian, Corner Record Number 156194, Valley County, Idaho; thence, S. 00° 16' 00" W., a distance of 444.20 feet along the east boundary of said Section 25 to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING:

Thence, leaving said east boundary of Section 25, N. 88° 09' 30" E., a distance of 225.06 feet to a 5/8 inch diameter rebar with a plastic cap at the center of Boulder Creek,

Thence, along said center of Boulder Creek, S. 36° 09' 03" E., a distance of 155.29 feet to a 5/8 inch diameter rebar with a plastic cap,

Thence, leaving said creek center line, S. 77° 40' 53" W., a distance of 245.23 feet to a 5/8 inch diameter rebar with a plastic cap,

Thence, S. 88° 11' 39" W., a distance of 323.07 feet to a 5/8 inch diameter rebar with a plastic cap,

Thence, a distance of 24.50 feet along the arc of a curve to the right whose long chord bears N. 56° 42' 44" W., a distance of 23.00 feet, whose radius is 20.00 feet, and delta angle is 70° 11' 14" to a 5/8 inch diameter rebar with a plastic cap,

Thence, a distance of 30.01 feet along the arc of a curve to the left whose long chord bears N. 24° 23' 31" W., a distance of 30.00 feet, whose radius is 310.00 feet, and delta angle is 5° 32' 49" to a 5/8 inch diameter rebar with a plastic cap,

Thence, N. 88° 11' 39" E., a distance of 30.00 feet to a 5/8 inch diameter rebar with a plastic cap,

Thence, N. 00° 00' 00" E., a distance of 131.81 feet to a 5/8 inch diameter rebar with a plastic cap,

Thence, N. 88° 09' 30" E., a distance of 247.70 feet to the Point of Beginning, containing 2.000 acres, more or less.

THAT IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF THE EASEMENTS.

THE OWNER HEREBY CERTIFYS THAT THIS PLAT WILL CONFORM WITH I.C. 50-1334 AND THAT ALL LOTS WILL BE SERVED BY INDIVIDUAL WELLS.

THE OWNER FURTHER CERTIFYS THAT THEY WILL COMPLY WITH I.C. 31-3805 CONCERNING IRRIGATION RIGHTS AND DISCLOSURE.

LARRY BINDER

DEDE BINDER

ACKNOWLEDGEMENT

STATE OF IDAHO } S. S.  
COUNTY OF }

ON THIS DAY OF , 20 ,BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LARRY BINDER AND DEDE BINDER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN AND FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF IDAHO

MY COMMISSION EXPIRES

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS DAY OF , 20 , BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

APPROVAL OF THE VALLEY COUNTY BOARD OF COMMISSIONERS

ACCEPTED AND APPROVED THIS DAY OF , 20 , BY THE VALLEY COUNTY BOARD OF COMMISSIONERS.

CHAIRMAN

CERTIFICATE OF SURVEYOR

I, JOEL W. DROULARD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JOEL W. DROULARD  
IDAHO NO. 5357

CERTIFICATE OF THE COUNTY SURVEYOR

I, PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

VALLEY COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NUMBER

STATE OF IDAHO } S. S.  
COUNTY OF VALLEY }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF , AT MINUTES PAST O'CLOCK M., ON THIS DAY OF , 20 , AND DULY RECORDED IN BOOK OF PLATS ON PAGE .

DEPUTY

EX-OFFICIO RECORDER