

# 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>4684</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 23-38</u>		FEE \$ <u>600-</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>9-5-2023</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" type="checkbox"/> FULL PLAT	_____	

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

Applicant's Signature: [Signature] Date: 9-5-23

### 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:** Heron Hollow Subdivision

**APPLICANT** Jason & Sarah Whipple **PHONE** [REDACTED]

Owner ☒ Option Holder ☐ Contract Holder ☐

**MAILING ADDRESS** 265 Potter Lane, McCall, ID **ZIP** 83638

**EMAIL** [REDACTED]

**PROPERTY OWNER** Jason & Sarah Whipple

(if not the applicant)

**MAILING ADDRESS** 265 Potter Lane, McCall, ID **ZIP** 83638

**EMAIL** [REDACTED]

**Nature of Owner's Interest in this Development?** Single Family Residential Lots

**AGENT / REPRESENTATIVE** \_\_\_\_\_ **PHONE** \_\_\_\_\_

**MAILING ADDRESS** \_\_\_\_\_ **ZIP** \_\_\_\_\_

**EMAIL** \_\_\_\_\_

**ENGINEER** \_\_\_\_\_

**MAILING ADDRESS** \_\_\_\_\_ **ZIP** \_\_\_\_\_

**EMAIL** \_\_\_\_\_ **PHONE** \_\_\_\_\_

**SURVEYOR** km Engineering

**MAILING ADDRESS** 5725 NORTH DISCOVERY WAY, BOISE, ID **ZIP** 83713

**EMAIL** [REDACTED] **PHONE** [REDACTED]

**PROPERTY INFORMATION**

1. **SIZE OF PROPERTY** 9.95 Acres

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

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

**Easements** 33 ft. Easement to State of Idaho along Potter Lane

**Deed Restrictions** None

**Liens or encumbrances** Mortgage Loan on entire by Rocket Mortgage

4. **LEGAL DESCRIPTION** TAX NO. 112 IN GOV'T. LOT 2 S1 T17N R3E  
108300 Lakefork Area Subdivisions, 534 Res Impr on Cat 12

5. **TAX PARCEL NUMBER(S)** RP17N03E010606

**Quarter** Govt Lot 2 **Section** 1 **Township** 17 North **Range** 3 East, B.M.

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Single Family Residence including one home, two detached garages and a large shop.

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: No

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

North Single Family Residence

South Pasture

East Single Family Residence

West Pasture

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: One small wooded area at about middle of southern property boundary with small area of temporary surface water.

10a. WATER COURSE: Temporary surface water and drainage.

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

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

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

11a. NUMBER OF EXISTING ROADS: 1 Width 25' 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:

(3) Power Services, (2) Wells, (1) Propane Tank, (1) Private Septic System, (1) Trash Service

12b. PROPOSED UTILITIES: (1) Well and (1) Power Service, (2) Septic Systems, (2) Trash Services

(2) Propane Tanks

Proposed utility easement width 12' & 7.5' Locations 12' at Common Lot Lines to Potter Lane and 7.5' at interior side of lots.

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        Depth        Flow
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☒ No ☐  
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒  
If yes, explain: No changes at this time. Irrigation systems to be per owner of proposed lots.
16. DRAINAGE (Proposed method of on-site retention): No Changes to Existing Conditions  
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? NA  
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:         
No improvements necessary.
16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:  
Setbacks: Front 20 feet Sides 7.5 feet Rear 20 feet  
Mobile homes allowed? Yes ☒ No ☐  
Minimum construction value NA Minimum square footage NA  
Completion of construction required within 2 Days ☐ Months ☐ Years ☒  
Resubdivision permitted? Yes ☐ No ☒  
Other
17. LAND PROGRAM:  
Open Areas and/or Common Areas Yes ☐ No ☒  
Acreage in subdivision 9.95 Number of lots in subdivision 3  
Typical width and depth of lots 330 Feet  
Typical lot area 3.32 Acres Minimum lot area 2.00 Acres Maximum lot area 4.87 Acres  
Lineal footage of streets 40 LF, 297 LF & 321 LF Average street length per lot 220 LF  
Percentage of area in streets 0 %  
Dedicating road right-of-way to Valley County? Yes ☒ No ☐  
Percentage of area of development to be public (including easements) 0 %  
Maximum street gradient +/- 3 %  
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: \_\_\_\_\_  
Drainage: \_\_\_\_\_
- 3. How many acres is the property being subdivided? \_\_\_\_\_
- 4. What percentage of this property has water? \_\_\_\_\_
- 5. How many inches of water are available to the property? \_\_\_\_\_
- 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: \_\_\_\_\_  
          Applicant

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_





# 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: 7-5-23

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.

Two additional proposed single family residential lots should bring on average 2 additional vehicles for access. Two driveways are in existence on the current property, therefore only one additional driveway will be needed for proposed subdivision from lot 3 to Potter Lane. Lot 1 & 2 have existing driveways.
  2. Provision for the mitigation of impacts on housing affordability.

NA
  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.

NA
  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.

NA
  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.

NA
  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.

No changes proposed to existing natural water flow of temporary or permanent surface waters.



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

None

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 changes proposed.

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

BMP to be implemented and maintained on any future new construction and all disturbed existing soils to be restored to natural state with native vegetation.

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

NA

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

No changes proposed.

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.

Some native trees and bushes may be planted in an un-orderly / natural arrangement near property boundaries to provide screening between proposed lots and from public view.

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.

Immediate area is predominately single family residences on 1+ acres or large acreages of pasture / grazing land. Jug Mountain Ranch exists nearby.

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

NA

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.

NA

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

# **WELL LOGS**

**NEAR**

**HERON HOLLOW SUBDIVISION**

**265 POTTER LANE**

# REPORT OF WELL DRILLER

State of Idaho

State law requires that this report shall be filed with the State Engineer within 30 days after completion or abandonment of the well.

RECEIVED  
JUL 16 1968  
Department of Reclamation

## WELL OWNER:

Name Loren W. RaymondAddress Box 52Donnelly, Idaho

Owner's Permit No. \_\_\_\_\_

NATURE OF WORK (check): Replacement well ☐New well ☒ Deepened ☐ Abandoned ☐

Water is to be used for: Domestic

METHOD OF CONSTRUCTION: Rotary ☒ Cable ☐Dug ☐ Other \_\_\_\_\_

(explain)

CASING SCHEDULE: Threaded \_\_\_\_\_ Welded ☒5 7/8 "Diam. from 0 ft. to 92 ft.6 5/8 "Diam. from 92 ft. to 112 ft.

"Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

"Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Thickness of casing: .134 Material:Steel ☒ concrete ☐ wood ☐ other ☐

(explain)

PERFORATED? Yes ☒ No ☐ Type ofperforator used: MachineSize of perforations: 1/8 " by 3 "960 perforations from 92 ft. to 112 ft.

perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

WAS SCREEN INSTALLED? Yes ☐ No ☒

Manufacturer's name \_\_\_\_\_

Type \_\_\_\_\_ Model No. \_\_\_\_\_

Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

CONSTRUCTION: Well gravel packed? Yes ☒No. ☐ size of gravel 1 1/2 minus Gravelplaced from 0 ft. to 84 ft. Surface sealprovided? Yes ☐ No ☐ To what depth?\_\_\_\_\_ ft. Material used in seal: cement seal

@ 181.

Did any strata contain unusable water? Yes ☐No. ☐ Type of water: \_\_\_\_\_

Depth of strata \_\_\_\_\_ ft. Method of sealing

strata off: \_\_\_\_\_

Surface casing used? Yes ☐ No ☐Cemented in place? Yes ☐ No ☐

Locate well in section


Sec. \_\_\_\_\_

LOCATION OF WELL: County Valley

NE 1/4 NE 1/4 Sec. 1 T. 17 N. R. 3 E. BM

Lot 3

Use other side for additional remarks

Size of drilled hole: 9-7/8" Totaldepth of well: 112' Standing waterlevel below ground: 36' Temp. \_\_\_\_\_

Fahr. \_\_\_\_\_ Test delivery: \_\_\_\_\_ gpm

or \_\_\_\_\_ cfs Pump? ☐ Bail ☐

Size of pump and motor used to make test: \_\_\_\_\_

Length of time of test: \_\_\_\_\_ Hrs. \_\_\_\_\_ Min.

Drawdown: \_\_\_\_\_ ft. Artesian pressure: ft. \_\_\_\_\_

above land surface Give flow \_\_\_\_\_ cfs

or \_\_\_\_\_ gpm. Shutoff pressure: \_\_\_\_\_

Controlled by: Valve ☐ Cap ☐ Plug ☐No control ☐ Does well leak around casing?Yes ☐ No ☐DEPTH MATERIAL 43596 WATER

FROM TO YES OR NO

FEET FEET

0 10 Top soil &amp; sand no

10 20 Yellow clay no

20 30 Sand no

30 50 Coarse sand no

50 60 Fine sand no

60 70 Loose, fine-coarse sand yes

70 80 Coarse sand &amp; gravel yes

80 90 Coarse sand yes

90 100 Coarse gravel &amp; sand yes

100 110 Coarse sand &amp; yellow clay yes

110 120 Yellow clay no

[illegible]

USE ADDITIONAL SHEETS IF NECESSARY. FORWARD THE COMPLETE COPY TO THE DEPARTMENT.



IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

834120

Office Use Only		
Well ID No.	404667	
Inspected by		
Twp	Rge	Sec
1/4	1/4	1/4
Lat:	Long:	

1. WELL TAG NO. D 0039147

DRILLING PERMIT NO. \_\_\_\_\_

Water Right or Injection Well No. \_\_\_\_\_

## 2. OWNER:

Name Ronald YOST  
Address 250 POTTER LANE  
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. 36 1/4 SE 1/4 SW 1/4  
Gov't Lot \_\_\_\_\_  
County VALLEYLat: \_\_\_\_\_ Long: \_\_\_\_\_  
Address of Well Site 250 POTTER LANE  
City McCALLLt. 17 Blk. \_\_\_\_\_ Sub. Name ALTA VISTA

## 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	18	400 lbs	Poured

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s): \_\_\_\_\_Was drive shoe seal tested? ☐ Y ☐ N How? \_\_\_\_\_

## 8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+1 1/2	152 1/2	250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Packer ☐ Y ☒ N Type \_\_\_\_\_

## 9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method Torch

Screen Type &amp; Method of Installation \_\_\_\_\_

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
147 1/2	151 1/2	1/4 x 6	36	6"	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

## 11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

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

Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: \_\_\_\_\_

SANITARY WELL SEAL

## 12. WELL TESTS:

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
20		150	1 hr.

Water Temp. 50° Bottom hole temp. \_\_\_\_\_Water Quality test or comments: good 1/2 mil/L IRON

Depth first Water Encounter \_\_\_\_\_

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

Water

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
10	0	2	TOP SOIL		X
10	2	5	BROWN CLAY		X
10	5	18	BROWN SANDY CLAY		X
6	18	19	BROWN SANDY CLAY		X
6	19	40	BROWN CEMENTED SAND		X
6	40	44	BROWN CEMENTED SAND + GRAVEL		X
6	44	47	BROWN CLAY		X
6	47	50	BROWN SAND + GRAVEL		X
6	50	65	BROWN CLAY w/ SAND STREAKS		X
6	65	78	BROWN + GRAY SAND w/ CLAY STREAKS		X
6	78	85	BROWN CLAY		X
6	85	87	BROWN SAND + GRAVEL	X	
6	87	148	BROWN CLAY w/ SAND STREAKS	X	
6	148	151	GRAY SAND	X	
6	151	151	BROWN CLAY		X

1 1/2 CLAY PLUG IN BOTTOM OF CASING.

RECEIVED

JUN 30 2005

WATER RESOURCES  
WESTERN REGIONCompleted Depth 151 (Measurable)Date: Started 6-17-05 Completed 6-21-05

## 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 GESTIN well DRILLING Firm No. 408Principal Driller Ralph W. Huston Date 6-22-05

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

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

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

FORWARD WHITE COPY TO WATER RESOURCES

Form 235-3, 8/2004

## Idaho Dept. of Water Resources

889139-834120  
Write Tag Number Here

## Start Card/Permit - Single Family Domestic Well Only

Doo 39147

(Cold Water less than 85 degrees F.)

1. Owner's Name (please print): Ronald yost2. Owner's Mailing Address: 250 Potter LaneCity: McCallState: IdZip Code: 83638Telephone: [REDACTED]3. Proposed Well Location: Twp. 18 N, Rge. 3 E, Sec. 26, 1/4 S 1/4 S 2/14Gov't Lot No. County ValleyLat. Long. Street Address of Well Site 250 Potter LaneCity McCall

Must give at least name of road + Distance to Road or Landmark

Lot 17 Block  and Subdivision ALTA Vista4. Are all adjacent septic tanks and drain fields accurately located? By Property Owner: Yes ☒ No ☐ By Health District: Yes ☐ No ☐

## 5. Well Construction Information:

A. ☒ New well ☐ Replace ☐ Deepen ☐ Modify Previous well #:  B. Proposed Casing Dia. 6" C. Proposed Maximum Depth: 150'6. Construction Start Date: 6-17-05 7. Well Driller: Gestrin Well Drilling Driller's Lic. No. H08

8. The Driller hereby accepts the terms and conditions of the Start Card/Permit.

Driller's Signature: [Signature]Date: 6-6-05

9. The Well Owner affirms to have read this Start Card/Permit, validates its accuracy and accepts the conditions.

Owner's Signature: Ronald D. YostDate: 6-31-05

## CONDITIONS FOR USE OF START CARD:

1. This permit authorizes the construction or modification of one domestic well for a single-family residence. No additional residences, businesses, or dwellings may be connected to this well without a valid water right.

2. This form must be complete, including the prepaid tag number and signature of the driller. The owner should sign the start card after reviewing these conditions. Mailing must take place no less than 72 hours prior to construction (Dept. address below), hand delivered or faxed to the Dept. prior to commencing construction. The start construction date shall be no more than 10 days after the Department receives the permit. An incomplete form will not be considered a valid permit to drill.

3. This permit does not constitute an approval of the District Health Department or the Idaho Department of Health and Welfare. All wells must be drilled a minimum distance of 100' from a drain field. Domestic wells must be drilled a minimum of 50' from a septic tank.

4. Only Well Drillers licensed in Idaho may use a Start Card for construction of a well. The driller shall maintain a copy of the Start Card and the well I.D. tag at the drilling site during construction.

5. This drilling permit does not authorize trespass on the land of another party.

6. This drilling permit does not constitute other local, county, state or federal approvals, which may be required for construction of a well.

7. This drilling permit does not represent a right to divert and use the water of the State of Idaho.

8. If a bottom hole temperature of 85° F. or greater is encountered, well construction shall cease and the well driller shall contact the Department immediately.

9. Idaho Code, § 55-2201 - 55-2210 requires the applicant and/or his contractors to contact "Digline" (Digline is a one-call center for utility notification) not less than 2 working days prior to the start of any excavation for this project. The "Digline" Number for your area is 800-342-1585.

10. The stainless steel I. D. tag must be welded to the well casing upon completing the well and must remain permanently attached above ground level for the life of the well. Other tags may be added following a repair or modification of the well. The well driller is responsible for permanently attaching the I.D. tag to the casing upon completing the well. The well tag shall be attached by welding at least 3 sides or using four (4) stainless steel, closed-end pop rivets.

11. A start card is not valid for drilling in Areas of Drilling Concern, Critical Groundwater Areas, Groundwater Management Areas or Areas identified by the Department as Contaminated.

12. The possession of a well tag does not authorize construction of a well.

13. Any well being replaced by a new well, shall be properly abandoned by the well driller prior to removing the drilling equipment, unless otherwise authorized by the department.

Effective June 1, 2004

Your Start Card/Application and Tag purchase may be submitted to one of the following offices:

**Boise Region**  
Idaho Department of Water Resources  
35 Airport Way Boise, ID 83705-5082  
Phone: (208) 334-2190 Fax: (208) 334-2348

**Idaho Region**  
Idaho Department of Water Resources  
30 Northwest Blvd., STE 210 Coeur d'Alene, ID 83814-2615  
Phone: (208) 769-1450 Fax (208) 769-1454

**Eastern Region**  
Idaho Department of Water Resources  
900 North Skyline Drive STE A Idaho Falls, ID 83402-1718  
Phone: (208) 525-7161 Fax: (208) 525-7177

**Southern Region**  
Idaho Department of Water Resources  
1341 Fillmore Street, STE 200 Twin Falls, ID 83301-3380  
Phone: (208) 736-3033 Fax (208) 736-3037

FAXED IN 6-17-05

10:15 AM

## WELL DRILLER'S REPORT

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

[illegible]

USE ADDITIONAL SHEETS IF NECESSARY

**FORWARD THE WHITE COPY TO THE DEPARTMENT**

# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

797136

Office Use Only			
Inspected by			
Twp	Rge	Sec	
1/4	1/4	1/4	
Lat:	:	Long:	:

1. WELL TAG NO. D 0025998  
 DRILLING PERMIT NO. \_\_\_\_\_  
 Other IDWR No. \_\_\_\_\_

2. OWNER:  
 Name Doug & Linda Walberg  
 Address P.O. Box 1289  
 City McCall State ID Zip 83638

3. LOCATION OF WELL by legal description:  
 Sketch map location must agree with written location.

	Twp. <u>18</u> North <input checked="" type="checkbox"/> or South <input type="checkbox"/>
	Rge. <u>3</u> East <input checked="" type="checkbox"/> or West <input type="checkbox"/>
	Sec. <u>36</u> <u>SW</u> 1/4 <u>SE</u> 1/4 1/4
	Gov't Lot _____ County _____
	Lat: _____ Long: _____
Address of Well Site <u>281 Alta Vista</u> <u>Drive</u> City <u>McCall</u> <small>(Give at least name of road + distance to Road or Landmark)</small>	
Li. _____ Bk. _____ 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/FILTER PACK			AMOUNT		METHOD
Material	From	To	Sacks or Pounds		
<u>1/2" Chip Bentonite</u>	<u>0</u>	<u>24</u>	<u>22</u>		<u>10' overbore</u>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 134  
 Was drive shoe seal tested? ☒ Y ☐ N How? Air & Water

## 8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
<u>6" +2</u>	<u>124</u>	<u>250</u>		<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

## 9. PERFORATIONS/SCREENS

9 Perforations Method Torch  
 Screens Screen Type \_\_\_\_\_

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
<u>120</u>	<u>124</u>	<u>1/8" x 1"</u>	<u>9</u>	<u>6"</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

124 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
 Depth flow encountered 101 ft. Describe access port or control devices: Well Cap

## 11. WELL TESTS:

<input type="checkbox"/> Pump	<input type="checkbox"/> Bailer	<input checked="" type="checkbox"/> Air	<input type="checkbox"/> Flowing Artesian
Yield gal./min.	Drawdown	Pumping Level	Time
<u>15</u>		<u>120</u>	<u>2 hrs</u>

Water Temp. -50% Bottom hole temp. \_\_\_\_\_  
 Water Quality test or comments: \_\_\_\_\_

## 12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
<u>10"</u>	<u>0</u>	<u>1</u>	<u>Redd Mix Fill</u>		
	<u>1</u>	<u>3</u>	<u>Top Soil</u>		
	<u>3</u>	<u>5</u>	<u>Brown Clay</u>		
	<u>5</u>	<u>12</u>	<u>Hard Brown Clay &amp; Pea Gravel</u>		
	<u>12</u>	<u>15</u>	<u>Brown Clay</u>		
	<u>15</u>	<u>19</u>	<u>Brown Sandy Clay</u>		
	<u>19</u>	<u>22</u>	<u>Sand &amp; Gravel</u>		
	<u>22</u>	<u>24</u>	<u>Brown Sandy Clay</u>		
<u>6"</u>	<u>24</u>	<u>42</u>	<u>Sand &amp; Clay Seams</u>		
	<u>42</u>	<u>45</u>	<u>Sand &amp; Gravel</u>		
	<u>45</u>	<u>57</u>	<u>Sand &amp; Clay Seams</u>		
	<u>57</u>	<u>71</u>	<u>Sand &amp; Gravel</u>		
	<u>71</u>	<u>79</u>	<u>lt. Brown Clay</u>		
	<u>79</u>	<u>81</u>	<u>Quartz Sand</u>		
	<u>81</u>	<u>101</u>	<u>Brown Clay</u>		
	<u>101</u>	<u>124</u>	<u>Sand &amp; small Gravel</u>		
	<u>124</u>		<u>Brown Clay</u>		

RECEIVED

APR 29 2003

WATER RESOURCES  
WESTERN REGION

Completed Depth 124' (Measurable)  
 Date: Started 3/31/03 Completed 4/08/03

## 13. DRILLER'S CERTIFICATION

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

Company Name R. L. Berg Drilling Inc Firm No. 511

Firm Official R. L. Berg Date 4/09/03

Driller or Operator \_\_\_\_\_ Date \_\_\_\_\_

(Sign once if Firm Official & Operator)

R. L. Berg Drilling Inc.  
P.O. Box 4394  
McCall Id. 83638  
Phone: [REDACTED]  
Fax: [REDACTED]

R. L. Berg Drilling Inc.

# Fax

To: IDWR From: Randy Berg  
Fax: [REDACTED] Date: 3-31-03  
Phone: [REDACTED] Pages: 1  
Re: Start Card CC: 876046-797136

Idaho Department of Water Resources  
1301 North Orchard Boise ID 83708-2237

Write Tag Number Here

00025998

## Start Card/Permit for a Domestic Well

(Cold Water 85 degrees or less)

Boise State

(One valid ground tag number)

1. Well Owner (please print) Doug & Linda Wallberg
2. Owner's Address: P.O. Box 1387  
City McCall State ID Zip 83638 Phone [REDACTED]
3. Well Location: Twp. 18 N Rge. 3 E Sec. 36 1/4 SW 1/4 SE 1/4  
Gov't Lot No. \_\_\_\_\_ County Blaine Lat. \_\_\_\_\_ Long. \_\_\_\_\_  
Street Address of Well Site 281 Alva Vista dr  
City McCall Lot \_\_\_\_\_ Block \_\_\_\_\_ Sub \_\_\_\_\_
4. Well Construction Information:  
☒ New Construction, ☐ Deepen, ☐ Modify, ☐ Replace Existing Well (previous # \_\_\_\_\_)
5. Construction Start Date: 3/13/03
6. Well Driller: R. L. Berg Drilling License # 811
7. Signature of Driller or Owner: [Signature] Date 03/31/03

Boise State Well Check by Department of Water Resources  
Additional forms for: 1. Digging near underground facilities, 2. Ground Protection Act (GPA), 3. 1201 testing, and 4. Alternative Service provider application  
Source: DWR 1999, 2002 (2002 price in parentheses) copyright



ATTN: Ted Horras

Form 235-1  
4/88

734270  
Drilling Permit No. 65-88-W-023-000  
Water Permit No. 65-12920  
Injection Permit No. \_\_\_\_\_

State of Idaho  
Department of Water Resources

DRILLING PERMIT

(Authorizing Construction of a Well)\*

1. Applicant First Interstate Bank of Idaho, N.A. *Trustee for Jack A. Goeck's property.*
2. Address P.O. Box 57  
Bowle ID 83757-0550 Telephone [REDACTED]
- ☒ Well Owner ( ) Well Operator *Small* ☒ Other, specify Trustee
3. Proposed well location NW 1/4 NE 1/4, or Gov't lot No. 2,  
Sec. 1, Twp. 17N, Rge. 3E, County Valley,  
Lot, block and subdivision \_\_\_\_\_
4. Proposed use of well: (Check all that apply)  
( ) Domestic ( ) Stockwater ( ) Monitoring  
☒ Irrigation *0.6 cfs* ( ) Industrial ( ) Municipal  
( ) Injection ( ) Other, Specify \_\_\_\_\_
5. Well construction information:  
☒ New well ( ) Deepen ( ) Replace  
Proposed surface diameter 6" Maximum depth 90' \*  
Anticipated bottom hole temperature: \_\_\_\_\_  
(☒ 85°F or less (Cold water well)  
( ) 85°F to 212°F (Low temp. geothermal well)  
( ) 212°F or more (Geothermal well)
6. Anticipated construction start date started August 1987 \*
7. Well Driller (if known) Menasco Well Drilling (#391) \*  
Address Box 349 McCall ID. 83638
8. Applicant's signature Ted Horras  
Title Trust Officer  
Date 11/21/88

\* After other pre-requisite approvals have been obtained.

\* Fee is \$10 for single family domestic. Other uses may be \$100, \$50 or \$10.

\* per phone conv. with  
Penney Goeck [REDACTED]  
12-100 01

SCANNED  
AUG 25 2016

ACTION OF IDWR

☒ Approved      ( ) Denied

The approval of this permit authorizes the construction of a well as described on this application subject to the conditions on this permit.

GENERAL CONDITIONS:

1. The well must be constructed in compliance with the applicable statutes, specific conditions of approval shown on the water right permit, injection well permit, transfer or amendment and the rules and regulations of the Department for water appropriation, injection wells and well construction standards.
2. This drilling permit is valid for two (2) months from its date of issuance for the start of construction and is valid for one (1) year from the date of issuance for completion of the well unless an extension has been granted.
3. This permit does not constitute the approval of the District Health Department or the Idaho Department of Health and Welfare which may be required before construction of this well.
4. The well shall be constructed by a driller currently licensed in the State of Idaho who must maintain a copy of the drilling permit at the drilling site.
5. Issuance of this drilling permit does not authorize trespass on the land of another party.
6. This permit does not constitute other local, county, state or federal approvals which may be required for construction of a well.
7. This drilling permit does not represent a right to divert and use the water of the State of Idaho.

SPECIFIC CONDITIONS:

8. This does not constitute a right to use the groundwater for irrigation. That right will be contained if and when water right appl. 65-12920 is approved.

Dated this 21<sup>st</sup> day of November, 19 88.

Signed

Stan Foster (For Western Region  
m.d.g.)

Title

Sr. Water Resource Agent

Received by SL

Fee

\$100

Date

11/21/88

Receipt No.

W001472

Construction start extension to

Extension approved by

# **Heron Hollow Subdivision**

## **Valley County, Idaho**

### **Phasing & Construction Timeline**

Date: 09-05-2023

Subdividers / Current Owners: Jason & Sarah Whipple

Proposed Subdivision Location: 265 Potter Lane

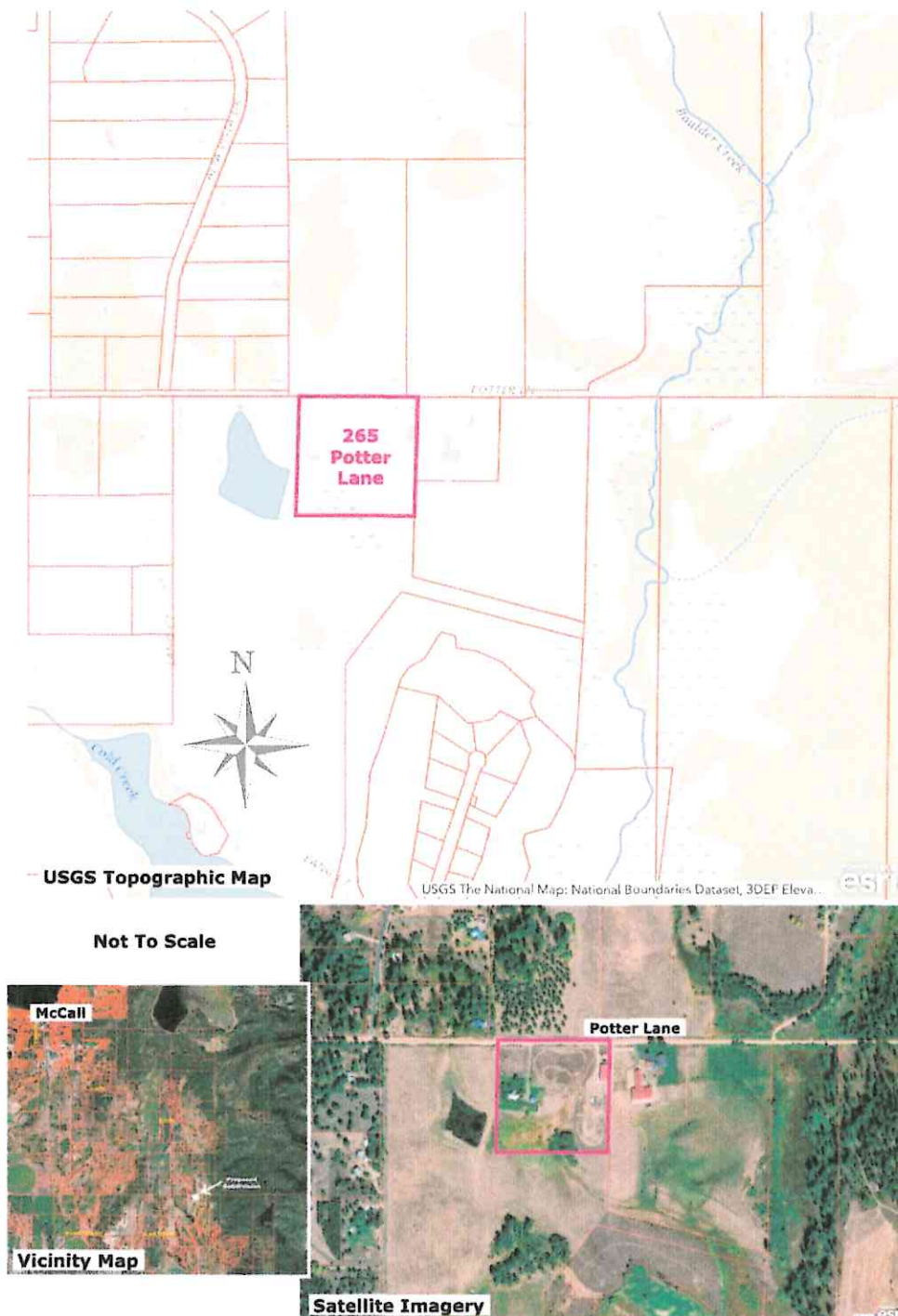
This is a 3 lot subdivision with individual driveways that connect to Potter Lane. All lots will have or currently have individual septic systems, private wells and overhead power. No construction (excavation, grading, etc.) needs to occur for this subdivision as it will be up to individual lot owners to provide the improvements they need for septic, water, power and driveway access.

Current owners of the subdivision will plant trees in accordance with the site plan but in annual phases of approximately one dozen trees and shrubs a year to achieve ideal landscaping for privacy and screening between lots, neighbors of this proposed subdivision and from Potter Lane.

## Wildfire Risk Assessment:

This portion of the plan includes a map and narrative describing the current status of the land to be developed. The County Wildfire Protection Plan will provide information and standards for use in development of the plan. At a minimum, the following must be included:

### 1) Topographic Map



## **2) Site Description**

The proposed subdivision is located in the Lakefork Area Subdivisions, Lot 2, Section 1, Township 17 North, Range 3 East. The property is located near Alta Vista and Jug Mountain Ranch Subdivisions and adjacent to unplatted land subject to change. The main access to the property is Potter Lane, a unpaved county road. Potter Lane services Alta Vista Subdivision, other nearby residential properties and provides state land access. The road is maintained year round by the County Road Department. Access to the area from state Highway 55 is available from East Lake Fork and Farm-to-Market roads. The property is approximately 10 acres, the elevation is between 4998 feet and 5040 feet and is primarily open grassy pasture land with seasonal surface water that flows onto adjacent land and eventually to Boulder Creek. The parcel contains one existing residence on the west side of the property with numerous trees and bushes and surround by irrigated lawn. A gravel driveway provides access to the residence along with a parking area between the house and a detached garage. The north eastern portion of the property includes two existing outbuildings with a second gravel driveway providing access and parking area surrounding the buildings. The parcel gently slopes from Northwest to Southeast with the eastern portion relatively flat. There is a small grove of trees and vegetation central of the southern boundary. Undeveloped pasture land surrounds the Western and Southern portion of the parcel, existing residential properties surround the Northwest and Northeast portion of the property.

## **3) Narrative**

The property is mostly open pasture land with native grass, a aspen grove and bushes central of the southern boundary of the property and large pine and aspen trees surrounding the existing residence which is also surrounded by green lawn. Tree species primarily include Larch and Aspen with some Spruce species. Some small shrubs exist around the property. There is no dead woody material on the ground or standing except for a few down trees in the aspen grove at the southern boundary. The immediate surrounding property outside of the parcel is mostly pasture land with spaced pine trees on the adjacent property to the Northwest and a existing residence and barn to the Northeast with pasture, green lawn and some large pines.

## **4) Fire history**

There are no known fire occurrences on this property and wind conditions are predominantly southwestwardly.

## **5) Existing Roads & Bridges**

Potter Lane centers the northern boundary of this parcel. A 35 foot Right-of-way easement will be dedicated upon development recording.



**6) Existing & Proposed Structures**

One single family home with two detached garages, one large pole building, a horse shed and a green house exist on the property. The proposed density for this site is one single family home with one accessory dwelling unit allowed per lot for a total of three residential properties. Building envelopes are planned for each lot to offer privacy buffers and allow for vegetation and fuels treatment. Fuels treatment will be the responsibility of the lot owner.

**7) Infrastructure that May Affect Wildland Fire Risk**

Overhead power lines exist along Potter Lane as well as to the existing residence and the shops. All new utilities and phone lines will be underground. One above ground propane tank exists at the residence, all new propane tanks will be underground. The proposed subdivision at full development is planned for 3 lots between 2.00 and 4.87 acres.

**8) Description of existing features that may assist in controlling a wildfire**

The surrounding pasture land and distant wetlands on other parcels will provide a fuel break from forest fires. The property has multiple existing residential water hydrants and an irrigation system surrounding the existing residence. Adjacent to the parcel is a ranchers reservoir. Potter lane exists along the Northern boundary and is a gravel road. The existing neighboring residences to the Northwest and Northeast also have existing residential water hydrants and lawn irrigation.

**9) Current structural and wildland fire jurisdictional agencies.**

McCall Fire Protection District provides structural and wildland fire protection while nearby state and federal timberland fire protection is provided by Southern Idaho Timber Protective Association and the USDA Forest Service.

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

The proposed development should not increase wild land fire risk.

**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.**

Ingress and egress from Potter Lane is adequate for emergency vehicles, allowing equipment to enter and turn around. Driveways will be constructed wide enough to accommodate emergency vehicles with wide turning radii. Driveways will be of grades suitable for emergency vehicles. All driveways to be well signed and homes numbered with greater than four inch reflective numbers.

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

There are several existing residential water hydrants and new residential water hydrants will provide water to each residence in the development. All water systems are provided by individual wells.

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

McCall Fire and EMS is located approximately five miles from the development. Estimated response time is 10-15 minutes.

**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.**

Residential irrigation shall be installed around each residence.

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

Driveway widths will be 12 - 15 feet wide for each lot with a surface grade less than 5%. Residences will be properly signed with reflective numbers greater than 4 inches. Access for all forms of firefighting equipment will be provided including adequate turn around in driveways and/or parking areas.

**6) Evacuation and Pre-Incident planning.**

An escape route and evacuation plan will be developed to encourage pre-planning by residents for preparation in the event of an incident. Periodic interaction between the fire service having jurisdiction and the resident committee of homeowners will be convened to review and address

the current plan. Every five years the community will receive an updated assessment of structure and vegetation review. New structures will strongly consider materials meeting a standard of fire resistance advocated by the County Building department.

**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.**

Existing trees and new trees will be removed or planted with a minimum 15 foot spacing and will be limbed to 10 feet off the ground. All dead or dying trees will be removed.

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

This development is designed to exist in concert with the natural ecosystem and to promote forest health and stewardship.

- Periodically will review trends and projections of future fire risk and fire risk reduction capabilities to ensure that mitigation measures are adequate.
- Natural surface water and moisture levels shall be maintained.
- Extend defensible fuel profile zone agreements to subsequent landowners.
- Promote the opportunity to return to native plant species.
- Emergency response capabilities shall be maintained and improved to protect all members of the community.
- Vegetation encroachment within a 100' zone of each structure will be reduced annually by the homeowner, or by a professional hired by the homeowner.
- Woody debris will be collected each spring and removed to an approved facility.
- No open fires will be allowed during closed burn season. May 10-October 20.

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

Residents will be subject to covenants that provide for annual evaluation of fuel loading and recommendations for removal. Development of this project into a community worthy of a Firewise Communities USA designation is the goal of this plan.



In Valley, Elmore, Boise and  
Ada Counties contact Central  
District Health Department  
for free information.  
208 327-7499  
[cdhd.idaho.gov](http://cdhd.idaho.gov)

f:\ehp\land\subdivision\application - subdivision.docrev. 04/01/16

If Public Water System, services provided by: \_\_\_\_\_

***Sewer***

Type of sewage disposal system: ☒ Individual Septic ☐ Municipal Sewer  
☐ Central Septic &/or LSAS Septic (>2 dwellings or 2500gpd)

If municipal sewer, services provided by: \_\_\_\_\_

Type of Plat: ☒ Residential ☐ Commercial ☐ Industrial  
Location: ☐ City ☒ County ☐ Impact Zone  
Directions: East on Lake Fork Road from Highway 55, North on Farm to Market, East on Potter Lane

***Stormwater***

Type of Disposal: ☐ Shallow Injection Wells (drywells) ☒ Grassy Swale ☐ N/A  
Service for: ☐ Street Only ☐ Street and Lots ☐ Other ☐ N/A

***Chemical/Hazardous Materials***  
(Commercial or Industrial Subdivisions Only)

Are chemicals or petroleum products likely to be stored/handled/used at these sites? ☐ Yes ☒ No ☐ N/A  
If yes, please explain: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**This Section for Official Use only**

If on-site sewage disposal systems used; date predevelopment meeting held with District (if required):  
Date of Meeting: \_\_\_\_\_

Application Date _____	Fee \$ _____ Date _____
Subdivision # _____	Fee \$ _____ Date _____
File/Document # _____	Receipt # _____
Instrument # _____	Receipt # _____

Sanitary Restrictions: ☐ In-Force ☐ Satisfied ☐ See Attached Letter

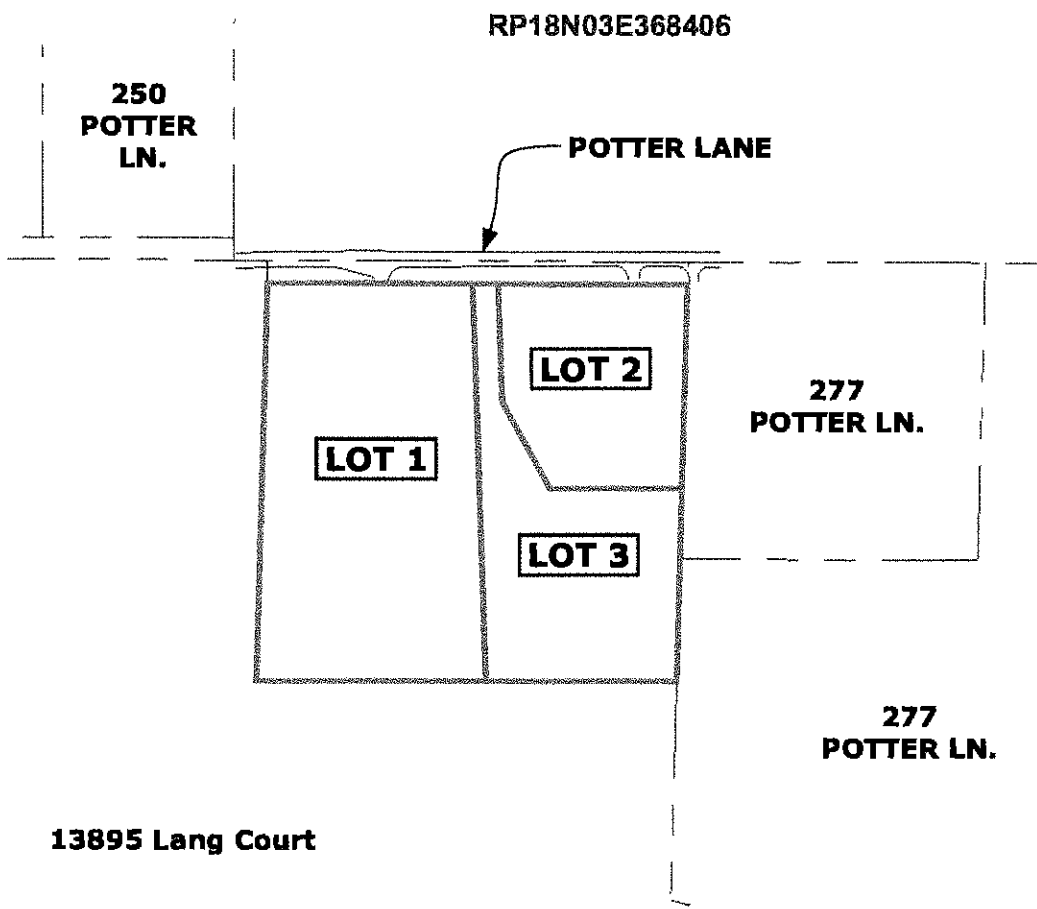
Signature: \_\_\_\_\_ EHS #: \_\_\_\_\_ Date: \_\_\_\_\_



**PROPOSED SUBDIVISION:**

**HERON HOLLOW**

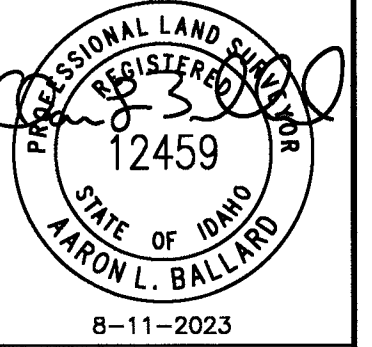
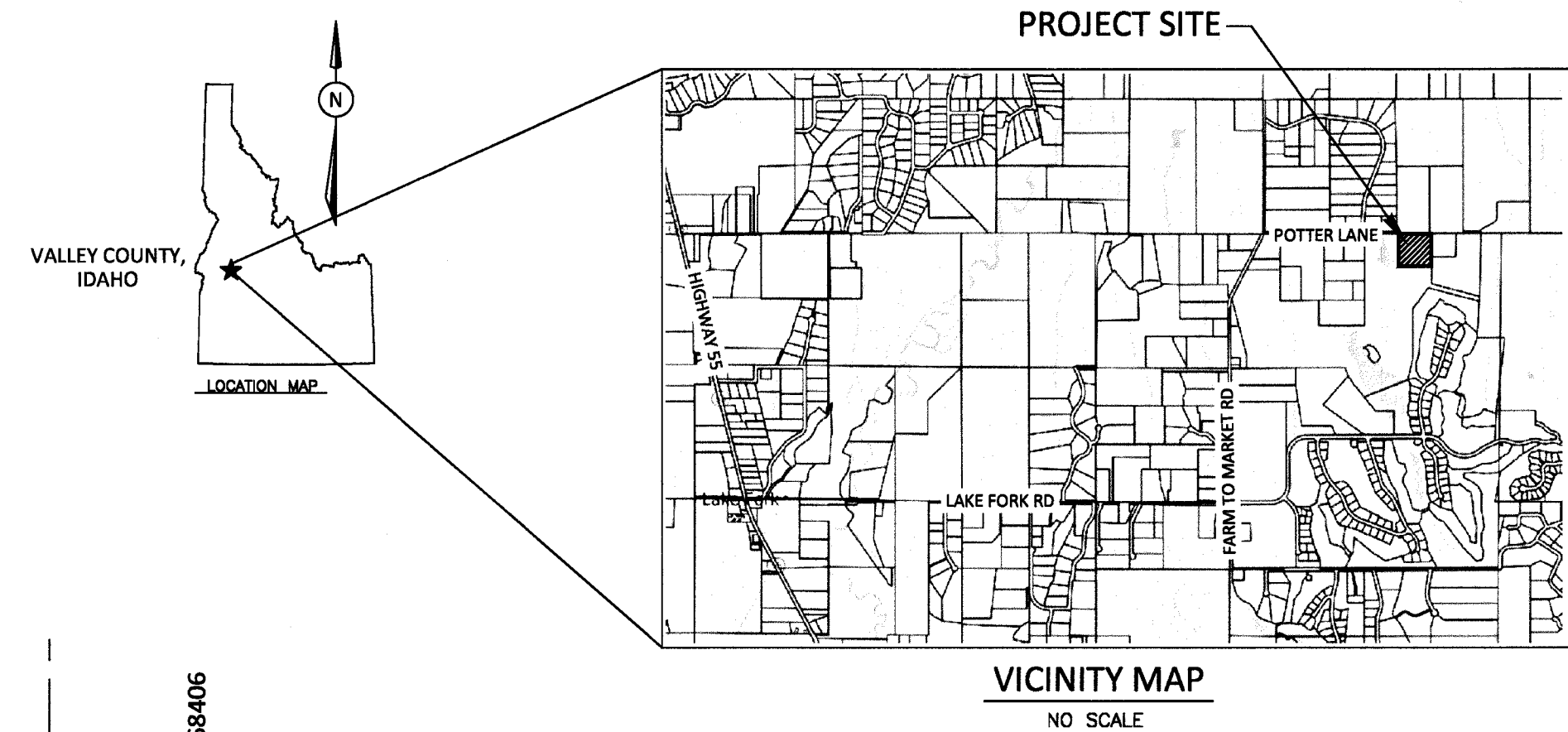
SCALE: 1" = 300'-0"



# Valley County, Idaho

## Preliminary Plat

A portion of Government Lot 2, Section 1  
Township 17 North, Range 3 East, B.M.



NO.	ITEM	DATE
1	AUDED NOTES 12 & 13 PER COUNTY COMMENTS	8-11-2023

**Heron Hollow Subdivision  
Valley County, Idaho**

---

**Preliminary Plat  
Cover Sheet**


---



DESIGN BY:	
DRAWN BY:	ALB/JK
CHECKED BY:	ALB
DATE:	February 2023
PROJECT:	22-097
SHEET NO	

1 of 1

- FOUND ALUMINUM CAP, AS NOTED
- FOUND BRASS CAP, AS NOTED
- FOUND 5/8-INCH REBAR, AS NOTED
- SET 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- FOUND 1/2-INCH REBAR, AS NOTED
- SET 1/2-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- △ CALCULATED POINT, NOTHING FOUND OR SET
- ① NEW LOT NUMBER

 SUBDIVISION BOUNDARY LINE  
 LOT LINE  
 ADJACENT LOT LINE  
 SECTION LINE  
 EASEMENT LINE

## SITE DATA

### COMPREHENSIVE PLAN DESIGNATION

NONE

AREA CALCULATIONS	ACRES	PERCENT
2.0± ACRE RESIDENTIAL LOT AREA	9.42	95%
COMMON AREA	0	0%
PUBLIC ROAD AREA	0.53	5%
PRIVATE ROAD AREA	0	0%
TOTAL AREA OF SITE	9.95	100%

### OVERALL LOT DATA

TOTAL LOTS	3
2.0± ACRE RESIDENTIAL LOTS	3
COMMON LOTS	0
PUBLIC ROADS	1
PRIVATE ROADS	0

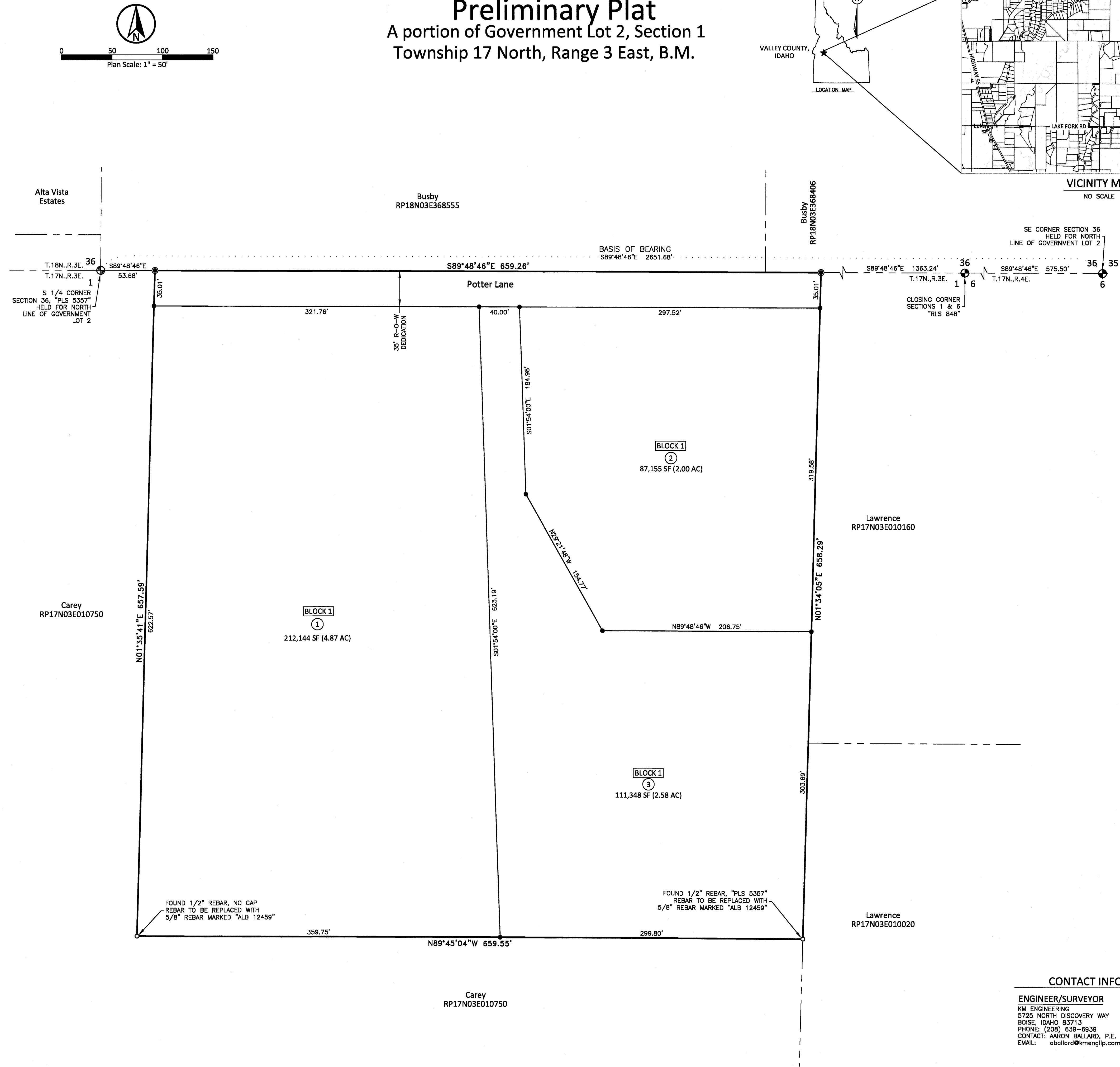
2.0± ACRE RESIDENTIAL	
MINIMUM PROPERTY SIZE	86,009 SQ. FT.
AVERAGE PROPERTY SIZE	136,882 SQ. FT.

GROSS DENSITY	1.00 UNITS/3.32 ACRES
NET DENSITY	1.00 UNITS/3.14 ACRES

FEMA FIRM PANEL: #16085C1025C  
FIRM EFFECTIVE DATE: 02/01/2019  
FLOOD ZONE: ZONE X  
BASE FLOOD ELEVATION: NOT APPLICABLE IN ZONE X  
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A  
FLOODWAY IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY  
CODE.

1. THIS SURVEY WAS MADE ON THE GROUND, AUGUST/SEPTEMBER 2022.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION ONLY AND ARE BASED ON ABOVE GROUND EVIDENCE AND UTILITY MAPS OBTAINED FROM APPROPRIATE UTILITY COMPANIES.
3. THE DATUM USED HEREON IS BASED ON NAVD 88.
4. BUILDINGS EXIST ON THE SUBJECT PROPERTY AND ARE SHOWN HEREON.
5. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
6. LANDSCAPE FACILITIES AND EQUIPMENT EXIST ON THE PROPERTY BUT ARE NOT SHOWN HEREON.

1. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
2. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF VALLEY COUNTY IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
3. DOMESTIC AND IRRIGATION WATER WILL BE VIA WELLS ON THE INDIVIDUAL LOTS IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND VALLEY COUNTY REQUIREMENTS.
4. SEWER WILL BE VIA APPROVED SEPTIC SYSTEMS ON THE INDIVIDUAL LOTS.
5. ONLY ONE WOOD BURNING FIRE TO BE PERMITTED PER LOT.
6. ALL DISTURBED SURFACES NOT USED FOR LANDSCAPING, ROADS OR BUILDINGS SHALL BE COVERED BY NATURAL VEGETATION.
7. ALL LOT LINES COMMON TO POTTER LAND ARE HEREBY DESIGNATED TO HAVE A 12'-0" PERMANENT EASEMENT FOR PUBLIC UTILITIES. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS FOR ACCESS TO THE INDIVIDUAL LOTS.
8. ALL LOTS ARE HEREBY DESIGNATED TO HAVE A 7.50'-0" EASEMENT (EACH SIDE) OF INTERIOR SIDE LOT LINES FOR PUBLIC UTILITIES AND LOT DRAINAGE.
9. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM AND THE HIGH STATE OF ILLINOIS HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL LANDS AFTER WAS NOT IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLECTFUL OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
10. RESTRICTIVE COVENANTS AND CONDITIONS, RECORDED IN CONJUNCTION WITH THE FINAL PLAT, WILL BE IN EFFECT FOR THIS SUBDIVISION.
11. 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.
12. SURROUNDING LAND USE IS SUBJECT TO CHANGE.
13. ALL OUTDOOR LIGHTING SHALL BE DARK SKY COMPLIANT PER VALLEY COUNTY OUTDOOR LIGHT ORDINANCE.

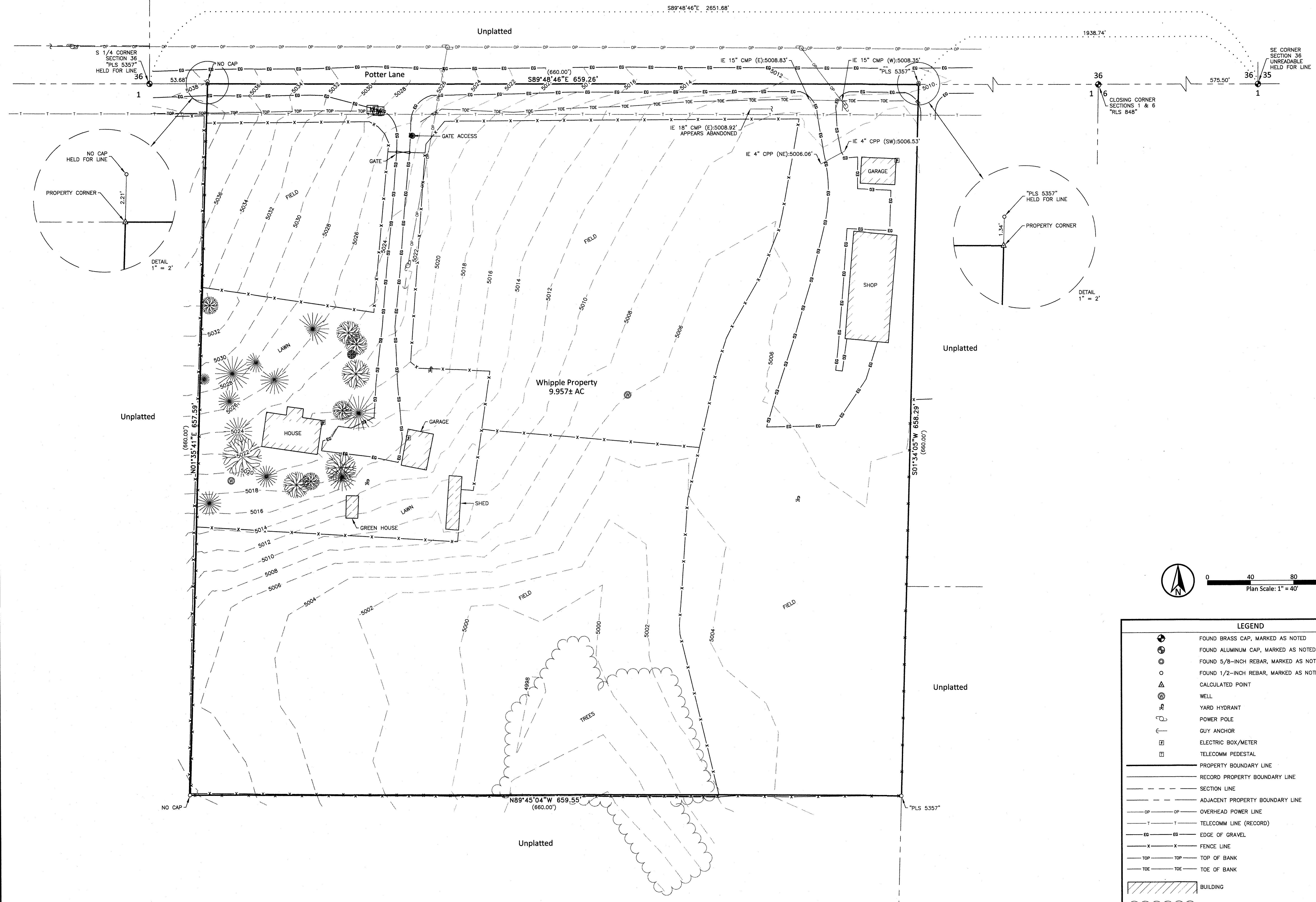


## ENGINEER/SURVEYOR

KM ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE: (208) 639-6939  
CONTACT: AARON BALLARD, P.E.  
EMAIL: [aballard@kmengllp.com](mailto:aballard@kmengllp.com)

## DEVELOPER/OWNER

**JASON AND SARAH WHIPPLE**  
265 POTTER LANE  
McCALL, IDAHO 83638  
PHONE: (208) 869-5998  
CONTACT: SARAH WHIPPLE  
EMAIL: [swhipple99@gmail.com](mailto:swhipple99@gmail.com)

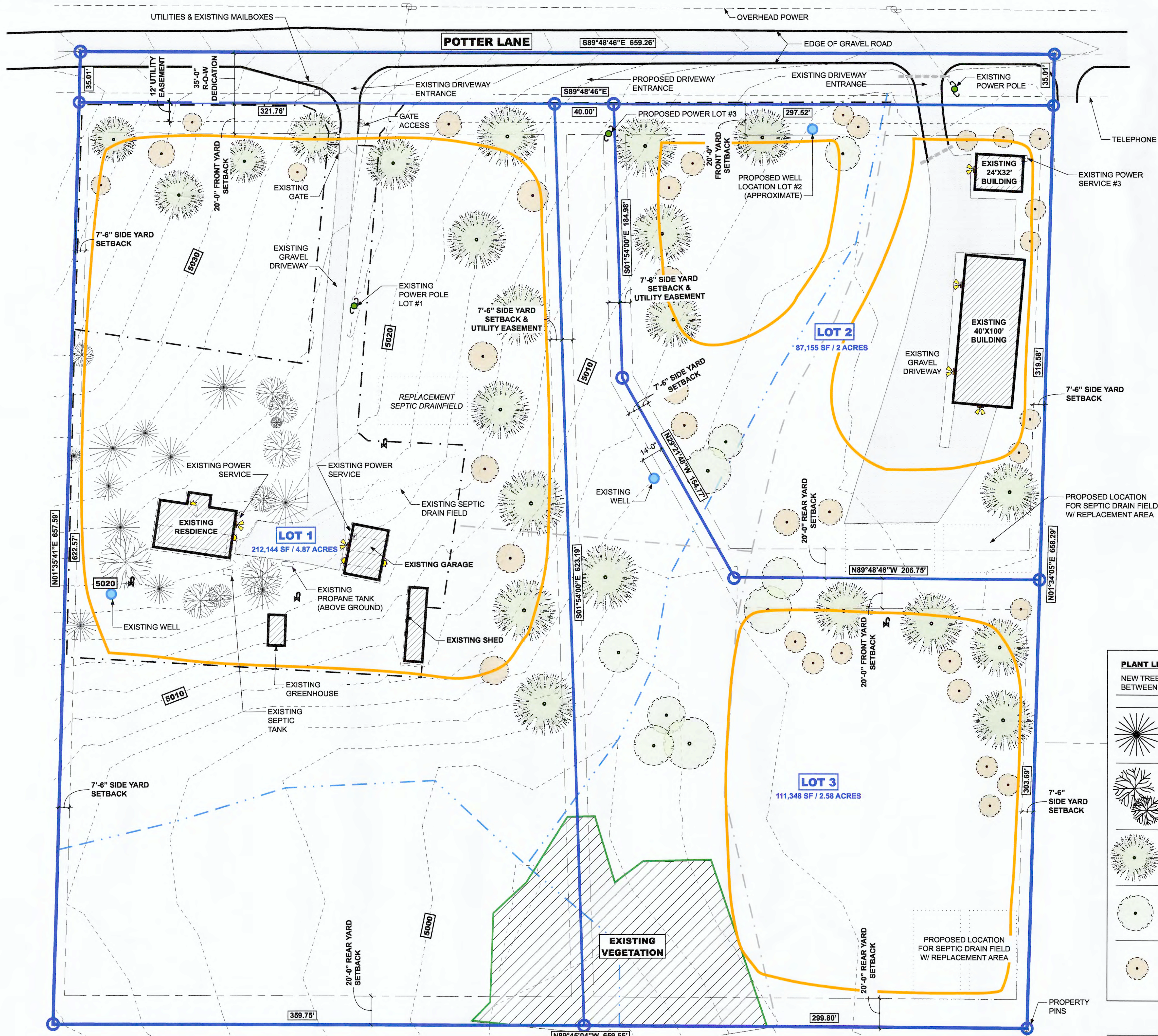
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HERON HOLLOW  
265 POTTER LANE, MCCALL, IDAHO  
BOUNDARY & TOPOGRAPHIC SURVEY



DESIGN BY:	---
DRAWN BY:	PMF
CHECKED BY:	ALB
DATE:	AUG 2022
PROJECT:	22-097
SHEET NO.	





**PROPOSED:**

**Heron Hollow Subdivision**  
Valley County, Idaho

**A portion of Government Lot 2, Section 1**  
**Township 17 North, Range 3 East, B.M.**

**DEVELOPER / OWNER:**

**JASON & SARAH WHIPPLE**  
265 POTTER LANE, MCCALL, ID 83638

**GENERAL NOTES**

1. MINIMUM SETBACK DIMENSIONS SHALL CONFORM TO VALLEY COUNTY STANDARDS AT TIME OF BUILDING PERMIT ISSUANCE.
2. DOMESTIC AND IRRIGATION WATER WILL BE VIA INDIVIDUAL WELLS IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND VALLEY COUNTY REQUIREMENTS.
3. SEWER WILL BE VIA APPROVED SEPTIC SYSTEMS ON INDIVIDUAL LOTS.
4. ONLY ONE WOOD BURNING DEVICE TO BE PERMITTED PER LOT.
5. ALL DISTURBED SURFACES NOT USED FOR LANDSCAPING, ROADS OR BUILDINGS SHALL BE COVERED BY NATURAL VEGETATION.
6. ALL OUTDOOR LIGHTING SHALL BE IN ACCORDANCE WITH VALLEY COUNTY OUTDOOR LIGHT ORDINANCE.
7. BUILDING ENVELOPE SIGNIFIES BUILDABLE AREAS.

**LEGEND**

PROPERTY LINE  
SETBACKS  
TEMPORARY SURFACE WATER  
BUILDING ENVELOPE  
EXISTING FENCE  
REMOVED FENCE  
EXISTING CULVERT  
EXISTING BUILDINGS  
POWER POLE  
DOMESTIC WELL  
EXISTING WALL MOUNT  
EXISTING HYDRANT  
ELEVATION  
EXISTING FLOOD LIGHT

**PLANT LEGEND & LIST**

NEW TREES & SHRUBS TO BE PLANTED FOR SCREENING FROM POTTER LANE & BETWEEN LOTS FOR SCREENING BETWEEN RESIDENCES.

TYPE	COMMON NAME	BOTANICAL NAME
EXISTING PINE TREES	Western Larch	Larix occidentalis
	Douglas Fir	Pseudotsuga menziesii
	Subalpine Fir	Abies lasiocarpa
	Engelman Spruce	Picea engelmannii
	Black Cottonwood	Populus trichocarpa
EXISTING DECIDUOUS TREES & SHRUBS	Ponderosa Pine	Pinus ponderosa
	Quaking Aspens	Populus tremuloids
	Black Cottonwood	Populus trichocarpa
	Pacific Ninebark	Physocarpus capitatus
	Oceanspray	Holodiscus discolor
PROPOSED PINE TREES	Red Ostier Dogwood	Cornus stolonifera
	Western Service Berry	Amelanchier alnifolia
	Woods Rose	Rosa spectabilis
	Western Larch	Larix occidentalis
	Douglas Fir	Pseudotsuga menziesii
PROPOSED DECIDUOUS TREES	Subalpine Fir	Abies lasiocarpa
	Engelman Spruce	Picea engelmannii
	Colorado Spruce	Populus trichocarpa
	Quaking Aspens	Populus tremuloids
	Black Cottonwood	Populus trichocarpa
PROPOSED SHRUBS	Mountain Alder	Alnus incana
	Rocky Mountain Maple	Acer glabrum
	Pacific Ninebark	Physocarpus capitatus
	Oceanspray	Holodiscus discolor
	Red Ostier Dogwood	Cornus stolonifera

**PLOT & LANDSCAPE PLAN**