Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350

Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT:	Appeal of PZ Commission Denial of SUB 25-018 Tripod View - Addendum
MEETING DATE:	June 1, 2026
TO:	Board of County Commissioners
STAFF:	Cynda Herrick, AICP, CFM, Planning and Zoning Director
APPELLANT / APPLICANT / PROPERTY OWNER:	Steven Emerson 10016 W Broadford DR, Star, ID 83669
REPRESENTATIVE:	James Fronk Consulting LLC PO Box 576, McCall, Id 83638
SURVEYOR	Dunn Land Surveys 25 Coyote Trail, Cascade, ID 83611
LOCATION:	Part of parcels RP10N02E130606 and RP10N02E131915 located in the NE ¼ Section 13, T.10N, R.2E, Boise Meridian, Valley County, Idaho
SIZE:	46 acres
REQUEST:	12-Lot Single-Family Residential Subdivision
EXISTING LAND USE:	Single-Family Residential Parcel

On November 13, 2025, the Valley County Planning and Zoning Commission denied SUB 25-018 Tripod View Subdivision conditional use permit and preliminary plat in a tie (2-2) vote. This decision was appealed.

On January 9, 2026, the Board held a public hearing on the appeal. The public hearing was closed, and deliberations were tabled to February 9, 2026.

On February 9, 2026, the Board requested additional information from the applicant: 1) A third-party hydrology report and 2) A Memorandum of Understanding (MOU) or other written acknowledgement from Gem County.

On April 15, 2026, the applicant's representative submitted additional information, including:

- A hydrology report prepared by Idaho Water Engineering LLC and
- A letter from Gem County Road Department was submitted stating that Gem County is aware that the proposed subdivision would increase daily traffic on High Valley Road. Gem County will not change any roadway maintenance practices for the roadway within Gem County to accommodate additional traffic.

Please refer to the previous staff reports and meeting minutes.

Background:

Steven Emerson requested a conditional use permit for a 12-lot, single-family residential subdivision on 46 acres. Proposed lot sizes range from 1.8-acres to 6.2 acres.

Individual septic systems and individual wells are proposed.

The lots would be accessed from a new private road, approximately 1500-ft long, onto Dry Buck Road, a public road. Variances were requested for a cul-de-sac longer than 900-feet long (Valley County Code 10-4-4.F.6) and shared driveways. The proposed road includes a portion of RP10N02E131915.

Road right-of-way would be dedicated to Valley County for Dry Buck Road. Dry Buck Road currently receives only summer maintenance by Valley County.

A wildland urban interface fire protection plan was submitted. This site is not within a fire district. This site is within Water District 65A. It is not within an irrigation district. The Valley County-wide EMS District provides emergency services to the High Valley Area.

John Lillehaug and James Fronk also represented the applicant and provided testimony during the public hearings.

Findings:

1. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
   - 2. Residential Uses (c) Subdivision for single-family subdivision.

2. The Board of County Commissioners held a property noticed public hearing on the appeal on January 12, 2026. The public hearing was closed, and deliberations were tabled to February 9, 2026.

3. On February 9, 2026, the Board requested additional information from the applicant:

   1) A third-party hydrology report and
   2) A Memorandum of Understanding or other written acknowledgement from Gem County.

4. On April 15, 2026, the applicant's representative submitted additional information, including:

   1) A hydrology report prepared by Idaho Water Engineering LLC and
   2) A letter from Gem County Road Department stating that Gem County is aware that the proposed subdivision would increase daily traffic on High Valley Road. Gem County will not change any roadway maintenance practices for the roadway within Gem County to accommodate additional traffic.

5. Legal notice for the public hearing on June 1, 2026, was completed, as follows:

   - Posted in the *Star News* on May 14, 2026.
   - Potentially affected agencies were notified on April 29, 2026.
   - The applicant/property owner/appellant, legal representative, consultant/representative, and surveyor were notified by fact sheet sent April 29, 2026.

- Property owners within 300 feet of the property line were notified by fact sheet sent April 29, 2026.
- The fact sheet was also sent on April 29, 2026, to people who previously comment on this matter.
- The public hearing notice, application, and appeal letter, were posted online at www.co.valley.id.us on April 29, 2026.
- The public hearing was posted on May 5, 2026, at two locations: at the entrance to the proposed subdivision and at the intersection of Dry Buck Road and High Valley Road.

6. The relevant Minutes of the P&Z Commission Hearings, the PZ Facts and Conclusions, and Minutes of the Board of County Commissioner Hearings are attached, along with information submitted by the applicant and public.

7. Additional Information (Attached)

- Board of County Commissioner Meeting Minutes
  - January 12, 2026
  - February 9, 2026

8. Agency comment received after January 12, 2026:

Laurie Frederick, Valley County Cartography Department, stated there may be a cloud on the title of parcel description labeled Parcel "F", a strip of land proposed as access. (January 28, 2026)

- On May 6, 2026, Laurie Frederick verbally stated to staff that this issue has not been resolved to her knowledge. Two people are claiming ownership of the same property.

Mila Kinakh, Idaho Transportation Department, stated ITD has no comments or concerns at this time. (May 5, 2026)

Brandon Flack, Idaho Department of Fish and Game, had no comments. (May 6, 2026)

9. Public comments received after January 12, 2026:

<u>In Favor of Appeal (i.e., in favor of approval of SUB 25-018</u> -

Blain Wheatley revised his previous comments in opposition. He has concerns about road access and emergency services, but understands the hydrologist report is completed and a fire management plan is in place. (May 4, 2026)

<u>Opponents of Appeal of Denial of PZ Commission's Approval of Tripod View (i.e., in opposition to approval of SUB 25-013). Reasons Given Include:</u>

- Proposal is not compatible with adjacent density; would be approximately 75% increase.
- There are no local services and residents rely heavily on what they can access through Gem County.
- Either Valley County or the developer should ensure an ongoing maintained and safe Ola Road from the west summit to the junction of Dry Buck. This includes dust abatement. No County maintenance on final 1.5 miles to site.

- Concerns about Valley County's long-term ability to address safety, access, and service needs in High Valley.
- Approving residential growth in areas without adequate infrastructure or emergency response capacity raises public safety concerns and creates long-term fiscal obligations.
- Concerns about precedent this would set for development of other large parcels in High Valley.
- Fire Concerns:
  - Will increase fire risk in vulnerable rural area.
  - The WUI plan requires the painting and long-term maintenance of approximately 100,000-sqft of deciduous trees. How would these trees be irrigated without a proven and sustainable water source?
  - Mitigation plan is voluntary and unrealistic.
  - Sprinkler systems are not feasible due to low water.
  - RV and campfire concerns.
- Attending the January 12, 2026, public hearing required a 2 ½ hour drive each way due to the seasonal closure of the Smith's Ferry route; this underscores both the remoteness or the area and the importance residents placed on participating in the meeting.
- The requested test well was not completed.
- It is not reasonable to assume the Commissioner Schneider would have voted in favor of the subdivision, particularly when the information she requested was never provided.
- Water Concerns:
  - A 280-ft well producing approximately 1 gallon per minute in close proximity to the site has been omitted from the data presented by the applicant while higher-producing wells located 2 miles or more have been included.
  - Susan Brown stated her well only gets 140 gallons in 30 minutes before going dry.
  - The hydrology report provide no new information or additional clarity, makes optimistic assumptions, and did not account for irrigating the 100,000 sqft of deciduous shade trees or fuel-break maintenance or suppression sprinkler systems. Does not account for full-time occupancy.
  - Community-well criteria and regulatory implications.
  - Inadequate wetland/stream analysis.
  - Evidence of current water deficiencies.
- The proposed roadway crosses well past access easement agreement terms and encroaches onto private property. Approval should be withheld until easement dispute is resolved.
- Ignored requests by Commissioners for involvement and a development agreement with Gem County Commissioners in addition to correspondence from Gem County Road Dept.
- Larger lots would better distribute impacts and concerns; proposal represents a 1200% increase in population density and minimum 1800% increase in structural density immediately adjacent to existing residents.

1) Jennifer Hunn, January 15, 2026; May 6, 2026; May 27, 2026
2) Jon Kinney, January 17, 2026; May 6, 2026; May 27, 2026
3) Saul Monreal, "Parcel F", January 17, 2026
4) Susan Brown (Beal), Boise and 137 Dry Buck RD, May 18, 2026
5) Barbara McNeil, 4 Lem CT, May 20, 2026

10. **Valley County Code (Title 9 and 10):**
In Table 9-3-1, this proposal is categorized under:

- 2. Residential Uses (c) Subdivision for single-family subdivision.

Review of Title 9 - Chapter 5 Conditional Uses and Title 10 Subdivision Regulations should be done.

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11. **RECOMMENDATIONS / COMMENTS BY STAFF:**

Standards in the Valley County Code

- This subdivision meets the minimum lot size requirements for individual wells, septic systems, lot width, and provides for the adequate separation of uses from water bodies.
- The proposed road right-of-way widths meet the 70' requirements for private and public roads.
- Valley County Code 9-5C-2.C states that frontage on a public or private road shall not be less than 30-ft for each lot. All lots appear to meet this minimum.
- The density of the subdivision is 0.26 units per acre. Maximum density allowed by Valley County Code is 2.5 units per acre.
- Approval of a variance will be required for cul-de-sac longer than 900-feet long (Valley County Code 10-4-4.F.6)
- The Declaration of Private Road would be required to permit the use by the owners of the adjacent properties to the south (current access is by easement).
- Road right-of-way would be dedicated to Valley County for Dry Buck Road.

Board of County Commissioner's Decision

1) Part of the Valley County Board of Commissioners deliberation and decision should be a "**reasoned statement** that explains the criteria and standards considered relevant; state the relevant **facts relied upon**, and **explain the rationale for the decision based on applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record**, 'all of which' should be part of the motion to approve or deny, or should be developed with staff assistance for action at a subsequent meeting." (VCC 9-5H-11.8)

2) **Formulate the reasoned decision and rationale for the finding as follows…**

   I. List Issues

   II. Develop Reasoned Statements on the issues.

   III. Base decisions on evidence in the record.

   IV. Base decisions on applicable ordinances, etc.

3) **Idaho Code 67-6519**. APPLICATION GRANTING PROCESS.

   (5) **Whenever a governing board or zoning or planning and zoning commission grants or denies an application**, it shall specify:

(a) The ordinance and standards used in evaluating the application;
(b) The reasons for approval or denial; and
(c) **The actions, if any, that the applicant could take to obtain approval.**

4) **Facts and Conclusions** will be prepared for Board of County Commissioner's decision final decision for approval at a later date.

List of Attachments:

1) Applicant's Submittal Received April 15, 2026, including:
   - A hydrology report prepared by Idaho Water Engineering LLC and
   - A letter from Gem County Road Department stating that Gem County is aware that the proposed subdivision would increase daily traffic on High Valley Road. Gem County will not change any roadway maintenance practices for the roadway within Gem County to accommodate additional traffic.

2) Maps / Pictures
   - Location Map
   - Aerial Map
   - Photos taken May 5, 2026
   - Assessor Plat – T.10N R.2E Section 13
   - Record of Survey 14-386
   - Preliminary Plat

3) BOCC Meeting Minutes:
   - January 12, 2026
   - February 9, 2026

4) Agency Responses received After January 12, 2026

5) All Public Comments received After January 12, 2026

6) Compatibility Rating
   - Blank Compatibility Rating with Instructions
   - Staff's Compatibility Rating

END OF STAFF REPORT

Abigail R. Germaine
251 E. Front St., Ste. 300, Boise, ID 83702
T: (208) 343-5454 | E: arg@elamburke.com
www.elamburke.com

April 15, 2026

VIA EMAIL:
commissioners@valleycountyid.gov
boakey@valleycountyid.gov
valleyclerk@valleycountyid.gov
cherrick@valleycountyid.gov
lhunter@valleycountyid.gov

Hard copy to follow:

Valley County Board of County Commissioners
c/o Cynda Herick, Planning and Zoning Director
219 North Main Street
PO Box 1350
Cascade, ID 83611

Re: Additional Information Requested by Board of County Commissioners
Steve Emerson/James Fronk Consulting LLC
SUB 25-18/CUP 25-23 Tripod View – Preliminary Plat

Dear Valley County Board of County Commissioners:

Thank you for your time and consideration of this matter. This letter and accompanying documentation are provided in response to the Valley County Board of County Commissioners' ("Boards") request for additional information made at the February 9, 2026, hearing.

As way of background, Steve and Jonna Emerson, the property owners, and James Fronk Consulting LLC, the representative (collectively "Applicant") are proposing SUB 25-18/CUP 25-23, Tripod View, for a preliminary plat and conditional use permit to build a 12-lot single family residential subdivision ("Application"). The Application proposes lot sizes ranging from 1.8 to 6.2 acres. The lots would be accessed from a new private road onto Dry Buck Road, and right-of-way would be dedicated to Valley County for Dry Buck Road. The Applicant has attempted to cluster the development of these 12 lots into an area that is the least visible to other residents of High Valley and preserves the most acreage for ranching and agricultural operations. If the Applicant

chose not to follow the subdivision/conditional use permit process, the Applicant would be permitted to split this property into nine (9) separate lots relying on lot splits and lot line adjustments. However, utilizing these permissible lot splits would result in a scattered development, greater impacts to adjoining neighborhoods, and less preserved open space and undeveloped land. After months of discussions with Valley County Planning Staff, the Applicant presented this proposal which best aligned with County recommendations. It is important to note that numerous existing subdivisions, similar and larger in size, were previously approved by this Board in the surrounding area of this proposed project.

On November 13, 2025, the Valley County Planning and Zoning Commission ("Commission") moved to approve the Application, however after receiving a second to the motion, the motion failed to pass based on a 2-2 vote ("Decision"). The Applicant filed an Appeal of the Commission's Decision on November 24, 2026, respectfully requesting that the Board reverse the decision by the Commission and approve the Application based on the information in the record. The Board heard the Appeal on January 12, 2026. After considering the information presented, the Board continued the hearing until February 9, 2026. At the February 9, 2026, hearing the Board requested two additional pieces of information from the Applicant before the Board made a decision on the Appeal:

1. The Board requested a third-party hydrology report that addressed the nature of the water table and the likelihood of impacts from this Application to adjacent water users; and

2. An MOU or other written acknowledgement from Gem County outlining Gem County's requests related to this Application.

Following the February 9th hearing, the Applicant worked diligently to obtain a hydrology report addressing the Board's questions. In addition, the Applicant met with Gem County to confirm and finalize Gem County's position and request related to this project. This letter provides both documents and gives context and explanation to the information provided.

1. Third-party Hydrology Report Shows Water Sufficiency and Little to No Connectivity Between Wells.

Attached as Exhibit A to this correspondence is the *Groundwater Assessment for the Tripod Subdivision in the High Valley Area, Valley County, Idaho*, ("Hydrology Report") dated March 23, 2026, by Mr. Dave Tuthill, Ph.D, and prior Idaho Department of Water Resources Director's firm, Idaho Water Engineering, LLC. The Hydrology Report provides a thorough groundwater assessment of the High Valley Area. In summary, the report confirms what the Applicant represented in the Appeal hearing which is that the high variability in elevations of the static water levels and the tops of the aquifers indicate that wells produce from different fracture zones in the granite at many different elevations, "**thus, the chance of well interference between wells is unlikely**." The Hydrology Report also indicates that due to the fractured zones in the granite, water availability is unknown and can vary greatly based on the specific location. The Hydrology Report however does suggest there is sufficient water availability for the proposed use, which is a relatively small amount in nature.

2. ***Gem County Does Not Request Any Improvements or Funding Related to this Application.***

When the Board originally considered this Appeal, there was correspondence from Neal Capps, Gem County Road and Bridge Department Director, indicating that Gem County Road and Bridge was opposed to the Application due to potential traffic impacts to High Valley Road. The Applicant reiterated that they would be more than willing to proportionately share in improvement or mitigation costs related to the project. The Board at the February 9th, hearing requested that the Applicant go back to Gem County and negotiate a resolution to Gem County's concerns. Following the hearing, the Applicant worked diligently to meet with Gem County. Initially, there was some delay because the Applicant was not able to meet with Neal Capps, as he was out of the office for potentially 30 days. However, eventually, the Applicant was able to connect with Jason Brown, Assistant Director, for Gem County Road and Bridge and acting Director in Mr. Capps' absence. In meeting with Mr. Brown, Mr. Brown informed the Applicant that he did not agree with the previous comments provided by Gem County Road and Bridge related to this Application and did not believe that Gem County could, or should, oppose the project or make any requirements of the Applicant without consideration of a larger, all user/participant maintenance plan.

Gem County Road and Bridge was willing to continue the dialogue about maintenance options for High Valley Road, but provided the attached correspondence, see Exhibit B, which states that Gem County does not have jurisdiction over the project, does not oppose the project, understands that traffic increases will be expected, but does not propose any contribution from the Applicant specifically. When delivered, Mr. Brown indicated to Mr. Emerson that the written correspondence had been reviewed and cleared by Gem County legal counsel. Gem County does not require or propose an MOU with the Applicant at this time.

3. ***Other Additional Information.***

The Applicant wishes to be cognizant of the other items the Board addressed at the Appeal hearing, and to also reconfirm the Applicant's commitment to resolving these items.

a. CC&Rs. The Board made clear it was important that the subdivisions CC&Rs address various issues to ensure compliance by future owners and developers. Specifically, the Applicant commits to include provisions in the CC&Rs which address trash disposal, as well as requiring firewise building materials as recommended in the wildland urban interface fire protection plan submitted by the Applicant. The CC&Rs will also include all other fire mitigation practices recommended by the wildland urban interface fire protection plan.

b. Shared Driveway Maintenance Agreement. The Applicant will also require a driveway maintenance agreement which will be executed and agreed to by all owners. The driveway maintenance agreement will be recorded with Valley County.

The Applicant respectfully requests that based on the information provided in the record and supplemented by the attached, and the lack of evidence supporting the Commission's

Decision, the Board grant the Applicant's appeal and approve the Application for the conditional use and subdivision of Tripod View Subdivision.

Sincerely,

ELAM & BURKE
A Professional Association

Abigail R. Germaine

ARG/mse
Attachments

Exhibit A

Idaho Water Engineering
Water Solutions
2918 N. El Rancho Place, Boise ID 83704

Office: (208) 378-1513 Cell: (208) 870-0345 Fax: (888) 538-7703

www.idahowaterengineering.com info@idahowaterengineering.com

Groundwater Assessment for the Tripod Subdivision in the High Valley Area, Valley County, Idaho

Idaho Water Engineering, LLC
Boise, Idaho

Kenneth Neely, Hydrogeologist

March 23, 2026

Description of Tripod Subdivision

This report provides a groundwater assessment as per required by Valley County for the future Tripod Subdivision (Tripod) in the High Valley Area of Valley County. The land for the Tripod subdivision is owned by Steven Emerson. Tripod is to consist of 12 lots, with each being about three acres (Figure 1). Tripod is located in the southern half of the northeast quarter of Section 13, Township 10 North, Range 2 East (Figure 2). The tax parcel for the property is RP10N02E130606.

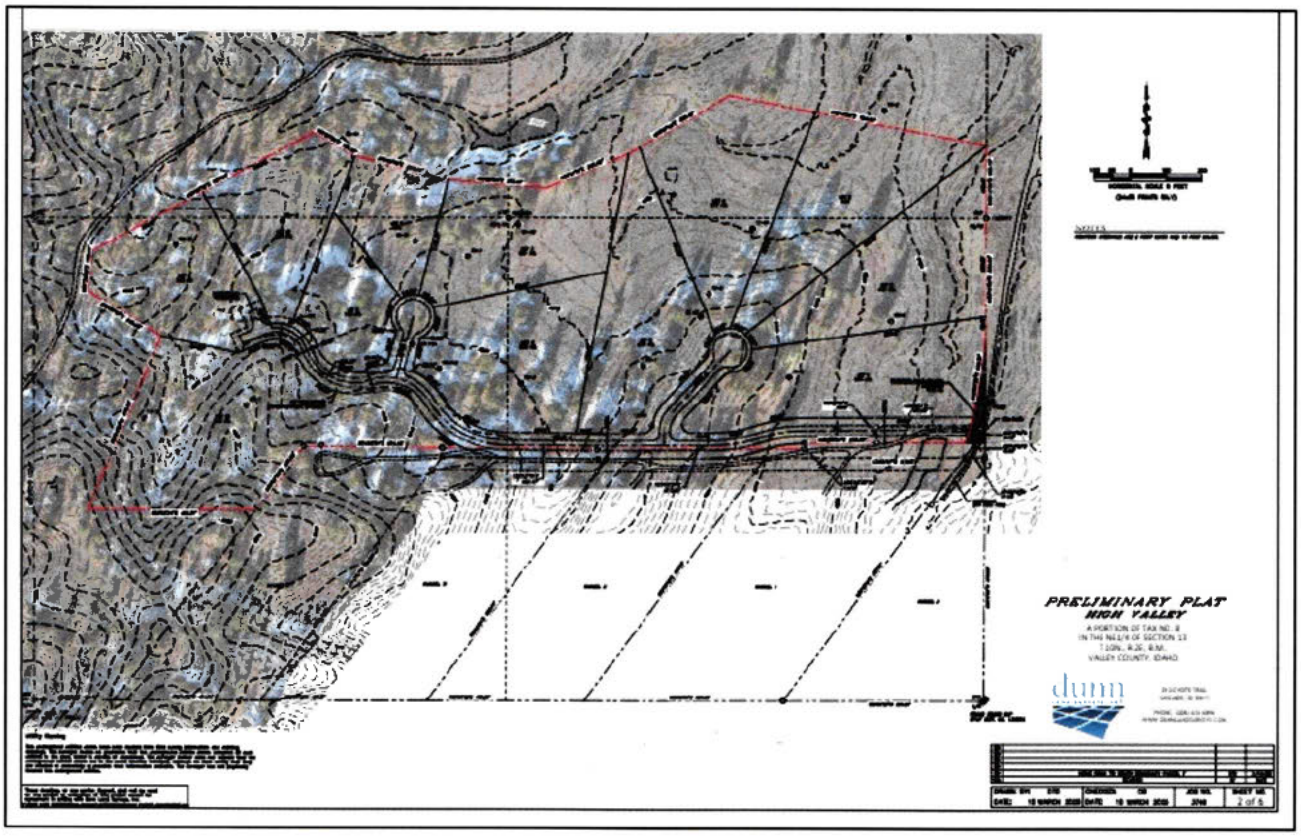


Figure 1. Plat map for the Tripod Subdivision in Valley County, Idaho

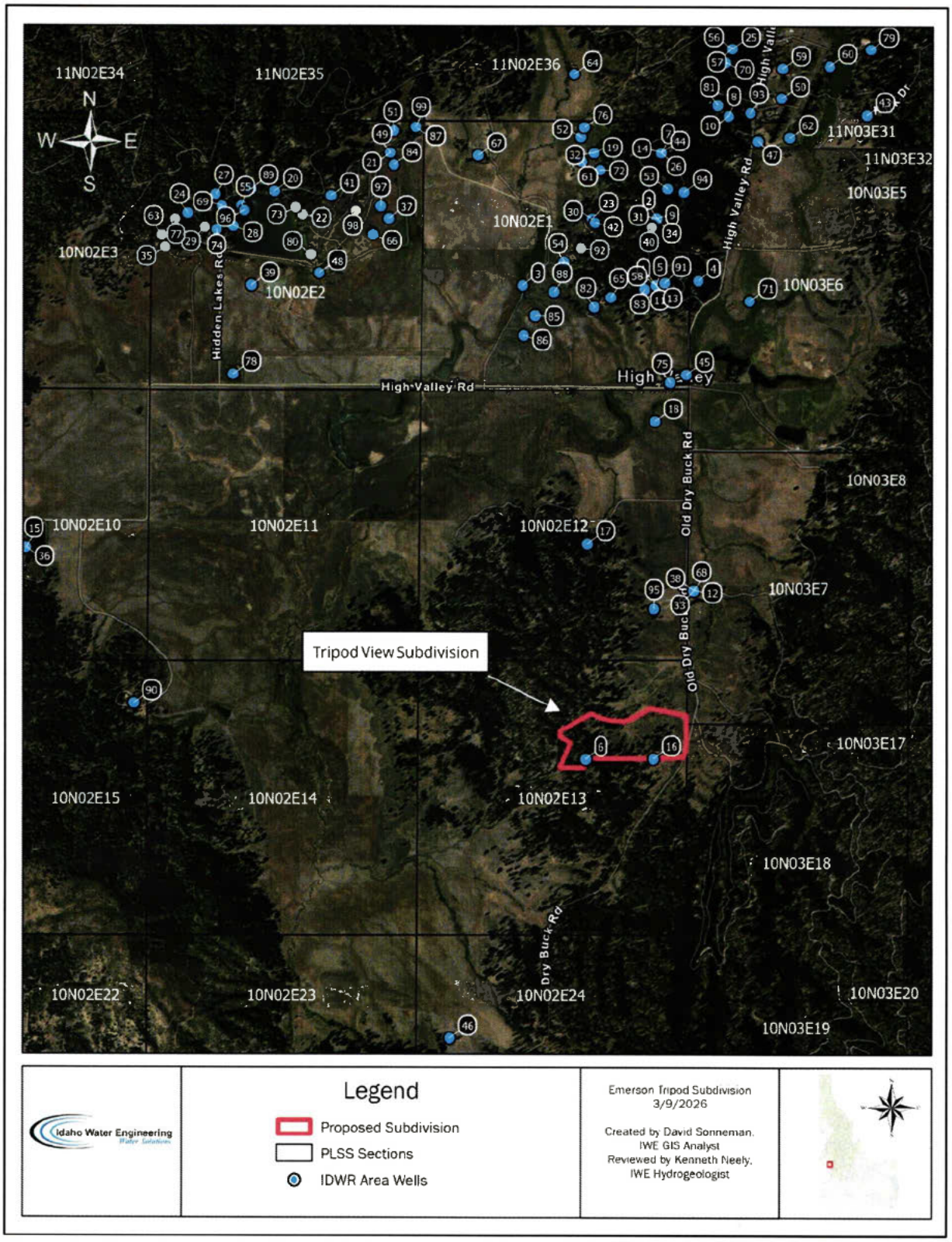


Figure 2. Map showing the Tripod Subdivision and the wells in the local and general area of the subdivision. The well numbering was assigned by Idaho Water Engineering's GIS analyst.

Hydrogeology in the Tripod Area

The geology in the area of Tripod is characterized by the Idaho Batholith, which is a massive igneous rock formation that occurs throughout much of central Idaho. The Idaho Batholith consists entirely of the rock type called granite. Water production rates from the granites of the Idaho Batholith are quite variable, ranging from less than a gallon per minute (gpm) to over 50 gpm. This range in water yields in wells is related to the unpredictable fracturing in the granite rocks. Some wells encounter large and/or multiple fracture systems which can provide higher yields. However, other wells encounter few fractures and their yield is typically very low. In some cases, even yields of only one or two gallons per minute are sufficient for domestic water usage. In other cases, well owners may need to install above-ground storage tanks that can be filled slowly from their low-yield wells.

Proposed Groundwater Use for Tripod

Groundwater for Tripod will be used for domestic purposes for 12 domestic dwelling units (unit), with one unit each on three acre lots. Each lot is to have a well and a septic system. It is anticipated that most of the dwelling units will not be permanently occupied, but will be used primarily on weekends. Virtually all of the groundwater will be used for internal purposes because it is anticipated that there will be no lawns or landscaping that will require watering. The water use will be primarily non-consumptive because most of the water will return to the aquifer through infiltration from the drainfields.

Analysis A. Well Yield Requirements

For this analysis, the following assumptions were made:

1. The average daily use per person is 82 gallons (US EPA Water Sense Facts and Statistics.
2. Each unit will be occupied by 2.5 people (US Census Quick Facts).
3. Each unit will be occupied three days per week.

Flow Rate Calculation For One Dwelling Unit

82 gallons x 2.5 people = 205 gallons (average daily use per unit)
205 gallons x 3 days = 615 gallons (total usage during the 3 days that the unit is used)
615 gallons divided by 4,320 minutes (the number of minutes in 3 days) = 0.14 gallons per minute (gpm).

Even wells with low flow rates like this could keep up with domestic demand, especially if a surface storage tank is added to the water system.

Analysis B. Total Daily Number of Gallons Used By 12 Units in One Day

For this analysis, the following assumptions were made:

1. The average daily use per person is 82 gallons.
2. All 12 units are fully occupied by 2.5 people in each unit.

205 gallons x 12 homes = 2,460 gallons.

This is a very small amount of total usage when we consider that each domestic well is allowed to use 13,000 gallons per day as per Idaho Code.

Analysis of Existing Wells in the Tripod Area

The Idaho Department of Water Resources (IDWR) on-line database is a source for well reports submitted to IDWR by well drillers after the completion of the drilling of each well. Figure 2 shows the wells that are in the vicinity of the proposed Tripod Subdivision (i.e., the 10 wells that are south of High Valley Road and are within 1.25 miles of Tripod). Figure 2 also shows the wells that are north of High Valley Road, which are at distances greater than 1.25 miles from Tripod. Seven of the wells north of High Valley Road were examined for this study.

Table 1 lists the key attributes for each of the 17 domestic wells based on information on the well reports. The attributes are highly variable, which is typical for wells drilled in granitic rocks that are dependent on encountering unpredictable fracture zones. The well depths range of 116 feet (ft) to 410 ft. Discharge rates range from 1 gpm to 55 gpm, with the majority of well yield rates being 5 gpm or less. The depth to the top of the aquifer ranges from 54 ft to 242 ft.

Table 2 lists the elevation data for the wells. This data includes Land Surface Elevation, Top of Aquifer Elevation, and Static Water Level Elevation. It is critical to compare elevations that have been reference to sea level in order to accurately determine if the wells are producing from separate non-connected zones or from hydrologically connected zones.

Figure 3 shows that the Land Surface Elevations are higher in the immediate area of Tripod (Wells 6 and 16) and at Well 46 to the south, and at Well 95 to the north, than they are at the other 13 wells. The Static Water Level Elevations (SWLE) are mostly a short distance beneath land surface, and are higher in the Tripod area wells than they are in most of the other wells. Overall, the SWLE are quite variable.

The most variable hydrogeological attribute is the Top of Aquifer Elevations (TAE). Figure 3 shows the wide range of elevations, especially in Wells 6, 16, 95, 12 and 46, which are all south of High Valley Road. Wells 6, 16 and 95 encountered water zones at about the 4,850 feet above sea level elevation. However, Wells 6 and 16 were drilled deeper to search for additional water zones, which were found, but were at significantly different elevations.

The TAE variability indicates that there are different producing zones throughout the study area. This coincides with the variability in the Static Water Level Elevations. Together, they indicate that the producing zones in the granite are dominated by fracture systems that are either completely independent of each other, or are very poorly hydrologically connected.

The well reports for the 10 wells south of High Valley Road are in Appendix A. The well reports for the seven wells north of High Valley Road that were examined are in Appendix B.

Table 1. Attributes for the 17 wells used for the groundwater analysis for the Tripod Subdivision. The first 10 wells (highlighted in yellow) are located south of High Valley Road; the other seven wells are located north of High Valley Road. Wells are shown in Figure 2, and Well Reports are listed in Appendices A and B.

Owner (on well report)	Construction Date	Well Number on Figure 2	Well Tag Number	Total Depth (feet)	Discharge (gpm)	Depth to Top of Aquifer (feet below land surface) [2]	Static Water Level (feet below land surface)
David Bunnell	8-3-1998	6	D0007417	280	1	122, 242	8
Susan and Steve Brown	8-19-1989	16	None	280	1	50, 95	28
Tony Manuel	6-11-2025	95	D0107821	260	3.5	63	14
US Forest Service	7-25-1994	12	None	246	13	65, 185	25
US Forest Service	11-9-1978	33	None	157	3.5	3, 74	NA
US Forest Service[1]	9-3-2003	38	None	158	NA	NA	12
US Forest Service	7/1/1968	68	None	100	25	39, 57	12
Roger Beal	6/28/1988	17	None	240	2	120	15
Dorothy Beal	6/26/1988	18	None	98	10	60, 93	14
Allen Sutton	10/15/1984	46	None	410	5	140, 380	30
Mary Lee Blackford	7/10/2015	75	D0069142	205	4	54	14
Steve McPeters	7/2/1985	45	None	240	3	120, 160	20
Cathleen Spears Thompson	6/30/2021	86	D0087193	205	6	63	23
Mike Larson	6/17/2021	85	D0090029	233	5	128	26
Warren Budell	7/1/2019	78	D0082853	116	55	8, 100	1
Tom Weston	7/6/2006	48	D0056756	172	12	18, 135	7.5
Chuck Dollar	8/11/2008	66	D0052974	238	4	70, 160	6

gpm = Gallons per minute

[1] This is a report for a well abandonment which probably goes to Well Number 33.

[2] In some wells, two water zones were noted in the well reports.

Table 2. Land Surface Elevations, and Elevations for the Top of Aquifer and the Static Water Levels for the 17 wells used for the groundwater analysis for the Tripod Subdivision.

Well Number on Figure 2	Land Surface Elevation (feet above Sea Level)	Depth to Top of Aquifer (feet below land surface)	Elevation of Top of Aquifer (feet below land surface)	Static Water Level (feet below land surface)	Elevation of Static Water Level (feet above Sea Level)
6	4975	122, 242	4853, 4733	8	4967
16	4918	50, 95	4868, 4823	28	4890
95	4919	63	4856	14	4905
12	4875	65, 185	4810, 4690	25	4850
33	4875	3, 74	4872, 4801	NA	NA
38	4875	NA	NA	12	4863
68	4875	39, 57	4836, 4818	12	4863
17	4900	120	4780	15	4885
18	4870	60, 93	4810, 4777	14	4856
46	4970	140, 380	4830, 4590	30	4940
75	4870	54	4816	14	4856
45	4870	120, 160	4750, 4710	20	4850
86	4875	63	4812	23	4853
85	4875	128	4747, 4665	26	4849
78	4875	8, 100	4867, 4775	1	4874
48	4875	18, 135	4857, 4740	7.5	4867.5
66	4850	70, 160	4780, 4690	6	4844

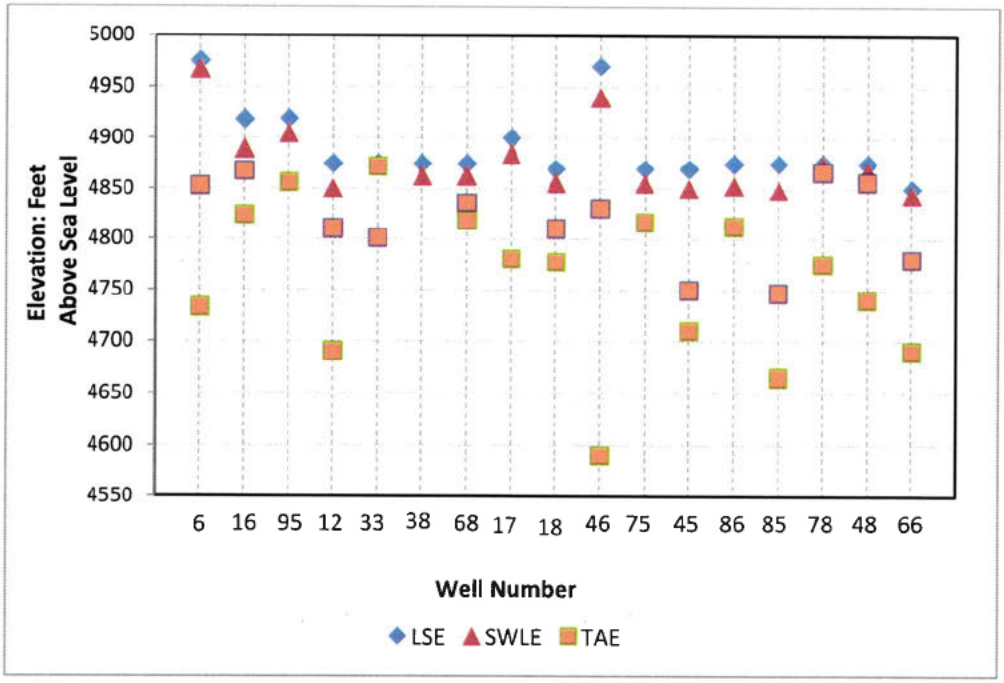


Figure 3. Graph showing the relationships between Land Surface Elevation (LSE), Static Water Level Elevation SWLE, and Top of Aquifer Elevation (TAE) for 17 wells in the Tripod Area.

Conclusions

This investigation finds the following facts for the projected groundwater usage at the proposed Tripod Subdivision

1. The discharge rates from each of the 12 new wells will be low (less than 0.2 gallons per minute) because of intermittent usage, which is to be for internal domestic purposes only.
2. The daily water withdrawal from each well is to be low, in the range of about 200 gallons. If all 12 wells are in use on a single day, the total withdrawal is estimated to be less than 2,500 gallons. This is a very small amount of groundwater usage for 12 wells.
3. The high variability in the elevations for static water levels and the tops of the aquifers indicates that wells produce from different fracture zones in the granite at many different elevations. Thus, the chance of well interference between wells is unlikely.
4. The wells north of High Valley Road are extremely unlikely to be impacted by the new Tripod wells because of 1) their large distances (1.5 to 2 miles) from the subdivision, 2) they are producing from different fracture zones, and 3) the groundwater discharge rates from the 12 new wells are going to be very low.
5. Wells 6 and 16 have the highest chance of being impacted by the 12 new wells because they are on the southern boundary of the subdivision. However, based on the analysis showing great variability in static water levels and top of aquifer elevations for the deeper water zones, it is obvious that these two wells encountered independent fracture zones, even though the wells are fairly close to each other. Thus, the 12 new wells may encounter fracture zones that were not encountered by Wells 6 and 16. This is common in fractured granitic groundwater systems.
6. A potential concern is that Wells 6 and 16 have reported yields of only 1 gpm. The new wells may discover similar or even lower yields. Then again, because of the unpredictable nature of granitic aquifers, they may encounter higher yields

References

US EPA Water Sense Facts and Statistics Statistics and Facts | US EPA

US Census Quick Facts U.S. Census Bureau QuickFacts: United States

Appendix A. Well driller reports for 10 wells south of High Valley Road as shown on Figure 2.

Form 238-7
11/97

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

67802

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

1. WELL TAG NO. D 000 7417
DRILLING PERMIT NO. 65-98-W 0219-000
Other IDWR No. _____

2. OWNER:
Name DAVID BUNNELL
Address 5489 CITADEL WAY
City Boise State Id. Zip 83703

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

N / W / E / S

Twp. 10 North ☒ or South ☐
Rge. 2 East ☒ or West ☐
Sec. 13, ____ 1/4 SW 1/4 NE 1/4
Gov't Lot ____ County VALLEY
Lat: 44 : 12 : 170 Long: 116 : 09 : 481
Address of Well Site _____
City CASCADE
(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/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
CEMENT GROUT	19	3	35 SACKS	OVERBORE TO SEAL DEPTH
BENTONITE CHIPS	3	0	1 SACK	PLACED FROM TOP
8-12 COLORADO SAND	90	278	1,900 LBS	DOWN

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	19	.250	STEEL	☒	☐	☐	☐
4	-7	101	160	PVC	☐	☒	☒	☐
4	141	221	160	PVC	☐	☒	☒	☐
4	261	281	160	PVC				

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
Perforations Method _____
Screens Screen Type SAWED PVC

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
101	141	.020		4	PVC	☐	☒
221	261	.020		4	PVC	☐	☒
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
8 ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or control devices: SANITARY WELL SEAL

11. WELL TESTS:
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal/min	Drawdown	Pumping Level	Time
1		280	1 HR.

Water Temp. 50° Bottom hole temp. 50°
Water Quality test or comments: GOOD
Depth first Water Encountered 125

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	3	TOP SOIL		X
10	3	15	BROWN SANDY CLAY		X
10	15	19	BROWN DECOMPOSED GRANITE		X
6	19	27	BROWN DECOMPOSED GRANITE		X
6	27	42	med. HARD GRAY GRANITE		X
6	42	61	BROWN DECOMPOSED GRANITE		X
6	61	66	med. HARD GRAY GRANITE		X
6	66	77	SOFT BROWN GRANITE		X
6	77	88	med. HARD GRAY GRANITE		X
6	88	92	med. HARD GRAY GRANITE W/ FRAC.		X
6	92	99	med. HARD GRAY & BROWN GRANITE		X
6	99	110	med. HARD BROWN GRANITE W/ FRAC.		X
6	110	122	HARD GRAY GRANITE		X
6	122	125	med HARD BROWN FRACT. GRANITE	½ GPM	
6	125	158	med HARD BROWN GRANITE W/ FRAC.		X
6	158	172	med HARD BROWN GRANITE		X
6	172	191	med HARD BROWN GRANITE W/ FRAC.		X
6	191	195	SOFT BROWN GRANITE		X
6	195	198	HARD GRAY GRANITE		X
6	198	205	med HARD GRAY & BROWN		X
6	205	242	HARD GRAY GRANITE		X
6	242	250	med HARD BROWN FRACT. GRANITE	1 GPM	
6	250	280	HARD GRAY GRANITE		X

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MICROFILMED
Department of Water Resources WESTERN REGION
NOV 0 4 1998

Completed Depth 278 (Measurable)
Date: Started 7-30-98 Completed 8-3-98

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 GESTRIN WELL DRILLING, INC. Firm No. 408
Firm Official Robert W. Gestrin Date 8-8-98
and
Driller or Operator _____ Date _____
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Well Number 6 on Figure 2.

Form 238-7
9/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

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.

1. WELL OWNER
Name Susan + Steve Brown
Address 3885 Stacy Dr. Boise, Id.
Owner's Permit No. 65-89-E-67-000

2. NATURE OF WORK
☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe abandonment procedures such as materials, plug depths etc. in lithologic log)

3. PROPOSED USE
☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED
☒ Rotary ☒ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION
Casing schedule: ☒ Steel ☐ Concrete ☒ Other PVC

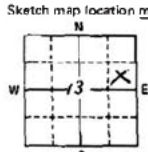
Thickness	Diameter	From	To
.250 inches	6 inches	1 feet	84 feet
.160 inches	4 1/2 inches	-5 feet	160 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☐ Yes ☒ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☒ Yes ☐ No SAW
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation 1/8 inches by 4 inches

Number		From	To	
400	perforations	5 feet	140 feet	
_____	perforations	_____ feet	_____ feet	
_____	perforations	_____ feet	_____ feet	

Well screen installed? ☐ Yes ☒ 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? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 79 Material used in seal: ☐ Cement grout ☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☒ Solvent Weld ☐ Cemented between strata
Describe access port Sanitary Well Seal

6. LOCATION OF WELL
Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Valley
SE ¼ NE ¼ Sec. 13 T. 10N N/S, R. 2E E/W.

7. WATER LEVEL
Static water level 28 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality good
Describe artesian or temperature flows below

8. WELL TEST DATA
☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
1	140	1

9. LITHOLOGIC LOG 022389

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
9	0	2	Top Soil		X
9	2	5	Brown Sandy Clay		X
9	5	50	Brown Decomposed Granite		X
9	50	53	Broken Muddy Granite	X	
9	53	79	Brown Decomposed Granite		X
6	79	84	Brown Decomposed Granite		X
6	84	95	Gray Decomposed Granite		X
6	95	131	Soft Decomposed Granite	S	
6	131	153	Brown Clay		X
6	153	175	Brown Decomposed Granite		X
6	175	280	Gray Decomposed Granite		X

NOV 9 1990
Department of Water Resources
Western Regional Office

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SEP 11 1989
Department of Water Resources
Eastern District Office

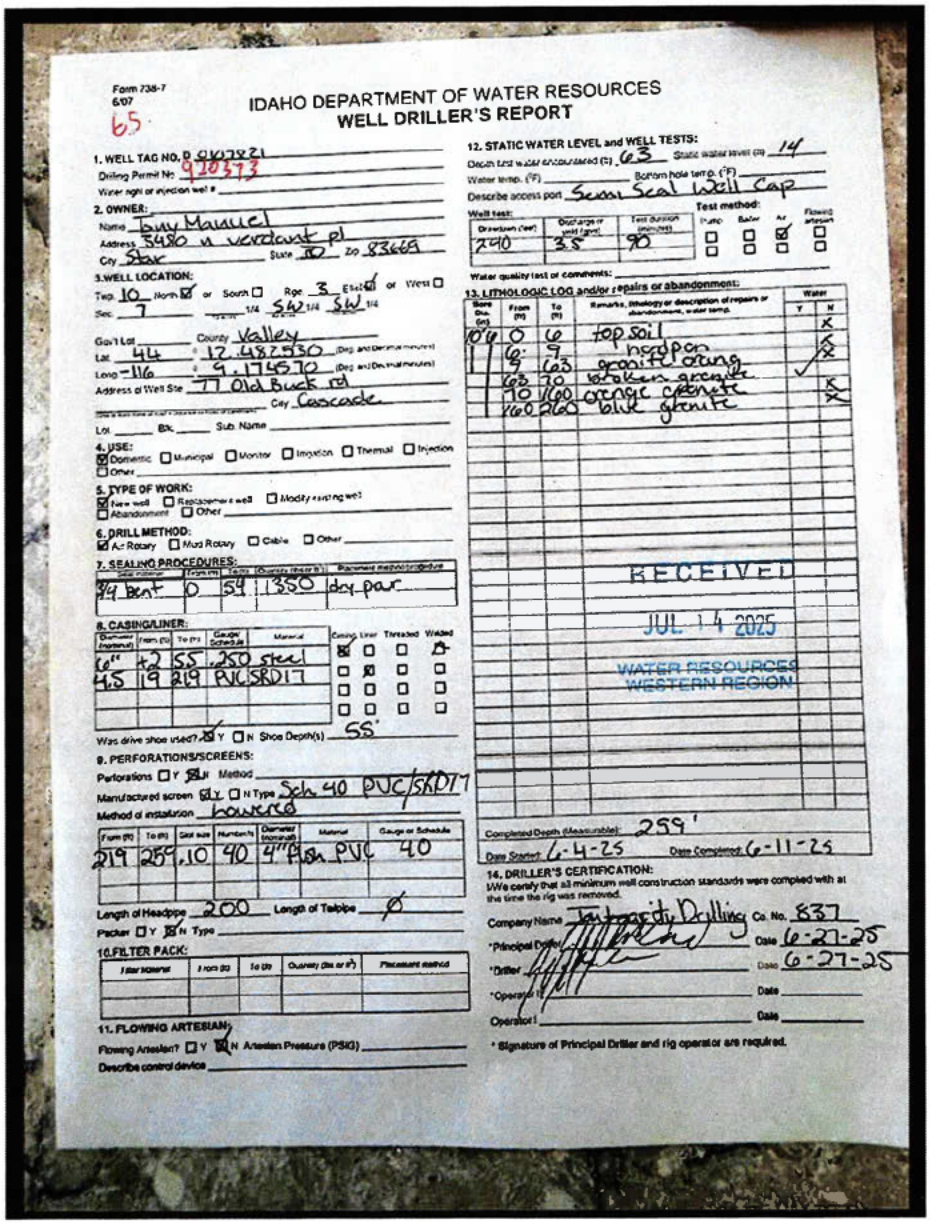
10. Work started 5-14-89 finished 8-19-89

11. DRILLERS CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Glenn Ivan Pence Well Drilling Firm No. 408
Address HC 38 Box 10 Emmett, Id. Date 8-19-89
Signed by (Firm Official) Robert W. Pence
and
(Operator) Robert W. Pence

JUN 20 1991

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

Well Number 16 on Figure 2.



Form 738-7
6/07

65

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. B 240782 1
Drilling Permit No. 910373
Water right or injection well #

2. OWNER:
Name Gary Mansuel
Address 5480 n verdant pl
City Star State ID Zip 83669

3. WELL LOCATION:
Twp. 10 North ☑ or South ☐ Rge. 3 East ☑ or West ☐
Sec. 7 1/4 1/4 SW 1/4 SW 1/4
Gov't Lot ____ County Valley
Lat 44 ° 12.487530 (Deg and Decimal minutes)
Long -116 ° 9.174570 (Deg and Decimal minutes)
Address of Well Site 77 Old Buck rd
City Cascade
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:

Sealing material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/4 bent	0	54	1350	dry pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2	55	.250	steel	☑	☐	☐	☐
4.5	19	219	PVC	SRD17	☐	☑	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☑ N Method ____
Manufactured screen ☑ Y ☐ N Type Sch 40 PVC/SRD17
Method of installation Howeco

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
219	259	.10	40	4"	Sch PVC	40

Length of Headpipe 200 Length of Tailpipe 0
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) 63 Static water level (ft) 14
Water temp. (°F) ____ Bottom hole temp. (°F) ____
Describe access port Seam Seal Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
240	35	90

Test method: Pump ☐ Bailer ☐ Air ☑ Flowing artesian ☐

Water quality test or comments: ____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Stone Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10/9	0	6	top soil		X
	6	9	hard pan		X
	9	163	gravel/clay	✓	
	163	170	broken granite		X
	170	260	orange granite		X
	260	260	blue granite		

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WESTERN REGION

Completed Depth (Measurable): 259'
Date Started: 6-4-25 Date Completed: 6-11-25

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Intermountain Drilling Co. No. 837
*Principal Driller ____ Date 6-27-25
*Driller ____ Date 6-27-25
*Operator II ____ Date ____
Operator I ____ Date ____
* Signature of Principal Driller and rig operator are required.

Well Number 95 on Figure 2.

Form 238-7
6/89

C

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ball Point Pen

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SEP 7 1994
Department of Water Resources
55643

1. DRILLING PERMIT NO. 65-94-C-0260-000
Other IDWR No.

2. OWNER:
Name US Forest Service
Address 1750 Front St.
City BOISE IDA State Zip 83702

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

N / W / E / S

T. 10 North ☑ or South ☐
R. 3 East ☑ or West ☐
Sec. 7, 1/4 NW 1/4 SW 1/4
Gov't Lot ____ County Gem

Address of Well Site High Valley Guard Station
(Give at least Direction + Distance to Road or Landmark)
Lot No. ____ Block No. ____ Subd. 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 Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	26	350	Slurry

Was drive shoe seal tested? Yes ☑ No ☐ How? Hydrostatic Pressure

8. CASING/LINER:

Diameter	From	To	Guage	Casing	Liner	Steel	Plastic	Welded	Threaded
10	0	19	.32	☑	☐	☑	☐	☑	☐
8	0	26	.32	☑	☐	☑	☐	☑	☐
5	0	240	Sch. 40	☐	☑	☐	☑	☐	☐
				☐	☐	☐	☐	☐	☐

Final location of shoes 26
Top Packer or Headpipe — Bottom Tailpipe —

9. PERFORATIONS/SCREENS
☐ Perforations Method
☑ Screens Type Slotted Material PVC

From	To	Slot Size	Number	Diameter	Tele/Pipe Size	Casing	Liner
220	240	1/4	160	5	—	☐	☑
						☐	☐
						☐	☐
						☐	☐

10. WELL TESTS: ☑ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Depth	Time
13	89'	125	1 hr.

Temperature of water 49 Was a water analysis done? Yes ☑ No ☐
By whom? USFS
Water Quality (odor, etc.) Clear - No odor
Bottom Hole Temperature —

11. STATIC WATER LEVEL:
25 ft. below surface Depth artesian flow found —
Artesian pressure — lb. Describe access port —
Describe Controlling Devices: —

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	GPM	SWL
12	0	5	black silty clay		
12	5	20	silt & coarse sand		
10	20	22	weathered granite		
8	22	65	granite no fractures		
8	65	85	granite some fractures	2	31
8	85	105	decomposed granite		
8	105	115	silt lenses, sticky		
8	115	145	decomposed granite		
8	145	165	granite seamy		
8	165	185	hard granite		
8	185	205	decomposed granite	13	25
8	205	210	fractured granite		
8	210	240	hard granite		

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SEP 12 1994
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WESTERN REGION
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SEP 14 1994
MAY 08 1995

Date: Started 7/11/94 Completed 7/25/94

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 Robert P Jones Firm No. 453
Firm Official Robert P Jones Date 7/30/94
and
Supervisor or Operator ____ Date ____
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Well Number 12 on Figure 2.

Form 238-7
-78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

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.

1. WELL OWNER

Name Forest Service

Address 1075 Park Blvd. Boise

Owner's Permit No. _____

2. NATURE OF WORK

XX New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning) _____

3. PROPOSED USE

XX Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☐ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary
XX Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: XX Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.322 inches	8 inches	+ 6" feet	59'2" feet
.250 inches	6 inches	116" feet	128'7" feet
.250 inches	5 inches	121'5" feet	157 feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☐ Yes XX No
Was a packer or seal used? ☐ Yes XX No
Perforated? XX Yes ☐ No
How perforated? XX Factory ☐ Knife ☐ Torch
Size of perforation 1/8 inches by 3 inches

Number		From	To
280	perforations	58 feet	108 feet
120	perforations	132 feet	152 feet
_____	perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes XX 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? XX Yes ☐ No ☐ Size of gravel 3/8 minus
Placed from 50 feet to 128'7" feet
Surface seal depth 59 Material used in seal: ☐ Cement grout XX Puddling clay XX Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing XX Overbore to seal depth
Method of joining casing: ☐ Threaded XX Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.

N / W / E / S

High Valley
Subdivision Name _____
Lot No. _____ Block No. _____
12 miles N. of Banks
County Valley County
NW ¼ SW ¼ Sec. 7 T. 10 N/S R. 3 E/W

7. WATER LEVEL

Static water level 4 feet below land surface.
Flowing? ☐ Yes XX No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature ____ °F. Quality _____

8. WELL TEST DATA

XX Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
3-5	95	X 7

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	3	topsoil		X
	3	36	dark bluish-brown muddy sand & streaks of clay	X	
	36	58	blue decomposed granite		X
	58	74	hard bluish grey granite		X
	74	80	fine to coarse muddy sand	X	
	80	82	very hard grey granite		X
	82	157	decomposed granite & some hard streaks		X
			60' of 8" casing was used to seal off surface water & muddy fine sand water		
			very slow yeilding formations		
			ml		

10. Work started 11/1/78 finished 11/9/78

11. DRILLERS CERTIFICATION

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

Firm Name W. E. Stevens & Sons Firm No. 153
Address 3709 Hawthorne Drive Date 11/14/78
Signed by (Firm Official) _____
and
(Operator) _____

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

Well Number 33 on Figure 2.

Form 238(4)-2
9/6/96 (LDT)

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WESTERN REGION

ID Number 87 8974 806552

State of Idaho
Department of Water Resources

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AUG 26 2003
WATER RESOURCES
WESTERN REGION

APPLICATION FOR REPAIR ( ) OR ABANDONMENT (X) OF A WELL

1. **LEGAL CONTACT** (Owner or Operator)
Date: 8-20-03
Name: U.S. Forest Service Phone Number
Mailing Address: 1249 S. Vinnell Way
City: Boise State Id Zip Code 83709

2. **WELL LOCATION**
Township 10 N, Range 3 E, Section 7, 1/4 1/4 1/4
Gov't Lot No. 3 County Valley
Street Address of Well Site: High Valley Road 1/2 mile S. of Bank City
Lot , Block , Subdivision Name High Valley Ranger Station

3. **TYPE OF WELL**
(X) DOMESTIC: Water used for homes, organization camps, public campgrounds, livestock (1,000 head or less) and for any other purpose in connection therewith, including irrigation of up to 1/2 acre of land, if the total use is not in excess of 13,000 gpd; or any other uses, if the total use does not exceed a diversion rate of 0.04 cfs and a diversion volume of 2500 gpd.

NON-DOMESTIC: [ ] Irrigation [ ] Municipal [ ] Industrial
[ ] Stock (Over 1,000 head) [ ] Test [ ] Other (Describe)

( ) INJECTION
( ) MONITORING

4. **WELL SPECIFICATIONS**
Previous Drilling Permit Number
Water Right Number
Well Log on File? (X) Yes ( ) No
Casing Size: 8" Material: Steel Temperature:
Casing Height Above Ground: -2'
Flowing Artesian? ( ) Yes (X) No
Static Water Level: 12' (Measured) Well Depth: 158' (Measured)
Remarks:

Well Number 38 on Figure 2.

Received 7-23-68 by [illegible] 30

REPORT OF WELL DRILLER
State of Idaho

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

WELL OWNER:
Name Forest Service
Address High Valley.

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 ☑
10 "Diam. from 0 ft. to 99 ft.
8 "Diam. from 0 ft. to 100 ft.
____ "Diam. from ____ ft. to ____ ft.
____ "Diam. from ____ ft. to ____ ft.
Thickness of casing: .250 Material:
Steel ☑ concrete ☐ wood ☐ other ☐

PERFORATED? Yes ☐ No ☑ Type of perforator used: ____ (explain)

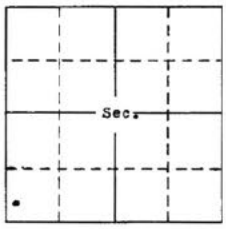
Size of perforations: ____ " by ____ "
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
WAS SCREEN INSTALLED? Yes ☐ No ☑
Manufacturer's name ____
Type ____ Model No. ____
Diam. ____ Slot size ____ Set from ____ ft. to ____ ft.
Diam. ____ Slot size ____ Set from ____ ft. to ____ ft.

CONSTRUCTION: Well gravel packed? Yes ☐
No. ☑ size of gravel ____ Gravel placed from ____ ft. to ____ ft. Surface seal provided? Yes ☐ No ☑ To what depth? ____ ft. Material used in seal: See not.

Did any strata contain unusable water? Yes ☑
No. ☐ Type of water: muddy silt.
Depth of strata ____ ft. Method of sealing strata off: ____

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

Locate well in section



LOCATION OF WELL: County ____
SW¼ SW¼ Sec. 7 T. 10 (N)S R. 3 (E)W

Use other side for additional remarks

Size of drilled hole: 10" Total depth of well: 100' Standing water level below ground: 12' Temp. for 22 min. Fahr. 52 ° Test delivery: 1500 gpm H or ____ cfs Pump? ☐ Bail ☐
Size of pump and motor used to make test: Thomas Mert Lucy.
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 FROM FEET	DEPTH TO FEET	MATERIAL	WATER YES OR NO
0	39	Sand and Gravel Boulders	No
39	55	muddy Sand	yes
55	57	Boulders	no
57	75	muddy Sand.	yes
75	89	Granite Sand	no.
89	100.	Clay + Granite Sand	no

Work started: June 1968
Work finished: July 1968.

Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: Maynard Lee
Address: 2500 W Boise ave
Signed by: Donald S Duke
License No. 4 Date: 7/23/68

USGS

Flat was no seal Because of no water. But was to 1 ft. because there

Well Number 68 on Figure 2.

Form 238-7
9/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

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.

JUL 27 1988

Department of Water Resources

1. WELL OWNER

Name Roger F. Beck

Address Ola, Id. 83657

Owner's Permit No. 65-88-W-010

2. NATURE OF WORK

☑ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE

☑ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☑ Rotary ☑ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☑ Steel ☐ Concrete ☑ Other PVC.

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 feet	19 feet
_____ inches	_____ inches	_____ feet	_____ feet
PVC inches	4½ inches	18 feet	240 feet
_____ inches	_____ inches	_____ feet	_____ feet

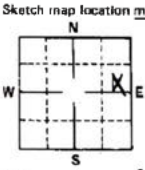
Was casing drive shoe used? ☐ Yes ☑ No
Was a packer or seal used? ☐ Yes ☑ No
Perforated? PVC - ☑ Yes ☐ No
How perforated? ☐ Factory ☐ Knife ☑ Saw
Size of perforation 1/16 inches by 2 inches

Number	From	To
240 perforations	60 feet	240 feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☑ 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? ☐ Yes ☑ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 18 Material used in seal: ☐ Cement grout ☐ Bentonite ☑ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☑ Overbore to seal depth
Method of joining casing: ☐ Threaded ☐ Welded ☑ Solvent Weld ☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Valley
SE ¼ NE ¼ Sec. 12, T. 10 N/S, R. 2 E/W.

7. WATER LEVEL

Static water level 15 feet below land surface.
Flowing? ☐ Yes ☑ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☑ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
2	180	1

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
9"	0	2	Brown topsoil		✓
9"	2	10	Brown clay		✓
9"	10	18	Grey granite hard		✓
6"	18	120	" "		✓
6"	120	125	" " soft	✓	
6"	125	240	" " hard gravel	✓	

Received Idaho Water Resources Board Boise Office
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Department of Water Resources

10. Work started 6/28/88 Finished 6/28/88

11. DRILLERS CERTIFICATION

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

Firm Name Frank S. Kimmel well drilling Firm No. 812
Address Meridian, Id. 83642 Date 7/1/88
Signed by (Firm Official) Frank Skinner
and
(Operator) Frank Skinner

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

Well Number 17 on Figure 2.

Form 238-7
9/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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.

USE TYPEWRITER OR BALLPOINT PEN

pit

JUL 27 1988

Department of Water Resources

1. WELL OWNER
Name Dorthy Bean
Address Ola, Id.
Owner's Permit No. 65-88-4011

2. NATURE OF WORK
☑ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE
☑ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED
☑ Rotary ☑ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION
Casing schedule: ☑ Steel ☐ Concrete ☐ Other P.V.C.

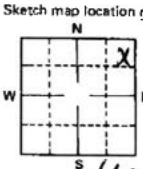
Thickness	Diameter	From	To
250 inches	6 inches	1 feet	19 feet
____ inches	____ inches	____ feet	____ feet
P.V.C. inches	4½ inches	18 feet	98 feet
____ inches	____ inches	____ feet	____ feet

Was casing drive shoe used? ☐ Yes ☑ No
Was a packer or seal used? ☐ Yes ☑ No
Perforated? P.V.C. ☑ Yes ☐ No
How perforated? ☑ Saw ☐ Knife ☐ Torch
Size of perforation 1/16 inches by 2 inches

Number	From	To
80 perforations	78 feet	98 feet
____ perforations	____ feet	____ feet
____ perforations	____ feet	____ feet

Well screen installed? ☐ Yes ☑ 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? ☐ Yes ☑ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 18 Material used in seal: ☐ Cement grout ☐ Bentonite ☑ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☑ Overbore to seal depth
Method of joining casing: ☐ Threaded ☑ Welded ☑ Solvent Weld ☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL
Sketch map location must agree with written location.



Subdivision Name _____
Lot No. ____ Block No. ____
County Valley
NE ¼ NE ¼ Sec. 12, T. 10 N/S, R. 2 E/W

7. WATER LEVEL
Static water level 14 feet below land surface.
Flowing? ☐ Yes ☑ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA
☐ Pump ☐ Bailer ☑ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
10	70	2

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
9"	0	1	Brown Top Soil		✓
9"	1	4	Brown Clay		✓
9"	4	18	Gray Granite		✓
6"	18	60	" "	✓	✓
6"	60	61	" "		✓
6"	61	93	" "		✓
6"	93	94	" "	✓	
6"	94	98	" "		✓

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Western Regional Office
AUG - 4 1988
Department of

10. Work started 6/25/88 finished 6/26/88

11. DRILLERS CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Frank Skinner Drilling Firm No. 212
Address Meridian Id. Date 7/1/88
Signed by (Firm Official) Frank Skinner
and
(Operator) Frank Skinner

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

Well Number 18 on Figure 2.

Form 238-7
9/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

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.

W

93-

1. WELL OWNER

Name Allen Sutton

Address Ola, Idaho

Owner's Permit No.

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☒ Rotary ☒ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other

6. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other

Thickness	Diameter	From	To
.050 inches	6 inches +	2 feet	18'1" feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

Was casing drive shoe used? ☐ Yes ☒ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation ____ inches by ____ inches

Number	From	To
perforations	feet	feet
perforations	feet	feet
perforations	feet	feet

Well screen installed? ☐ Yes ☒ 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? ☐ Yes ☒ No ☐ Size of gravel
Placed from feet to feet
Surface seal depth 40 Material used in seal: ☐ Cement grout ☐ Bentonite ☒ Puddling clay ☐
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port

7. WATER LEVEL

Static water level 30 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow
Artesian closed-in pressure p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature °F. Quality
Describe artesian or temperature zones below

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other

Discharge G.P.M.	Pumping Level	Hours Pumped
5		2

9. LITHOLOGIC LOG 88118

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	4	Clay/some rock		x
8	4	12	broken rock/some clay		x
8	12	40	rock (Ryolite)		x
6	40	65	broken rock/clay seams		x
6	65	140	broken rock	?	
6	140	150	broken rock/clay & sand	seams	
6	150	380	rock		x
6	380	410	fractured rock	x	

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10.

Work started 10-15-84 finished 10-15-84

6. LOCATION OF WELL

Sketch map location must agree with written location.

N
W E
S

Subdivision Name
Lot No. Block No.
County Gem

SW ¼ NW ¼ Sec. 24 T. 10 N/S R. 2 E/W.

11. DRILLERS CERTIFICATION

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

Firm Name BILL DOTY WELL DRILLING Firm No. 42
Address RT. 7 BX. 311 Caldwell, Idaho 83605 Date 1-14-85
Signed by (Firm Official) Bill Doty
and
(Operator) Bill Doty

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

Well Number 46 on Figure 2.

Appendix B. Well driller reports for seven wells north of High Valley Road as shown on Figure 2.

Form 238-7
6/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

'25

1. WELL TAG NO. D 0069142
Drilling Permit No. 970078-876135
Water right or injection well #

2. OWNER:
Name MARY Lee BLACKFORD
Address P.O. Box 5
City OLA State Id. Zip 83657

3. WELL LOCATION:
Twp. 10 North ☒ or South ☐ Rge. 2 East ☒ or West ☐
Sec. 1 SE 1/4 SE 1/4 SE 1/4
Gov't Lot ____ County VALLEY
Lat 44 ° 13.431 (Deg. and Decimal minutes)
Long. 116 ° 09.269 (Deg. and Decimal minutes)
Address of Well Site 798 High VALLEY Rd.
(Give at least name of road + Distance to Road or Landmark) City CASCADE
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
⅜ Bentonite	0	38	900 Lbs.	Temp. surface casing Poured

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6	+1½	38½	.250	Steel	☒	☐	☐	☒
4"	-9	45	Sch 40	PVC	☐	☒	☐	☐ Splined
4"	105	165	Sch 40	PVC	☐	☒	☐	☐ Splined
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method ____
Manufactured screen ☒ Y ☐ N Type Sawed PVC
Method of installation Set in Place

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
45	105	.020		4"	PVC	Sch. 40
165	205	.020		4"	PVC	Sch. 40

Length of Headpipe ____ Length of Tailpipe ____
Packer ☐ Y ☒ N Type ____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
6-12 Oregon Sand	43	205'	1,900 lbs	Poured

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) 54 Static water level (ft) 15'
Water temp. (°F) 48 Bottom hole temp. (°F) ____
Describe access port SANITARY Well Seal

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
190	4	120	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments: good

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
11	0	3	TOP Soil		X
11	3	12	BROWN SAND + PEA GRAVEL	X See PAGE	
11	12	15	BROWN CLAY		X
11	15	26	BROWN SAND + CLAY		X
11	26	28	BROWN GRANITE		X
10	28	34	GRAY GRANITE		X
10	34	38	med. HARD BROWN GRANITE		X
6	38	54	med. HARD BROWN GRANITE		X
6	54	56	BROWN + GRAY FRACT. GRANITE	4 gpm	
6	56	88	med. HARD GRAY GRANITE		X
6	88	106	med. HARD BROWN GRANITE		X
6	106	130	SOFTER BROWN GRANITE		X
6	130	164	med. HARD GRAY GRANITE		X
6	164	183	HARD GRAY GRANITE		X
6	183	188	SOFTER BROWN GRANITE		X
6	188	205	HARD GRAY GRANITE		X

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Completed Depth (Measurable): 205'
Date Started: 7-27-15 Date Completed: 7-30-15

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name GOSTRIN WELL DRILLING Co. No. 408
*Principal Driller Robert W. Gostrin Date 8-8-15
*Driller Robert W. Gostrin Date 8-8-15
*Operator II ____ Date ____
Operator I ____ Date ____
* Signature of Principal Driller and rig operator are required.

Well Number 75 on Figure 2.

Form 238-7
9/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

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.

1. WELL OWNER

Name Steve McPeters

Address Boise, Idaho

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☒ Rotary ☒ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches +	1 feet	19'4" feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

Number		From	To
_____	perforations	_____ feet	_____ feet
_____	perforations	_____ feet	_____ feet
_____	perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ 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? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20' Material used in seal: ☐ Cement grout ☒ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.

N / W / E / S

Subdivision Name _____
Lot No. _____ Block No. _____
County Valley
SE ¼ SE ¼ Sec. 1, T. 10 N/☒ R. 2 E/☒

7. WATER LEVEL

Static water level 20' feet below land surface
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
3		2

9. LITHOLOGIC LOG

86382

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	15	congl.		x
8	15	20	granite		x
6	20	120	granite		x
6	120	125	fractured granite	x	
6	125	160	granite (fractured in areas)		x
6	160	180	fractured granite	x	
6	180	200	granite		x
6	200	220	fractured with decomposed changed to brown		
6	220	230	went back to granite		
6	230	240	back to decomposed		

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Western Regional Office

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SEP 8 1986
Department of Water Resources

10.

Work started 7-2-85 finished 7-2-85

11. DRILLERS CERTIFICATION

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

Firm Name Bill Doty Well Drilling Firm No. 42
Address Rt 7 Box 311 Caldwell Date _____
Signed by (Firm Official) Bill Doty
and
(Operator) Bill Doty

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

Well Number 45 on Figure 2.

Form 238-7
6/07

65

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0087193
Drilling Permit No. 900183
Water right or injection well #
2. OWNER: Cathleen Spears Thompson
Name
Address 2216 Lone Star RD
City Nampa State ID Zip 83651
3. WELL LOCATION:
Twp. 10 North ☒ or South ☐ Rge. 2 East ☒ or West ☐
Sec. 1 1/4 SE 1/4 SW 1/4
Gov't Lot County Valley
Lat. 44 ° 13.6784 (Deg. and Decimal minutes)
Long. 116 ° 09.9235 (Deg. and Decimal minutes)
Address of Well Site 48 Lantern Way
City High Valley
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
3/4 bentonite	0	38	4350	10" overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6	2	56	.250	steel	☒	☐	☐	☒
4	25	165	SDR17	PVC	☐	☒	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 54
9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☒ Y ☐ N Type Certa-loc
Method of installation set with rig

From (ft)	To (ft)	Slot #/ga	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
165	205	0.20		4	PVC	SDR17

Length of Headpipe 0 Length of Tailpipe 0
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) 63 Static water level (ft) 23
Water temp. (°F) 56 Bottom hole temp. (°F) N/A
Describe access port
Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
182	6	60	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments:
13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10	0	2	Top Soil		x
10	2	56	Decomposed Granite		x
6	56	83	Hard Granite w/ fracs	x	
6	83	183	Hard Granite w/ fracs	x	
6	183	200	Soft Brown Granite	x	
6	200	205	Hard Granite		x

RECEIVED
JUL 2 2
WATER RESOURCES

Completed Depth (Measurable): 205
Date Started: 6-9-21 Date Completed: 6-30-21
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 Hydro Drilling Co. Co. No. 789
*Principal Driller Date 6-30-21
*Driller Date
*Operator II Date 6-30-21
Operator I Date 06/30/21
* Signature of Principal Driller and rig operator are required.

Well Number 86 on Figure 2.

Form 238-7
6/07

65

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0090029
Drilling Permit No. 900111
Water right or injection well #
2. OWNER: Mike Larsen
Name
Address P.O. Box 612
City Emmett State Id Zip 83617

3.WELL LOCATION:
Twp. 10 North ☒ or South ☐ Rge. 02 East ☒ or West ☐
Sec. 1 SE 1/4 NE 1/4 NW 1/4
Gov't Lot County Valley
Lat. 44 ° 13.641' (Deg. and Decimal minutes)
Long. -116 °09.872" (Deg. and Decimal minutes)
Address of Well Site 8 Creel Court
City Cascade (High Valley)
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
3/8" Chip Bent	0'	60'	1550lbs	Poured

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2'	60'	.250	Steel	☒	☐	☐	☒
					☐	☐	☐	☐
4.5"	13'	133'	sdr17	PVC	☐	☒	☒	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 60'

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☒ Y ☐ N Type Johnson V-Wire
Method of installation Lowered

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
133'	233'	.020	100'	4.5"	PVC	SDR17

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) 128' Static water level (ft) 26'
Water temp. (°F) 56* Bottom hole temp. (°F) 56*
Describe access port Turtle Cap
Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
200'	5 GPM	90 Minutes	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0	4'	Soil		X
10"	4'	48'	Decomposed Granite		X
10"	48'	60'	Hard Granite		X
6"	60'	128'	Hard Granite		X
6"	128'	136'	Decomposed Granite	X	
6"	136'	212'	Hard Granite		X
6"	210'	216'	Decomposed Granite	X	
6"	216'	224'	Hard Granite		X
6"	224'	230'	Decomposed Granite	X	
6"	230'	233'	Hard Granite		X

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JUN 24 2021
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 233'
Date Started: 06-07-2021 Date Completed: 6-17-2021

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 Valley Pump & Equipment Co Co. No. 708
*Principal Driller Date 6-17-2021
*Driller Date
*Operator II Date
Operator I Date
* Signature of Principal Driller and rig operator are required.

Well Number 85 on Figure 2.

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JUL 17 2019
WATER RESOURCES
WESTERN REGION

Form 238-7
6/07

65

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0082853
Drilling Permit No. 890064
Water right or injection well #

2. OWNER:
Name Warren Budell
Address 9747 E. Gatfield Rd.
City Montour State ID Zip 83617

3. WELL LOCATION:
Twp. 10 North ☒ or South ☐ Rge 2 East ☒ or West ☐
Sec. 2 ___ 1/4 SE 1/4 SW 1/4
Gov't Lot ___ County Valley
Lat 44 ° 13.453 (Deg. and Decimal minutes)
Long 116 ° 11.221 (Deg. and Decimal minutes)
Address of Well Site 900 High Valley Rd.
City High Valley
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
3/4 Bent. Chips	50'	0'	3500 lbs.	Slow pour overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2'	76'	.250	Steel	☒	☐	☐	☒
4.5"	56'	76'		SDR17 PVC	☐	☒	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method ___
Manufactured screen ☒ Y ☐ N Type Certa-lok
Method of installation Set with sandline

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
76'	116'	20		4.5"	PVC	SDR17

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) 8' Static water level (ft) 1'
Water temp. (°F) 52 Bottom hole temp. (°F) ___
Describe access port Well cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
45'	55 GPM	120 minutes

Test method: Pump ☒ Bailer ☐ Air ☐ Flowing artesian ☐

Water quality test or comments: ___

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0'	2'	Topsoil		X
10"	2'	5'	Silty Clay		X
10"	5'	8'	Blue Clay		X
10"	8'	17'	Blue Clay / Decomposed Granite	X	
10"	17'	28'	Blue Clay		X
10"	28'	50'	Brown Decomposed Granite		X
8"	50'	70'	Decomposed Granite		X
8"	70'	100'	Hard Brown Granite		X
8"	100'	105'	Brown Granite w/Cracks	X	
6"	105'	116'	Grey Granite		X

Completed Depth (Measurable): 116'
Date Started Jun 19, 2019 Date Completed Jul 1, 2019

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 Adamson Pump & Drilling Co. No. 457
*Principal Driller Dave Adamson Date Jul 12, 2019
*Driller John Lyle Date Jul 12, 2019
*Operator II ___ Date ___
Operator I ___ Date ___

* Signature of Principal Driller and rig operator are required

Well Number 78 on Figure 2.

15

840941

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Location Corrected by IDWR To:
T10N R02E Sec. 2 NWSE
By: manders 2012-09-05

1. WELL TAG NO. D 0046756
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Tom Weston
Address 11520 Edna St.
City Boise State Id. Zip 83713

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 10 North X or South
Rge. 2 East X or West
Sec. 2 NW 1/4 NW 1/4 SE 1/4
Gov't Lot County Valley
Lat: 44°: 13.773 Long: 116°: 10.839
Address of Well Site 106 Wilderness Lake Rd.
City Cascade
(Give at least name of road + Distance to Road or Landmark)
Lt. 22 Blk. 2 Sub. Name Wilderness Lake Ranch Phase I

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

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

6. DRILL METHOD:
X 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 X 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	119'	.250	Steel	X		X	
4	-13	182	Sch 40	PVC		X	X	

Length of Headpipe Length of Tailpipe
Packer Y X 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
112	172	.025		4"	PVC		X

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method
8-12 Colorado Sand	112	172	600 lbs.	Poured

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
7½ ft. below ground Artesian pressure lb.
Depth flow encountered ft. Describe access port or control devices:
Sanitary well seal

12. WELL TESTS:
Pump Bailer X Air Flowing Artesian

Yield gal./min	Drawdown	Pumping Level	Time
12		172'	1 hr.

Water Temp. 55° Bottom hole temp.
Water Quality test or comments: good
Depth first Water Encountered

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	2	Top Soil		X
10	2	16	Brown Clay		X
10	16	17	Brown Sandy Clay		X
10	17	18	Brown Decomp. Granite w/mica		X
6	18	83	Brown Decomp. Granite w/mica	X	
6	83	85	Broken White Quartz	X	
6	85	105	Gray Decomp. Granite w/mica	X	
6	105	125	med. Hard Gray Broken Quartz 5½ gpm		
6	125	135	med. Hard Gray Granite w/mica		X
6	135	138	Brown Fractured Granite 7½ gpm		
6	138	150	med. Hard Gray Granite		X
6	150	172	med. Hard Gray Granite w/ Fractures 12 gpm		

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JUL 27 2006
WATER RESOURCES
WESTERN REGION

Completed Depth 172' (Measurable)
Date Started 6-30-06 Completed 7-6-06

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 Gostrin Well Drilling Firm No. 408
Principal Driller Robert W. Gostrin Date 7-9-06
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

Well Number 48 on Figure 2.

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

852691

Office Use Only
Well ID No. 422459
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0052974
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Chuck Dollar
Address 1595 S Lakemoor Way
City Eagle State Id Zip 83616

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 10 North ☒ or South ☐
Rge. 2 East ☒ or West ☐
Sec. 2 SW 1/4 (10 acres) SE 1/4 (40 acres) NE 1/4 (160 acres)
Gov't Lot ____ County Valley
Lat: : : Long: : :
Address of Well Site 1 of a mile From gate on Wilderness Lake Rd City Cascade
(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	0	18	400 lb	Chips Poured From Top down

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	21'	.250	Steel	☒	☐	☒	☐
4"	-6	60	SCH 40	PVC	☐	☐	☐	☐
	80	100			☐	☐	☐	☐
	120	160	Series 10	PVC				
	200	220						

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
60	80	.020		4"	PVC	☐	☒
100	120						
160	240	.020		4"	PVC	☐	☒
220	240	.020		4"	PVC	☐	☒

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method
8-12 red sand	55	240	2500 lb	From Top down

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

12. WELL TESTS:
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
4gpm		236	1 hr

Water Temp. 48 Bottom hole temp.
Water Quality test or comments: Good
Depth first Water Encounter

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	15	brown sandy clay		X
10	15	17	brown decom. granite		X
10	17	18	soft brown granite		X
6	18	20	soft brown granite		X
6	20	30	med hard brown granite		X
6	30	40	med hard brown granite w/ soft zone		X
6	40	60	hard brown granite w/ fract		X
6	60	70	hard brown granite		X
6	70	72	Fract brown granite	½gpm	
6	72	100	hard brown granite w/ fract		X
6	100	120	med hard brown granite	½gpm	
6	120	140	med hard brown granite	½gpm	
6	140	160	med hard brown granite w/ fract		X
6	160	200	med hard brown granite w/ fract	4gpm	
6	200	238	med hard brown granite	1½gpm	
			Fill in bottom of hole From 238-240		

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AUG 21 2008
WATER RESOURCES
WESTERN REGION

Completed Depth 238' (Measurable)
Date: Started 8-5-08 Completed 8-11-08

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 Gerry Wall Drilling Firm No. 408
Principal Driller Robert W. Gerry Date 8-17-08
and
Driller or Operator II Larry Smith Date 8-15-08
Operator I ____ Date ____
Principal Driller and Rig Operator *Required.*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

Well Number 66 on Figure 2.

Exhibit B

Gem County
Road & Bridge
402 N. Hayes Ave.
Emmett, ID 83617

Jason Brown
Assistant Director
Phone: 208-365-3305
Email: jbrown@co.gem.id.us

March 26, 2026

Steve Emerson
18016 W. Broadford Dr.
Star, ID 83669

RE: 12 Lot Subdivision

Dear Mr. Emerson,

Gem County Road & Bridge (GCRB) has reviewed the proposed 12-lot subdivision, located adjacent to High Valley Road in Valley County. Gem County does not have jurisdiction for approvals or denials in Valley County. GCRB is aware there will be an increase in daily traffic on High Valley Road created by this proposed subdivision. GCRB will not change any roadway maintenance practices for High Valley Road located in Gem County to accommodate additional traffic.

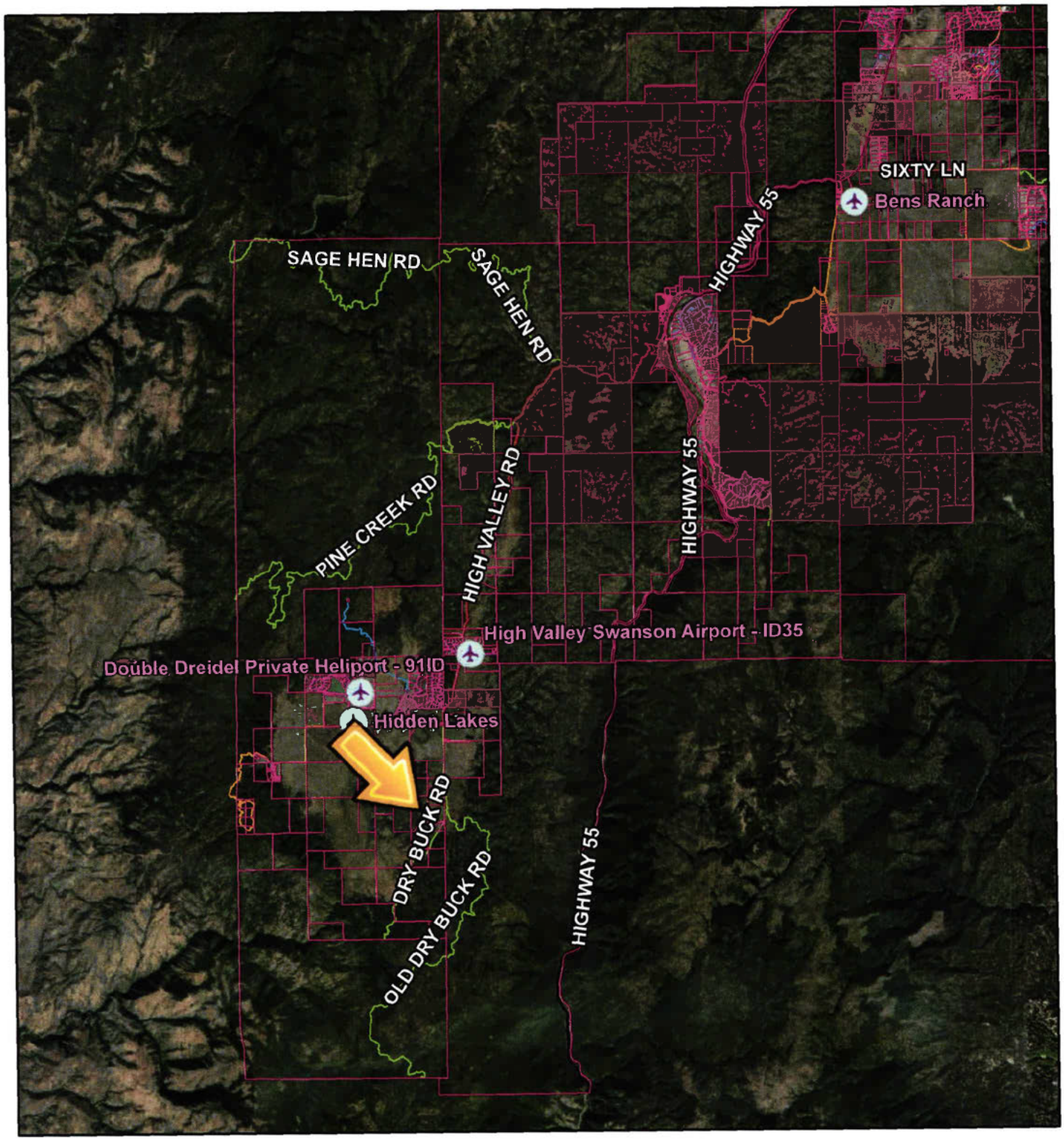
If you have any questions, please contact me at 208-365-3305.

Thank you,

Jason C. Brown

Jason Brown, Assistant Director
Gem County Road & Bridge Department

SUB 25-018 Location Map



7/8/2025, 11:53:38 AM

1:177,034

0 1 2 4 mi

0 1.75 3.5 7 km

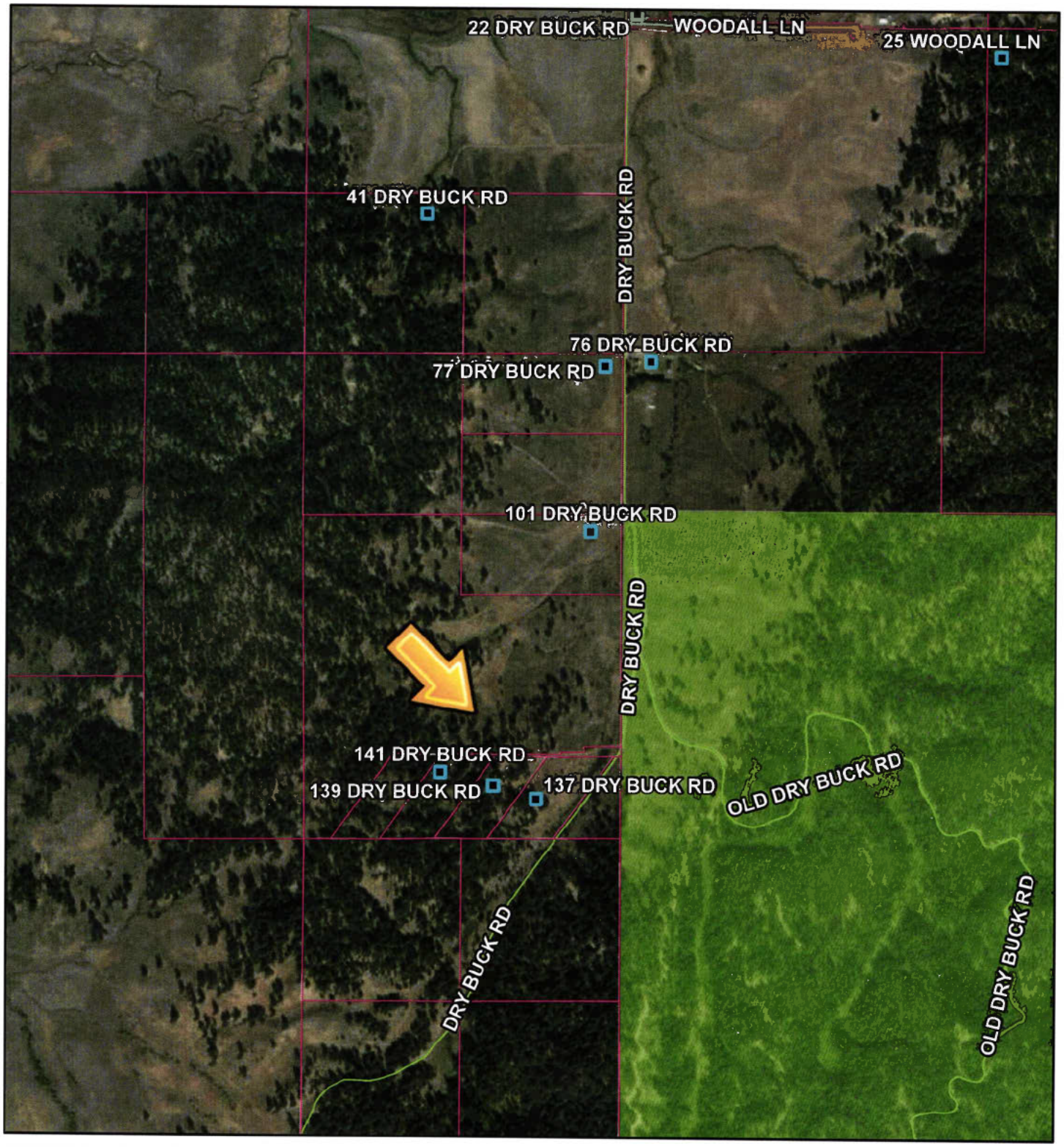
Airstrips

Parcel Boundaries

Earthstar Geographics

Created by Valley County

SUB 25-018 Aerial Map



9/29/2025, 3:50:00 PM

1:19,392

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Address Points

Parcel Boundaries

Roads

URBAN/RURAL

USFS

USFS Surface Ownership

Boise National Forest

Maxar

Created by Valley County




05/05/2026
PUBLIC
NOTICE



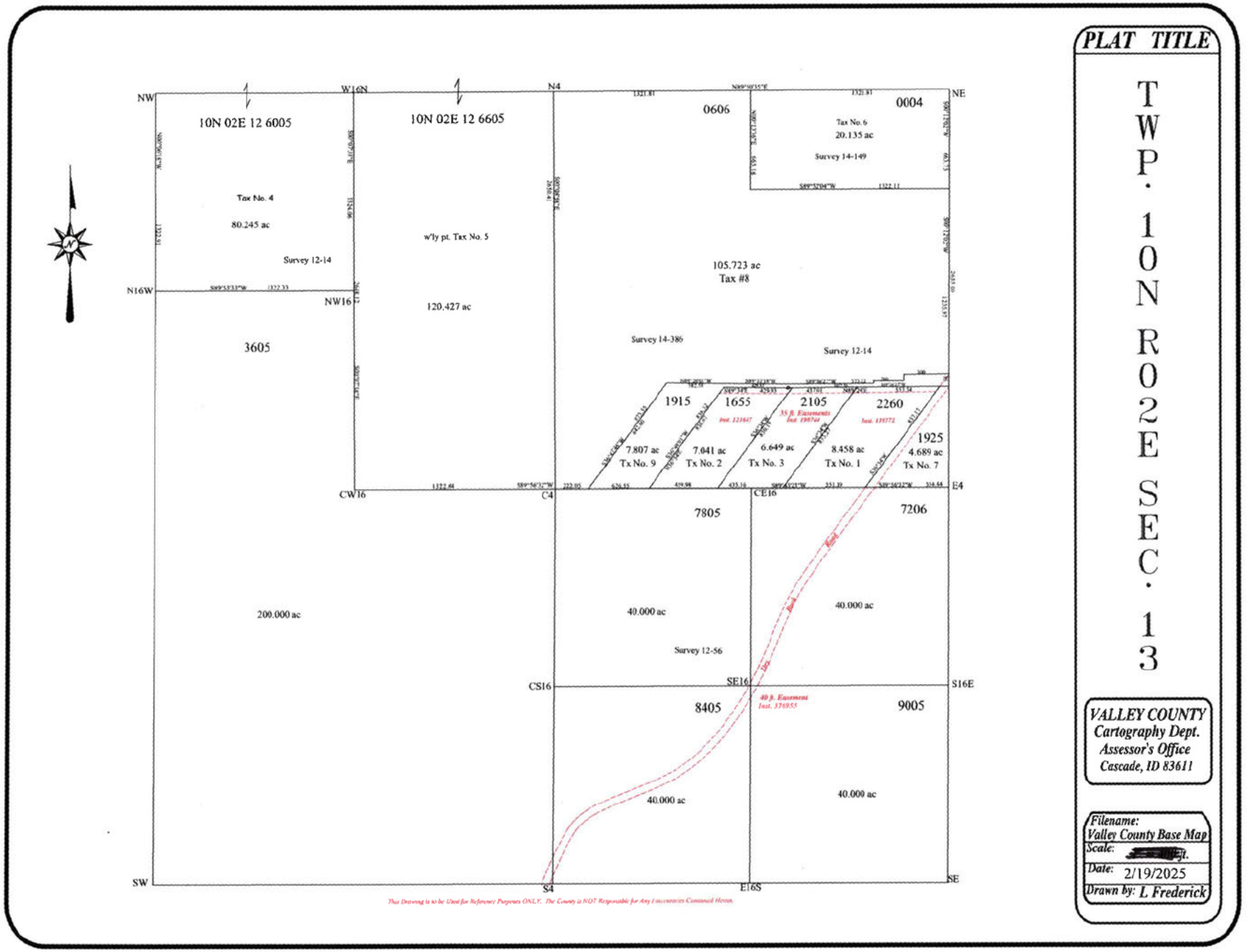

PUBLIC
NOTICE




PUBLIC
NOTICE




05/05/2026
PUBLIC
NOTICE



This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.

PLAT TITLE

TWP. 10N R02E SEC. 13

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename: Valley County Base Map
Scale: [redacted] ft.
Date: 2/19/2025
Drawn by: L Frederick

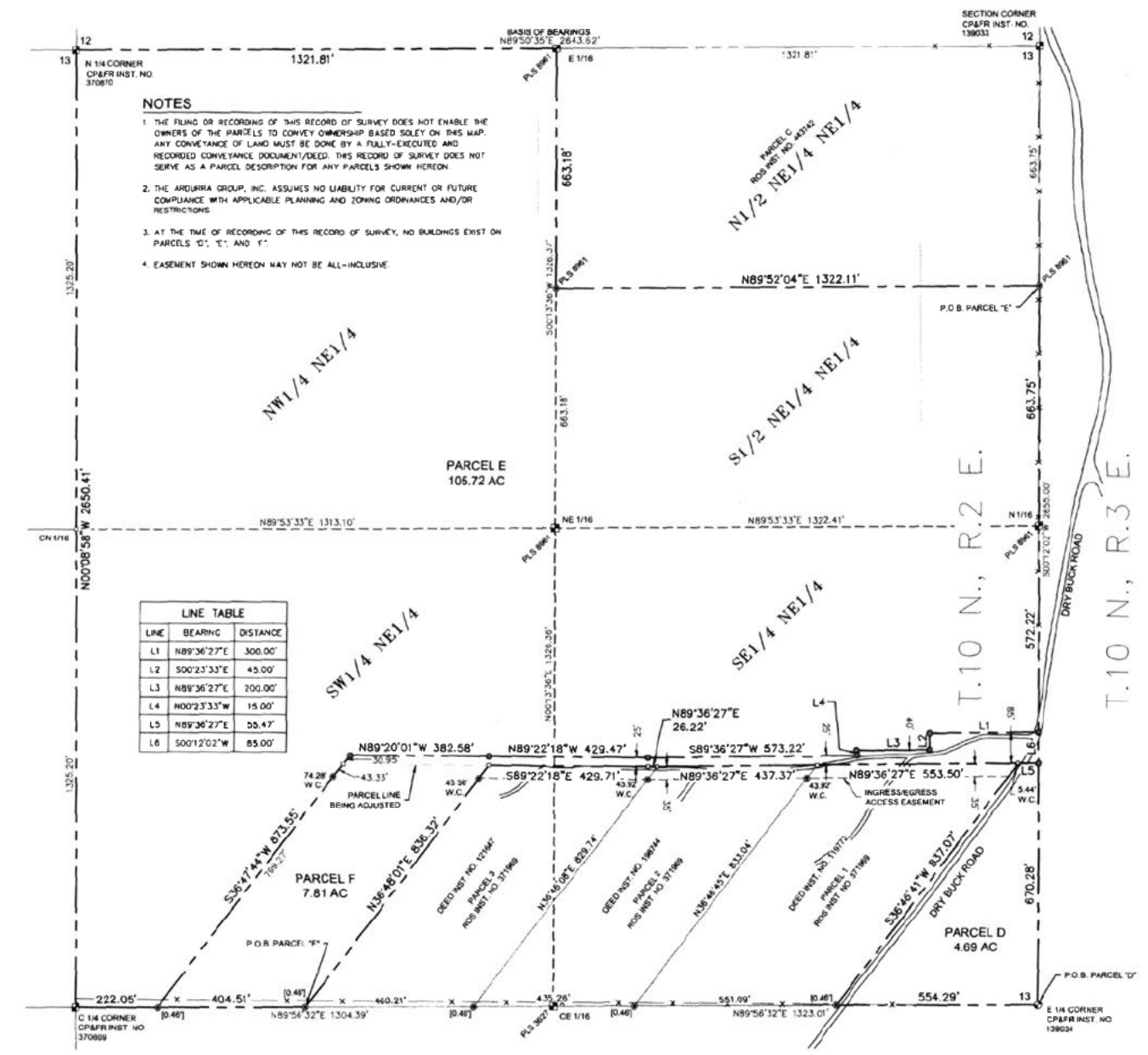
BOOK 14 PG 386

RECORD OF SURVEY

FOR CONSTANCE L. BAKER

LOCATED IN THE NE1/4 OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST
BOISE MERIDIAN, VALLEY COUNTY, IDAHO
2024

Instrument # 461438
VALLEY COUNTY, CASCADE, IDAHO
1-31-2024 11:00:37 AM No. of Pages: 1
Recorded for : ARDURRA
DOUGLAS A. MILLER Fee: 5.00
Ex-Officio Recorder Deputy
Index to: RECORD OF SURVEY



NOTES

1. THE FILING OR RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCELS TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP. ANY CONVEYANCE OF LAND MUST BE DONE BY A FULLY-EXECUTED AND RECORDED CONVEYANCE DOCUMENT/DEED. THIS RECORD OF SURVEY DOES NOT SERVE AS A PARCEL DESCRIPTION FOR ANY PARCELS SHOWN HEREON.
2. THE ARDURRA GROUP, INC. ASSUMES NO LIABILITY FOR CURRENT OR FUTURE COMPLIANCE WITH APPLICABLE PLANNING AND ZONING ORDINANCES AND/OR RESTRICTIONS.
3. AT THE TIME OF RECORDING OF THIS RECORD OF SURVEY, NO BUILDINGS EXIST ON PARCELS "D", "E", AND "F".
4. EASEMENT SHOWN HEREON MAY NOT BE ALL-INCLUSIVE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°36'27"E	300.00'
L2	S00°23'33"E	45.00'
L3	N89°36'27"E	200.00'
L4	N00°23'33"W	15.00'
L5	N89°36'27"E	55.47'
L6	S00°12'02"W	85.00'

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- SIXTEENTH LINE
- EXISTING LOT LINE
- EASEMENT LINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- SET 5/8" REBAR, PLS 8961
- CALCULATED POINT-NOTHING SET OR FOUND
- [0.46] PERPENDICULAR DISTANCE FROM SECTION LINE
- W.C. WITNESS CORNER

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE EXISTING PARCEL NO. RP10N02E130605 INTO THREE SEPARATE PARCELS.

BEARINGS NOTE

BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON GPS OBSERVATIONS PROJECTED TO THE IDAHO WEST ZONE (1103) NAD83 COORDINATE SYSTEM. ALL BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

REFERENCES

R.O.S. INSTRUMENT NO. 371969
R.O.S. INSTRUMENT NO. 421373
R.O.S. INSTRUMENT NO. 443742
DEED INST. NO. 119772
DEED INST. NO. 121647
DEED INST. NO. 198744

RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF VALLEY } ss

FILED FOR RECORD AT THE REQUEST OF CONSTANCE L. BAKER
AT ____ MINUTES PAST ____ O'CLOCK ____ M.
THIS ____ DAY OF _____ 20____.

DOUG MILLER, COUNTY CLERK

BY _____ DEPUTY

INSTRUMENT NO. _____

CERTIFICATE OF SURVEYOR

I, STEVEN J. FRISBIE, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE

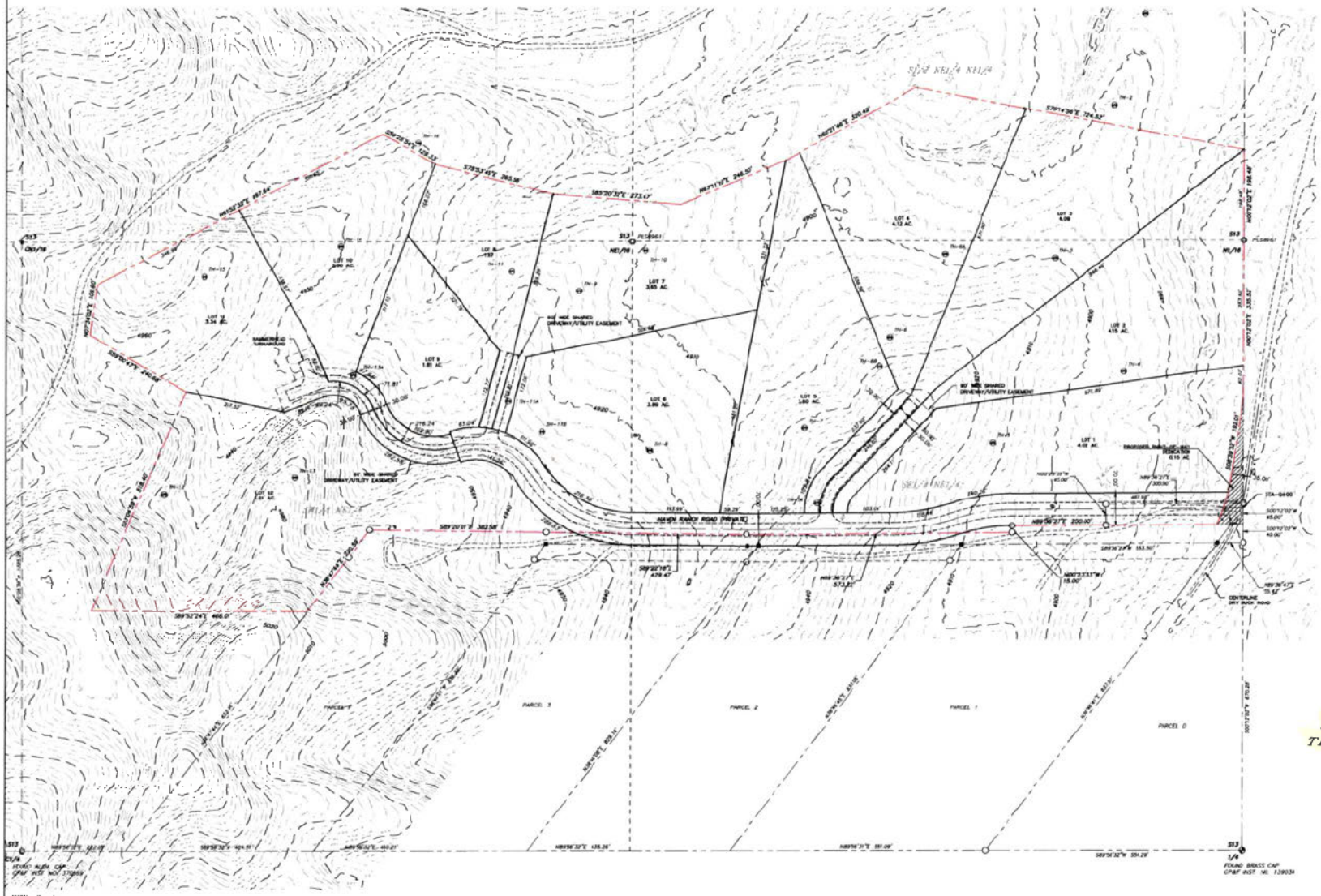
CERTIFICATE OF LICENSED PROFESSIONAL LAND SURVEYOR
8961
1-29-24
STATE OF IDAHO
STEVEN J. FRISBIE

SURVEY INDEX NO. 1021-13-01-00

ARDURRA
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

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SHEET NO. 1 OF 1


HAVEN RANCH ROAD (PRIVATE)
CENTERLINE SKY RANCH ROAD
PARCEL 3
PARCEL 2
PARCEL 1
PARCEL D
LOT 1 4.01 AC.
LOT 2 4.04
LOT 3 4.15 AC.
LOT 4 4.13 AC.
LOT 5 3.80 AC.
LOT 6 3.86 AC.
LOT 7 3.85 AC.
LOT 8 3.81 AC.
LOT 9 3.81 AC.
LOT 10 3.80 AC.
LOT 11 3.34 AC.
LOT 12 3.30 AC.
HAWKINS RD
SKY RANCH SUBDIVISION
SKY RANCH
SKY RANCH
SKY RANCH

Valley County Board of County Commissioners

PO Box 1350 • 219 N Main Street
Cascade, Idaho 83611-1350

Phone (208) 382-7100
Fax (208) 382-7107

SHERRY MAUPIN
Chairman of the Board
smaupin@valleycountyid.gov

NEAL THOMPSON
Commissioner
nthompson@valleycountyid.gov

KATLIN CALDWELL
Commissioner
kcaldwell@valleycountyid.gov

DOUGLAS A. MILLER
Clerk
dmiller@valleycountyid.gov

IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
January 12, 2026

PRESENT: **SHERRY MAUPIN (CHAIRMAN)**
KATLIN CALDWELL (COMMISSIONER)
NEAL THOMPSON (COMMISSIONER)
DOUGLAS MILLER (CLERK)

Chairman, Sherry Maupin led the Pledge of Allegiance.

Action Item: Chairman Maupin presented the commissioners' agenda for January 12, 2026. Chairman Maupin advised that there needed to be a matter added to the agenda at 3:00 p.m. with Emergency Services Manager, Juan Bonilla and the 4:45 p.m. Executive Session would need to be removed from the commissioners' agenda. Commissioner Caldwell made a motion to approve the commissioners' agenda as amended for January 12, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the amended commissioners' agenda for January 12, 2026.

Action Item: Chairman Maupin advised that the commissioners needed to appoint the Chairman of the Valley County Board of County Commissioners for 2026. Commissioner Caldwell made a motion to nominate Commissioner, Sherry Maupin as the Chairman for 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to appoint Sherry Maupin as the Chairman of the Valley County Board of County Commissioners for 2026.

Action Item: Chairman Maupin began the discussion related to committee and department assignments for 2026. Commissioner Caldwell provided input regarding what committees and departments she would like to oversee. The commissioners deliberated on the departments that they would be overseeing, and it was determined that Chairman Maupin would provide director

Reappraisals from last summer to complete building permits and permitting new constructions. Cost tables were updated and Anthony was conducting a review and analyzing sales. Shawna Roeber with Idaho State Tax Commission ratio study report to make sure Valley County was still in compliance.

Sheriff, Kevin Copperi reported that there were three patrol deputies attending the Idaho POST Academy, Jail is full staffed, two down in dispatch. He provided a brief overview of the types of emergency calls that the Valley County Sheriff's Office had been handling. He presented that command staff were making changes to ensure that there were supervisors on each shift. Since October 1 18 felony arrests with Valley County, he provided an overview of the number of hours that the employees have had. He shared that there have been 25 to 52 inmates at the Valley County Jail and provided an overview of the revenue that Valley County had generated by house inmates that have.

Action Item: Chairman Maupin opened the Public Hearing at 1:39 p.m. related to VAC 25-002 Trumpour Vacation Easement and asked if there was any conflict of interest or ex-parte communication. All commissioners advised that they did not have any conflict of interest or ex-parte communication. Chairman Maupin asked for a staff report. Planning & Zoning Director, Cynda Herrick provided a staff report related to VAC 25-002 Trumpour Vacation Easement.

Chairman Maupin asked to hear testimony from those who were proponents, uncommitted or opponents of VAC 25-002. The record will reflect that there was no testimony provided to the commissioners for VAC 25-002.

Chairman Maupin closed the Public Hearing at 1:43 p.m. Commissioner Caldwell made a motion to approve VAC 25-002 Trumpour Vacation Easement and accept the Planning and Zoning Commission Facts and Conclusions as our own. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve VAC 25-002 Trumpour Vacation Easement.

Commissioner Caldwell made a motion to approve Resolution 2026-06 related to Trumpour Vacation of Easement. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve Resolution 2026-06 for Trumpour Vacation Easement and accept the Planning and Zoning Commission Facts and Conclusions as our own.

Action Item: Chairman Maupin opened the Public Hearing for appeal of Planning & Zoning denial of SUB 25-018 Tripod View at 1:45 p.m. Chairman Maupin asked if there was any conflict of interest or ex-parte communication. All commissioners advised that they did not have any conflict of interest or ex-parte communication. Chairman Maupin asked for a staff report. Planning & Zoning Director, Cynda Herrick provided a staff report to the commissioners for consideration. She advised that due to a tie vote during the Valley County Planning & Zoning Commission meeting the application of SUB 25-018 Tripod View was automatically denied.

Chairman Maupin asked to hear from the appellant of SUB 25-018 Tripod View. Ms. Abigail R. Germaine with Elam & Burke representing the applicants (Steve Emerson & Johnna Emerson) provided testimony to the commissioners regarding appeal of SUB-25-018 Tripod View. She explained the basis for the appeal made by the Valley County Planning & Zoning Commission

and referenced Idaho Code 67-6519. She referenced comments that had been made by members of the Planning & Zoning Commission. She provided concluding testimony to the commissioners and shared that she did not believe that any mitigation would satisfy the existing residents.

Ms. Johnna Emerson, the appellant and applicant, provided testimony to the commissioners. Mr. Steve Emerson, the appellant and applicant, also provided testimony to the commissioners regarding SUB 25-018 Tripod View.

Chairman Maupin asked to hear testimony from those individuals who are proponents to the appeal.

Ms. Jeanette Bullock, who resides in Nampa, Idaho, provided testimony to the commissioners as proponents to the appeal of SUB 25-108 Tripod View.

Mr. Greg Bullock, who resides in Nampa, Idaho, provided testimony to the commissioners as proponents to the appeal of SUB 25-108 Tripod View.

Mr. Mike Bechdel, who resides in High Valley, provided testimony to the commissioners as proponents of the appeal of SUB 25-108 Tripod View.

Chairman Maupin asked to hear from those who were uncommitted. The record will reflect that there was no testimony from anyone who was uncommitted.

Chairman Maupin asked to hear form those who were opposed to the to the appeal of SUB 25-108 Tripod View.

Mr. Kevin Love, who resides in High Valley, provided testimony to the commissioners as opponent to the appeal of SUB 25-108 Tripod View.

Mr. John Green, who resides in High Valley, provided testimony to the commissioners as opponent to the appeal of SUB 25-108 Tripod View.

Mr. Richard Flurry, who resides in High Valley, provided testimony to the commissioners as opponent to the appeal of SUB 25-108 Tripod View specifically regarding concerns with the lack of water.

Mr. Jeremy Cowles, who resides in Boise, Idaho, but has property in High Valley, provided testimony to the commissioners as an opponent to the appeal of SUB 25-108 Tripod View.

Ms. Mary Sheets, who resides in High Valley, provided testimony to the commissioners as an opponent to the appeal of SUB 25-108 Tripod View.

Mr. Mike O'hara who owns property in High Valley, provided testimony to the commissioners as an opponent to the appeal of SUB 25-108 Tripod View.

Mr. Richard Summers, who owns property in High Valley, provided testimony to the commissioners as an opponent to the appeal of SUB 25-108 Tripod View.

Ms. Irene Westrick, who owns property in High Valley, provided testimony to the commissioners as an opponent to the appeal of SUB 25-108 Tripod View.

Ms. Stacy Jones, who owns property in High Valley, provided testimony to the commissioners as an opponent to the appeal of SUB 25-108 Tripod View.

Ms. Christina Judy, who resides in Emmett, Idaho, provided testimony to the commissioners as an opponent to the appeal of SUB 25-108 Tripod View.

Mr. Ronnie Weeks provided testimony to the commissioners and was concerned about the condition of the roads.

Mr. John Kinney, who owns property in High Valley and resides in Boise, Idaho, provided testimony to the commissioners as an opponent to the appeal of SUB 25-108 Tripod View.

Ms. Jennifer Hun, who owns property in High Valley, provided testimony to the commissioners as an opponent to the appeal of SUB 25-108 Tripod View.

Mr. Sal Raula, who owns property in High Valley, provided testimony as an opponent to the appeal of SUB 25-108 Tripod View.

Chairman Maupin asked to hear rebuttal from the applicant.

Ms. Abigail Germaine, who represents Mr. Steve Emerson, and Johnna Emerson provided rebuttal testimony to the commissioners.

Mr. Steve Emerson provided additional rebuttal testimony to the commissioners and explained why he did not have a larger meeting with members of the community. Commissioner Thompson had questions for Mr. Emerson regarding existing structures and Mr. Emerson responded accordingly. Commissioner Caldwell had questions for Mr. Emerson regarding the creation of CCR's and he responded accordingly.

Chairman Maupin closed the Public Hearing at 3:27 p.m. and advised that it was a complex matter and recommended that the deliberations and a decision should be held for a different meeting. Chairman Maupin advised that the matter would be continued until February 9, 2026, at 1:30 p.m.

Chairman Maupin advised that the matter that was added to the agenda for 3:00 p.m. was added to discuss planning for emergencies. Emergency Services Manager Juan Bonilla provided protocols regarding deployment strategies related to emergencies. He briefed the commissioners on options if there were avalanche concerns in the back country and discussed specific services for the village of Yellow Pine while the South Fork of the Salmon Road was closed. He advised that there was access into the village of Yellow Pine now utilizing Johnson Creek. He also reported that he had meetings with Idaho Department of Homeland Security and was informed

Valley County Board of County Commissioners

PO Box 1350 • 219 N Main Street
Cascade, Idaho 83611-1350

Phone (208) 382-7100
Fax (208) 382-7107

SHERRY MAUPIN
Chairman of the Board
smaupin@valleycountyid.gov

NEAL THOMPSON
Commissioner
nthompson@valleycountyid.gov

KATLIN CALDWELL
Commissioner
kcaldwell@valleycountyid.gov

DOUGLAS A. MILLER
Clerk
dmiller@valleycountyid.gov

IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
February 9, 2026

PRESENT: **SHERRY MAUPIN (CHAIRMAN)**
KATLIN CALDWELL (COMMISSIONER)
NEAL THOMPSON (COMMISSIONER)
DOUGLAS MILLER (CLERK)

Chairman, Sherry Maupin led the Pledge of Allegiance.

Action Item: Chairman Maupin presented the commissioners' agenda for February 9, 2026. Commissioner Caldwell made a motion to approve the commissioners' agenda for February 9, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for February 9, 2026.

Action Item: Chairman Maupin presented the commissioner meeting minutes from February 2, 2026. Commissioner Caldwell made a motion to approve the commissioner meeting minutes from February 2, 2026. Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from February 2, 2026.

Action Item: Grant Writer, Ken Schlegel presented on an authorization to apply for the Fiscal Year 2026 Valley County Idaho West Mountain Multimodal Corridor Planning and Implementation Study through US Department of Transportation and provided a detailed account of how the grant could benefit Valley County. The commissioners had the opportunity to ask questions related to the grant application and how it would benefit the entire county. Grant Writer, Ken Schlegel responded accordingly to the questions that were presented. Commissioner Thompson made a motion to allow the application for the Fiscal Year 2026 Valley County Idaho West Mountain Multimodal Corridor Planning and Implementation Study through US Department of Transportation. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the application for the Fiscal Year 2026 Valley

Commissioner Caldwell made a motion to approve the plan as discussed in Executive Session per Idaho Code 74-206 1(b). Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the plan as discussed in Executive Session per Idaho Code 74-206 1(b).

The commissioners recessed for lunch at 12:27 p.m. and decided they would return at 1:30 p.m. **Action Item:** Chairman Maupin advised that the commissioners would be deliberating on the appeal of Planning & Zonings decision to deny the SUB 25-018 Tripod View and provided an overview of the events that occurred. Commissioner Caldwell made a motion to bring it to the table to begin the deliberation. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to bring back to the commissioners for deliberation and a decision to be made related to SUB 25-018 Tripod View.

During deliberations Commissioner Thompson was the first commissioner to provide his opinion related to SUB 25-108 Tripod View. Commissioner Caldwell provided her opinion related to SUB 25-108 Tripod View. Chairman Maupin provided her opinion related to SUB 25-108 Tripod View. All the commissioners were concerned about the ground water and the lack of a hydrology report. Chairman Maupin provided her opinion related to conditions that she would recommend if it was approved to consider hazard fuel mitigation, required sprinkler systems. Chairman Maupin also advised that she had concerns with evacuation plans. Chairman Maupin recommended that a formal hydrology report be obtained. Commissioner Caldwell felt that a third-party hydrology report be obtained and recommended that an agreement be prepared with Gem County regarding the maintenance of the roads. Planning & Zoning Director, Cynda Herrick provided input and requested clarification regarding the request for a hydrology report and who would be paying for the study to be conducted. Commissioner Thompson made a motion to table SUB 25-108 Tripod View to allow for a hydrology report to be conducted at the expense of the applicant and a MOU with Gem County. During further discussion, Planning & Zoning Director, Cynda Herrick requested additional clarification regarding the motion. The commissioners provided an explanation regarding the hydrology report and believed that a development agreement be obtained with Gem County. No further discussion, all in favor. Motion passed to table SUB 25-108 Tripod View.

The commissioners adjourned at 1:58 p.m.

Sherry Maupin
Chairman, Sherry Maupin

Attest:
Douglas Miller, Clerk

Outlook

Baker - Emerson South of High Valley

From Laurie Frederick <lfrederick@valleycountyid.gov>
Date Wed 1/28/2026 9:43 AM
To Cynda Herrick <cherrick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>
Cc Kathy Riffie <kriffie@valleycountyid.gov>

Hello Ladies,
I recently noticed that there is a proposed subdivision for this area (T10N R2E Section 13). I wanted to let you know, we have been working with the Emerson/Baker attorney for over a year now and I think we have everything but the ownership cleaned up. There may be a cloud on the title of parcel description labled Parcel "F", a strip of land proposed as access. Just a heads up. Be sure to view the Laserfiche file on this (RP10N02E131915), all notes to date are available there.
Thanks,

Please be aware that our county email format has changed to @valleycountyid.gov see below

Laurie Frederick
Cadastral Specialist III
Valley County Cartography Dept.
lfrederick@valleycountyid.gov
208-382-7127
Service
Transparent
Accountable
Responsive

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, May 5, 2026 8:57 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: SUB 25-018 Tripod View - Public Hearing - June 1, 2026

Hello,

After careful review of the transmittal submitted to ITD on April 29, 2026, regarding, Tripod View, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Flack,Brandon <brandon.flack@idfg.idaho.gov>
Sent: Wednesday, May 6, 2026 12:31 PM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: SUB 25-018 Tripod View - Public Hearing - June 1, 2026

Hi Lori,

No comments from IDFG on this one.

Thanks,

Brandon Flack
Regional Technical Assistance Manager
Idaho Dept. of Fish and Game
Southwest Region
15950 N. Gate Blvd.
Nampa, ID 83687
Ph: (208) 854-8947

From: Blain Wheatley <bwheatley@Fascan.com>
Sent: Monday, May 4, 2026 4:57:08 PM
To: commissioners@valleycountyid.gov <commissioners@valleycountyid.gov>
Subject: SUB 25-018 Tripod View Subdivision

To: Valley County Planning and Zoning Commission
Subject: SUB 25-018 Tripod View Subdivision

Dear Commissioners,

I am writing to revise my previous letter regarding the proposed Tripod View Subdivision (SUB 25-018).

While I still have some concerns about road access and emergency services, I understand that the hydrologist report has been completed and that a fire management plan is in place.

As long as the subdivision meets the applicable requirements and laws of both the State of Idaho and Valley County, I wish to amend my earlier position from opposition to one of concern.

Thank you for your time and consideration.
Sincerely,

Blain Wheatley

Western District Sales Manager
Fascan International, Inc
4517 North Points Blvd.
Baltimore, MD
21219

Cell Phone [redacted]

WWW.Fascan.com

From: Jennifer Hunn <[redacted]>
Sent: Thursday, January 15, 2026 6:46:03 PM
To: Katlin Caldwell <kcaldwell@valleycountyid.gov>; Sherry Maupin <smaupin@valleycountyid.gov>; Neal Thompson <nthompson@valleycountyid.gov>
Subject: SUB-018 Tripod View

Dear Commissioners, I want to sincerely thank you for the time, attention, and respect you have devoted, and continue to devote, to the complex issue of SUB-018 Tripod View. The January 12th meeting was understandably emotional for many involved, and I greatly appreciated your professionalism in maintaining order and civility throughout the extended hearing.

I recognize the limits of public testimony and was unable to fully express these thoughts during my three minutes of speaking time at Monday's meeting. I appreciate the opportunity to share them here and hope they are helpful as you continue your deliberations on this important decision.

Attending the January 12th meeting from High Valley required approximately a two-and-a-half-hour drive each way on clear roads, due to the seasonal closure of the Smith's Ferry route. I hope this underscores both the remoteness of the area and the importance residents placed on participating in the meeting.

This process has been something of a roller coaster for me personally. After the November meeting, I left with deep concern following comments that reflected a "buyer beware" mindset. While I understand the phrase in a general sense, I believe Valley County residents expect their Commissioners to weigh what is in the best long-term interest of the county as a whole, particularly when decisions carry lasting consequences for public safety, services, and community character.

My partner and I purchased our dream cabin in the High Valley woods just months before Mr. Emerson purchased his property. At the time, we believed we understood what we were getting into. As it turns out, like many rural landowners, we learned quickly how much there still was to learn. Each visit brings new challenges, hard work, and responsibility, often instead of the quiet weekend we imagined. Even so, knowing what I know now, I would absolutely make the same decision again, albeit with far more preparation and respect for the realities of living in a remote area.

It is true, as Mr. Emerson's attorney has emphasized, that neighborhoods already exist in High Valley. That fact has never been disputed. As I noted in November, the most recent development in the area was the final phase of Wilderness Lake Ranch in the late 1990s, nearly 30 years ago. In that time, according to the residents I've spoken with, little has changed. There are still no local public services, and residents continue to rely heavily on what they can access through Gem County.

Within those existing developments alone, there are roughly 100 undeveloped lots. As years pass and families grow older, children move away, and people retire, it is reasonable to expect that many of those lots will eventually be built on. That is our own plan, and it reflects the intentions of many others, some of whom have already recently retired to the area. This represents significant potential population growth, well beyond the immediate impact of 12 additional lots, and raises serious questions about Valley County's long-term ability to address safety, access, and service needs in High Valley.

The area where Mr. Emerson proposes to build this subdivision is located at the southern end of High Valley, more than two miles from the nearest residence on Ranch Circle and over three miles from the closest home in Wilderness Lake Ranch. The character of this area is distinctly rural, consisting of four existing parcels of seven acres or more. This stands in sharp contrast to

the proposed development of twelve lots immediately adjacent to these properties and is not compatible with the established harmony of the area.

Although the applicant's attorney characterized the proposal as less than a seven percent increase in residential impact across High Valley, the effect within the immediate project area would be approximately a seventy-five percent increase, far more significant. This results in a concentrated change that is not reflected in the broader statistic.

During the hearing, Mr. Emerson's attorney minimized concerns about reliance on Gem County services by suggesting more cross-county agreements could be arranged. Speaking from a business perspective, it is difficult to imagine such arrangements being financially sustainable or equitable, particularly for road maintenance and emergency response.

My greatest concern if this subdivision is approved is the precedent it would set. There is currently a 72-acre parcel for sale at the northwest corner of High Valley Road and Dry Buck Road. This land could easily become the next large-scale subdivision. Once one new development is approved, it becomes far more difficult to deny others, opening the door to accelerated growth in an area that remains fundamentally unprepared for it. This decision represents an opportunity to clearly signal that High Valley is not appropriate for this type of development.

I have reviewed how my Valley County property taxes are allocated and pay approximately $350 each year toward services that High Valley residents either cannot access or do not receive in a meaningful way. While counties understandably welcome development for the tax revenue it generates, approving residential growth in areas without adequate infrastructure or emergency response capacity raises serious public safety concerns and creates long-term fiscal obligations. Expanding development before these limitations are addressed is neither sustainable nor fiscally responsible for the county or its residents.

Finally, Mr. Emerson stated that he initially sought 100–200 acres for a dream ranch, yet chose to purchase approximately 650 acres, far beyond that stated goal. While that was his decision to make, it should not obligate High Valley residents or Valley County to bear the consequences of that overextension.

Thank you again for your time, your service, and your careful consideration of this matter. I appreciate the weight of the decision before you and hope these thoughts are helpful as you deliberate.

Respectfully,

Jennifer Hunn

From: Jennifer Hunn <[redacted]>
Sent: Wednesday, May 6, 2026 1:59:28 PM
To: Katlin Caldwell <kcaldwell@valleycountyid.gov>; Sherry Maupin <smaupin@valleycountyid.gov>; Neal Thompson <nthompson@valleycountyid.gov>
Cc: jon kinney <[redacted]>
Subject: High Valley hydrology report, Gem County agreement, and vision

Tripod View is back on the docket again. I've been looking for the submitted documents mentioned on the meeting notice, but they haven't been posted online as far as I can find.

Before I review them though, I'd like to understand what specific criteria will be used to evaluate the hydrology report. Are there benchmarks or standards in place to determine if there is sufficient water for both internal use (for 12 - 24 homes and outbuildings) and external use (for shaded deciduous firebreaks)? If no such benchmarks or standards exist, what criteria will be used to determine if there is enough water to support this development?

Regarding the requested development agreement involving the Gem County Commissioners, Gem County Roads, and Seven Emerson, could you clarify the specific issues you would like to see addressed? Are you focused solely on road maintenance within Gem County, or should the agreement also encompass the maintenance of High Valley Road and Dry Buck Road during the winter months?

Lastly, as the decision on Tripod View will either open the developmental floodgates or keep them closed, I would also like to request some clarity on the long-term vision for High Valley. Understanding the direction you envision for this area is important to many of us in the community. Are you considering developing High Valley into a sort of self-contained community, similar to Yellow Pine, or is the plan to continue to create residential areas that primarily rely on neighboring counties for support? Additionally, I would appreciate any insights into the factors that will influence this decision.

Thank you for your time and responses.

Respectfully,
Jennifer Hunn and Jon Kinney

Jon Kinney
Jennifer Hunn
2011 W Tendoy Dr
Boise, ID 83705141
Dry Buck Rd
High Valley, ID 83611

RECEIVED
MAY 27 2026
BY:

Board of County Commissioners / Planning & Zoning Department
Valley County, Idaho

Re: SUB 25-018 Tripod View Subdivision – Conditional Use Permit Application

Dear Commissioners,

As a teacher and Idaho native who works with at-risk youth, my wife and I spent years saving carefully and living modestly to purchase what we hoped would become our retirement cabin in High Valley. We currently spend roughly a third of our time there and plan to retire there full time in the future.

This is not a high-paying profession. I chose this work because I care deeply about helping students who often struggle within a school system that was not designed to foster their success. Because of that, purchasing our property in High Valley represented not only a financial investment, but a lifelong dream.

When we first arrived, the silence was deafening in the best possible way. The property sat at the end of a small dirt road surrounded by open space, and we truly felt we had found something special. Shortly afterward, however, we learned that approximately 650 acres nearby had been purchased and that there were rumors of a subdivision being proposed.

Naively, we assumed no neighbor with 650 acres to build on would attempt to place an Eagle- or McCall-style subdivision within roughly 300 feet of the only adjacent neighboring homes. Unfortunately, that now appears to be precisely what is being proposed through the Tripod View subdivision.

Throughout this process, many adjacent property owners have felt routinely marginalized and dismissed by the Emersons and their representatives despite the substantial impacts this project will have on safety, welfare, water access, emergency response, and overall quality of life.

At an earlier Planning & Zoning meeting, Mr. Emerson stated that, to his understanding, groundwater aquifers traveled in a southerly direction and therefore should not affect neighborhoods to the north. What stood out to me was not only the uncertainty of that statement, but the absence of any concern expressed for the neighbors to the south, despite us sitting directly beside them in the hearing room. The Emerson's and their representatives continually focus on the discharge rates of the northern neighbors wells while there is little or no discussion centered on adjacent properties to the south.

I would like to believe these omissions were unintentional. However, they have occurred repeatedly enough that it has become difficult not to notice the pattern.

My grandfather used to say, "do unto others as you would have them do unto you." It is difficult for me to imagine wanting a dense subdivision placed only a few hundred feet outside my own front door, particularly if it had the potential to jeopardize water access, significantly increase fire risk in an already vulnerable rural area and have an adverse effect on their overall quality of life.

High Valley depends heavily on neighbors helping neighbors because the infrastructure simply does not exist to support major growth. The area lacks many of the most basic public services and infrastructure, including:

- Fire protection services
- Police services
- Schools
- Medical facilities
- Grocery or commercial services
- Adequate year-round road maintenance
- Garbage collection

In fact, the final 1.5 miles leading to the proposed subdivision entrance consists of Forest Service road that receives no county maintenance.

Additionally, threats of litigation and pressure tactics also appear to have been a recurring theme throughout this process. One example raised publicly was the statement attributed to the Emersons' attorney that this 40-acre property could potentially be developed into as many as 116 residential units, rather than the potential 24 permitted dwellings and, allowed under VCC 9-4-7, and 12 outbuildings. Regardless of whether such a development scenario is realistic, the statement could reasonably be interpreted by neighboring property owners as less of a clarification and more as an implicit warning: approve the current proposal or risk facing something far more intensive in the future. As an adjacent neighbor, that concern has crossed my mind on more than one occasion.

Similar concerns are reflected in the handwritten note from Connie Baker to a family member, in which she described threats of litigation after expressing hesitation about selling the family land to the Emersons once she became aware of the intended development plans for the property. Whether viewed individually or collectively, these accounts contribute to a broader perception that litigation threats and pressure tactics have become a noticeable pattern surrounding this proposal.

In rural High Valley, neighbors are not simply nearby residents — they are often the first and only line of support during emergencies. That is part of what makes this community so special and close-knit and one that we can't wait to be a part of. It is therefore difficult for many of us to understand the mindset of maximizing profits from future neighbors at the expense of the existing community's safety, welfare, and quality of life through on-going litigations.

Another recurring concern throughout this process has been the apparent lack of transparency surrounding the project.

The public hearing sign was placed in a location where many community members would have been unlikely to see it. Had concerned residents not spoken up during the first meeting — where significant questions were raised and few meaningful answers were provided — much of the community may never have known what was being proposed until it was too late. This may also help explain why some of the only nearby residents the Emersons have not reportedly reached out to are those of us who voiced concerns early in the process.

At that same meeting, the information presented focused more on the style and appearance of future homes than on fundamental concerns such as water availability, emergency access, fire mitigation, infrastructure limitations, or long-term impacts to neighboring properties.

Additionally, the Emersons have repeatedly told the community that they only intend to develop the currently proposed lots. However, while walking the property ourselves in hopes of purchasing approximately 20 acres to preserve privacy and limit future development, additional future building locations were pointed out to us directly by the Emersons themselves.

Unfortunately, purchasing that land — which the owners themselves describe as "stagnant" — was not financially feasible due to the extraordinarily high entitlement costs attached to the parcels, which appeared to inflate the asking price to many times the typical market value for comparable acreage.

It appears that promises regarding continued grazing access for neighboring properties also appear to have fallen by the wayside.

There have also been repeated examples of requests made by Planning & Zoning and the Board of County Commissioners that either were not completed or do not appear to have been fully addressed, with the Emersons at times appearing to pursue litigation rather than compliance. These concerns include:

- Test wells that were discussed and agreed to but never completed
- Refusal at the initial meeting to install a 30,000-gallon fire cistern because the project lies outside a fire district
- Efforts to reduce rather than strengthen fire mitigation requirements despite the area's high wildfire risk and severe drought conditions
- Requests by commissioners to obtain a development agreement directly involving Gem County Commissioners rather than only a letter from the Assistant Director of the Gem County Road & Bridge Department
- Requests for clarification regarding long-term funding and maintenance responsibilities associated with increased impacts to roads and infrastructure
- Requests for discussions with Gem County officials regarding additional landfill and trash impacts
- Ongoing uncertainty regarding roadway placement shown on subdivision plat maps that still appear to place portions of the road on neighboring property

Additionally, the landowner on whose property the proposed subdivision entrance and primary road is located, along with three separate easement users, reportedly do not consent to the existing driveway being used as the primary access point for the subdivision. This raises serious concerns regarding legal access, shared-use conflicts, long-term maintenance responsibilities, emergency ingress and egress, and the overall feasibility of relying on the current driveway infrastructure to serve a higher-density development.

Commissioners previously requested a formal development agreement signed by the Gem County Commissioners themselves, not solely a letter from the Assistant Director of the Gem County Road & Bridge Department. Commissioners also requested that the agreement include a clear ongoing funding structure, along with a detailed description of what requirements Gem County would impose upon the Emersons to mitigate on-site impacts, as specifically discussed by Commissioner Maupin and Commissioner Caldwell.

Commissioner Caldwell further stated that the Gem County Commissioners needed to be directly informed and involved in these discussions rather than relying solely on communication through the Road & Bridge Department. Based on the materials currently provided, this does not appear to have occurred,

as the submitted correspondence contains no signatures or approval from the Gem County Commissioners themselves.

Additionally, commissioners requested that the Emersons meet directly with Gem County Commissioners to discuss mitigation of increased trash generation and landfill impacts associated with the proposed subdivision.

At this stage, the record appears incomplete with respect to the specific requests made by the commissioners concerning inter-county coordination, mitigation commitments, and formal approval from Gem County leadership.

I understand that development rights and property rights are important considerations in both Valley County and Gem County. However, the Comprehensive Plan also exists for a reason: to balance development with the long-term safety, welfare, infrastructure capacity, and character of rural communities.

Approving an Eagle-style high-density residential development in this setting appears directly contrary to the intent of § 9-5-2, which favors higher density only where adequate infrastructure already exists.

That infrastructure does not exist in High Valley.

The concern is not simply this subdivision alone. The concern is precedent. Approval of this project will open the door for similar high-density proposals throughout the valley before roads, fire response capabilities, emergency services, and water infrastructure are capable of supporting them.

Importantly, this is not an argument against all development. The Emersons have already been approved for approximately 8–9 larger lots that would be far more consistent with the existing rural harmony of this portion of High Valley. Larger lots would better distribute environmental impacts, reduce concentrated fire risk, lessen water discharge concerns, and preserve more of the harmony that currently exists in the valley. The immediate surrounding area consists of four existing landowners occupying approximately twenty-four acres collectively, with less than 3,000 square feet of total existing structures.

The proposal represents an approximate 1,200% increase in population density and a minimum 1,800% increase in structural density immediately adjacent to existing residences and will have adverse effects on the harmony of the immediate area.

While developments of this type are more common north of High Valley Road and across the valley to the west, within an approximately 12.5-mile radius of the proposed subdivision there are only three permanent structures described above. The Tripod View Subdivision would represent a dramatic change to the existing character of this portion of High Valley and would likely have significant adverse effects on the harmony, rural nature, and undeveloped character of the area.

It is difficult to believe that granting the right to develop and profit from 12 smaller lots would somehow satisfy the developer's financial ambitions, while 8–9 larger lots would not. If maximizing profit remains the primary motivation behind this proposal, neighboring property owners have every reason to be concerned that future efforts to further increase density or expand development pressures will continue.

At the January Valley County Board of Commissioners meeting, only two individuals spoke in favor of this development, while the town hall was filled with concerned residents and at least 40 letters had been

submitted in opposition. A representative speaking on behalf of numerous generational ranching families also described the dangers associated with compromising this critical emergency access corridor.

In conclusion, for all of the reasons discussed above — as well as the concerns outlined in the accompanying attachments regarding fire mitigation, water availability, emergency access, infrastructure impacts, wetland impacts and compatibility with the surrounding rural harmony of High Valley — my wife and I strongly oppose approval of this proposed subdivision. We respectfully ask that the commissioners uphold the decision of Planning and Zoning to deny the application. We simply do not believe that profit should come at the expense of the safety, welfare, water security, emergency access, and quality of life of the surrounding community and adjacent neighbors who will bear the long-term consequences of this decision.

Thank you for your time, service, and careful consideration of this matter.

Respectfully,

Jon Kinney
Jennifer Hunn

Attachment A: Water Concerns

To further expand on my concerns for 12 potential subsequent wells which includes disturbance of seasonal wetlands, intermittent streams, and runoff corridors that drain to Little Squaw Creek/Squaw Creek.

1. Insufficient hydrologic and groundwater analysis

- The hydrology report provided no meaningful new information or additional clarity regarding the underlying water concerns. Instead, it largely repackaged the same uncertainties and lack of definitive data into a longer, more technical, and professionally presented document. Despite the added length and presentation, the core issue remains unchanged: critical questions about groundwater availability, long-term sustainability, and cumulative impacts still have not been conclusively answered.
- The hydrology report makes optimistic assumptions: intermittent/weekend occupancy, internal water use, low well discharge, and specifically omits external irrigation needs for proposed plantings (100,000 sq ft of deciduous trees and shaded fuel breaks) and previously mentioned use of sprinkler systems for fire suppression.
- Established water demands for irrigating the 100,000 sq ft of deciduous shade trees (initial 2–3 years) were not accounted for, nor were long-term irrigation or fuel-break maintenance water or previously mentioned suppression sprinkler system sources identified.

2. Community-well criteria and regulatory implications

- Potential well interference and impacts to nearby wells (notably those ~300 ft south and Wells 6 and 16) are treated as "unlikely" or "may" without robust field testing or modeling.
- Hydrology report gave no new information and just presented the already unknown in a more drawn out and professional appearing presentation
- If this subdivision is considered, it appears to meet criteria for a community well, in part because it would be developed in an extremely low-yield aquifer and the proposed sites are in closer proximity with each other. The hydrology report states: "the groundwater discharge rates from the 12 new wells are going to be very low."
- In Valley County, a well designed to serve more than one household or a subdivision is classified as a Public Drinking Water System and must meet strict construction, permitting, and water-quality criteria set by the state and enforced locally.
    - Permitting & Administration: IDWR manages drilling permits; a community well requires an approved water right before approvals are issued. CDH and Valley County must certify site approval and subdivision layouts.
    - Water Quality & Testing Standards: Community wells are regulated by IDEQ and subject to routine Safe Drinking Water Act sampling/testing and treatment mandates as needed.
    - Siting & Subdivision Criteria: Valley County requires minimum lot sizes and setbacks for subdivisions relying on central/community water and favors community wells over many individual wells in denser developments.

- Local Regulations: High-capacity community wells may require a Conditional Use Permit and County review of aquifer yield and impacts to neighboring users and connected waterways.

3. Sprinkler systems for fire suppression and near-impossible water/time requirements in an area that will get "very low" discharge rates

- Sprinkler systems mentioned by Commissioner Maupin and the Cascade Fire Chief are not feasible at realistic scale in Tripod. Using conservative estimates (Hunter Zone Calculator, Rainbird data) an acre typically requires 12–16 zones of 10–15 sprinkler heads each. Using low-flow fixed spray heads (1 GPM) and 10 heads per zone requires 10 GPM to operate a zone.
- With a 1,000-gallon cistern and pressurizer serving 2 acres, each zone could run ~4.15 minutes for 4 acres and ~2.07 minutes for 2 acres—yielding ~0.33" on a 2 acre lot and 0.16" of water per zone respectively on a 4 acre lot, far below the ~2" within 24 hours often cited as an effective outdoor fire suppression threshold.
- Refill times for a 1,000-gallon cistern are prohibitive: ~16.6 hours at 1 GPM. With a 1 GPM GPM refill and perfect conditions sprinklers would not meet the 2"/24-hour threshold on a 2-acre lot
- These calculations assume best-case conditions (low fuel, no evaporation, no wind). In reality (tall dry grass, hot, windy conditions common in the area), required volumes and delivery rates would be much higher and the effective 24-hour window for suppression may not exist once a nearby fire is active.
- Conclusion: sprinklers as a primary fire suppression strategy in Tripod are impractical without enormous, dedicated water infrastructure (e.g., deep, high-capacity community well and large storage) and are not a realistic substitute for enforceable fuel reduction, defensible space, and structural fire protection.

4. Inadequate wetland/stream analysis

- Applicant materials rely on generalized mapping (OnX/public mapping) rather than independent field surveys. Runoff months and wetland inundation areas appear routinely understated.
- The 50 ft setbacks and a non-site-specific hydrologic study do not capture actual seasonal inundation, lateral wetland extent, or stream buffers needed to protect connectivity to Little Squaw Creek.

5. Impacts to ecological and downstream values

- Failure to properly evaluate seasonal wetlands and intermittent streams threatens wildlife habitat, seasonal water storage, groundwater recharge, and downstream water quality in Squaw Creek.
- Understating wetland extent risks increased downstream peak flows and degraded water quality.

6. Legal, public-safety and disclosure implications

- Reliance on individual domestic wells in a low-yield aquifer raises risk of well interference and potential IDWR curtailment under Idaho's prior appropriation system. Prospective purchasers must be informed of curtailment risk and mitigation cost exposure of the "first in time, first in right"

- If a community/shared well becomes necessary, stricter permitting, monitoring, water-right requirements, and setbacks from septic systems will apply; these scenarios were not evaluated.

7. Evidence of current deficiencies

- High variability in static water levels and aquifer elevations was noted but not reconciled with well siting or cumulative impacts.
- Applicant runoff mapping closely mirrors public OnX layers, suggesting lack of independent field analysis.
- Hydrology report omits substantial irrigation needs and understates seasonal wetland extent and months of inundation.

Further requested actions

1. Require full accounting of all water demands, including:
    - Full-time and seasonal occupancy scenarios,
    - Irrigation for landscape plantings and the proposed 100,000 sq ft of tree plantings and fuel-break establishment (including elevated irrigation during first 2–3 years)
    - Potential use of external sprinklers for fire suppression
    - Analyze the use of potential shared/community well scenarios
    - Include detailed information on water supply for using sprinklers systems for fire suppression
2. Require a neutral, peer- reviewed site-specific wetland delineation and jurisdictional determination (including field inspection during peak spring snowmelt runoff) for the streams and seasonal wetlands on lots throughout the project footprint prior to any approvals or permits
3. Require a septic impact analysis, using the new wetland delineation data, to evaluate contamination risks to recharge areas, seasonal wetlands, Squaw Creek, and the aquifer; ensure protective setbacks and treatment standards.
4. Require written disclosure to prospective purchasers of: groundwater availability uncertainty; risk of IDWR curtailment under prior appropriation; potential requirement to mitigate or shut down wells; and any special watering/maintenance obligations tied to fuel breaks or large plantings.
5. Defer any land disturbance, subdivision plat approval, or septic/well permits until the above neutral studies are complete and demonstrated mitigation measures are feasible and enforceable.
6. Require the establishment of a community well/public drinking water system (rather than 12 separate domestic wells), including demonstration of an approved water right, compliance with IDEQ/CDH/IDWR standards, required setbacks from septic systems, and long-term operation/monitoring plans.

Attachment B: Fire Mitigation Concerns

To expand on why I strongly support the Planning and Zoning's denial of the Tripod View / Haven Ranch lots in the High Valley area as currently proposed under SUB 25-018. The property sits within Valley County's Geographic Hazard Assessment Wildland-Urban Interface (WUI) high-condition zone and the overall wildfire risk is high. Yet the project relies on voluntary, "recommended" Firewise treatments rather than enforceable requirements, omits realistic water needs for proposed shaded fuel breaks, aforementioned fire mitigation through the use of sprinklers and leaves RV occupancy and site development essentially unregulated. This approach places community safety and the welfare of new owners at unacceptable risk.

Key concerns

1. High, under-represented wildfire risk

- Proposed lots (notably Lots 6–12) contain substantial forest and dense sagebrush capable of producing 5–10 foot flame lengths in wind; aerial review contradicts claims that Lots 9–10 are 100% wooded—but the fire risk remains high regardless.
- Historical ignition data may show few past fires, but ignition probability rises markedly as structures and human activity increase.

2. Mitigation plan is voluntary and unrealistic

- Firewise "recommendations" (15–20 ft crown spacing, pruning, ladder fuel removal, debris removal, and 30–100 ft defensible space) are appropriate but presented only as optional guidance. In a high WUI area, voluntary measures are insufficient—mitigation must be enforceable and monitored.
- Proposed shaded fuel breaks along Haven Ranch Road require establishment and long-term watering. Calculations show 1 inch of deep watering over 100,000 sq ft needs ~62,300 gallons; established trees require ongoing substantial irrigation. New plantings require 2–3 times the normal water for the first 2–3 years (on top of baseline needs), further increasing initial and short-term water demands. The hydrology report omitted these operational water requirements, rendering the fuel-break mitigation impractical without identified water resources and maintenance commitments. Moreover, the developer left the high quantity of water needed out of the conversation when speaking with the hydrologist to obtain the hydrology report on the subdivision's impacts.

3. Sprinkler systems for fire suppression and near-impossible water/time requirements in an area that will get "very low" water discharge

- Sprinkler systems mentioned by Commissioner Maupin and the Cascade Fire Chief are not feasible at realistic scale in Tripod. Using conservative estimates (Hunter Zone Calculator, Rainbird data) an acre typically requires 12–16 zones of 10–15 sprinkler heads each. Using low-flow fixed spray heads (1 GPM) and 10 heads per zone requires 10 GPM to operate a zone.
- With a 1,000-gallon cistern and pressurizer serving 2 acres, each zone could run ~4.15 minutes for 4 acres and ~2.07 minutes for 2 acres—yielding ~0.33" on a 2 acre lot and 0.16" of water per zone respectively on a 4 acre lot, far below the ~2" within 24 hours often cited as an effective outdoor fire suppression threshold.

- Refill times for a 1,000-gallon cistern are prohibitive: ~16.6 hours at 1 GPM. With a 1 GPM GPM refill and perfect conditions sprinklers would not meet the 2"/24-hour threshold on a 2-acre lot
- These calculations assume best-case conditions (low fuel, no evaporation, no wind). In reality (tall dry grass, hot, windy conditions common in the area), required volumes and delivery rates would be much higher and the effective 24-hour window for suppression may not exist once a nearby fire is active.
- Conclusion: sprinklers as a primary fire suppression strategy in Tripod are impractical without enormous, dedicated water infrastructure (e.g., deep, high-capacity community well and large storage) and are not a realistic substitute for enforceable fuel reduction, defensible space, and structural fire protection.

4. No structural fire protection and unclear enforcement

- There is currently no structural fire protection district designated within High Valley. Without a fire district, response capability and enforcement of fire-safety measures are minimal. Relying on future formation of a fire district is unacceptable mitigation for current approvals.

5. RV occupancy and development ambiguity

- The project language suggests lot owners may park RVs and use metal fire rings without complying with "recommended" Firewise treatments. There is no clear limit on RV occupancy duration, permitting, or infrastructure requirements. This ambiguity promotes long-term, potentially permanent, RV use in a hazardous location without adequate sanitation, water, or fire protections.

Further requested actions

1. Fire mitigation requirements should be increased, not decreased, given the uniquely vulnerable conditions of this rural, high fire-risk area. Rural communities often face longer emergency response times, limited firefighting infrastructure, restricted evacuation routes, and reduced access to reliable water supplies during emergencies. These realities make stronger mitigation measures even more essential.
2. Require enforceable mitigation: Make Firewise defensible-space measures mandatory, with clear standards, timelines, monitoring, and penalties for noncompliance tied to recorded covenants and plats. The developer must be responsible for executing the recommended fire mitigation plans (installation, initial maintenance, and funding/guarantee of ongoing maintenance) prior to approval and sale of lots.
3. Demonstrate water feasibility: Require a concrete water supply and maintenance plan (including volumes, sources, and funding) to establish and sustain shaded fuel breaks and new plantings before approval; account for 2–3× higher watering needs during the first 2–3 years for new trees. Propose and require construction of a community well drilled to sufficient depth and capacity to provide the enormous volume of water needed for establishment and long-term maintenance of the shaded fuel breaks, sprinkler systems, and other mitigation plantings, with funding, operation, and maintenance guarantees from the developer.
4. Address fire protection: Do not approve further building or occupancy permits until structural fire protection and a reliable dispatch/response plan are in place, or until the developer funds necessary fire protection improvements.

5. Clarify RV policy: Explicitly define RV occupancy limits, permit requirements, infrastructure (septic, potable water), and allowable uses in the subdivision documents and county approvals; prohibit indefinite primary residency by RVs unless infrastructure and safety standards are met.
6. Full disclosure and accurate mapping: Require corrected vegetation mapping and full risk disclosure "first in time, first in right" to prospective buyers; do not rely on "buyer beware" as a substitute for public safety protections.

It is difficult to understand the rationale for lowering fire mitigation requirements simply because this proposed subdivision lies outside of a fire district. In a high wildfire-risk area, during a severe drought season, and amid multiple wildfire events across Idaho, reducing protections appears contrary to basic public safety and sound planning principles. Areas outside of fire districts often face longer emergency response times, more limited firefighting resources, and greater challenges related to water access and evacuation—factors that would logically support enhanced mitigation measures rather than reduced standards.

To quote Commissioner Caldwell, "I struggle with the fact that we're decreasing the lack of fire mitigation simply because it is outside of a fire district, this is going to be a pretty high fire risk up there and to say that it doesn't need the same fire mitigation that a development here on the valley floor will need is another challenge."

Approving SUB 25-018 without enforceable, increased mitigation, reliable water and fire protection, developer-funded execution of mitigation, and clear RV occupancy rules would prioritize developer convenience and profit over the safety and welfare of residents and the broader community. Please place the safety and welfare of the High Valley community above the profits of a few.

From: jon kinney <[redacted]
Sent: Saturday, January 17, 2026 12:18:44 PM
To: Katlin Caldwell <kcaldwell@valleycountyid.gov>; Sherry Maupin <smaupin@valleycountyid.gov>; Neal Thompson <nthompson@valleycountyid.gov>
Subject: SUB-018 Tripod View

I want to sincerely thank you for the time, attention, and respect you have devoted, and continue to devote, to the complex matter of SUB-018, Tripod View. The January 12th meeting was understandably emotional for many involved, and I greatly appreciated your professionalism and commitment to maintaining order and civility throughout such an extended and challenging hearing.

I recognize the necessary limits placed on public testimony and was unable to fully express these thoughts within the three minutes allotted during Monday's meeting. I appreciate the opportunity to share them here and hope they may be helpful as you continue your deliberations on this important decision.

Abigail Germaine stated that it would be reasonable to assume that, had the fifth commissioner, Heidi Schneider, been present, the vote could have been 3–2 in favor of approval of the Tripod View Subdivision. However, the record from the October meeting directly contradicts that assumption.

At the October meeting, Commissioner Schneider was among the most vocal in expressing concerns regarding the adequacy of the application. She specifically noted that James Fronk had not properly completed or substantiated the required documentation, section 14 for potable water, related to groundwater availability in the area. Upon identifying this deficiency, Commissioner Schneider explicitly asked Mr. Fronk whether he and Stephen Emerson intended to complete a test well to better evaluate water availability. Mr. Fronk agreed that a test well would be completed, thereby acknowledging that additional water data was necessary prior to any approval.

Despite this acknowledgment, the requested test well was never completed. Furthermore, Commissioner Schneider, along with two of the four other commissioners present at the October meeting and after a long pause, did not cast the initial motion to table the application. Given her clearly stated concerns and her explicit request for additional data as a condition of moving forward, it is not reasonable to assume that Commissioner Schneider would have voted in favor of the subdivision at the January meeting, particularly when the requested information was never provided.

At the January meeting, Stephen Emerson asserted that all available well data had been submitted. This statement is demonstrably incomplete. My well, a 280-foot well producing approximately one gallon per minute, is consistently omitted from the data presented by the applicant, despite being clearly documented on the Idaho Department of Water Resources well map. This repeated exclusion is significant, as it selectively omits a low-producing well located in close proximity to the proposed development site while emphasizing higher-producing wells located two miles or more away. This selective presentation appears intended to support the misleading claim that wells in this area reliably perform better at depths of approximately 300 feet.

A closer examination of my well and the surrounding area demonstrates that local topography and hydrogeological conditions differ materially from those of the wells cited by the applicant. Reliance on distant well data fails to accurately represent groundwater conditions at the proposed development site and materially understates the risks associated with water availability.

Beyond the question of whether sufficient water exists to serve up to 24 homes of approximately 3,000 square feet each, the Commissioners also specifically requested verifiable water data demonstrating that the substantial increase in wildfire risk could be effectively mitigated through reliable access to water for fire suppression. The applicant's refusal to complete the agreed-upon test well, combined with the determination that multiple nearby ponds are too shallow to support dry hydrants, left the Commission without the necessary evidence to conclude that adequate fire protection could be provided. These deficiencies further substantiated the Planning and Zoning Commission's denial of the proposed subdivision.

Rather than completing the requested test well, the applicant instead submitted a fire mitigation proposal requiring the planting and long-term maintenance of approximately 100,000 square feet of deciduous trees. In the absence of verified water availability, this proposal raises significant and unresolved concerns. Establishing and sustaining deciduous vegetation at this scale would require in excess of 60,000 gallons of water per irrigation cycle, particularly during the dry summer months. Without a proven and sustainable water source, the applicant has not demonstrated how these trees would be kept alive over time. Should irrigation fail, the proposed vegetation would dry out and become additional combustible fuel, thereby increasing—rather than reducing—wildfire risk to the surrounding area and adjacent properties.

Absent the requested water data, the fire mitigation plan relies on an unsubstantiated assumption that sufficient water exists. This assumption directly contradicts the concerns raised by the Commissioners and further supports the Planning and Zoning Commission's denial as reasonable, necessary, and supported by the record.

Ms. Germaine also stated that this subdivision is "no different than other subdivisions in the area." This assertion is not supported by the factual record. The most recent subdivision approved in this area occurred nearly 30 years ago. Since that time, the regional population has increased, yet no corresponding infrastructure improvements have been made by Valley County to accommodate such growth.

Within a two-mile radius of the proposed subdivision, approximately 12.5 square miles, the area remains predominantly rural, consisting of large parcels of seven acres or more. There are only five to six small dwellings within this entire radius, most of which are cabins comparable in size to large sheds, and only one of which is occupied by a full-time resident. Approval of the proposed development would increase the local population by more than 1,200 percent and increase structural density by approximately 1,800 to 2,700 percent. This represents a fundamental transformation of the area, not an incremental or comparable extension of existing development patterns.

For these reasons, characterizing this proposal as routine or consistent with surrounding development is inaccurate and materially misleading.

Thank you again for your time, your public service, and your thoughtful consideration of this matter. I appreciate the significance of the decision before you and hope these comments assist you in your deliberations.

Attached is my original letter for the January meeting, for further review, supporting the Planning and Zoning Committees' service to the community and their denial of Tripod View subdivision.

Respectfully,

Jon Kinney

January 5, 2026

BEFORE THE VALLEY COUNTY BOARD OF COUNTY COMMISSIONERS
VALLEY COUNTY, IDAHO

APPEAL BRIEF IN SUPPORT OF THE PLANNING AND ZONING COMMISSION'S DENIAL

SUB 25-018 Tripod View Subdivision – Conditional Use Permit Application

Appellant: Stephen Emerson/James Fronk LLC
Respondent: Valley County Planning and Zoning Commission
Interested Party: Jon Kinney

I. INTRODUCTION

This appeal brief is submitted in support of the Planning and Zoning Commission's denial of the Conditional Use Permit (CUP) application for the proposed Tripod View Subdivision (CUP 25-23\SUB 25-18). The Commission's decision was reasonable, supported by substantial evidence in the record, refusal to follow P and Z requests and fully consistent with Valley County Code (VCC) Title 9 and the Valley County Comprehensive Plan.

The applicant and James Fronk LLC have failed to demonstrate that the proposed development meets the required standards for conditional approval, including but not limited to protection of adjoining properties, environmental resources, water availability, fire safety, infrastructure adequacy, and consistency with County land-use policy. The impacts identified by staff, neighbors, and commissioners have not been mitigated; rather, they have been minimized, deflected, or dismissed.

II. STANDARD OF REVIEW

Under Valley County Code § 9-5-2 and Idaho land-use law, a conditional use permit may only be approved when the applicant demonstrates compliance with applicable standards and shows that adverse impacts can be effectively mitigated. Where substantial evidence supports denial, the decision must be upheld. A conditional use is **not** presumed to be approvable.

III. FACTUAL BACKGROUND

The proposed Tripod View Subdivision consists of up to twenty-four residential structures, as permitted under VCC 9-4-7, and twelve outbuildings each up to approximately 3,000 square feet, clustered within approximately forty-three acres in a remote rural valley. The immediate surrounding area consists of four existing landowners occupying approximately twenty-four acres collectively, with less than 3,000 square feet of total existing structures.

The proposal represents an approximate **1,200% increase in population density** and a minimum **1,800% increase in structural density** immediately adjacent to existing residences and will have adverse effects on the harmony of the immediate area.

IV. ARGUMENT

A. The Proposal Violates Valley County Code § 9-5-2 (Conditional Use Standards)

Valley County Code § 9-5-2 requires that a conditional use:

1. Increase the value of privately owned property **without undue adverse impact** on:
    - the environment,
    - adjoining properties, or
    - governmental services; and
2. Be consistent with the Comprehensive Plan.

The same policy explicitly states that **higher density development is more appropriate near existing infrastructure and/or developed areas**.

1. Undue Adverse Impacts to Adjoining Properties

The scale and proximity of this development impose unavoidable impacts, including:

- Significant increases in noise, traffic, and light pollution
- Elevated wildfire risk
- Increased demand on already limited groundwater resources
- Loss of rural character and quiet enjoyment of adjacent property owners

These impacts are not speculative; they are direct and unavoidable consequences of the proposed density and location.

2. Inconsistency with Infrastructure Policy

High Valley lacks basic infrastructure, including but not limited to:

- Fire protection services

- Police services
- Schools
- Medical facilities
- Grocery or commercial services
- Adequate year-round road maintenance with zero road maintenance on the forest service road for the last 1.5 miles before the proposed subdivision entrance
- Garbage collection

Approving an "Eagle, Idaho style" high-density residential development in this setting directly contradicts the intent of § 9-5-2, which favors such density only where infrastructure exists to support it.

B. The Applicant and James Fronk LLC Failed to Demonstrate Water Availability or Mitigate Well Impacts

Water availability was a central concern raised by staff, commissioners, and neighboring property owners.

At the October 16 Planning and Zoning meeting (3:13 mark), the developer James Fronk LLC, agreed to conduct a **test well** to address groundwater concerns. This test well has not been completed. No new groundwater data was presented at the November meeting or in the applicant's appeal.

Instead, James Fronk LLC relied on selectively presented well data that omits or minimizes wells closest to the proposed site. For example:

- My well produces approximately **1 GPM at 280 feet** and is within 1,000 feet of the proposed developmen and much closer to most proposed sitest, contradicting claims that deeper wells reliably produce better water.
- My well has been conveniently and repeatedly left off their well report and is located on the property next to our neighbor's. Theirs was a **280 foot well producing 1 GPM** before it collapsed to its current 84 foot depth.
- Wells cited as "higher producing" are generally located **miles away**, across a large valley with different hydrologic characteristics.
- The next closest well is across the street from the Ranger station. This well is 2000 feet from our well and hit 3 GPM at 70 feet and only gained an additional .5 gallon of flow drilling down an additional 190 feet.
- James Fronk LLC's own data shows that average yields between shallow and deep wells differ by less than 3 GPM, undermining claims that deeper drilling reliably produces substantially better water flow.

This selective presentation fails to meet the applicant's burden of proof under VCC § 9-5-2 and § 9-5C-1.

C. Environmental Impacts Have Not Been Adequately Studied or Mitigated

The proposal would disturb **seasonal wetlands, intermittent streams, and runoff corridors** that drain into Squaw Creek.

James Fronk LLC's drainage analysis appears to rely heavily on generalized mapping tools rather than site-specific hydrologic study. When overlaid, the applicant's runoff data is nearly identical to publicly available OnX mapping, indicating a lack of independent field analysis.

This approach fails to adequately evaluate impacts to:

- Wildlife habitat
- Seasonal water storage
- Downstream water quality in Squaw Creek

D. Fire Mitigation Measures Are Unsupported by Available Water Resources

Although the applicant submitted a fire mitigation plan, the plan relies on water volumes that are not credibly available on site.

For example, the twenty to thirty foot wide proposed shaded fuel break along Haven Ranch Road would require approximately **100,000 square feet of deciduous vegetation**, which would require an estimated **60,000 gallons of water per watering cycle** to establish and maintain. No reliable water source has been identified to support this requirement.

Without sufficient water, these plantings would add to the already existing fuel load, increasing fire risk rather than mitigating it.

Additionally:

- The plan relies on continued cattle grazing, which would cease once lots are fenced and sold, resulting in potential waist high grasses further adding to the fire load.
- High Valley is not included in the Cascade Fire District or Ola Fire Station service areas.
- The Cascade Fire Chief has expressed opposition to approval of the subdivision.

E. Road Conditions and Traffic Impacts Were Improperly Minimized

Assertions that road deterioration is primarily due to logging traffic are unsupported by evidence. On January 2, 2026 Dry Buck Road from the intersection with High Valley Road to the proposed neighborhood entrance was nearly impassable due to mud and poor conditions, despite the absence of logging or heavy equipment traffic during this season. Dry Buck Road from the Ranger Station to the proposed neighborhood entrance is owned by the Forest Service and not maintained by Valley County Roads.

Increased residential traffic will exacerbate already dangerous road conditions, further impacting public safety and County maintenance obligations.

F. Reliance on CC&Rs and HOA Enforcement Is Improper

The applicant and James Fronk LLC repeatedly assert that CC&Rs and County enforcement will ensure compliance with mitigation measures. However, during the November meeting (1:33 mark), Commissioner Ken Roberts stated clearly that enforcement of such matters falls on the developer and HOA—not the County.

This contradiction further undermines the credibility of the applicant's and developer's mitigation assurances.

CC&Rs are mutable and should not be used to mitigate impacts and risks that this development will bring to the valley.

V. CONCLUSION

A conditional use permit should be approved only when impacts can be effectively mitigated. In this case, impacts have not been mitigated—they have been minimized, deflected, or ignored.

The Planning and Zoning Commission's decision to deny the Tripod View Subdivision application was:

- Supported by substantial evidence
- Consistent with Valley County Code § 9-5-2 and § 9-5C-1
- Aligned with the Comprehensive Plan
- Necessary to protect neighboring properties, environmental resources, and public safety

For these reasons, the denial should be **upheld**.

Respectfully submitted,

Jon Kinney
141 Dry Buck Rd, High Valley 83611
2011 W Tendoy Dr, Boise 83705

From: saul monreal <[redacted]>
Sent: Saturday, January 17, 2026 1:58 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Brian Oakey <boakey@valleycountyid.gov>; Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: Tripod View Subdivision Permit

Dear

Valley County Council Members

I am writing to express my serious concerns as a property owner regarding a significant easement & private property infringement issue on my property described in parcel F of record of survey #461438 of easement agreement provisions (which i have attached for council to compare to purposed preliminary plat map) and its connection to the pending permit application.

1. I am the owner of parcel F which shares a boundary with the property associated with the aforementioned permit application.The tripod view subdivision preliminary plat survey map of purposed roadway crosses well past Access easement agreement terms & boundaries encroaching onto my private property.I do not agree to this purposal as said property owner and I have pursued litigation provisions concerning the matter forthright.
2. Proposed development/construction outlined in the permit application, specifically enchroches on High Valley Road,
   Potable Water,
   Solid Waste Disposal,
   Emergency Services &
   Wildfire Risk Management Concern including my property rights & peace of life.There has been no communication of true intent outside legally required public postings by said applicant Steven Emerson.In action then showing complete duplicitous, disregard for immediate & long term harmony of High-valley property owners, tenants wildlife & the our portion this Valley County Community as a whole.

The proposed construction violates the intended terms of agreement.It violates the understanding put in good faith between my uncle Roger Beal & Grandmother Constance Beal before sale & signed of my familys 140 year ranch.

I respectfully request that the City Council take the following actions:

- Schedule a time for this matter to be placed on an upcoming City Council meeting agenda for a full discussion and public hearing.
- Temporarily withhold approval of permit application of trip pod view subdivision until this easement dispute is resolved and all proposed plans comply with my property rights.

- Require the applicant to revise their plans to respect the established easement & land owners property boundaries & rights. Require the applicant to pursue a formal easement vacation/amendment process with property owners & clear transparency with community.

I believe a resolution can be reached that is fair and benefits both parties while upholding valley county ordinances.

I am available to provide further information, documentation, or clarification as needed.

Thank you for your time, consideration and duty concerning the responsibility of this matter.

Sincerely,

Saul Miguel Monreal

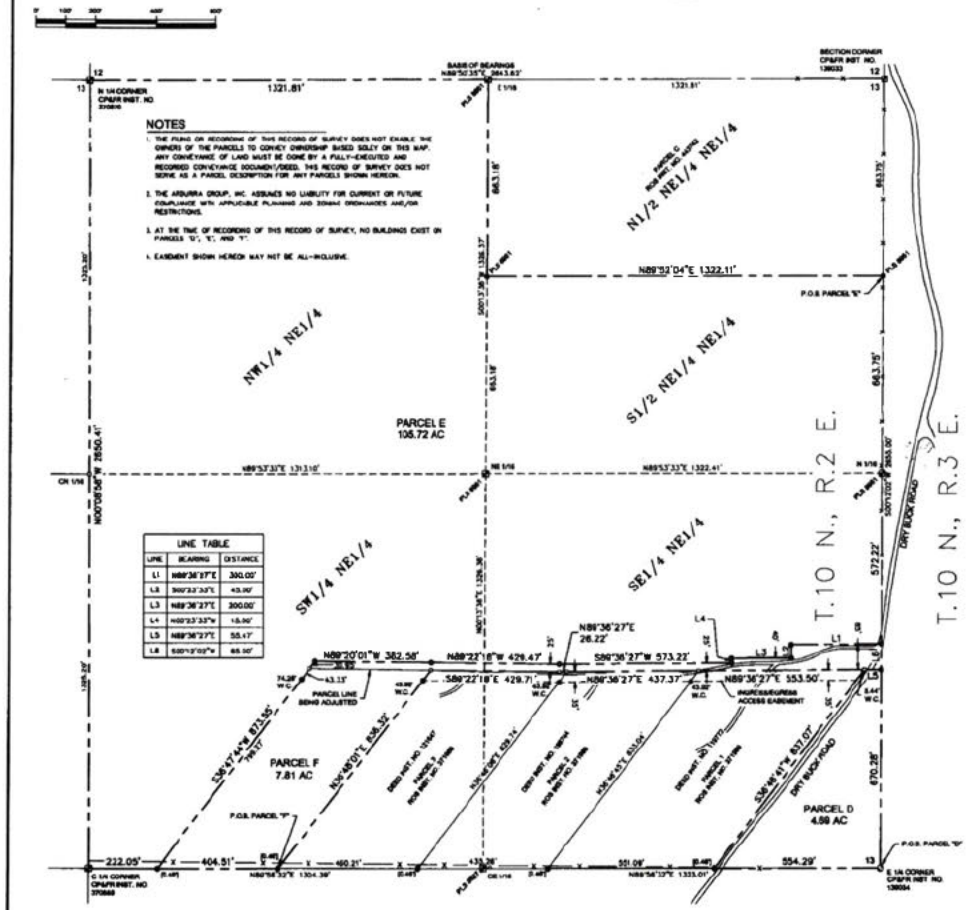
Sincerely, Saul Monreal

386
BOOK 14 PG 385

Instrument # 461438
VALLEY COUNTY, CASCADE, IDAHO
1-31-2024 11:00:37 AM No. of Pages: 1
Recorded for : ARDURRA
DOUGLAS A. MILLER Fee: 5.00
Ex-Officio Recorder Deputy
Index to: RECORD OF SURVEY

RECORD OF SURVEY

FOR CONSTANCE L. BAKER
LOCATED IN THE NE1/4 OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST
BOISE MERIDIAN, VALLEY COUNTY, IDAHO
2024



NOTES

1. THE FILING OR RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCELS TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP. ANY CONVEYANCE OF LAND MUST BE DONE BY A FULLY-EXECUTED AND RECORDED CONVEYANCE DOCUMENT/DEED. THIS RECORD OF SURVEY DOES NOT SERVE AS A PARCEL DESCRIPTION FOR ANY PARCELS SHOWN HEREON.
2. THE ARDURRA GROUP, INC. ASSUMES NO LIABILITY FOR CURRENT OR FUTURE COMPLIANCE WITH APPLICABLE PLANNING AND ZONING ORDINANCES AND/OR RESTRICTIONS.
3. AT THE TIME OF RECORDING OF THIS RECORD OF SURVEY, NO BUILDINGS EXIST ON PARCELS "D", "E", AND "F".
4. EASEMENT SHOWN HEREON MAY NOT BE ALL-INCLUSIVE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°36'27"E	300.00'
L2	S00°23'33"E	43.00'
L3	N89°36'27"E	300.00'
L4	N00°23'33"W	15.00'
L5	N89°36'27"E	55.17'
L6	S00°13'05"W	65.00'

LEGEND

— — — —	PROPERTY BOUNDARY
— — — —	SECTION LINE
— — — —	SIXTEENTH LINE
— — — —	EXISTING LOT LINE
— — — —	EASEMENT LINE
○	FOUND BRASS CAP MONUMENT
⊠	FOUND ALUMINUM CAP MONUMENT
●	FOUND 5/8" IRON ROD
●	FOUND 1/2" IRON ROD
●	SET 5/8" REBAR, PLS 8961
○	CALCULATED POINT-NOTHING SET OR FOUND
[R-MP]	PERPENDICULAR DISTANCE FROM SECTION LINE
WC	WITNESS CORNER

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE EXISTING PARCEL NO. RP18N02E130800 INTO THREE SEPARATE PARCELS.

BEARINGS NOTE

BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON GPS OBSERVATIONS PROJECTED TO THE IDAHO WEST ZONE (1103) NAD83 COORDINATE SYSTEM. ALL BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

REFERENCES

R.O.S. INSTRUMENT NO. 371988
R.O.S. INSTRUMENT NO. 421373
R.O.S. INSTRUMENT NO. 443742
DEED INST. NO. 118772
DEED INST. NO. 121647
DEED INST. NO. 198744

RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF VALLEY } ss

FILED FOR RECORD AT THE REQUEST OF CONSTANCE L. BAKER
AT ____ MINUTES PAST ____ O'CLOCK ____ M.
THIS ____ DAY OF ____, 20__.

DOUG MILLER, COUNTY CLERK

BY _____ DEPUTY

INSTRUMENT NO. _____

CERTIFICATE OF SURVEYOR

I, STEVEN J. FRISBIE, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 18, IDAHO CODE.

STEVEN J. FRISBIE 8961 1-29-24

SURVEY INDEX NO. 1021-13-01-00

ARDURRA
3471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
208-321-2350 | WWW.ARDURRA.COM

SHEET NO. 1 OF 1

SUSAN BROWN (BRAC)
3885 W STACY DR
BOISE ID 83703
[redacted]

RECEIVED
MAY 18 2026
BY: _____

Ms. Susan Brown
3885 W Stacy Dr
Boise, ID 83703-4851

ALSO 137 ARY BUCKLE
HIGH VALLEY ID

In your water report for High Valley Area you reported

82 GAL x 2.5 People

205 GALLONS DAILY use per unit

205 GALLONS x 12 UNITS = 2460 GALLONS

I have been in High Valley for 36 years and in that time frame I have only been able to get 140 GALLONS in 30 minutes. Then well goes dry.

Neighbors about the same amount and same time frame.

There is not enough water to feed 12 wells.

As written before (and EMAIL) in letter dated Dec. 26, 2025. Please DO NOT APPROVE THIS SUBDIVISION. It will tear up land that is currently home to ELK, Deer, Moose, Sand Hill Cranes, Great Gray Owls, and other Scenic animals

Now Please

over

There are ninety (90) Plus vacant parcels in existing SUBDIVISIONS that have Power, SEPTIC and WATER Already AVAILABLE.

Susan Lee Brown (Beal)

Date: May 20, 2026

Re: Appeal of PZ Commission Denial of SUB 25-018 Tripod View

To: Valley Count Commissioners

Dear Commissioners:

I write to continue my family's opposition to this subdivision based upon the safety and health issues re: status of High Valley Road and its increased and projected use in building and using road should this subdivision proposal be approved.

As of April, 2026, Gem County reported they will not change its maintenance practices. They consistently do very well in road maintenance until the road meets Valley County.

Thus, Vally County Roads and/or the subdivision developer will need to step up and ensure an ongoing maintained and safe Ola road from the west summit to the junction of Dry Buck. If this does not occur, the road will continue to deteriorate, incur more damage, and potentially lead to lives lost in accidents. Ongoing dust abatement will also be required for maintenance.

Without a solid, written plan and agreement by Vally County and the developer, Steven Emerson, for ongoing road upkeep and maintenance, we continue to not support this plan.

Thank you,

Barbara McNeil [redacted]

Harold Miller [redacted]

4 Lem Ct., High Valley Subdivision

Ola, Idaho

Compatibility Questions and Evaluation

Matrix Line # / Use: _____ Prepared by: _____

YES/NO		X		Response Value	
					Use Matrix Values:
(+2/-2)	____	X	4	_____	1. Is the proposed use compatible with the dominant adjacent land use?
(+2/-2)	____	X	2	_____	2. Is the proposed use compatible with the other adjacent land uses (total and average)?
(+2/-2)	____	X	1	_____	3. Is the proposed use generally compatible with the overall land use in the local vicinity?
					Site Specific Evaluation (Impacts and Proposed Mitigation)
(+2/-2)	____	X	3	_____	4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?
(+2/-2)	____	X	1	_____	5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?
(+2/-2)	____	X	2	_____	6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?
(+2/-2)	____	X	2	_____	7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?
(+2/-2)	____	X	2	_____	8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?
(+2/-2)	____	X	2	_____	9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?
Sub-Total		(+)		_____	
Sub-Total		(--)		_____	
Total Score				_____	

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.

2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

   Plus 2 - assigned for full compatibility (adjacency encouraged).

   Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

   0 - assigned if not applicable or neutral.

   Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

   Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

   x4 - indicates major relative importance.

   x3 - indicates above average relative importance.

   x2 - indicates below average relative importance.

   x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or

2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or

3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.

2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING

	QUESTIONS 1, 2, and 3	1		2	3	4	5	6	7		8	9	10	11	12	13		14	15		16	17	18	19	20		21	22	23	
	1. AGRICULTURAL			+2	-1	-2	-2	-2	-2		+1	+1	+1	+1	+2	+1		+1	-1		-1	+2	-1	-2	-1		+1	+2	+2	1
RESIDENTIAL USES	2. RESIDENCE, S.F.	+2			+2	+1	+1	+1	+1		+1	+1	-1	+2	+1	-2		+1	-1		+1	+1	+1	-1	+1		+1	-2	-2	2
	3. SUBDIVISION, S.F.	-1		+2		+1	+1	+1	+1		+1	+1	-1	+2	+1	-2		+1	-1		+1	+2	+1	-1	+2		+1	-2	-2	3
	4. M.H. or R.V. PARK	-2		+1	+1		+1	+1	+1		+1	+1	-1	+2	+1	-2		+1	-1		+1	+1	+1	-1	+1		+1	-2	-2	4
	5. RESIDENCE, M.F.	-2		+1	+1	+1		+2	+2		+1	+1	-1	+2	+1	-2		+1	-1		+1	+1	+1	-1	+1		+1	-2	-2	5
	6. SUBDIVISION, M.F.	-2		+1	+1	+1	+2		+2		+1	+1	-1	+2	+1	-2		+1	-1		+1	+1	+1	-1	+1		+1	-2	-2	6
	7. P.U.D., RES.	-2		+1	+1	+1	+2	+2			+1	+1	-1	+2	+1	-2		+1	-1		+1	+1	+1	-1	+1		+1	-2	-2	7
CIVIC or COMMUNITY SERVICE USES	8. REL., EDUC & REHAB	+1		+2	+1	+1	+1	+1	+1			+1	+1	-1	+2	-2		-1	-1		+2	+2	+1	+1	-1		+1	-2	-1	8
	9. FRAT or GOV'T	+1		+1	+1	+1	+1	+1	+1		+1		+1	-1	+2	-2		-1	-1		+1	+1	+1	+1	-1		+1	-2	-2	9
	10 PUBLIC UTIL. (1A-3.1)	+1		-1	-1	-1	-1	-1	-1		+1	+1		+1	+	-1		+1	+1		+1	-1	+1	+1	+1		+1	+2	+2	10
	11. PUBLIC REC.	+1		+2	+2	+2	+2	+2	+2		-1	-1	+1		+2	-1		+1	+1		+1	+2	+1	+1	+1		+1	-1	+1	11
	12. CEMETERY	+2		+1	+1	+1	+1	+1	+1		+2	+2	+2	+2		+1		+1	+1		+1	+1	+1	+1	+1		+2	+1	+1	12
	13. LANDFILL or SWR. PLANT	+1		-2	-2	-2	-2	-2	-2		-2	-2	-1	-1	+1			-1	-1		-2	-2	-2	-2	-1		+2	+2	+2	13
	14. PRIV. REC. (PER)	+1		+1	+1	+1	+1	+1	+1		-1	-1	+1	+1	+1	-1			+1		+1	+1	+2	+1	+2		+2	-1	+1	14
	15. PRIV. REC. (CON)	-1		-1	-1	-1	-1	-1	-1		-1	-1	+1	+1	+1	-1		+1			-2	-2	-1	-2	-2		+2	-1	+1	15
COMMERCIAL USES	16. NEIGHBORHOOD BUS.	-1		+1	+1	+1	+1	+1	+1		+2	+1	+1	+1	+1	-2		+1	-2			+1	+2	+2	+1		+2	-1	-1	16
	17. RESIDENCE BUS.	+2		+2	+2	+1	+1	+1	+1		+2	+1	-1	+2	+1	-2		+1	-2		+1		+1	-1	+1		+1	-2	-2	17
	18. SERV. BUS.	-1		+1	+1	+1	+1	+1	+1		+1	+1	+1	+1	+2	+2		+2	+2		+2	+1		+2	+2			+1	+1	21
	19. AREA BUS.	-2		-1	-1	-1	-1	-1	-1		+1	+1	+1	+1	+1	-2		+1	-2		+2	-1	+2		+1		+2	-2	-2	19
	20. REC. BUS.	-2		+2	+2	+1	+1	+1	+1		-1	-1	+1	+1	+1	-1		+2	-2		+1	+1	+2	+1			+2	-2	+1	20
INDUST. USES	21. LIGHT IND.	+1		+1	+1	+1	+1	+1	+1		+1	+1	+1	+1	+2	+2		+2	+2		+2	+1	+2	+2	+2			+1	+1	21
	22. HEAVY IND.	+2		-2	-2	-2	-2	-2	-2		-2	-2	+2	-1	+1	+2		-1	-1		-1	-2	-1	-2	-2		+1		+2	22
	23. EXTR. IND.	+2		-2	-2	-2	-2	-2	-2		-1	-2	+2	+1	+1	+2		+1	+1		-1	-2	-1	-2	+1		+1	+2		23

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #3 Prepared by: CH

YES/NO		X		Response Value	Use Matrix Values:
(+2/-2)	-1	X	4	-4	1. Is the proposed use compatible with the dominant adjacent land use? Agriculture
(+2/-2)	+2	X	2	+4	2. Is the proposed use compatible with the other adjacent land uses (total and average)? S.F. Residential
(+2/-2)	+1	X	1	+1	3. Is the proposed use generally compatible with the overall land use in the local vicinity? Mostly Ag (But some subs)
					Site Specific Evaluation (Impacts and Proposed Mitigation)
(+2/-2)	+2	X	3	+6	4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses? Yes, property is large with rolling hills and trees.
(+2/-2)	+2	X	1	+2	5. Is the size or scale of proposed lots and/or structures similar to adjacent ones? Yes
(+2/-2)	+1	X	2	+2	6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads? More intense
(+2/-2)	+2	X	2	+4	7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses? Yes
(+2/-2)	-1	X	2	-2	8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas? No Services
(+2/-2)	0	X	2	0	9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property? ↑ Revenue ↑ Services
Sub-Total		(+)		19	
Sub-Total		(--)		6	
Total Score				+13	

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.