Elmore County
Land Use and Building
Staff Report

Greenwood Estates
Preliminary-Plat-2023-04

Elmore County Land Use and Building Department
520 East 2nd South Street, Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 502 Fax: (208) 587-2120
www.elmorecounty.org

Staff Report to the Planning and Zoning Commission

Application: PP-2023-04
Hearing: October 26, 2023, at 7:00PM

REPORT COMPILED: October 19, 2023

Mitra Mehta-Cooper
Director/Planner

Johnny Hernandez
Building Official

Joel Cruz-Haber
Planner

Kacey Ramsauer
Planner & ADA Coordinator

James Roddin
Code Enforcement

Steve Vinci
Permit Technician

Colton Janousek
Building Inspector

Alyssa Nieto
Administrative Assistant

Property Owner :
Dedly Orelus of Greenwood Properties LLC

Parcel Number :
RP04S07E076355

Land-Use Zone :
Agriculture (Ag)

Applicable County Codes :
Title 7 Ch. 1, 2, & 3
Title 10 Ch. 1, 5, & 8

EXECUTIVE SUMMARY:

Preliminary-Plat No. 2023-04 ("Application") consists of a 4.01-acre lot proposing to subdivide the lot into four 1-acre lots **(EXHIBIT 1)**. Prior to submitting an application for a subdivision, the owner shall receive approval for a Conditional Use Permit ("CUP") from the Planning and Zoning Commission ("the Commission") to subdivide a property per Elmore County Zoning Ordinance ("Ordinance") §10-1-3. CUP-2022-16 was reviewed and approved by the Elmore County Planning and Zoning Commission ("Commission") on September 212022. The Application is under 5 lots with no new streets or public improvements, as a result, the Elmore County Land Use and Building Department Director determined a preliminary and final plat application may be submitted concurrently per §10-1-3 (A). The
Application is subject to review pursuant to Elmore County Amended Zoning and Development Ordinance, ("Zoning Ordinance") at Title 6, Title 7, Chapters 1, 2, and 3, and Title 10 Chapters 1, 5, and 8.

The Application proposes 4 residential lots consisting of single-family homes with lot 3 taking access off SE Hamilton Rd and lots 1, 2, and 4 taking access off a proposed 25' wide private road and driveway („Private ROW"). Submitted Covenants, Conditions, and restrictions ("CC&Rs") include road maintenance and shared well agreements for each lot. In addition, each lot will have their own individual septic. The proposed subdivision shall meet the City of Mountain Home's setback requirements for residential lots due to the project being located within the City Area of Impact per Zoning Ordinance §7-2-27(A). The proposed subdivision has been reviewed and would be serviced by Mountain Home Rural Fire Department, Elmore County Ambulance, and Elmore County Sheriff. Future building applications are subject to applicable impact fees to supplement the cost of future growth in Elmore County. The proposed preliminary and final plat is located at Township 4 South Range 7 East Section 7 on real parcel number 04S07E076355. A common way of locating the property, starting from the intersection of N 18th E St and American Legion Blvd in Mountain Home, go South on N 18th E St for approximately 3.5 miles, then turn left at the stop sign on SW Hamilton Rd, go approximately 450' (feet) and the destination will be on your left as shown in the vicinity map of the staff report **(EXHIBIT 2)**.

APPLICATION CHONOLOGY:

- On September 21, 2022, the Planning and Zoning Commission signed the findings of fact, conclusion of law, and order ("FCO") for project No. CUP-2022-16 to allow RP04S07E076355 to be subdivided in the agriculture (Ag) base zone where the minimum lot requirement is 40 acres.

- Per Elmore County Code §7-3-2(A) all preliminary-plat permits require a pre-application meeting with the (the "Department") Director. The pre-application meeting was held on June 28, 2023, with the property owner in attendance. In the meeting, it was determined by the Director, the owner may submit a preliminary and final plat concurrently per §10-1-3.

- On June 30, 2023, the owner sent out duly notified neighborhood meeting notice to property owners within one thousand feet (1,000') radius of the proposed preliminary plat and held the required meeting on July 13, 2023, at 6pm at the property site per §7-3-3 **(EXHIBIT 1)**.

- On August 18, 2023, David Crawford of Centurion Engineers Inc submitted a preliminary plat and final plat application on behalf of the owner, Dedly Orelus of Greenwood Properties LLC owner who paid for the application fees. The application was submitted within the allotted one-year approval of CUP-2022-16.

- On September 5, 2023, the Department sent the owner and engineer a letter stating what will need to be revised prior to staff deeming the Application complete **(EXHIBIT 3)**.

- On September 28, 2023, the owner provided the Department with the requested CC&Rs, Private Road Maintenance Agreement, shared well agreement and other revisions requested by the Department (**EXHIBIT 4).**

- On September 29, 2023, the Department sent a notice of public hearing to affected agencies requesting them to submit recommendations and/ or comments by October 16, 2023, per § 7-3-4 of the Zoning Ordinance **(EXHIBIT 5).**

- Upon review of the requested revisions and agreements, the Department determined the Application is complete and sent an application acceptance letter on October 3, 2023. The letter informed the owner of the date, time, and location of their public hearing **(EXHIBIT 6).**

- The public hearing notice was mailed to affected landowners within one mile radius of the site, as well as published in the Mountain Home Newspaper on October 11, 2023, per § 7-3-4 of the Zoning Ordinance **(EXHIBIT 7).**

- The notice of public hearing was posted on the property of the Applicant on October 19, 2023, per Zoning Ordinance §7-3-5(B). **(EXHIBIT 8).**

RELATED PUBLIC RECORD DOCUMENTS (EXHIBIT #):

EXHIBIT 1 Application Submittals

EXHIBIT 2 Vicinity Map

EXHIBIT 3 Application in Review Letter

EXHIBIT 4 CC&Rs, Agreements, and Revisions to Application

EXHIBIT 5 Agency Notification

EXHIBIT 6 **Application Acceptance Letter**

EXHIBIT 7 **Newspaper Publication & Property Owner Notification**

EXHIBIT 8 **Notice of Public Hearing Site Post**

EXHIBIT 9 **Agency Comments**

THE SURROUNDING USES

North: Residential / Agriculture Zone

South: Residential / Agriculture Zone

East: Residential / Agriculture Zone

West: Residential / Agriculture Zone

AGENCIES NOTFIED AND RESPONSE

Central District Health – Responded
City of Mountain Home – Not Responded
Elmore County Ambulance Service – Responded
Elmore County Engineer – Responded
Elmore County Assessor – Not Responded
Elmore County Sheriff – Responded
Idaho Department of Lands – Not Responded
Idaho Department of Environmental Quality – Not Responded
Idaho Department of Water Resources – Not Responded
Mountain Home Rural Fire Department – Responded
Mountain Home Highway District - Not Responded

THE NINE REQUIRED FINDINGS FOR A PRELIMINARY-PLAT PER §10-1-20 ARE:

1. **The design conforms to the standards established in this Ordinance; and**

Staff Response:

The proposed preliminary platform is substantially in conformance with the standards established in this ordinance by proposing a 34’ wide land 25’ wide easement providing access to three 1-acre lots in the agriculture base zone. The design meets the adequate setbacks within the City Area of Impact, drainage maintained onsite, and appropriate covenants, restrictions, shared well, and road maintenance agreements in place to sustain the small subdivision. Upon review by the agencies, the proposed preliminary plan is in conformance with the required design set forth in this ordinance.

2. **The design complies with the required improvements established in this Ordinance; and;**

Staff Response:

The proposed grading and internal road designs have been reviewed by the Mountain Home Rural Fire Department, Elmore County Ambulance Director, and Elmore County Engineer to ensure required road improvements and perpetual emergency access are designed to meet international fire code requirements **(EXHIBIT 9)**. The design complies with the requirements of this ordinance, to ensure further compliance, the project is required to submit as built drawings for required improvements to receive final approval by the County Engineer.

3. **If applicable, the proposed subdivision complies with the standards of an applicable overlay district as set forth in this Ordinance; and**

Staff Response:

The proposed subdivision is located within the City of Mountain Home Area of Impact overlay zone. As a result, Ordinance §7-2-27(A) grants the Director has authority to use the City of Mountain Home residential setbacks in a platted subdivision in the Area of Impact "ACI"). Therefore, the owner revised their application to meet the residential setback requirements of 20' front/ street facing, 15' rear, and 10' sides. The owner has amended their preliminary plat designs to meet this requirement.

4. **The design conforms to the topography and natural landscape features analysis as required by this Chapter and the master site plan, where the design demonstrates consideration for the location and function of land uses and structures to achieve this purpose; and**

Staff Response:

The proposed subdivision does not contain slopes greater than 10% or 15%, the Application topography onsite is relatively flat between 1% and 4% grade. The site is not located within a flood zone and there is no vegetation onsite considering the parcel has historically been farmland. Upon review of the owner's natural feature's analysis and master site plan, the Department has determined the design meets this finding.

5. **The development would not cause undue damage, hazard, or nuisance to persons or property in the vicinity; and**

Staff Response:

The proposed subdivision does not propose a use that would cause undue damage, hazard, or nuisance to persons in the vicinity. Property owners within the vicinity of the proposed use have dwelling units and accessory dwelling units on parcels ranging from 1 to 10 acres within the general vicinity. Furthermore, the proposed CC&Rs restricts future lot owners to standards more restrictive than the Zoning Ordinance to prohibit activities that would otherwise cause undue damage, hazard, or nuisance to property owners in the general vicinity. Additional land uses, structures, and subterranean development will be subject to the Greenwood Estate's HOA, Zoning Ordinance, and State regulations prior to receiving approval. Staff has determined this finding is met.

6. **The internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive influence upon the activities and functions**

contained within the proposed subdivision, nor placing an undue burden upon existing transportation and other public services in the surrounding area; and

Staff Response:

The owner provided the Department with an alternative driveway after submitting their Application to ensure principle and potential accessory dwelling units meet the minimum design requirements of §10-8-4. Alternative plans recommend the private driveway providing access to lots 1 and 2 be 26' wide with a 3' setback from the lot lines. The alternative drive accessing lot 4 proposes a 20' wide road and 5' swale break. The internal street system has been reviewed and meets the internal street system design specified in this ordinance.

7. **The Community facilities such as parks, recreational, and dedicated open space areas are functionally related to all dwelling units and are easily accessible via pedestrian and/or bicycle pathways; and**

Staff Response:

The proposed subdivision has dedicated approximately 5,676 sqft to the public as open space along the South side of lot 3 facing SE Hamilton Rd. The dedicated space is along a public right of way; therefore, open space is easily accessible via pedestrian and/or bicycle pathways and meets the required finding for community open space areas.

8. **The proposal complies with the dimension standards set forth in this Ordinance for the applicable zoning district; and**

Staff Response:

The proposed 1 acre lots meet the City of Mountain Home requirements City Area of Impact setbacks on the preliminary- plat. The plant does not propose double facing lots and provides access to all lots by way of a private common driveway. Each private driveway is designed to provide enough width to meet emergency service requirements as well as the adequate number of dwelling units, both principle and accessory. The proposed subdivision meets the base zone dimensional standards set forth in §§10-1-5, 10-1-6, 10-1-7,10-1-9 and the conditions of approval of CUP-2022-16.

9. **The overall plan is in conformance with:**

    i. **The applicable Comprehensive Plan(s); and**
        i. The proposal is within the City of Mountain Home suburban vicinity and meets the community goals established in the 2014 Elmore County Comprehensive Plan. The proposed subdivision will provide housing that is harmonious with the existing rural lifestyle by proposing 1-acre lots while providing housing development within the Aea of City Impact.

            1. ***Land Use Goal 1*** **-Provide for the orderly growth and accompanying development of the resources within the County that is compatible with a rural lifestyle.**

2. ***Land Use Goal 2*- Achieve a land use balance, which recognizes that existing agricultural and new residential development may occur in the same community.**

3. ***Land Use Objective 12* – Encourage and support land use proposals that are constant with the community design objectives of all communities and districts within the County.**

4. **Housing Objective 9 – Support new housing developments near, adjacent to, or within Areas of City Impact.**

ii. The future acquisition maps; and

i. The City Area of Impact map indicates the parcel may be annexed into the City of Mountain Home in the future.

iii. Any applicable Area of City Impact Ordinances including applicable.

i. Ordinance §7-2-27(A) footnote #4 allows the County to adopt City setback requirements when a platted subdivision is being located within the City of Mountain Home's area of impact. The owner has adopted ACI setback requirements of 20' front facing, 15' rear, and 10' sides for single dwelling residential parcels.

iv. Other pertinent Ordinances as applicable.

i. Private Driveway Title 10 Ch. 8 of Elmore County Zoning Ordinance.

STAFF RECOMMENDATION

The proposed subdivision, along with proposed conditions, complies with the requirements of the Zoning Ordinance for a Preliminary Plat. Based on evidence presented at the public hearing and the Department staff's analysis above, Department staff recommends approval of PP-2023-04 for Greenwood Estates, with the following conditions of approval.

PROPOSED CONDITIONS OF APPROVAL

1. The owner shall receive approval of street names from the Elmore County Street Naming Committee prior to signature of the final plat.

2. The owner shall provide appropriate easements pertaining to lot 3's Southwest corner shared driveway prior to signature of the final plat per §10-1-12.

3. The owner shall submit a private road/ driveway application prior to construction of the private road and driveway.

4. The owner shall revise setback requirements to be 20' front, 10, sides, and 15' rear in the CC&Rs

5. The owner shall submit and receive approval for a post construction road certification by the Elmore County Engineer upon completing construction of the private road and/

or driveway. As built drawings provided by a certified engineer shall be provided.

6. The owner shall update the plat map acknowledging Lot 3 shall only take access from the existing driveway off SE Hamilton Rd prior to signature of the final plat.

7. The owner shall revise the final plat application No. FP-2023-02 to be consistent design changes made in preliminary plat-2023-04.

EXHIBIT 1
Preliminary-Plat Application Submittal

CENTURION ENGINEERS, INC.

David Crawford
President

2323 S. Vista Ave Ste 206
Boise, ID 83705
208.343.3381
dacrawford@centengr.com

Elmore County
Land Use and Building Department

520 E 2nd South
Mountain Home, ID 83647
208.587.2142 ext 502
www.elmorecounty.org

August 18, 2023

Dear Land Use Staff,

We are pleased to submit Greenwood Estates Subdivision for preliminary plat and final plat approval. The plats are consistent with CUP-2022-16, approved September 21, 2022.

Property and Project Information

The property address is 965 SE Hamilton Road near the intersection of 18th E Street and W Hamilton Road. The parcel number is RP04S07E076355. The existing home will remain and is on an individual well and septic system.

Consistent with the CUP, the preliminary plat will create four residential homesite on four acres. Each lot is one acre in area. All four lots share a common, 25-foot-wide access easement. The homes will be on septic systems and wells. The project will not be done in phases. The final plat application includes all four lots.

The property is located within the boundaries of the Mountain Home Irrigation District's service area. According to the Mountain Home Irrigation District, this property is not eligible to receive surface water and is not in the irrigation district.

Natural Features Analysis

The site is a residential homestead and has structures and vegetation consistent with that use. According to the Natural Resources Conservation Service, the predominate soil is power silt loam (map unit 116). The site is relatively flat (1% to 4% grades) with no rock out croppings or high groundwater. The site is not located within any special flood hazard areas. There is no natural vegetation on the site. The Idaho Fish and Wildlife Office does not note any endangered, threatened, or candidate species in the are. The property does not have any historic resources, nor are there any noted nearby (National Register of Historic Places in Idaho).

The proposed subdivision will not impact natural features. Power silt loam is only considered prime farmland if irrigated, and surface water irrigation is not available to the site.

Thank you in advance for your time and consideration regarding the preliminary plat and final plat applications for Greenwood Estates Subdivision. We look forward to answering any questions you may have about the project.

Sincerely,

David Crawford
President
Centurion Engineers, Inc.

Elmore County Land Use & Building Department

520 East 2nd South
Mountain Home, ID 83647
Phone: (208) 587-2142
Fax: (208) 587-2120

Pre Applications are good for 90 days from the Pre Application Meeting Date.

Pre Application Meeting Form

Date: 6-28-23 Meeting Location: LUBD

Elmore County Staff: Joel Cruz-Haber Mitra Mehta-Cooper

Applicant Name: Dedly Orelus / Rick Hick

Applicant Email: Dorelus23 0gmail.com

Applicant Phone Number: 208-863-8417

Applicant Address: 4509 E Vineyard Way Nampa, ID 83686

Property Owner: Greenwood Properties LLC

Property Address: 956 SE Hamilton Rd 83647 Mtn Home, ID

Parcel Number:

Proposed Use/Application: Preliminary - Plat 3 Final Plat Private Road

Application(s) required: Combined P-Plat 3 Final Plat Private Road/Driveway Application

Notification distance: 1000' Mailing Radius

Other requirements:

Additional Meeting Required:

Case Number:

Additional Notes:

- No changes FROM CUP
- Combined Preliminary Plat + Final Plat
  - Private Road Application

ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South – Mountain Home, ID 83647 – (208) 587-2142 Ext 502
www.elmorecounty.org

Preliminary Plat Application

We are unable to accept facsimile copies. (Subdivisions under 5 lots with no new streets, major widening of existing streets, that have no public improvements, or is not a special development **MAY** be considered as both a preliminary and final plat.)

Application Must be completed in INK. Please use addition sheets of paper if necessary.

The Preliminary Plat Application must be in compliance with Title 10 Chapter 1 of the Elmore County Zoning and Development Ordinance.

Preliminary Plats are required to have a pre-application meeting prior to submittal. 1 copy of all proposed plans and exhibits are required for a pre-application meeting. Pre-application meetings are by appointment only.

1. GENERAL INFORMATION

   a. Name of subdivision: Greenwood Estates

   Note: All subdivision names must be approved by the Elmore County Assessor.

   b. Name, address, and daytime phone numbers of all property owners (including lien holders):
   Greenwood Properties - Dedly Orelus - 514 Lost Basin Court Nampa, ID 83686 (208) 863-8417

   c. Names, addresses, and phone numbers of developers:
   Greenwood Properties - Dedly Orelus - 514 Lost Basin Court Nampa, ID 83686 (208) 863-8417

   d. Names, addresses, and phone numbers of surveyor and/or engineer:
   Centurion Engineers - David Crawford - 2323 S. Vista Ave., #206 Boise, ID 83705 (208) 343-3381

   e. Legal description of subdivision:
   See attached deed.

f. Common direction to get to subdivision from a known point:
SE Hamilton Rd

g. Total contiguous acreage owned by subdivider and/or developer: 4.01

h. Adjacent property owned by owner(s) and/or developer (number of acres): 0

i. Distance the closest part of subdivision is to incorporated city: 1.25 miles

j. Current zoning: AG k. Overlay Zone(s): _____

l. Authorized use (Case Number) granting right to subdivide: CUP-2022-16

m. Elmore County Assessor Parcel number: RP04S07E076355

2. SUBDIVISION FEATURES

a. Total area (acres): 4.01 Area (%) open space N/A

Number of lots: 4 Number of buildable lots 4

b. Type of subdivision: ☑ regular ☐ residential cluster ☐ commercial ☐ industrial

c. Minimum lot size: width: 210 depth: 207 acres: 1.0

d. Maximum lot size: width: 145 depth: 300 acres: 1.0

3. IMPROVEMENTS

a. Proposed streets: (Must meet highway district standard) Highway District: _____

☐ paved ■ private ☐ barrow pit

☐ curb ☐ sidewalk

b. Existing streets:

■ paved ☐ graveled ☐ private

☐ curb ☐ barrow pit ☐ sidewalk

c. street lights: ☐ yes ■ no

d. Sewer system ☐ public ■ private septic tanks ☐ central system

☐ other: _____

e. Water system ■ individual wells ☐ central water system

☐ other: _____

f. Storm water drainage: On-site Retention

g. Power: ☐ underground ■ overhead

h. Gas: ■ yes ☐ no

i. Proposed fire protection program (district if applicable) : N/A

j. Property in flood plain: ☐ yes ■ no Flood Insurance Rate Map # 16021200625

4. BUILDING PROGRAM: ■ single family dwelling ☐ duplex ☐ multi-family ☐ commercial

5. REQUIRED INFORMATION (this may be used a checklist)

Note: All maps, drawings, plats, etcetera, shall be drawn to a professional standard

A. X 1 paper copy 24 X 36" of **plat (scale of not less than 1" equals 100') and** 1 – 8.5 X 11" reduction to include but not limited to the following specifications: (This may be included or combined with other plans provided no confusion occurs on the plans)

- ■ Boundary of subdivision based on an actual survey. The plat must be signed by a licensed professional land survey to certify that boundary is correct.
- ■ Name of the property owner
- ■ Name, address, and phone number of developer and engineer / surveyor.
- ■ Name of the proposed subdivision
- ■ Date, graphic scale, north arrow, vicinity map, Section, Township, and Range
- ■ Ties to all controlling corners
- ■ Names and boundary lines of neighboring subdivisions, names and boundary lines of owners of neighboring property owners
- ■ The name, location, width, direction of slope, centerline of right of way of all existing and proposed public streets and private roads
- ■ Proposed offsite improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities and proposed utilities
- ■ Lot layout with lot and block numbers, all lot dimensions, and lot area in square feet or acres.
- ■ Areas of special use, such as parks and schools, shall be appropriately labeled.
- ■ All existing and future easements
- ■ All existing structures and addresses

B. X Copy of Pre-Application meeting notes.

C. N/A **One (1) copy of proposed restrictive covenants (CC&Rs), if applicable**

D. X A site report as required by the Health Department

E. X 8 ½" x 11" reduction of a **vicinity map** showing relationship of proposed plat and entire development to surrounding area (scale of ½ mile minimum optimal)

F. N/A 1 – copy of a **topographical map** showing topography at 2' intervals if land slope is greater than 10%, lines at 5' intervals if land slope is 10% or less, and 1 – 8 ½' x 11' reduction (This may be included or combined with other plans provided no confusion occurs on the plans)

G. N/A **Phasing Plan** (if applicable.) (This may be included or combined with other plans provided no confusion occurs on the plans)

H. X Copy of Neighborhood Meeting sign in sheet and verification

I. X Copy of plat in digital form

J. Combined with preliminary plat 1 copy of the **Natural Features Analysis** as specified in Title 10 Chapter 1 Section 10-1-3-D of the Elmore County Zoning and Development Ordinance. (This may be included or combined with other plans provided no confusion occurs on the plans)

K. N/A If irrigation rights exist on the property the applicant shall submit 1 copy of an **irrigation plan** that is consistent with Idaho Code Section 31-3805 (This may be included or combined with other plans provided no confusion occurs on the plans)

L. X 1 copy of the **Drainage Plan** as specified in Title 10 Chapter 1 Section 10-1-11-C of the Elmore County Zoning and Development Ordinance (This may be included or combined with other plans provided no confusion occurs on the plans)

M. X Copy of FCO granting approval to subdivide property

N. Special development Status:

- ☐ Hillside Subdivision
- ☐ Mobile Home Development
- ☐ Large Scale Development
- ☐ Cemeteries
- ☐ Subdivision within Area of Critical Concern
- ☐ Subdivision or part of subdivision within a floodplain
- ☐ Subdivision is within Area of City Impact

O. Once the preliminary plat has been approved by the County Engineer, must submit 15 copies of Drainage Plan, Natural Features, Topographical map, and Preliminary Plat.

The Land Use & Building Department Director and/or County Engineer may require additional information for special developments.

NOTICE TO APPLICANT

This application must be submitted to the Land Use & Building Department complete with all required information. This application will be referred to the Elmore County Planning and Zoning Commission for its consideration.

- Failure to file and obtain certification of the acceptance of the final plat application by the Board of County Commissioners within two (2) years after Commission action on the preliminary plat shall cause all approvals of said preliminary plat to be null and void, unless an extension of time is applied for and granted by the Commission. DC (initial)

- Preliminary Plat applications are subject to review and approval by the Elmore County Surveyor. The Elmore County Surveyor is a consultant for the County. By singing and initialing this application you affirm that you the developer and/or property will pay all fees incurred by the County Engineer or any other consultant of Elmore County DC (initial)

The applicant hereby certifies the application is complete and all information contained herein is true and correct. The applicant hereby agrees to pay the fee established by the Board of County Commissioners and agrees to pay any additional fees (attorney, consultant, etc.) The initial applicant understands he/she/they or a representative who can legally bind the applicant with his/her/their

statements must be at the meeting on which agenda the application is placed to answer any questions the Commission or citizens may have. The applicant understands there could be a delay in decision if the application is incomplete and/or if there is no representative for the applicant at the meeting.

Land Use & Building Department's acceptance of the application and/or fee does not imply the application is complete, correct, or accurate. You will be notified by mail when the application is deemed complete and date the public hearing is scheduled.

	8/17/2023	Dedly Orelus (Aug 17, 2023 16:31 MDT)	
Signature of Developer/Applicant	Date	Signature of Property Owner	Date

Agency Comments & Signatures

Notes for agency signatures.
1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

- Central District Health (or other Sewer District) Sewer Permit (580-6003) Date

  Comment: _____

- Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date

  Comment: _____

- Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 864-2182) Date

  Comments: _____

ADMINISTRATIVE USE ONLY

Date of Acceptance Accepted by Receipt #

SUB FEE: $450.00+ $10.00 a lot +Deposit($250 + $30 per lot 1-10 lots, $25 per lot 11-20 lots, $20 per lot 21+ lots = Fee

$ Case# SUB-_____

Assessor's Office: _____ Date: _____

Comments: _____

Treasurer's Office: _____ Date: _____

Comments: _____

ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 East 2nd South • Mountain Home, ID • 83647 • Phone: (208) 587-2142

Fax: (208) 587-2120 • www.elmorecounty.org

Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: 07-13-2023

Start Time of Neighborhood Meeting: 6pm

End Time of the Neighborhood Meeting: 7pm

Location of Meeting: 956 SE Hamilton MTN Home

Description of the proposed project: Lot Split to 4 lots Subdivison

Notice Sent to neighbors on: June 30th 2023

Location of the neighborhood meeting: 956 SE Hamilton MTN Home

Attendees:

	Name	Address
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variance, conditional uses, zoning ordinance map amendments and expansions or extensions of nonconforming uses as per Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

Applicant:

Name: Greenwood Properties LLC
Deidy Oclus / Rick Hicks

Address: 4509 E Vineyard Way ~~Nampa, ID 83686~~

City: Nampa State: Idaho Zip: 83686

Telephone: 208-863-8417 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

_____ 7-14-2023

Signature: (Applicant) Date

Elmore County Zoning and Development Ordinance

Title 7, Chapter 3, Subsection 7-3-3: Neighborhood Meetings:

A. Applicants shall conduct a neighborhood meeting for Comprehensive Plan amendments, variances, conditional uses, Ordinance amendments, expansions or extensions of nonconforming uses, subdivisions or as otherwise required by the Director.

B. It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within the radius required in this Ordinance of the exterior boundary of the application property and to all registered neighborhood associations and political subdivisions deemed appropriate by the Director. The Department will provide applicants the proper notice list. Notice of a neighborhood meeting shall be in addition to, and not in lieu of, mailed radius notices already required by this Ordinance. Notice of neighborhood meeting must be mailed at least ten (10) days prior to the date of the neighborhood meeting.

C. The purpose of the neighborhood meeting shall be to review the proposed project.

   1. The meeting shall be on a weekend between ten o'clock (10:00) A.M. and seven o'clock (7:00) P.M. or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday or holiday weekend.

   2. The meeting shall be held at one of the following locations:
      a. On the subject property; or
      b. At the nearest available public meeting place including, but not limited to, fire station, library, or community center; or
      c. At an office space with suitable meeting facilities if such facilities are within a one-mile radius of the nearest public meeting place.

D. The neighborhood meeting shall be conducted prior to submitting the application.

E. The neighborhood meeting shall not be conducted more than thirty (30) days prior to submitting the application.

F. The application materials shall include written verification of the neighborhood meeting on the forms provided by the Department.

G. A copy of the written notice to property owners must be submitted to the Department with the application.

Neighborhood Meeting Template:

Date

To: Property Owner + Date

You are invited to attend a neighborhood meeting at ***location & time*** **This** meeting is to inform property owners of ***proposed application*** Your comments are greatly appreciated as we move forward with our application.

Sincerely,

Name

NOTES

Name	Address	Phone #
1) Gary Huston	5746 S. 18th E	2085993211
2) Linda Huston	same	208 599-4111
3) Cindy Naramore	1127 S.E. Hamilton Rd.	208-587-3503
4) Rachel Curren	5570 S. 18th	208-587-4882
Robert Gilmore	911 Cliff Pr.	208-780-8877
Kellis Durrence	1207 SE Hamilton	208-585-8706
Linda M Bower	5116 S. 18th E.	208-591-1154
Joy Gill	340 SE Sunrise Dr (we have 3 wells) * Spenard Acres neighborhood	208 860-9566 35 homes
Donnie Marvin	924 S.E. Hamilton	2085830766
Mike Poulin	1310 SE Hamilton Rd	207 608 3803
Kenny Payne	848 SE Hamilton	2086665737
Richard Broemeling	5878 S18E	2085900594
Susan Broemeling	"	
Janna Beauclair	559 SE Sunrise Dr Splendid Acres Water Association	208-559-3275
Theresa Schwartz	5115 S 18E	208-484-4766
Lori Ward	3551 S. Wheatland (208)	598-3737
Mike Wilson	1573 SE Hamilton	208-850-9571

© PlanAhead, LLC

6-30-2023

Dear SCHWARTZ, THERESA ANNE

You are invited to attend a neighborhood meeting at 956 SE Hamilton Rd, Mountain Home, ID 83647 on the 13th of July from 6pm to 7pm. This meeting is to inform property owners of Preliminary Plat and Final Plat application Your comments are greatly appreciated as
we move forward with our application.

Sincerely,
Dedly Orelus manager of
Greenwood Properties LLC

CENTURION ENGINEERS, INC.

Contact Information
David Crawford

2323 S. Vista Ave Ste 206
Boise, ID 83705
Telephone 208.343.3381
dacrawford@centengr.com

Transmittal Letter to:

ELMORE COUNTY
150 S 4th E St.
Mountain Home, ID. 83647
208-587-2130

Date: August 18, 2023
Subject: Greenwood Estates Sub.

We have attached the following items:

Copies	Pages	Description
1	2	Final Plat Application
1	2	Final Plat
1	5	Preliminary Plat Application
1	1	Subdivision Name Approval
1	4	Deed
1	1	Preliminary Plat
1	1	8.5X11-inch reduction of Preliminary Plat
1	2	Pre-app Meeting Notes
1	19	Preliminary Health Report (SER)
1	1	Vicinity map
1	6	Neighborhood Meeting Notes
1	1	Thumb drive Containing Digital Plat
1	9	Conditional Use Permit Approval
1	2	Project Narrative
1	1	Grading Plan

These are transmitted as checked below:

[ ] As Requested [X] For Review

[ ] For Comment [X] For Approval

Remarks: We trust the County will find this application in full.

Should you have any questions or require additional

Information, please contact me. We look forward to working with you

On the project.

Copy To: File

Signed: 

Email: dacrawford@centengr.com

BEFORE THE ELMORE COUNTY PLANNING AND ZONING COMMISSION

In Re: CUP-2022-16: This matter having come before the Planning and Zoning Commission of Elmore County, Idaho (the "**Commission**"), the 17th day of August 2022, for a public hearing, held pursuant to public notice as required by law, on a request (the "**Application**") for a Conditional Use Permit (the "**CUP**") to subdivide a four-acre parcel into four, one-acre lots in the (Agriculture) Ag zone on Parcel RP04S07E076355 in Elmore County. The property consists of 4 acres located SE Hamilton Rd, a half mile East from the intersection of N 18th St and SE Hamilton Rd (the "**Site**"). The Commission heard from the applicant in support of the Application. Upon conclusion of the public hearing, the Commission closed the record to additional evidence and commenced deliberations on the Application and, after making findings and conclusions in accordance with the applicable law, approved the CUP Application with Conditions, as hereafter defined.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

FINDINGS OF FACT

If any of these Findings of Fact are deemed to be conclusions of law, they are incorporated into the Conclusions of Law section. The following findings shall be based upon the Application, the analysis and recommendations of the Elmore County Land Use and Building Department (the "**Department**") record.

I. The Commission finds that Application is comprised of:

A. Application form prepared and submitted by Aleksei Vasilchenko (the "**Applicant**") for the CUP; and

B. Those supplemental letters, documentation and memoranda submitted by the Applicant or on his behalf, whether submitted in response to questions from employees (the "**Staff**") from the Elmore County Land Use and Building Department (the "**Department**") or the Commission in connection with Application to the Commission.

II. The Commission finds that the Applicant is:

Aleksei Vasilchenko
2875 W Pudu St,
Meridian, ID, 83646

III. The Commission finds the following facts as to the procedural matters pertaining to the Application:

a) In accordance with Section 7-3-2 (A) of the Elmore County Zoning and Development Ordinance ("**Zoning Ordinance**"), on February 2nd, 2022, the Applicant completed a pre-application conference with the department prior to the submittal of the application.

b) In accordance with Section 7-3-3 of the Zoning Ordinance, the Applicant mailed out Neighborhood Meeting Letters on February 3rd, 2022, to neighboring property owners within one thousand (1-mile), giving notice of the time, date, and location of the meeting.

c) In accordance with Section 7-3-3 of the Zoning Ordinance, the Applicant conducted the required neighborhood meeting on February 15th, 2022.

d) On February 16th, 2022, the Land Use and Building Department accepted a conditional use permit application, a master site plan, and the required four hundred ($400) dollar fee to process the application for a Conditional Use Permit per 7-2-8 of the Zoning Ordinance.

e) On February 23rd, 2022, the Department deemed the Conditional Use Permit application complete and set the matter for a Public Hearing on March 16th, 2022.

f) In accordance with Sections 7-3-5 (C) of the Zoning Ordinance, the Department mailed Notice of the Public Hearing to landowners within the required one-mile radius of the property on February 23rd, 2022.

g) In accordance with Section 7-3-4 (A) of the Zoning Ordinance, the Department mailed Public Hearing Notices to agencies on February 23rd, 2022.

h) In accordance with Section 7-3-5 (A) of the Zoning Ordinance, the Public Hearing Notice was published in the Mountain Home News (newspaper) on February 23rd, 2022.

i) In accordance with Section 7-3-5 (B) of the Zoning Ordinance, the Public Hearing Notice was posted on the property on March 9th, 2022.

j) The Commission opened the public hearing on March 16th, 2022 and received verbal and written information regarding the Application.

k) At the conclusion of the testimony, the Chairperson closed the public hearing.

l) The Commission commenced deliberations on the Application.

m) Thereafter, the Commission moved to approve the Application with twelve (12) conditions of approval and the Commission's decision on the application is as set forth on the signature page below.

IV. The Commission finds the proposed use of the Application as follows:

A. The Submitted application proposes the subdividing of a four-acre parcel and develop four individual, one-acre parcels and internal roads per Elmore County road standards.

V. The Commission finds the following facts and circumstances pertaining to the Site:

A. Site Description: The property is located a half mile East from the intersection of N 18th St and SE Hamilton Rd

Parcel Number: RP04S07E076355

B. **The "Owner" of the Site is:**

Aleksei Vasilchenko
2875 W Pudu St,
Meridian, ID, 83646

D. **Applicant's Right to the Site is**: Applicant is the owner of the land; the applicant has a recorded road easement agreement to the site and will create new easements for future required access onto new lots.

E. **Site Characteristics:**

Property Size: The site is 4 Acres

Existing Structures: Driveway accessing one habitable dwelling and one inhabitable barn with a barb-wire fence surrounding the property. There are two potable wells and one irrigation well on the property.

Existing Vegetation: The vegetation consists of grass.

Slope: The slope is less than ten percent.

Flood Zone Status: The proposed site is not within a designated flood zone.

Irrigation: Mountain Home Irrigation District.

Views: The property is visible from SE Hamilton Rd

VI. The Commission finds the current zoning of the Site is as follows:

Based on the officially adopted Elmore County land use maps 2017-01 (as amended by subsequent Zoning Map Amendments adopted by the Board of County Commissioners), the Comprehensive Plan, and the Zoning Ordinance, the current zoning for the Site is Agriculture.

VII. The Commission finds the surrounding land use and zoning designations are as follows:

A. Based on the officially adopted Elmore County land use maps, the Comprehensive Plan, and the Zoning Ordinance, the surrounding land use and zoning are as follows:

a) North: Residential/ Agriculture

b) East: Residential/ Agriculture

c) South: Residential Agriculture

d) West: Residential Agriculture

e) The site of the proposed Conditional Use Permit is not located in a designated flood zone.

VIII. The Commission finds the existing services and access to the proposed site are as follows:

A. Based on the officially adopted Elmore County land use map 2017-01 and materials found in the Department's file for CUP, the following facts concerning services and infrastructure, are not in dispute and are adopted as finding of fact in the Commission's Findings of Fact, Conclusions of Law, and Order (FCO):

a) Access Street and Designation: Access to the proposed site will be from SE Hamilton Rd

b) Fire Protection: The property is in the Mountain Home Rural Fire District.

c) Sewage Disposal: Sewage disposal will be individual septic.

d) Water Service: Future dwellings will have individual and shared wells.

e) Irrigation District: The property is in the Mountain Home Irrigation District.

f) Drainage District: None

IX. The Commission finds the following are among the relevant and applicable statutes, ordinances, and land use regulations for consideration of the Application:

a) Comprehensive Plan, Elmore County 2014 Comprehensive Plan, adopted as Resolution 562-15 on January 20, 2014 (the "**Comprehensive Plan**"); and

b) Zoning Ordinance, adopted May 18, 2018, as Ordinance 2018-03; and

c) The Local Land Use Planning Act, Idaho Code § 67-6501 *et seq.*; and

d) Other applicable local, state, and federal laws and regulations.

X. The Commission finds the following regarding the Comprehensive Plan.

A. That the Comprehensive Plan Future Land Use Map (Map 4) has the proposed property classified as Agriculture.

B. The Application is in conformance with the Comprehensive Plan as stated in the findings.

XI. The Commission finds the following regarding the Zoning Ordinance.

A. The Elmore County Planning and Zoning Ordinance is the document governing the Site pursuant to Zoning Ordinance, Title 7, Chapter 9.

B. In order to approve the CUP application, the required eleven findings as set forth in Zoning Ordinance §§ 7-2-4 and 7-4-9.

1. The proposed use shall, in fact constitute a Conditional Use as determined in Chapter 2 Table 7-2-26 (B), Elmore County Land Use Table, as contained in this Ordinance.

Staff Response: The parcel is zoned Agriculture, and the proposed use – a subdivision comprised of four (4) 1-acre residential lots – requires a conditional use permit as required pursuant to Table 7-2-26(B) of the Zoning Ordinance.

2. The proposed use shall be in harmony with and in accordance with the Elmore County Comprehensive Plan and this Ordinance.

Staff Response: The proposal is in harmony and accordance with the following goals of the Elmore County Comprehensive Plan 2014.

A. **Comprehensive Plan**: The proposed use is consistent with the multiple relevant goals and objectives of the 2014 Comprehensive Plan, including, but not limited to:

- *Land Use Goal 1* -Provide for the orderly growth and accompanying development of the resources within the County that is compatible with a rural lifestyle.
- *Land Use Goal 2*- Achieve a land use balance, which recognizes that existing agricultural and new residential development may occur in the same community.
- *Land Use Objective 12* – Encourage and support land use proposals that are constant with the community design objectives of all communities and districts within the County.
- Housing Objective 9 – Support new housing developments near, adjacent to, or within Areas of City Impact.

Furthermore, the proposed subdivision is reviewed per standards established in Zoning Ord. §§ 7-2-9, and 7-9-4 and staff finds the proposed use is consistent with those standards. The applicant has submitted a proposed site plan to demonstrate compliance with Conditional Use Permit standards and the proposal is conditioned to ensure compliance with its requirements.

3. The proposed use complies with the purpose statement of the applicable base zone and with the specific use standards as set forth in this Chapter 2 Title 7.

Staff Response: The agriculture base zone is applied to most unincorporated areas of Elmore County and allows for a variety of land uses with a Conditional Use Permit when deemed appropriate. The use is surrounded by active and inactive Ag land as well as

approved and proposed subdivisions. The proposal has followed all applicable procedural requirements of the Ag zone for a Conditional Use Permit.

4. The proposed use shall comply with all applicable County Ordinances.

   Staff Response: The proposal is reviewed per standards established in Zoning Ord. §§ 7-9-4 and 7-2-26(B) and conditioned to meet safe access, services, setback, and permit requirements of Elmore County for a subdivision. Furthermore, the proposed subdivision application was transmitted to Elmore County Sheriff, Elmore County Ambulance Service, Elmore County Engineer, Elmore County Assessor, and Elmore County Treasurer. Their comments are incorporated in the Conditions of Approval for the proposed CUP.

5. The proposed use shall comply with all applicable State and Federal regulations.

   Staff Response: The proposed subdivision was transmitted to the Central District Health, Department of Environmental Quality, Mountain Home Rural Fire District and The Mountain Home Highway District (MHHD) for review and comments. Their comments are incorporated in the Conditions of Approval for the proposed CUP. Therefore, it is safe to assume that the applicant will adhere to all Federal and State laws, rules, and regulations.

6. The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area.

   Staff Response: The site is in a rural area that is predominantly residential, dry grazing and farming lands. The property is zoned Agriculture. Staff believes the proposed use does not present significant impacts or substantial changes to the essential character of the said area as there are 1–5-acre parcels to the East and West of the said parcel.

   Aesthetically, the proposed use will not change existing views from the west, east, north, or south. The property is surrounded by 1-5-acre parcels with single family dwellings. The Application, with the proposed Conditions, will be operated and maintained in such a way as to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and will not change the essential character of the area.

7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development.

Staff Response: The proposed use will not impede the normal development within the area. The general vicinity is predominantly 1-5 acre lots with single family dwellings.

8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services.

Staff Response: The proposed use is served by the following public facilities:

Highways/Roads – Hamilton Road is maintained by the Mountain Home Highway District.

Fire Protection – The Applicant's property is in the Mountain Home Rural Fire District (the "Fire District"). If approved, Staff has proposed conditions to ensure that the applicant has an adequate fire access.

Drainage Structures – No drainage structures for the proposed use are planned or required at this time.

Refuse Disposal – Applicant will be responsible for obtaining and maintaining appropriate refuse disposal.

Water/Sewer –The existing dwelling has a private well and septic system. The Applicant/owners will install a well and septic system on the new parcels prior to installing a home.

The Applications, and its proposed use, will be adequately served by available public facilities and services such as highways, streets, law enforcement, fire protection, and Emergency Services.

9. The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County.

Staff Response: All on-site improvements will be funded by the future owners of the parcels.

Agencies that could potentially be impacted by this Conditional Use have been notified; at this time there have not been any notable comments submitted to the Department.

10. The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

Staff Response: The four-lot subdivision will not be detrimental to any persons, property, or the general welfare as the new parcels proposed will have sufficient acreage for an individual well and septic system.

11. The proposed use shall not result in the destruction, loss, or damage of a natural or scenic feature of major importance.

Staff Response: The property is surrounded by similarly sized parcels with single family dwellings and is not on or near a scenic feature of major importance

CONCLUSIONS OF LAW

If any of the conclusions of law are deemed to be findings of fact, they are incorporated in the Findings of Fact section.

1. The Commission concludes that the public hearing notice requirements of Zoning Ordinance Title 7, Chapter 2 and 9, have been met.
2. The Commission concludes that the notice requirements of Idaho Code § 67-6512 have been met.
3. The Commission concludes that the Application complies with the required findings set forth in Section 7-2-9 of the Zoning Ordinance.
4. The Commission concludes that the Application complies with the required findings set forth in Sections 7-4-9 of the Zoning Ordinance.

ORDER

Based upon the foregoing findings of fact and conclusion of law, the information contained in the Staff reports and the record for the Application, as set forth below, the Commission hereby **approves** the Application with the following conditions:

1. A Conditional Use Permit (CUP-2022-16) shall be granted to Aleksei Vasilchenko, representing Diamond Ridge Homes LLC, to subdivide 4 Acres of Agriculture (Ag) into 1 acre lots for single-family dwellings development on parcel RP04S07E076355.
2. The CUP approval shall be limited to one (1) year, in which the applicant shall apply for a Preliminary Plat. If the use has not commenced in that year, then the applicant will be required to reapply for the Conditional Use Permit.
3. Proposed use shall comply with all requirements of Title 7 Chapter 2 ("Zoning") and Chapter 9 ("Conditional Use Permit") of the Elmore County Zoning and Development Ordinance 2018-03.
4. The approval shall be contingent upon applicant obtaining all certificates, permits, and other approvals required by Federal, State, or Local authorities.
5. The applicant shall create an easement for an access road to lot 3. Lots 1, 2, and 4 will **ALL** be addressed off Hamilton Road.

6. The applicant shall receive approval from the Mountain Home Rural Fire District for an acceptable fire access to the proposed lots and other improvements necessary for fire suppression prior to submitting a preliminary plat application.
7. The Applicant shall obtain any applicable permits for any structures and/or other permittable projects on the property.
8. The applicant shall construct, maintain, and operate the project site in compliance with all federal, state, and local regulations at all times.
9. The applicant shall submit the proposed Covenant, Conditions, and Restrictions (CC&Rs) with the preliminary plat application.
10. The applicant shall ensure that all property taxes are kept current.
11. Failure to comply with any of the above conditions of approval may result in the revocation of the approval.

Dated this 21st day of SEPT., 2022

COMMISSION VOTE:

CHAIRPERSON PATTI OSBORN	VOTED	AYE
VICE CHAIRMAN K.C. DUERIG	VOTED	AYE
SUSAN FISH	VOTED	NAY
ED OPPEDYK	VOTED	AYE
JEFF BLANKSMA	VOTED	AYE
MITCH SMITH	VOTED	NAY

Patti Osborn, Chairperson

ATTEST:

Joel Cruz-Haber, Planner

NOTICE PURSUANT TO IDAHO CODE § 67-6519(5)(c)

The Applicant shall have the right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003. An applicant denied an application or aggrieved by a final decision concerning matters identified in Idaho Code § 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinance seek judicial review under the procedures provided by Title 67, Chapter 52, Idaho Code.

NOTICE PURSUANT ZONING ORDINANCE SECTION 7-3-10 E-F

A decision made by the Elmore County Planning and Zoning Commission may be appealed to the Board of Elmore County Commissioners provided the appeal application is complete and appeal fee is submitted to the Land Use and Building Department within fourteen (14) calendar days of Commission action. Questions concerning appeals or deadlines should be asked of the Elmore County Land Use and Building Department.



ELMORE COUNTY ASSESSOR
150 SOUTH 4TH EAST, SUITE 2
MOUNTAIN HOME, IDAHO 83647
Phone (208) 587-2126 Ext. 507
Fax (208) 587-1883

Josh Dison, Assessor
Ext 1232
Terry Hughes, Chief Deputy
Ext 1248

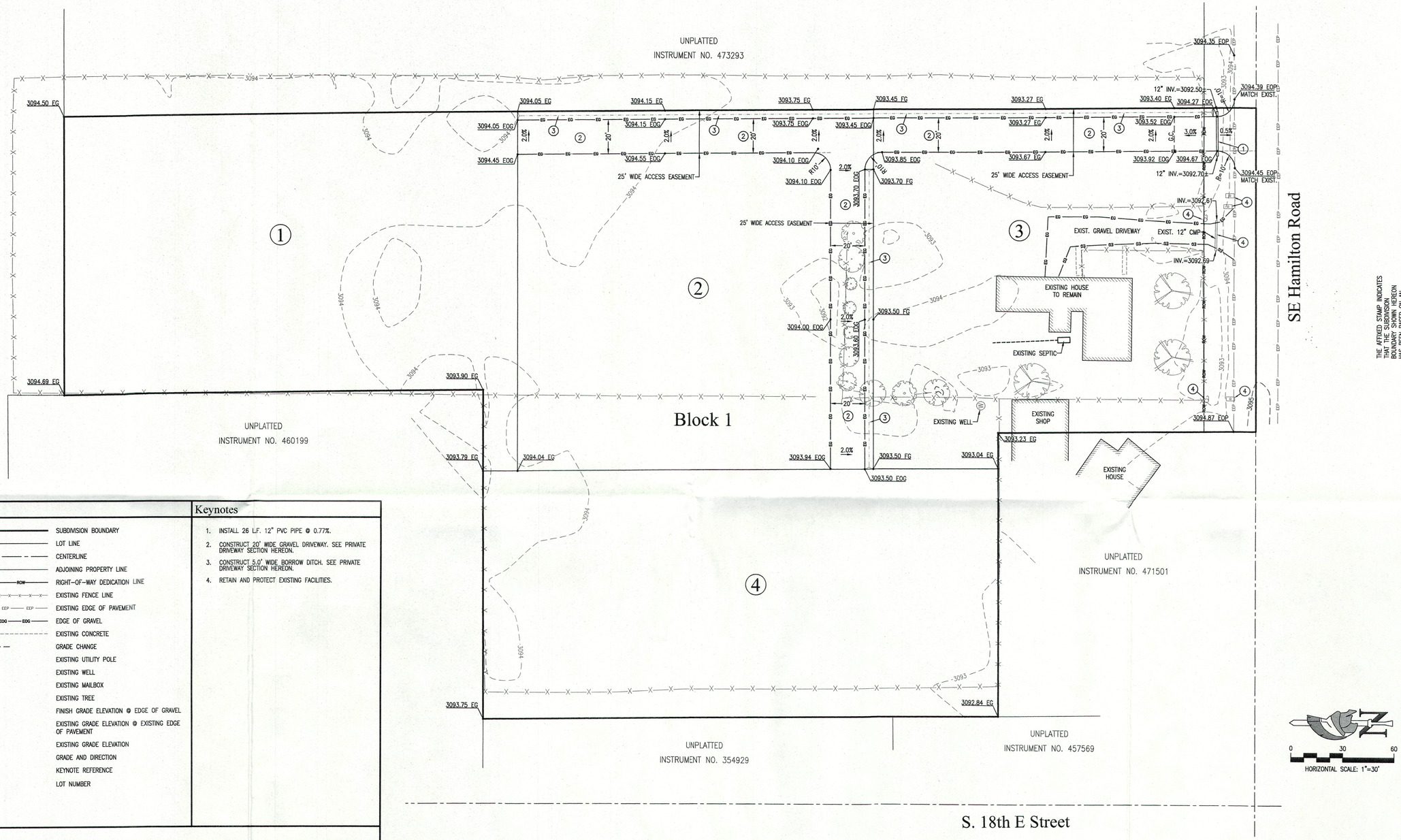
July 19, 2023

Greenwood Properties LLC
4509 E Vineyard Way
Nampa, ID 83686

Re: Greenwood Estates Subdivision

After looking over the May 11, 2007 memorandum for subdivision naming, I see no reason not to give my approval for the use of the name "Greenwood Estates Subdivision" for the subdivision Greenwood Properties LLC is seeking approval for.

Josh Dison
Assessor



Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- CENTERLINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY DEDICATION LINE
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONCRETE
- GRADE CHANGE
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING TREE
- 70.00 EOG — FINISH GRADE ELEVATION @ EDGE OF GRAVEL
- 70.00 EOP — EXISTING GRADE ELEVATION @ EXISTING EDGE OF PAVEMENT
- 70.00 EG — EXISTING GRADE ELEVATION
- 2.0% — GRADE AND DIRECTION
- (7) — KEYNOTE REFERENCE
- (1) — LOT NUMBER

Keynotes

1. INSTALL 26 LF. 12" PVC PIPE @ 0.77%.
2. CONSTRUCT 20' WIDE GRAVEL DRIVEWAY. SEE PRIVATE DRIVEWAY SECTION HEREON.
3. CONSTRUCT 5.0' WIDE BORROW DITCH. SEE PRIVATE DRIVEWAY SECTION HEREON.
4. RETAIN AND PROTECT EXISTING FACILITIES.

Construction Notes

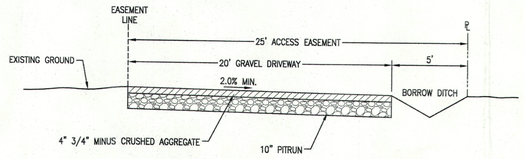
1. ALL MATERIALS AND WORK SHALL CONFORM TO THE LATEST EDITION OF THE I.S.P.W.C. AND AS MODIFIED BY THE AGENCY IN CONTROL OF THE IMPROVEMENT BEING MADE.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
4. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES AND THE JURISDICTIONAL BODY OR AS SET FORTH THEREIN WHICHEVER IS MORE RESTRICTIVE.
5. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF NOTE #4 (ABOVE) AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THEY AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
7. ANY REVISIONS TO THE APPROVED GRADING PLAN MUST BE APPROVED BY BOTH THE DESIGN ENGINEER AND THE PDSD. IF THE GRADING DIFFERS FROM WHAT WAS ORIGINALLY APPROVED, A REVISED GRADING PLAN SHALL BE SUBMITTED AND APPROVED BEFORE ANY MODIFIED GRADING IS UNDERTAKEN.

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

Private Driveway Section

NOT TO SCALE



Owner/Developer

GREENWOOD PROPERTIES
DEDLY ORELUS
514 LOST BASIN COURT
NAMPA, ID 83686
(208) 863-8417

Property Address

956 SOUTHEAST HAMILTON ROAD
MOUNTAIN HOME, IDAHO 83647

ASSESSOR PARCEL NO. RP4S07E076355

THE AFFIXED STAMP INDICATES THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

CENTURION ENGINEERS

PROFESSIONAL ENGINEER — 4116 — STATE OF IDAHO — JOSEPH D CANNON

Grading Plan

Greenwood Estates Subdivision

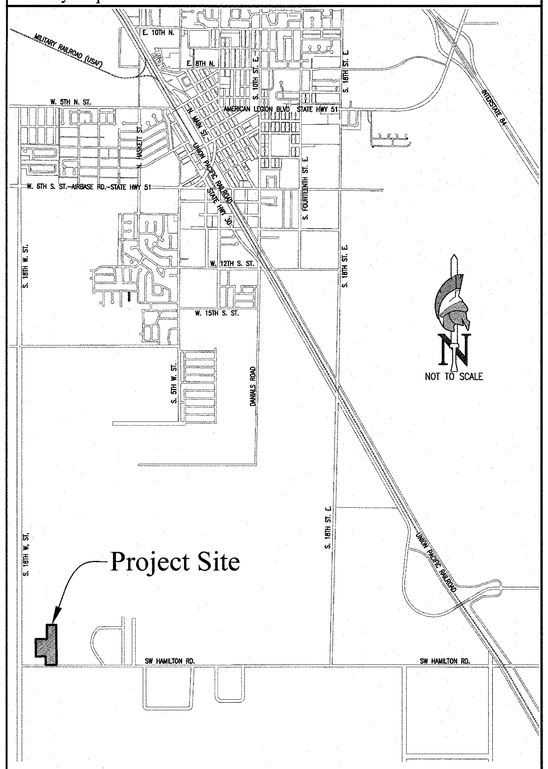
A PARCEL OF LAND SITUATE IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 7 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

Revisions		
REV.	DESC.	DATE/BY

SCALE: 1" = 30'
DATE: AUGUST 17, 2023
DRAWN BY: KJM, KETTELLE
CHECKED BY: JDC, CANNON
PROJECT NO.: GP05
DRAWING FILE NAME: GP05 GRADING PLAN.DWG

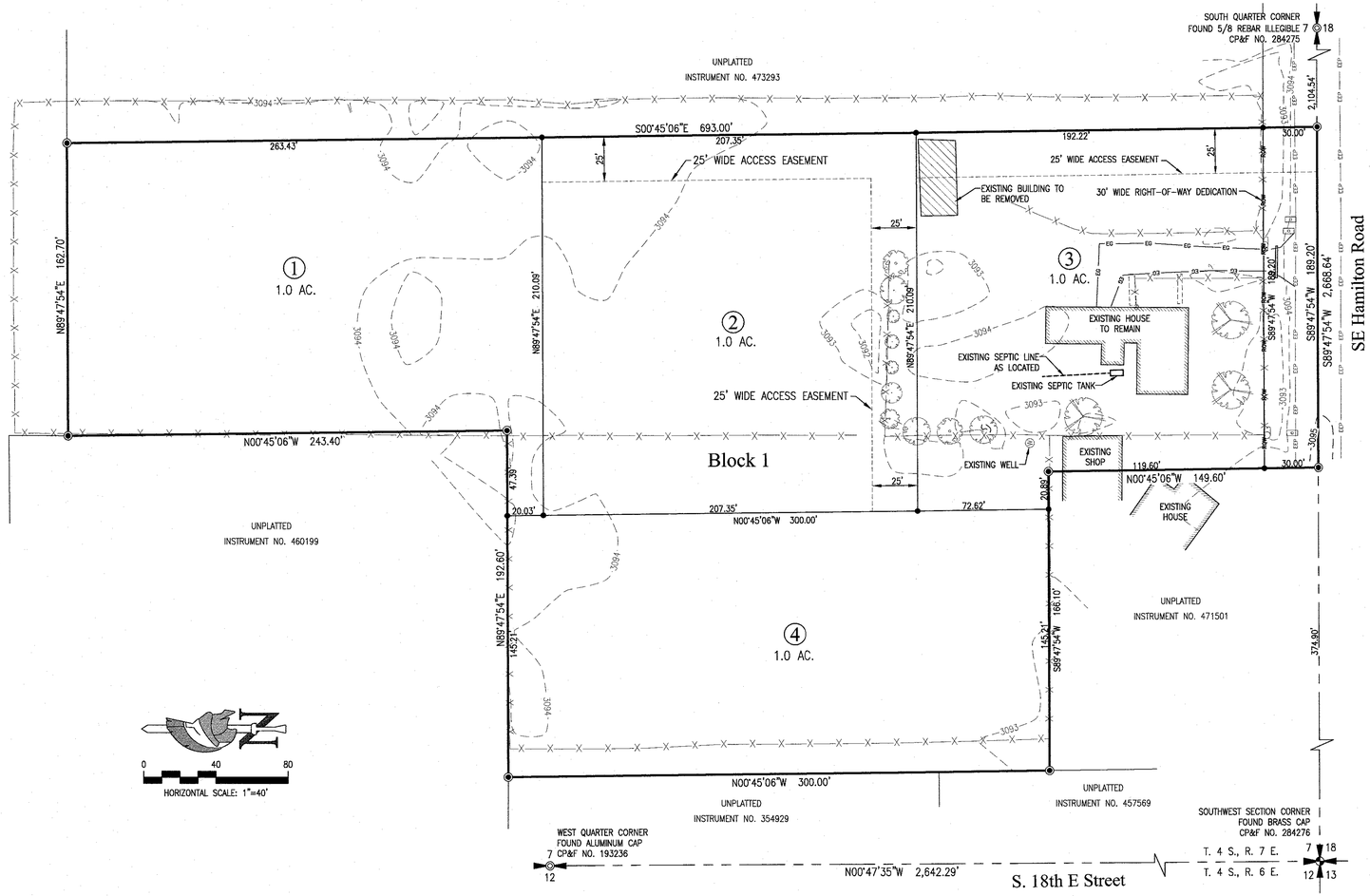
SHEET NO:
1 of 1

Vicinity Map



Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
6. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS. NONE ARE KNOWN TO EXIST,
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
8. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
10. THIS PROPERTY IS CURRENTLY ZONED AG.
11. APPROVED CONDITIONAL USE PERMIT NO. CUP-2022-16.
12. EXISTING USE: AGRICULTURAL/RESIDENTIAL.
13. CONTOUR INTERVAL: 1 FOOT DATUM: NAVD 88
14. EACH OWNER WITHIN THE SUBDIVISION THAT IS TO BE SERVED BY THE PRIVATE DRIVEWAY IS CONVEYED THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER THE DESCRIBED PRIVATE DRIVEWAY, THAT SUCH PERPETUAL EASEMENT SHALL RUN WITH THE LAND.
15. THIS SUBDIVISION IS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS. PROPOSED LOT 3 HAS AN EXISTING WELL AND SEPTIC SYSTEM.
16. THIS PROPERTY IS IN THE MOUNTAIN HOME RURAL FIRE DISTRICT.
17. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE MOUNTAIN HOME IRRIGATION DISTRICT BUT IS NOT PART OF THE IRRIGATION DISTRICT.
18. THIS PROPERTY LIES WITHIN FEMA MAP #160212 0625 C, PANEL 625 OF 850. THE PROPERTY IS LOCATED OUTSIDE OF A SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS LOCATED IN ZONE "X".
19. ALL STORM WATER FROM THE INDIVIDUAL LOTS IS TO BE RETAINED ON EACH INDIVIDUAL LOT.
20. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: RP04S07E076355.
21. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."



0 40 80
HORIZONTAL SCALE: 1"=40'

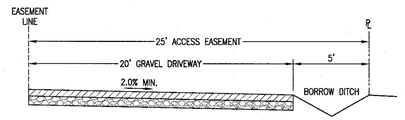
THE AFFIXED STAMP INDICATES THAT THE SURVEY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- SECTION LINE
- 25' ACCESS EASEMENT LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY DEDICATION LINE
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONCRETE
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING TREE
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "CENTURION PLS 4116"
- SET 5/8"x24" IRON PIN WITH PLASTIC CAP LABELED "CENTURION PLS 4116"
- NORTH QUARTER CORNER FOUND 5/8 REBAR ILLEGIBLE CP&F NO. 284275
- WEST QUARTER CORNER FOUND ALUMINUM CAP CP&F NO. 193236
- SOUTHWEST SECTION CORNER FOUND BRASS CAP CP&F NO. 284276
- LOT NUMBER

Private Driveway Easement Section

NOT TO SCALE



Setback/Zoning Table

EXISTING ZONE	AG
CONDITIONAL USE PERMIT NO.	CUP-2022-16
MINIMUM LOT SIZE	40 AC.
MAXIMUM LOT COVERAGE IN PERCENT	25
FRONT YARD SETBACK	50 FEET
REAR YARD SETBACK	50 FEET
STREET SIDE YARD SETBACK	50 FEET
SIDE YARD SETBACK	50 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	50 FEET
MINIMUM LOT WIDTH TO DEPTH RATIO	1W TO 3D

Owner/Developer

GREENWOOD PROPERTIES
DEDLY ORELUS
514 LOST BASIN COURT
NAMPA, ID 83686
(208) 863-8417

Property Address

956 SOUTHEAST HAMILTON ROAD
MOUNTAIN HOME, IDAHO 83647

ASSESSOR PARCEL NO. RP4S07E076355

Natural Features Analysis Note

ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE, THE PROPERTY IS LOCATED IN MAP UNIT 116, CONTAINING POWER SILT LOAM SOILS WITH 1%-4% GRADES. THE SITE IS RELATIVELY FLAT WITH NO ROCK OUTCROPPINGS OR HIGH GROUNDWATER. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS.

THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE MOUNTAIN HOME IRRIGATION DISTRICT'S SERVICE AREA. ACCORDING TO THE MOUNTAIN HOME IRRIGATION DISTRICT, THIS PROPERTY IS NOT ELIGIBLE TO RECEIVE SURFACE WATERS AND IS NOT IN THE IRRIGATION DISTRICT. THE SITE WAS PREVIOUSLY IRRIGATED BY AN IRRIGATION WELL.

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	4.01	100%
RESIDENTIAL LOTS	4.01	100%

RESIDENTIAL LOTS	4
RESIDENTIAL DENSITY	1/Acre

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

PROFESSIONAL ENGINEER
4116
STATE OF IDAHO
JOSEPH D. CANNING

Preliminary Plat

Greenwood Estates Subdivision

A PARCEL OF LAND SITUATE IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 7 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

Revisions		
REV.	DESC.	DATE/BY

SCALE: 1" = 40'
DATE: JULY 27, 2023
DRAWN BY: K.M. KETTELLE
CHECKED BY: J.D. CANNING
PROJECT NO. GP05
DRAWING FILE NAME: GP05 PRELIMINARY PLAT.DWG

SHEET NO:
1 of 1

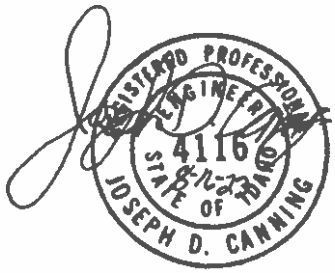
CENTURION ENGINEERS, INC.

Greenwood Estates Subdivision
On-Site Sewage Disposal
Preliminary Engineer's Report

By: J. D. Canning, P.E. No. 4116
Date: August 2023

Prepared for:

Greenwood Properties
514 Lost Basin Court
Nampa, Idaho 83686



Over a Century of Engineering Excellence

This report is comprised of five areas of discussion and information. They are:

1. Project Description
2. Soil Information
3. Discussion of Sewage Disposal Systems in Relation to Requirements of Central District Health
4. Suggested Individual Sewage Treatment System Components
5. Adequacy of Domestic Water Supply

Project Description

Greenwood Estates Subdivision is located on the on the south side of West Hamilton Road, west of Old U.S. 30. It is a subdivision of four lots in a portion of the southwest quarter of the southwest quarter of Section 7, Township 4 South, Range 7 East, Boise Meridian. Elmore County, Idaho.

The project covers approximately 4.01 acres of property. The project is comprised of four lots. The smallest and largest building lot is one acre in size.

Topography on the site may be described as gently sloping to the west and south. Natural slopes range from approximately 0% to 1%.

Soil Information

Site specific testholes have not been advanced at this time. Soils receiving sewage effluent have been derived from existing nearby area sewage permits. Soils are anticipated to be B-2 and of adequate depth. Permitting and application to Central District Health will need to occur after project preliminary/final plat entitlement has been secured.

A specific design will be proposed for each lot in cooperation with Central District Health after careful examination via site specific soil investigation. Sewage disposal systems will result in a quality system that is integrated with proper setbacks from property lines and area wells. It is certainly advantageous and recommended to exceed the minimum setback distances required and noted below.

Sewage Disposal Requirements per Central District Health

Individual on-site sewage disposal systems are permitted by Central District Health. Several factors impact approval of the systems:

1. Adequate depth of soils
2. Adequate type of soils
3. Adequate room for a sewage disposal system and its replacement area
4. Meeting required setbacks, including setbacks from wells
5. Passing a Nutrient-Pathogen Study when applicable to the project

After all criteria is successfully met, sewage disposal permits would be issued.

Monitoring of groundwater was not performed, nor is necessary as depths to groundwater in the area are expected to be fairly significant.

The site is located in a nitrate priority area as background nitrate levels in groundwater appear to be elevated. Current criteria from Central District Health normally does not require completion of the Nutrient-Pathogen Study for land developments less than five lots. This project is four lots.

However, we note that nitrate levels in domestic wells may be elevated and perhaps above the recommended Maximum Contamination Level (MCL) of 10 mg/L. Area wells yielded recent historic readings of nitrate from 4.31 mg/L to 40 mg/L. We recommend that homeowners have their drinking water occasionally tested for nitrates as well as bacteria. Consumption of drinking water with high levels of nitrate is a health hazard, particularly for babies. Nitrates may be reduced from drinking water through reverse osmosis, water distillation or ion exchange. Additionally, all drinking water may be from bottled water.

It is my opinion that adequate conditions exist for the protection of waters of the State of Idaho regarding the installation of septic systems on the subject development that meets current requirements of Central District Health. All requirements of the State of Idaho "Regulations for Individual and Subsurface Sewage Disposal Systems" and the State of Idaho "Technical Guidance Manual" must be met.

Applicable setbacks from surface water improvements to locations of possible drainfields must also meet the requirements of the "Regulations for Individual and Subsurface Sewage Disposal Systems". Specifically these minimum setbacks are:

100 feet from Wells
100 feet from any Permanent Surface Water Facility in "C" Soils
200 feet from any Permanent Surface Water Facility in "B" Soils
300 feet from any Permanent Surface Water Facility in "A" Soils
50 feet from Open Canals and Ditches
25 feet from Water Pipes (Pressure or Gravity)
10 feet from any Structure Crawl Space or Slab
5 feet from any Property Line

Septic system locations should be precisely determined prior to selecting well locations for each lot as septic systems are soil dependent.

Suggested Individual Sewage Treatment System Components

Since the make-up of each possible system varies, a thorough description of each system is not practical. However the following components would generally apply:

1. An approved septic tank of at least 1,000 gallons (for up to four bedrooms)

2. System drainfield with its size to be calculated at an effluent application rate for B-2 receiving soils with an application rate of 0.45 gallons per square foot per day

3. For a four bedroom home, the drainfield must be at least 667 square feet in area

4. Trench width is a maximum of 6 feet

Adequacy of Domestic Water Supply

Based upon review of area wells logs (see attached), it is my opinion that there appears to be an adequate supply of groundwater for the lots within this subdivision. We recommend that homeowners have their drinking water occasionally tested for bacteria and nitrates.

The state of Idaho Department of Environmental Quality has published information on water quality for some wells in Idaho. The following is a list of several area wells in the proximity of the subject development:

Well Identifier #1	*Location*	
2368	¼, ¼: 04S07E7SESW	
Contaminant	Measured	MCL
Nitrate	4.31 mg/L	10 mg/L
Well Identifier #2	*Location*	
2367	¼, ¼: 04S07E18NWNW	
Contaminant	Measured	MCL
Nitrate	10.8 mg/L	10 mg/L
Well Identifier #3	*Location*	
156	*¼, ¼: 04S07E18NWNW*	
Contaminant	Measured	MCL
Nitrate	40 mg/L	10 mg/L
Well Identifier #4	*Location*	
952	¼, ¼: 04S06E13NENE	
Contaminant	Measured	MCL
Arsenic	4.1 ug/L	10 ug/L
Nitrate	32 mg/L	10 mg/L

It is noted that the Idaho Department of Water Resources limits the quantity of water that may be used from a domestic well. Lands irrigated from said wells should not exceed 0.5 acres unless an application to appropriate waters of Idaho for irrigation (or other purpose) is approved by the state.

Area Aerial Photo

Greenwood Estates
Area Map



Area Well Overview Photo
And Well Logs

SE Pauline Dr
SE Produce Way
SE Crop Ave
SE Harvest Cir
SE Hamilton Rd
393098
307525
306984
470308
472337
404420
431500

Form 238-7
3/95

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT
Use Typewriter or Ballpoint Pen

62189

Office Use Only
Inspected by _____
Twp ____ Rge ____ Sec ____
____1/4 ____1/4 ____1/4
Lat: : : Long: : :

1. DRILLING PERMIT NO. 61 - 95 - W - 0080 - 000
Other IDWR No. _____

2. OWNER:
Name PETER LOFING
Address 4530 N. MAPLE GROVE
City BOISE State ID Zip 83704

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

N / W / E / S

Twp. 4 North ☐ or South ☒
Rge. 6 East ☒ or West ☐
Sec. 13 NE 1/4 NE 1/4 ____ 1/4
(10 acres) (160 acres)
Gov't Lot ____ County ELMORE
Lat: : : Long: : :

Address of Well Site AGUIRRE RD.
5. 18th East City MTN HOME
(Give at least name of road + Distance to Road or Landmark)

Lt. 1 Blk. 1 Sub. Name BEVERLY HILLS

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
BENTONITE	0	19	2 sack	OVERBORE

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 5/8	+1	19	.250	STL	☒	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
☐ Perforations Method _____
☐ Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

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

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

Yield gal./min.	Drawdown	Pumping Level	Time

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

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
8	0	2	top soil		
8	2	8	cleache		
8	8	19	gray lava		
6	19	76	gray lava		
6	76	79	broken gray lava		
6	79	125	gray lava		
6	125	131	brown cinder		
6	131	282	gray lava		
6	282	290	brown cinders		
6	290	350	gray lava		
6	350	356	brown & red cinders		
6	356	383	gray lava		
6	383	385	brown lava		
6	385	408	gray lava		
6	408	417	brown cinders	X	
6	417	448	gray lava		
6	448	462	brown cinders	X	
6	462	480	gray lava		
6	480	493	brown cinders		
6	493	501	gray lava		
6	501	519	brown cinders	X	
6	519	521	gray lava		
6	521	530	sand brown	X	

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JAN 24 1996
Department of Water Resources

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JAN 22 1996
WATER RESOURCES
WESTERN REGION

MAY 06 1996

Completed Depth 530' (Measurable)
Date Started 1/03/96 Completed 1/03/96

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 HIDDLESTON & SON, INC. Firm No. 35

Firm Official _____ Date _____
and
Supervisor or Operator Matt Hiddleston Date 1/18/96
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
8/90

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 Leonard E. or Marla Becker
Address Route 1, Box 825(825 Aguirre Rd) ~~Mountain Home, ID 83647-9733~~
Drilling Permit No. 61-92-W-050-000
Water Right Permit No. A 61-10041

2. NATURE OF WORK

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

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OCT 2 1 1992
Department of Water Resources

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal ☐ 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
0.250 inches	6 5/8 inches +	2.4 feet	34.6 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 ☐ Gun
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 34.4 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 1/8 ID by removing Pitless Well Cap.

6. LOCATION OF WELL

Sketch map location must agree with written location.

N / W / E / S

Subdivision Name _____
Lot No. _____ Block No. _____

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SEP 11 1992
Department of Water Resources
Western Regional Office

County Elmore
SW 1/4 of the SW ¼ SW ¼ Sec. 7, T. 4S N ☐ S ☐ R. 7E E ☒ W ☐

7. WATER LEVEL

Static water level 130.3 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature 56 °F. Quality Excellent
Describe artesian or temperature zones below

8. WELL TEST DATA

☒ Pump ☐ Bailer ☐ Air ☐ Other

Discharge G.P.M.	Pumping Level	Hours Pumped
13	131.5	1
20	Not Rec'd.	1+

9. LITHOLOGIC LOG 87294

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	36			
6	36	175			
	0	14	Sandy Silt,Clay, Tan		x
	14	16	Gravel, Clay Binder		x
	16	19	Clay, Tan		x
	19	21	Gravel, Coarse Sand, Black	x	
	21	31	Sand, Gravel, Clay Binder		x
	31	34.5	Clay, Tan		x
	34.5	38.5	Basalt, Fractured		x
	38.5	43.5	Basalt, Gray		x
	43.5	44	Basalt, Fractured		x
	44	55	Basalt, Gray		x
	55	57	Sand & Gravel, Weak of Water	x	
	57	60	Basalt, Gray		x
	60	61	Basalt, Crevieed, Gray		x
	61	64	Basalt, Gray		x
	64	69	Basalt, Fractured, Sand in		x
	69	88	Basalt, Grey		x
	88	91	Basalt, Gray, Harder		x
	91	92	Brown Burnt Clay, Clay		x
	92	97	Basalt, Gray, Hard		x
	97	98	Sand, Readily Bails Dry	x	
	98	109	Basalt, Grey		x
	109	109.5	Crevice, Bubble, Clay	?	
	109.5	127	Basalt, Hard, Fractured, Gray	?	
	127	132	Soft, Gravelly Brown Burnt		x
	132	155	Basalt, Hard & Fractured	x	
	155	155.5	Fracture, Sand	x	
	155.5	171	Basalt, Fractured	x	
	171	174.5	Basalt, Gray		x
	174.5	175	Bentonite Layer		x
	175	175	Flowing at 1/2 Ft of Static Water Level (1000 gpm day)		x
	175	175	Dry Hole Abandoned/Capped/Stamped into place		

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DEC 04 1992

10.

Work started July 27,1992 finished Aug 31,1992

11. DRILLER'S CERTIFICATION

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

Firm Name Artesian Co. Firm No. 318
Address 7425 W. 36th S. Mtn. Home, ID 83647 Date 10 Sept 1992
Signed by (Firm Official) Hugh Harden
and (Operator) Hugh Harden

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

61

855098

Form 238-7
6/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D D0053544
Drilling Permit No.
Water right or injection well #

2. OWNER
Name Doyle Mays
Address 950 Se. Hamilton Road
City Mountain Home State ID Zip 83647

3. WELL LOCATION:
Twp. 4 North ☐ or South ☒ Rge. 7 East ☒ or West ☐
Sec. 7 ___ 1/4 (10 acres) SW 1/4 (40 acres) SW 1/4 (160 acres)
Gov't Lot County Elmore
Lat. ° (Deg. and Decimal minutes)
Long ° (Deg. and Decimal minutes)
Address of Well Site 950 Se. Hamilton Road
City Mountain Home
(If no street name or road, address to Road or Landmark)
Lot Blk. Sub. Name

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other

5. TYPE OF WORK check all that apply (Replacement etc.)
☐ New Well ☐ Replacement well ☒ Modify existing well (Deepen)
☐ Abandonment ☐ Other Well ID 393698

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

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☐ Y ☒ N Type
Method of installation

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule

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) Static water level (ft) 342'
Water temp. (°F) Bottom hole temp. (°F)
Describe access port top of well

Well test: Test method:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
3'	10gpm	60	☒	☐	☐	☐

Water Quality test or comments: well produced 30gpm

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
6"	171	230	Gray Lava		X
6"	230	270	Bown and Red Cinders		X
6"	270	322	Gray Lava		X
6"	322	375	Brown Cinders		X
6"	375	410	Gray Lava		X
6"	410	417	Brown and Red Ciders	X	
6"	417	430	Gray Lava		X
6"	430	462	Brown and Red Cinders	X	

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APR 23 2009
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable) 462 feet
Date: Started 4/8/2009 Completed 4/9/2009

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 Hiddleston Drilling Co. No. 35
*Principal Driller Date 4/16/09
*Driller For Mark Hiddleston Date
*Operator II Date
Operator I Matt Hiddleston Date 4/16/09
* Signature of Principal Driller and rig operator are required.

Form provided by Forms On-A-Disk · (214) 340-9429 · www.FormsOnADisk.com

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

#90

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 DOYLE HAYS

Address HAMILTON RD, MOUNTAIN HOME, ID 83647

Owner's Permit No. _____

2. NATURE OF WORK

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

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
_____ inches	6 5/8 inches	+ IN A RAR	_____ feet	_____ 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 _____ Material used in seal: ☐ Cement grout ☐ Puddling clay ☐ Well cuttings
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.

N / W / E / S

Subdivision Name _____
Lot No. _____ Block No. _____
County ELMORE
SE ¼ SW ¼ Sec. 7, T. 1S N/S, R. 7 E E/W.

7. WATER LEVEL

Static water level 97.5 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

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG 73919

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6¾	143	171	BASALT, GREY	X	
			GREYISH, 145-155	X	

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Department of Water Resources
WORK SUMMED

10. Work started SEPT 14, finished DEC 5, 1983

11. DRILLERS CERTIFICATION

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

Firm Name ARTESIAN CO Firm No 318
Address 7425 W. 36TH S. Date DEC 6, 1983
MOUNTAIN HOME, ID 83647
Signed by (Firm Official) Hugh Harden
and
(Operator) Hugh Harden

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

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SEP 30 1968

Department of Reclamation

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.

Permit # 81216B

Well ID# 382870

WELL OWNER:
Name Frank Markham
Address Rt # 1 Box 612 Mtn.Home, Idaho

Owner's Permit No.
NATURE OF WORK (check): Replacement well ☐
New well ☒ Deepened ☐ Abandoned ☐
Water is to be used for: Domestic

METHOD OF CONSTRUCTION: Rotary ☐ Cable ☒
Dug ☐ Other (explain)

CASING SCHEDULE: Threaded — Welded X
6 5/8 "Diam. from 0 ft. to 40 ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
Thickness of casing: 1/8 Material:
Steel ☒ concrete ☐ wood ☐ other ☐

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

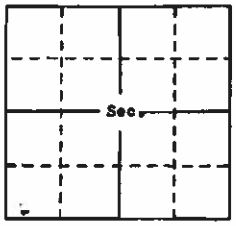
Size of perforations: " by "
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
WAS SCREEN INSTALLED? Yes ☐ No ☒
Manufacturer's name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

CONSTRUCTION: Well gravel packed? Yes ☐
No. ☒ size of gravel Gravel placed from ft. to ft. Surface seal provided? Yes ☒ No ☐ To what depth? 18 ft. Material used in seal: Bentonite

Did any strata contain unusable water? Yes ☐
No. ☒ Type of water:
Depth of strata ft. Method of sealing strata off:

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

Locate well in section



LOCATION OF WELL: County Elmore
S W¼ S W¼ Sec. 7 T. 4 N/S R. 7 E/W

Use other side for additional remarks

Size of drilled hole: 8" Total depth of well: 145 Standing water level below ground: 68 ft Temp. Fahr. 54 1/2 ° Test delivery: 15 gpm or cfs Pump? ☐ Bail ☒
Size of pump and motor used to make test:

Length of time of test: one Hrs. Min.
Drawdown: 16 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 104309	WATER YES OR NO
0	5	Top Soil	
5	26	Clay & gravel	
26	38	clay	
	39	Red Rock	
39	42	Gray lava	
42	55	small gravel Hard drilling	yes
55	60	gray lava	no
60	87	Brown lava	no
87	88	Clay	no
88	105	Gray lava coarse cuting	yes
105	145	gray lava	yes
		I drilled a 12 in. hole 38 Ft. then used a drive shoe, set casing in hole made a Bentonite slurry around casing and drove it in to bed rock.	

Work started: 5 Sept.68
Work finished: 21 Sept. 68
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: Ora P.Parburche
Address: Rt # 1 Box 814 Mtn.Home, Idaho
Signed by: Ora P Parburche
License No. 60 Date: 23 Sept.68

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833864

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

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Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. DRILLING PERMIT NO ___ ___ ___ ___ ___
Other IDWR No. D0039300
2. OWNER:
Name Bill Ennis
Address 1250 W 39 S
City Mtn Home State ID Zip 83647
3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location

N
W E
S

Twp. 4 North ☐ or South ☒
Rge. 7 East ☒ or West ☐
Sec. 18 1/4 (10 acres) NW 1/4 (40 acres) NW 1/4 (160 acres)
Gov't lot ____ County Elmore
Lat: : : Long: : :
Address of Well Site 1207 SE Hamilton Rd
City Mtn Home
(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			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
Bentonite	0	24	650 lbs	Overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 24
Was drive shoe seal tested? ☐ Y ☒ N How? ____
8. CASING/LINER:

Diameter	Emm	To	Gauge	Material	Casing	Liner	Welded	Threaded
6.625	+1	24	.250	Steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____
9. PERFORATIONS/SCREENS
☐ Perforations Method ____
☐ Screens Screen Type ____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
313 ft. below ground Artesian Pressure ___ lb
Depth flow encountered ___ ft. Describe access port or control devices: ____

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

Yield gal/min	Drawdown	Pumping Level	Time
			1 1/2 hr

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: ____
Depth first Water Encountered ____
12. LITHOLOGIC LOG: (Describe repair or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
10"	0	3'	Top soil		
10"	3'	23'	Sand and gravel	☒	
10"	23'	24'	Gray lava		
6"	24'	38'	Gray lava		
6"	38'	42'	Brown cinder		
6"	42'	60'	Gray & brown lava		
6"	60'	64'	Brown cinder		
6"	64'	97'	Gray & brown lava		
6"	97'	103'	Brown lava and cinder		
6"	103'	113'	Gray and brown lava		
6"	113'	114'	Void		
6"	114'	115'	Broken up		
6"	115'	118'	Brown and gray lava		
6"	118'	121'	Gray lava, red and brown cinder		
			big water talc		
6"	121'	142'	Gray lava, brown cinder, water talc		
6"	142'	153'	Lost circulation, soft		
6"	153'	192'	Medium		
6"	192'	196'	Hard		
6"	196'	301'	Medium		
6"	301'	340'	Soft	☒	
6"	340'	465'	Gray lava, brown cinder, water talc	☒	
6"	465'	478'	Tan clay		

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Completed Depth: 475 (Measurable)
Date: Started 06-07-05 Completed 06-08-05

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 Hiddleston & Son, Inc. Firm No. 35
Firm Official [signature] Date 6-23-05
Supervisor or Operator [signature] Date 6-22-05
(Sign once if Firm Official & Operator)

Form 238-7
6/07

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862283

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0060065
Drilling Permit No. 913654-862283
Water right or injection well #

2. OWNER:
Name Deedee Stephens
Address 1236 SE. Hamilton Road
City Mountain Home State ID Zip 83647

3.WELL LOCATION:
Twp. 4 North ☐ or South ☒ Rge. 7 East ☒ or West ☐
Sec. 7 SW 1/4 SE 1/4 SW 1/4
Gov't Lot ____ County Elmore
Lat. 43 ° 5.0167 (Deg. and Decimal minutes)
Long. -115 ° 40.3333 (Deg. and Decimal minutes)
Address of Well Site 1236 SE. Hamilton Road
(Give at least name of road + distance to road or landmark) City Mtn. Home
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
#5 Bentonite	0	9'	600 lbs	Overbore Pour
3/8" Enviroplug	9'	38'	450 lbs	Overbore Pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6 5/8"	+2'	38'	.250	Steel	☒	☐	☐	☒
4 1/2"	-20'	450'	40	PVC	☐	☒	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method ____
Manufactured screen ☒ Y ☐ N Type Johnson
Method of installation Set with rig

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
450'	470'	.020		4 1/2"	PVC	40

Length of Headpipe 430 feet Length of Tailpipe 4 inch
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 ____

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12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 17 Static water level (ft) 337
Water temp. (°F) ____ Bottom hole temp. (°F) ____
Describe access port Through top of well seal

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
LOST CIRCULATION			☐	☐	☐	☐
			☐	☐	☐	☐

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	6"	Topsoil		X
10"	6"	6'	Brown clay		X
10"	6'	22'	Gravel and brown lava	X	
10"	22'	38'	Gray and brown lava		X
6"	38'	46'	Gray and brown lava		X
6"	46'	72'	Gray lava		X
6"	72'	74'	Red lava		X
6"	74'	100'	Gray and brown lava		X
6"	100'	107'	Brown lava		X
6"	107'	109'	Gray lava and brown cinders		X
6"	109'	129'	Gray lava		X
6"	129'	140'	Gray lava and redish orange lava		X
6"	140'	144'	Brown cinders		X
6"	144'	162'	Gray lava and brown cinders		X
6"	162'	166'	Gray lava		X
6"	166'	177'	Gray and brown lava		X
6"	177'	186'	Gray lava and brown cinders		X
6"	186'	202'	Brown cinders and waterjalc		X
6"	202'	253'	Broken up gray lava lost circulation		X
6"	253'	271'	Hard		X
6"	271'	292'	Medium		X
6"	292'	312'	Hard		X
6"	312'	332'	Medium		X
6"	332'	351'	Hard		X
6"	351'	355'	Medium	X	
6"	355'	371'	Hard		X
6"	371'	378'	Soft broken up	X	
6"	378'	484'	Medium	X	
6"	484'	491'	Soft	X	

Completed Depth (Measureable): 470 Feet
Date Started: Oct 11, 2011 Date Completed: Oct 19, 2011

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 Hiddleston Drilling Co. No. 35
*Principal Driller [signature] Date 11/2/11
*Driller ____ Date ____
*Operator [signature] Date 11-3-11
*Operator [signature] Date 11-3-11

*Signature of Principal Driller and rig operator are required.

Form 238-7
6/07

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IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0097021
Drilling Permit No. 906131
Water right or injection well #

2. OWNER: Pheasant Run LLC
Name
Address 3283 Breshers Lane
City Emmett State Id Zip 83617

3. WELL LOCATION:
Twp. 04 North ☐ or South ☒ Rge. 07 East ☒ or West ☐
Sec. 18 NW 1/4 NW 1/4 NW 1/4
Gov't Lot County Elmore
Lat. 43 ° 04.964' (Deg and Decimal minutes)
Long -116 ° 40.606' (Deg and Decimal minutes)
Address of Well Site 865 SE Hamilton Road
City Mountain Home
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'	38'	1550lbs	Poured

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2'	38'	.250	Steel	☒	☐	☐	☒
					☐	☐	☐	☐
4.5"	26'	446'	SDR17	PVC	☐	☒	☒	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☒ Y ☐ N Type Certa Lock Slotted Pipe
Method of installation Lowered

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
446'	546'	.020	100'	4.5"	PVC	SDR-17

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) 16' Static water level (ft) 358'
Water temp. (°F) 68° Bottom hole temp. (°F)
Describe access port Turtle Cap
Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
	20 GPM	60 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'	2'	Top Soil		X
10"	2'	16'	Brown Clay W/Gravel		X
10"	16'	28'	Gravel	X	
10"\6"	28'	110'	Black Basalt		X
6"	110'	120'	Brown Basalt		X
6"	120'	128'	Red Cinders		X
6"	128'	200'	Black Basalt		X
6"	200'	215'	Broken Black Basalt		X
6"	215'	285'	Black Basalt		X
6"	285'	300'	Broken Black Basalt		X
6"	300'	320'	Black Basalt		X
6"	320'	344'	Broken Black Basalt		X
6"	344'	405'	Black Basalt		X
6"	405'	416'	Broken Black Basalt	X	
6"	416'	440'	Black Basalt		X
6"	440'	449'	Broken Black Basalt	X	
6"	449'	488'	Black Basalt		X
6"	488'	502'	Brown Basalt	X	
6"	502'	517'	Broken Black Basalt	X	
6"	517'	520'	Gray Clay		X
6"	520'	546'	Broken Black Basalt	X	
6"	546	550	Sand	X	

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WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 546'
Date Started 07/12/2022 Date Completed 07/15/2022

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 07/15/2022
*Driller Date
*Operator II Date
Operator I Date

* Signature of Principal Driller and rig operator are required.

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WATER RESOURCES WESTERN REGION

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IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Page 1 of 2

1. WELL TAG NO. D 0097748
Drilling Permit No. 908223 ✓
Water right or injection well #

2. OWNER:
Name Robert Cummings
Address 713 SW Plaute Street
City Mountain Home State Id Zip 83647

3. WELL LOCATION:
Twp 4 North ☐ or South ☒ Rge. 7 East ☒ or West ☐
Sec. 18 1/4 NW 1/4 NW 1/4
Gov't Lot 1 County Elmore
Lat 43 °04.906 (Deg and Decimal minutes)
Long -115 °40.527 (Deg and Decimal minutes)
Address of Well Site 975 SE. Hamilton Road
City Mtn Home
Lot 6 Blk 1 Sub Name Pheasant Run Sub.

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
Bentonite 3/8"	0	9'	200 lbs	Overbore pour
Cement Mix	9'	39'	7 ft3	Overbore pumped

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
8 5/8"	+2'	39	.322	Steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 39 feet

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☐ Y ☒ N Type
Method of installation

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule

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
none				

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) 10 Static water level (ft) 362
Water temp (°F) 67 Bottom hole temp. (°F) 71
Describe access port Top of well through well seal

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
NA	37	180

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	1'	Top soil		X
10"	1'	10'	Tan clay and sand		X
10"	10'	34'	Tan clay w/ some gravel and sand	X	
10"	34'	39'	Grey basalt		X
8"	39'	53'	Grey basalt hard		X
8"	53'	57'	Void, fractures soft basalt		X
8"	57'	72'	Grey basalt hard		X
8"	72'	75'	Red & black cinders w/ tan clay		X
8"	75'	98'	Grey basalt hard		X
8"	98'	103'	Red and black cinders		X
8"	103'	109'	Grey basalt hard		X
8"	109'	112'	Red and black cinders		X
8"	112'	114'	Grey basalt hard		X
8"	114'	120'	Broken up basalt w/cinders & talc		X
8"	120'	131'	Medium grey basalt		X
8"	131'	150'	Grey basalt w/brown & red cinders		X
8"	150'	166'	Grey basalt fractured medium		X
8"	166'	185'	Red and black cinders	X	
8"	185'	187'	Grey basalt medium		X
8"	187'	216'	Black, brown & red cinders w/ talc		X
8"	216'	227'	Fractured grey basalt and voids		X
8"	227'	250'	Hard grey basalt		X
8"	250'	266'	Red and black cinders soft		X
8"	266'	309'	Hard grey basalt		X
8"	309'	350'	Black, brown & red cinders w/ talc		X
8"	350'	385'	Grey to black basalt medium		X
8"	385'	389'	Brown and grey basalt		X
8"	389'	400'	Black, brown & red cinders w/ talc		X
8"	400'	408'	Void lost return		X
8"	408'	425'	Medium		X
8"	425'	435'	Brown cemented ash		X
8"	435'	437'	Grey basalt medium		X

Completed Depth (Measurable) 499 Feet
Date Started Nov 9, 2022 Date Completed Nov 23, 2022

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 Hiddleston Drilling Co No 35
*Principal Driller [signature] Date Nov 28, 2022
*Driller [signature] Date Nov 28, 2022
*Operator II [signature] Date Nov 28, 2022
Operator I Date Nov 28, 2022

* Signature of Principal Driller and rig operator are required

Form 238-7
8/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO: D 0097748 Page 2 of 2
Drilling Permit No. 908223
Water right or injection well #

2. OWNER:
Name Robert Cummings
Address 713 SW. Piaute Street
City Mountain Home State Id Zip 83647

3. WELL LOCATION:
Twp. 4 North ☐ or South ☒ Rge. 7 East ☒ or West ☐
Sec. 18 NW 1/4 NW 1/4
Gov't Lot County Elmore
Lat. 43 ° 04.906 (Deg and Decimal minutes)
Long -115 °40.527 (Deg and Decimal minutes)
Address of Well Site 975 SE. Hamilton Road
City Mtn Home
Lot 6 Blk. 1 Sub. Name Pheasant Run Sub.

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

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☐ Y ☒ N Type
Method of installation

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule

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
none				

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) 10 Static water level (ft) 362
Water temp. (°F) 67 Bottom hole temp (°F) 71
Describe access port Top of well through well seal

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
NA	37	180	☐	☐	☒	☐
			☒	☐	☐	☐

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
8"	437'	443'	Fractured grey basalt	X	
8"	443'	456'	Brown and grey basalt		X
8"	456'	467'	Grey basalt w/brown cinders	X	
8"	467'	483'	Brown and grey basalt medium		X
8"	483		Brown & grey basalt w/cinders, ash		X
8"		486	and talc	X	
8"	486'	490'	Grey basalt medium w/blue talc		X
8"	490'	495'	Red cinders and brown basalt		X
8"	495'	504'	Grey basalt and brown clay		X
8"	504'	507'	Brown clay with cinders and ash	X	
8"	507'	512'	White clay		X
8"	512'		Fine black sand	X	

Completed Depth (Measurable) 499 Feet
Date Started Nov 9, 2022 Date Completed Nov 23, 2022

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 Hiddleston Drilling Co. No 35
*Principal Driller Date Nov 28, 2022
*Driller Date Nov 28, 2022
*Operator II Date Nov 28, 2022
Operator I Date Nov 28, 2022

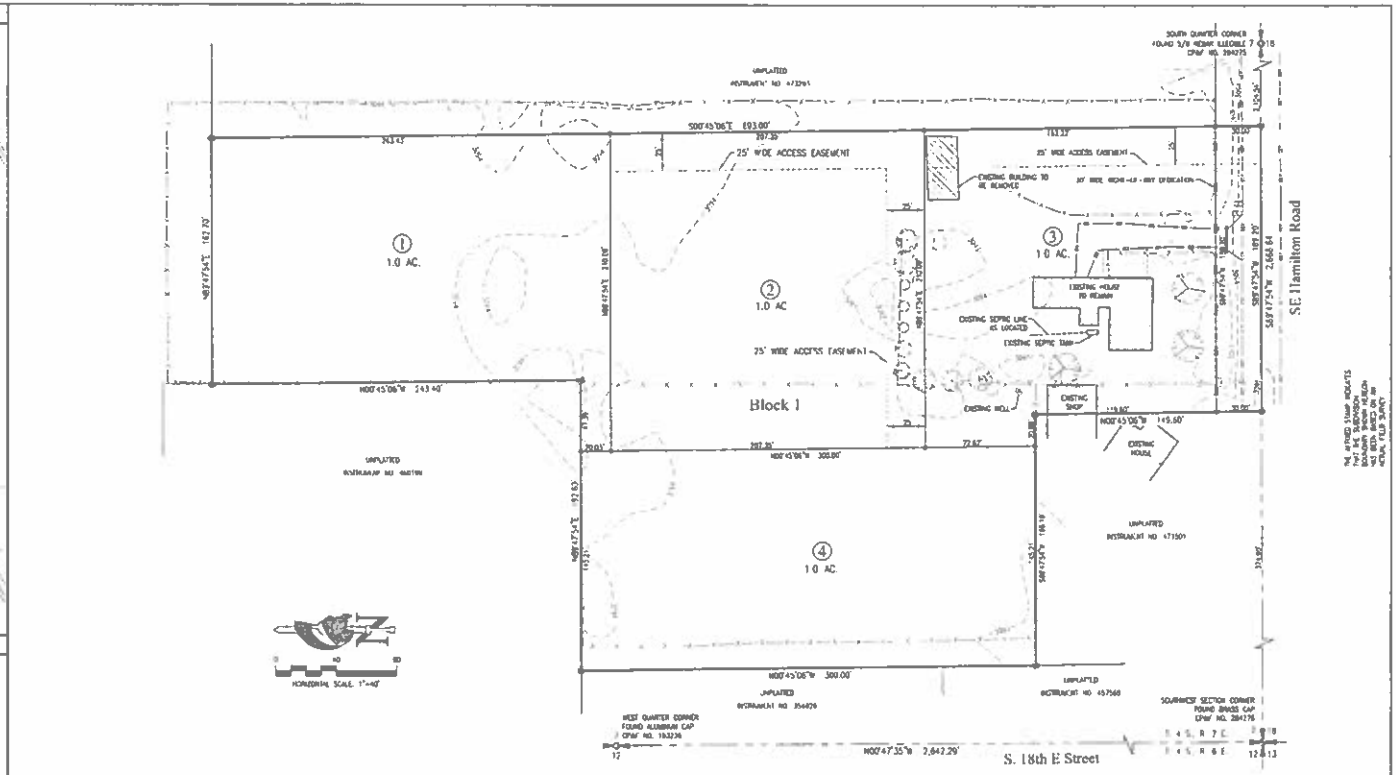
* Signature of Principal Driller and rig operator are required.

Vicinity Map



Notes

1. THERE ARE NO FEDERALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY
5. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
6. EXISTING IRRIGATION FACILITIES TO BE CONTINUED PER THEIR HISTORIC ENCUMBRANCE PERMIT RIGHTS AND ASSESSMENTS DUES.
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION
8. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY
10. THIS PROPERTY IS CURRENTLY ZONED AG.
11. APPROVED CONDITIONAL USE PERMIT NO CUP-2022-16.
12. EXISTING USE: AGRICULTURAL/RESIDENTIAL
13. CONTOUR INTERVAL: 1 FOOT EARTH AND RR
14. EACH OWNER WITHIN THE SUBDIVISION THAT IS TO BE SERVED BY THE PRIVATE DRIVEWAY IS CONNECTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER THE DESCRIBED PRIVATE DRIVEWAY, THAT SUCH PERPETUAL EASEMENT SHALL RUN WITH THE LAND.
15. THIS SUBDIVISION IS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS. PROPOSED LOT 3 HAS AN EXISTING WELL AND SEPTIC SYSTEM
16. THIS PROPERTY IS IN THE MOUNTAIN HOME RURAL FIRE DISTRICT
17. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE MOUNTAIN HOME IRRIGATION DISTRICT BUT IS NOT PART OF THE IRRIGATION DISTRICT
18. THIS PROPERTY LIES WITHIN FEMA MAP #16039C0425 E, PANEL 425 OF 850. THE PROPERTY IS LOCATED OUTSIDE OF A SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS LOCATED IN ZONE "X"
19. ALL STORM WATER FROM THE RESIDENTIAL LOTS 1, 2, 3 & 4 SHALL BE RETAINED ON EACH INDIVIDUAL LOT
20. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: RP04307D074350.
21. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."



Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- SECTION LINE
- 25' ACCESS EASEMENT LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY DEDICATION LINE
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONCRETE
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING FIRE
- SET 1/2"X24" IRON PIN WITH PLASTIC CAP LABELED "CENTURION PLS 41116"
- SET 5/8"X24" IRON PIN WITH PLASTIC CAP LABELED "CENTURION PLS 41116"
- NORTH QUARTER CORNER FOUND 5/8 REBAR ILLEGIBLE CP&F NO 284276
- WEST QUARTER CORNER FOUND ALUMINUM CAP CP&F NO. 193236
- SOUTHWEST SECTION CORNER FOUND BRASS CAP CP&F NO. 284276
- LOT NUMBER

Private Driveway Easement Section

NOT TO SCALE



Setback/Zoning Table

EXISTING ZONE	AG
CONDITIONAL USE PERMIT NO	CUP-2022-16
MINIMUM LOT SIZE	40 AC.
MAXIMUM LOT COVERAGE BY PERCENT	25
FRONT YARD SETBACK	30 FEET
REAR YARD SETBACK	50 FEET
STREET SIDE YARD SETBACK	30 FEET
SIDE YARD SETBACK	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	60 FEET
MINIMUM LOT WIDTH TO DEPTH RATIO	1W TO 3D

Natural Features Analysis Note

ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE, THE PROPERTY IS LOCATED IN MAP UNIT 114, DOWNING FINE SILT LOAM SOILS WITH 15-45 GRADES. THE SITE IS MODERATELY FLAT WITH NO ROCK OUTCROPPINGS, OR HIGH GROUNDWATER. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS.

THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE MOUNTAIN HOME IRRIGATION DISTRICT'S SERVICE AREA. ACCORDING TO THE MOUNTAIN HOME IRRIGATION DISTRICT, THIS PROPERTY IS NOT ELIGIBLE TO RECEIVE SURFACE WATER AND IS NOT IN THE IRRIGATION DISTRICT. THE SITE WAS PREVIOUSLY IRRIGATED BY AN IRRIGATION WELL.

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	4.31	100%
RESIDENTIAL LOTS	4.31	100%

RESIDENTIAL LOTS	4
RESIDENTIAL DENSITY	1/Acre

Owner/Developer

GREENWOOD PROPERTIES
DEDLY ORR LLC
314 N 18TH COURT
MAGPIE, ID 83864
(208) 983-8417

Property Address

936 SOUTHEAST HAMILTON ROAD
MOUNTAIN HOME, IDAHO 83647

ASSESSOR PARCEL NO. RP04307D074350

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE ALL THE

Instrument # 505669 # Pages: 1
ELMORE COUNTY Idaho
Jun 15, 2023 1:36:00 pm Fee: $ 15.00
For: GREENWOOD PROPERTIES LLC
SHELLEY ESSL, Recorder
SBOWEN, Deputy

QUITCLAIM DEED

FOR VALUE RECEIVED, Diamond ridge homes LLC, Grantor, does hereby convey, release, remise and forever quitclaim unto

Greenwood properties LLC, whose address is

4509 E VINEYARD WAY NAMPA, ID 83686, the following described premises, to-wit:

956 SE Hamilton Rd, Mountain Home, Idaho 83647-5927. Parcel ID RP04S07E076355

Idaho according to the official plat thereof on file and of record in the office of the county recorder of Elmore County, Idaho.

, Elmore county

Together with the appurtenances.

This deed is intended to convey to the Grantee all right, title, and interest of the Grantor in and to said property, now owned or hereafter acquired.

Date June 14th, 2023

Signature, Grantor

STATE OF IDAHO)
) ss.
County of Ada)

On this 14 day of June, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Alekse, Vasilchenko, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same.

MILENA ACOSTA
COMMISSION #20211069
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/05/2027

NOTARY PUBLIC for Idaho
Residing at: Boise, ID
My Commission Expires: 03/05/2027

QUITCLAIM DEED
CAO GL 02 Revised 10/10/2003

Instrument # 0000498874
ELMORE COUNTY, ID
02:45:50 PM Apr 14, 2022
For ALLIANCE TITLE - MTN. HOME O
No. of Pages: 3 Fee: $15.00
SHELLEY ESSL, Recorder
JK, Deputy
Electronically Recorded by Simplifile

ALLIANCE
TITLE & ESCROW

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:604660

FOR VALUE RECEIVED

Bobby Murray, an unmarried man and Nancy Murray, an unmarried woman and Tessa Holtz, an unmarried woman

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Diamond Ridge Homes LLC, an Idaho limited liability company

whose current address is

2875 W. Pudu St.
Meridian, ID 83646

the grantee(s), the following described premises, in Elmore County, Idaho, TO WIT:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: ~~April 12, 2022~~ 4. 14. 2022 X - BM by TDH, AIF X - NM by TDH, AIF X - TH

- Bobby Murray by Tessa Dawn Holtz, his attorney in Fact
Bobby Murray by Tessa Dawn Holtz, His Attorney in Fact

- Nancy Murray by Tessa D. Holtz, her Attorney in Fact
Nancy Murray by Tessa D. Holtz, Her Attorney in Fact

- Tessa Holtz
Tessa Holtz

File No. 604660

Exhibit 'A'

Commencing at the Southwest corner of Section 7, Township 4 South, Range 7 East, Boise Meridian, and running East along the South boundary line of said Section 7 a distance of 375.7 feet to the POINT OF BEGINNING; running thence from the Point of beginning,
North 0°25' West 343 feet; thence
South 89°52' East 158.4 feet; thence
South 0°25' East 343 feet, more or less, to the South boundary line of said Section 7; thence West along the said boundary line of said Section 7 a distance of 158.4 feet to the POINT OF BEGINNING.

AND

Commencing at the Southwest corner of Section 7, Township 4 South, Range 7 East, Boise Meridian, and running East along the South boundary line of said Section 7 a distance of 208.8 feet to the POINT OF BEGINNING; running thence from the Point of Beginning
North 0°25' West 449.6 feet; thence
South 89°52' East 192.6 feet; thence
North 0°25' West 243.4 feet; thence
South 89°52' East 162.7 feet; thence
South 0°25' East 693 feet, more or less, to the South boundary line of said Section 7; thence West along said section line 355.3 feet to the POINT OF BEGINNING.

SAVE AND EXCEPT the following parcel of land:

Commencing at the Southwest corner of said Section 7, Township 4 South, Range 7 East, Boise Meridian, and running thence East along the South boundary line of said Section 7, 208 feet to the POINT OF BEGINNING; running thence from the Point of Beginning
North 0°25' West 149.6 feet; thence
South 89°52' East 166.9 feet; thence
South 0°25' East 149.6 feet, more or less, to the South boundary line of said Section 7; thence West along the said boundary line of said Section 7 a distance of 166.9 feet to the POINT OF BEGINNING.

Greenwood Estates

Vicinity Map



J Scale: 1 inch approx 500 feet

EXHIBIT 2
Vicinity Map

Vicinity Map



9/29/2023, 2:41:52 PM

1:5,786

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau,

EXHIBIT 3
Application In Review Letter

Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 502
Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper
Director

Joel Cruz-Haber
Planner

Kacey Ramsauer
Planner & ADA Coordinator

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Code Enforcement

Steven Vinci
Permit Technician

Alyssa Nieto
Administrative Assistant

Date: September 5, 2023

Sent Via Electronic Mail.

To: Mr. Dedly Orelus,
Greenwood Properties,
514 Lost Basin Ct,
Nampa, ID 83686

Mr. Orelus,

The purpose of this letter is to inform you that your application for Preliminary-Plat-2023-04 and Final-Plat 2023-02 has been accepted and in review by the Elmore County Land Use and Building Department. I have transmitted the application to the Mountain Home Rural Fire Department, Elmore County Emergency Ambulance Services, and Elmore County E9-11 Addressing for a preliminary review of your applications.

Addressing & Emergency Access:

- As a result of the transmittal, it is determined lot 3 will remain addressed off Hamilton Rd. lots 2 and 3 will be accessed off the proposed 25'wide access easement going North. lot 4 will be accessed off the 25' wide access easement going West. For example, the easement for lots 2 and 3 will be "Greenwood Rd" and the easement going to lot 4 will be "Greenwood Dr". The road and drive name shall be the same and approved by the Elmore County Road Naming Committee. Furthermore, update the maps to demonstrate adequate IFC turnarounds dimensions for the hammerhead internal street design. See the attached document to this email.

Staff Level Review:

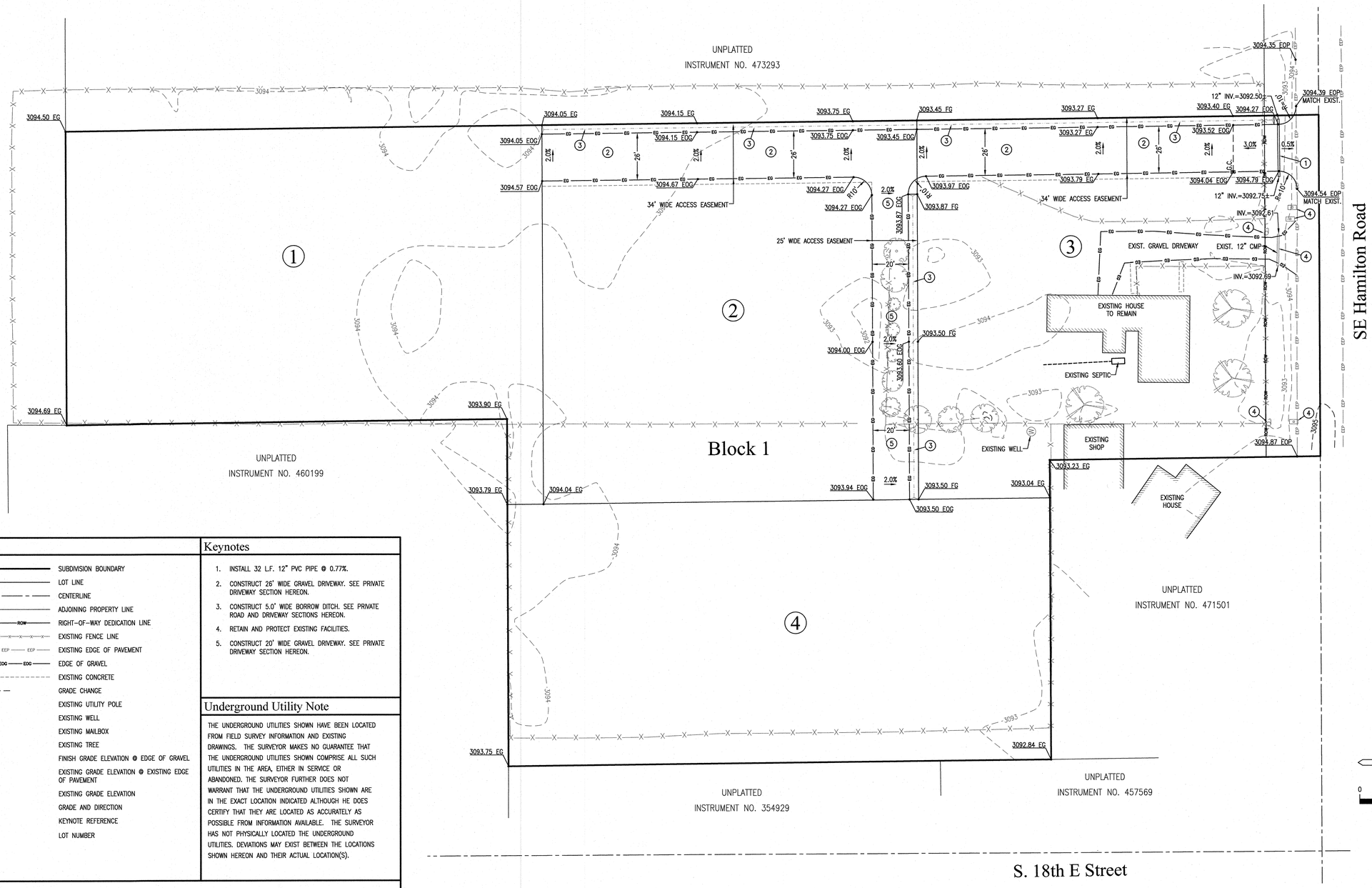
- The preliminary-plat application does not have the required CC&Rs. After our discussions, I am expecting to have it early next week.
- Setbacks on the plat need to be updated to 20' Front, 15' Rear, 10' sides, and 20' for street facing. Site is within City Area of Impact and are subject to the city setbacks per matrix §7-2-27(A).
- County Engineer is reviewing the submitted grading plan.
- Provide decision to mitigate for neighbor's shop on lot 3.

If you have any questions, please reach out.

Joel Cruz-Haber
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext 1269

208-598-5247 (Cell)

EXHIBIT 4
CC&Rs, Agreements, and Revisions to
Application



Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- CENTERLINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY DEDICATION LINE
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONCRETE
- G.C. — GRADE CHANGE
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING TREE
- 70.00 EOG — FINISH GRADE ELEVATION @ EDGE OF GRAVEL
- 70.00 EOP — EXISTING GRADE ELEVATION @ EXISTING EDGE OF PAVEMENT
- 70.00 EG — EXISTING GRADE ELEVATION
- 2.0% — GRADE AND DIRECTION
- (7) — KEYNOTE REFERENCE
- (1) — LOT NUMBER

Keynotes

1. INSTALL 32 L.F. 12" PVC PIPE @ 0.77%.
2. CONSTRUCT 26' WIDE GRAVEL DRIVEWAY. SEE PRIVATE DRIVEWAY SECTION HEREON.
3. CONSTRUCT 5.0' WIDE BORROW DITCH. SEE PRIVATE ROAD AND DRIVEWAY SECTIONS HEREON.
4. RETAIN AND PROTECT EXISTING FACILITIES.
5. CONSTRUCT 20' WIDE GRAVEL DRIVEWAY. SEE PRIVATE DRIVEWAY SECTION HEREON.

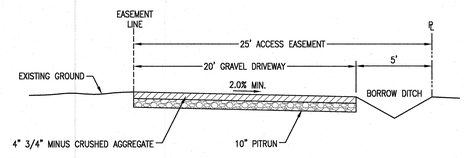
Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

Construction Notes

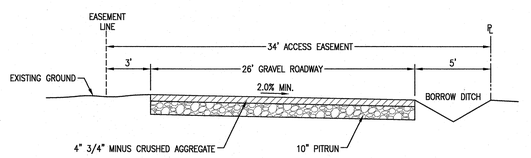
1. ALL MATERIALS AND WORK SHALL CONFORM TO THE LATEST EDITION OF THE I.S.P.W.C. AND AS MODIFIED BY THE AGENCY IN CONTROL OF THE IMPROVEMENT BEING MADE.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
4. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES AND THE JURISDICTIONAL BODY OR AS SET FORTH THEREIN WHICHEVER IS MORE RESTRICTIVE.
5. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF NOTE #4 (ABOVE) AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THEY AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
7. ANY REVISIONS TO THE APPROVED GRADING PLAN MUST BE APPROVED BY BOTH THE DESIGN ENGINEER AND THE PDSD. IF THE GRADING DIFFERS FROM WHAT WAS ORIGINALLY APPROVED, A REVISED GRADING PLAN SHALL BE SUBMITTED AND AP;PROVED BEFORE ANY MODIFIED GRADING IS UNDERTAKEN.

Driveway Easement Section



Private Road Easement Section

NOT TO SCALE



Owner/Developer

GREENWOOD PROPERTIES
DEDLY ORELUS
514 LOST BASIN COURT
NAMPA, ID 83686
(208) 863-8417

Property Address

956 SOUTHEAST HAMILTON ROAD
MOUNTAIN HOME, IDAHO 83647

ASSESSOR PARCEL NO. RP4S07E076355

THE AFFIXED STAMP INDICATES THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

CENTURION ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — 4116 — STATE OF IDAHO — JOSEPH D. CANNING

Grading Plan

Greenwood Estates Subdivision

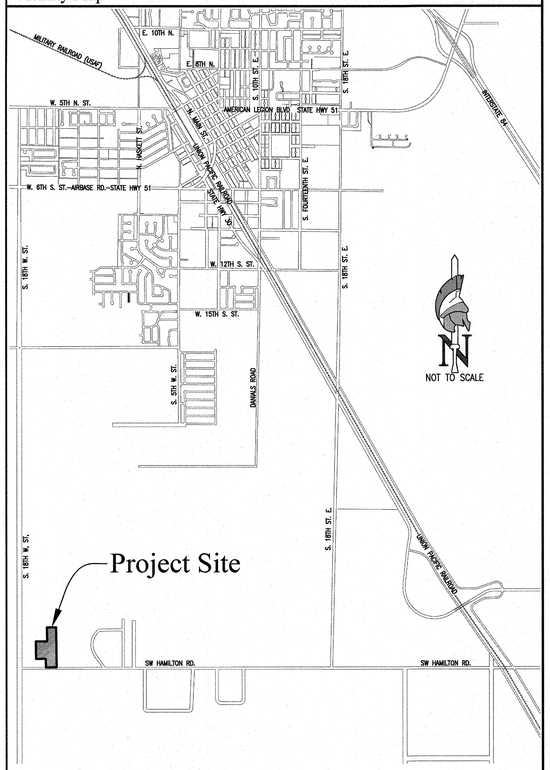
A PARCEL OF LAND SITUATE IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 7 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

Revisions			
REV:	DESC:	DATE/BY	
A	ELMORE COUNTY COMMENTS DATED SEPTEMBER 29, 2023	10-5-23 KMK	

SCALE: 1" = 30'
DATE: AUGUST 17, 2023
DRAWN BY: K.M. BETTELLE
CHECKED BY: J.D. CANNING
PROJECT NO. GP05
DRAWING FILE NAME: GP05 GRADING PLAN.DWG

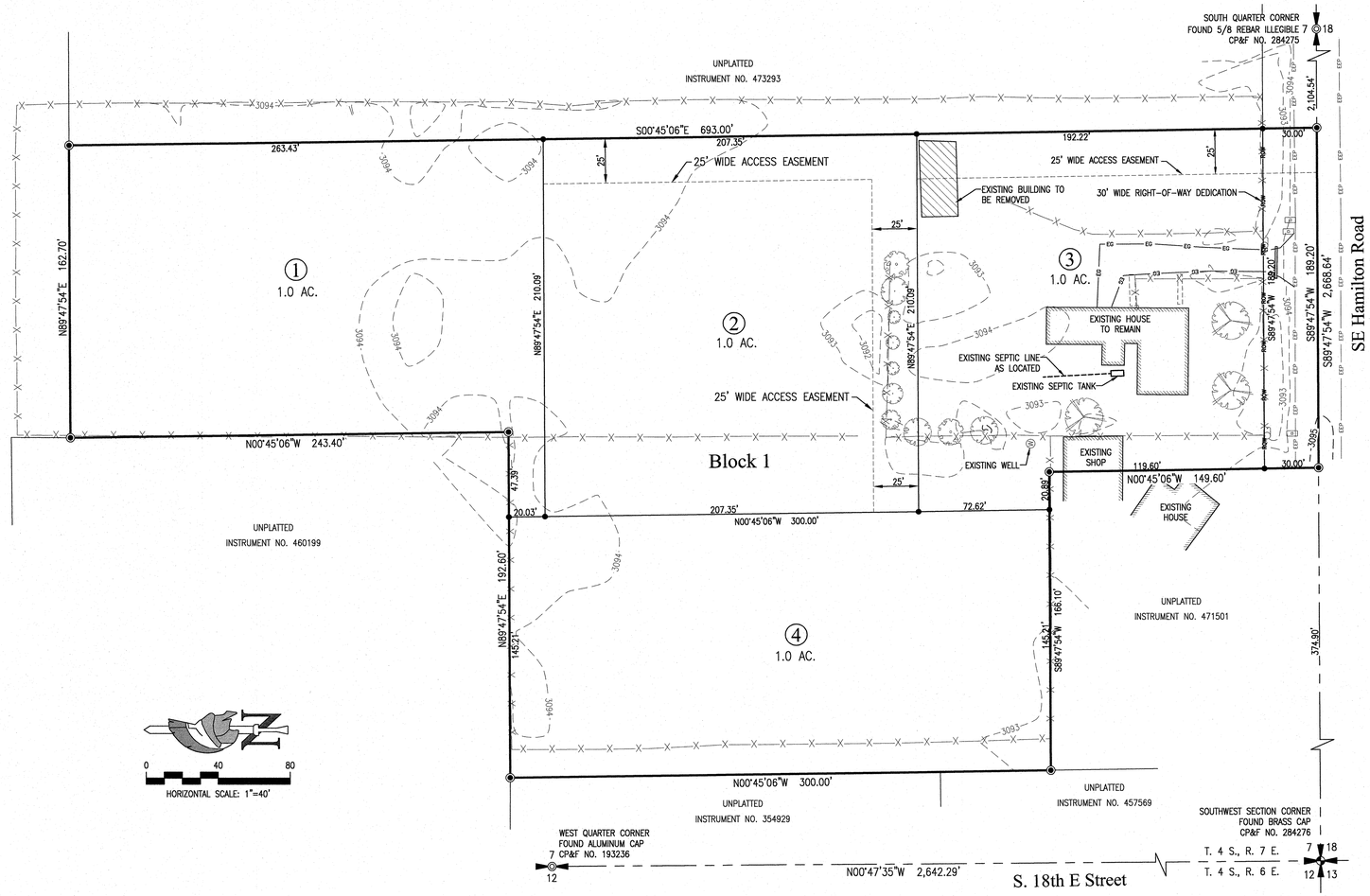
SHEET NO:
1 of 1

Vicinity Map



Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
6. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS. NONE ARE KNOWN TO EXIST,
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
8. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
10. THIS PROPERTY IS CURRENTLY ZONED AG.
11. APPROVED CONDITIONAL USE PERMIT NO. CUP-2022-16.
12. EXISTING USE: AGRICULTURAL/RESIDENTIAL.
13. CONTOUR INTERVAL: 1 FOOT DATUM: NAVD 88
14. EACH OWNER WITHIN THE SUBDIVISION THAT IS TO BE SERVED BY THE PRIVATE DRIVEWAY IS CONVEYED THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER THE DESCRIBED PRIVATE DRIVEWAY, THAT SUCH PERPETUAL EASEMENT SHALL RUN WITH THE LAND.
15. THIS SUBDIVISION IS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS. PROPOSED LOT 3 HAS AN EXISTING WELL AND SEPTIC SYSTEM.
16. THIS PROPERTY IS IN THE MOUNTAIN HOME RURAL FIRE DISTRICT.
17. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE MOUNTAIN HOME IRRIGATION DISTRICT BUT IS NOT PART OF THE IRRIGATION DISTRICT.
18. THIS PROPERTY LIES WITHIN FEMA MAP #160212 0625 C, PANEL 625 OF 850. THE PROPERTY IS LOCATED OUTSIDE OF A SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS LOCATED IN ZONE "X".
19. ALL STORM WATER FROM THE INDIVIDUAL LOTS IS TO BE RETAINED ON EACH INDIVIDUAL LOT.
20. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: RP04507E076355.
21. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."



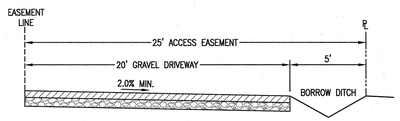
THE AFFIXED STAMP INDICATES THAT THE SURVEY IN THE BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- SECTION LINE
- 25' ACCESS EASEMENT LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY DEDICATION LINE
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONCRETE
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING TREE
- SET 1/2"X24" IRON PIN WITH PLASTIC CAP LABELED "CENTURION PLS 4116"
- SET 5/8"X24" IRON PIN WITH PLASTIC CAP LABELED "CENTURION PLS 4116"
- NORTH QUARTER CORNER FOUND 5/8 REBAR ILLEGIBLE CP&F NO. 284275
- WEST QUARTER CORNER FOUND ALUMINUM CAP CP&F NO. 193236
- SOUTHWEST SECTION CORNER FOUND BRASS CAP CP&F NO. 284276
- LOT NUMBER

Private Driveway Easement Section

NOT TO SCALE



Setback/Zoning Table

EXISTING ZONE	AG
CONDITIONAL USE PERMIT NO.	CUP-2022-16
MINIMUM LOT SIZE	40 AC.
MAXIMUM LOT COVERAGE IN PERCENT	25
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
SIDE YARD SETBACK	10 FEET
STREET FACING SETBACK	20 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
MINIMUM STREET FRONTAGE	80 FEET

Owner/Developer

GREENWOOD PROPERTIES
DEDLY ORELUS
514 LOST BASIN COURT
NAMPA, ID 83686
(208) 863-8417

Property Address

956 SOUTHEAST HAMILTON ROAD
MOUNTAIN HOME, IDAHO 83647

ASSESSOR PARCEL NO. RP4S07E076355

Natural Features Analysis Note

ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE, THE PROPERTY IS LOCATED IN MAP UNIT 116, CONTAINING POWER SILT LOAM SOILS WITH 1%-4% GRADES. THE SITE IS RELATIVELY FLAT WITH NO ROCK OUTCROPPINGS OR HIGH GROUNDWATER. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS.

THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE MOUNTAIN HOME IRRIGATION DISTRICT'S SERVICE AREA. ACCORDING TO THE MOUNTAIN HOME IRRIGATION DISTRICT, THIS PROPERTY IS NOT ELIGIBLE TO RECEIVE SURFACE WATERS AND IS NOT IN THE IRRIGATION DISTRICT. THE SITE WAS PREVIOUSLY IRRIGATED BY AN IRRIGATION WELL.

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	4.01	100%
RESIDENTIAL LOTS	4.01	100%

RESIDENTIAL LOTS	4
RESIDENTIAL DENSITY	1/Acre

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

CENTURION ENGINEERS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
14116
JOSEPH D. CANNING

Preliminary Plat

Greenwood Estates Subdivision

A PARCEL OF LAND SITUATE IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 7 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

Revisions		
REV.	DESC.	DATE/BY
A	ELMORE COUNTY COMMENTS DATED SEPTEMBER 5, 2023	9-26-23 KMK

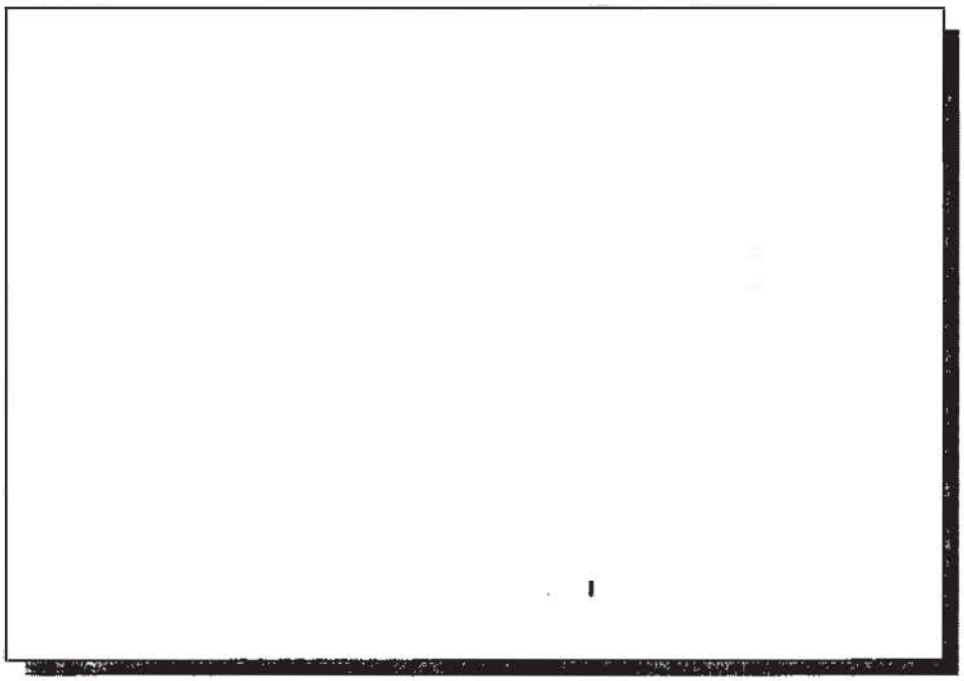
SCALE: 1" = 40'
DATE: JULY 27, 2023
DRAWN BY: KYLE KETTELLE
CHECKED BY: J.D. CANNING
PROJECT NO. GP05
DRAWING FILE NAME: GP05 PRELIMINARY PLAT.DWG

SHEET NO:
1 of 1

Greenwood Estates

Subdivision

Elmore County, Idaho



Declaration of Covenants, Conditions, and Restrictions

Developer: Greenwood Properties LLC Dedly Orelus - president

September 07, 2023

GREENWOOD ESTATES SUBDIVISION INDEX LOCATOR

1.	**Architectural Committee**	**Page 1, Paragraph A, Page 9 Article V**
2.	**Enforcement of Restrictions**	**Page 2, Paragraph B**
3.	**Antennae**	**Page 3, Paragraph A**
4.	**Building Type**	**Page 3, Paragraph B**
5.	**Colors**	**Page 3, Paragraph D**
6.	**Commencement of Construction**	**Page 3, Paragraph E**
7.	**Exterior Finish – Masonry**	**Page 4, Paragraph J**
8.	**Fences**	**Page 4, Paragraph K**
9.	**Size – floor area**	**Page 5, Paragraph L**
10.	**Garages**	**Page 5, Paragraph M**
11.	**Landscaping**	**Page 5, Paragraph O**
12.	**Lot light**	**Page 5, Paragraph Q**
13.	**Out Building**	**Page 6, Paragraph R**
14.	**Roofs**	**Page 6, Paragraph S**
15.	**Set Backs**	**Page 6, Paragraph T**
16.	**Animals**	**Page 7, Paragraph A**
17.	**Businesses**	**Page 7, Paragraph B**
18.	**Trash**	**Page 7, Paragraph C**
19.	**Nuisances**	**Page 8, Paragraph E**
20.	**Other Dwelling Units**	**Page 8, Paragraph F**
21.	**Recreational Vehicles**	**Page 8, Paragraph I**
22.	**Plan Submission**	**Page 9, Paragraph E**
23.	**Signs**	**Page 8, Paragraph H**
24.	**Builder**	

A. Maintain trash free building site (dumpster or trash bin)
B. Toilet facilities (portable pottie)
C. Landscaping item 11

GREENWOOD ESTATES SUBDIVISION
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, is made by Greenwood Properties LLC

RECITALS

A. **Declarant is the Owner of certain real property in Elmore County, Idaho, which is more particularly described in Exhibit A hereto ("Greenwood Estates Subdivision" or "Property").**

B. **Declarant desires to establish on the real property, an exclusive residential community which is designed to maximize the use of available land and which contains residential dwelling units thereon. Declarant desires to assure the attractiveness of the individual Lots; to prevent future impairments thereof; to prevent nuisances; to preserve, protect and enhance the values and amenities of the Property.**

NOW THEREFORE, Declarant hereby declares that all of the properties above described, shall be held, sold and conveyed upon and subject to the easements, conditions, covenants, restrictions and reservations hereinafter set forth, each of which shall run with the properties and shall be binding on all parties now or hereafter having any right, title or interest therein or to any part thereof, and shall inure to the benefit of each Owner thereof. Declarant reserves the right to amend this Declaration at any time, to set forth additional easements, conditions, covenants, restrictions and reservations applicable to those Lots yet to be sold.

ARTICLE I
Definitions

A. **"Architectural Committee" means the committee charged with approval of any construction, erection, alteration or repair of any improvements on any Lot in the Property as hereinafter provided**

B. **"Dwelling Unit" means that portion or part of any structure intended to be occupied by one family as a dwelling unit, together with the vehicular parking garage next thereto, and all projections there from.**

C. **"Household" means all persons residing in a Dwelling Unit.**

D. **"Lease" means any agreement for the leasing or rental of a dwelling unit, including a month-to-month rental agreement. All such leases shall be in writing.**

E. **"Lot" means all lots within and shown upon the Plat.**

F. "Owner" means the owner of record, whether one or more persons or entities, of a fee simple title to any Lot, but excluding those having an interest merely as security for the performance of an obligation.

G. "Plat" means the official recorded plat of Greenwood Estates Subdivision or any amendments or additions thereto.

H. "Property" means the real property constituting Greenwood Estates Subdivision, described above and according to the Plat, and any additions thereto, as may be made subject to this Declaration.

I. "Project" means the Property and all contemplated improvements thereto.

J. "Single Family" means any one or more individuals, doing their own cooking and living on the premises as a separate housekeeping unit in a domestic relationship as distinguished from a group occupying a boarding house, lodging house, club, fraternity or hotel.

ARTICLE II
General Restrictions

A. <u>Covenant:</u> The Declarant hereby covenants for all of said property. Each Owner, whether by ratification of this Declaration or by acceptance of a deed or contract of purchase, whether or not these covenants, conditions and restrictions are expressly set forth in any such deed or other conveyance or agreement for conveyance is deemed to covenant and agrees to comply with and abide by these covenants, conditions and restrictions and agrees for the Owner or Owners, the Owner(s)' heirs, administrators, delegees or assigns to be personally bound by each of these covenants, restrictions, reservations and servitudes, and as may be amended from time to time, jointly, separately and severally.

B. <u>Enforcement of Restrictions:</u> The Declarant, Architectural Committee or any Owner shall have the right to enforce, whether at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Not less than ten (10) days prior to bringing an action of enforcement, the offending party shall be served with written notice setting forth with specificity the covenant, restriction, condition, reservation, lien or charge that the person is charged with failing to comply with. Failure to enforce any the foregoing shall in no event be deemed a waiver of the right to do so thereafter. These covenants, conditions and restrictions are cumulative and all remedies provided herein for breach are in addition to any rights and remedies provided by local or state laws and not in lieu thereof.

C. <u>Judgment and Attorneys' Fees:</u> Whether an action is prosecuted to judgment, the prevailing party shall be entitled to reasonable attorneys' fees and costs. In the event of judgment against any person, the court may award injunction against any person for violation, required compliance as the court deems necessary, award such damages,

reasonable attorneys' fees, costs and expenses as well as such other or further relief as may be deemed just and equitable.

D. Mortgages or Deeds of Trust Not Invalidated: The breach of any of these covenants, conditions, restrictions or any repurchase by reason of such breach, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value as to any Lot or Lots or portions of Lots in such premises, but shall be binding upon and effective against any such mortgagee or trustee or Owner thereof, whose title is or was acquired by foreclosure, trustee's sale, or otherwise.

ARTICLE III
Construction Restrictions

A. Antennae: No antennae, satellite receivers or radio aerials shall be installed on the Property. Provided however, any such item may be installed so long as it is contained wholly within the residence or garage. And further provided, that a single satellite receiver "dish" may be installed on the residence or garage so long as the "dish" does not exceed eighteen (18) inches in diameter and three (3) feet in height and is not visible from the street.

B Building Type Restrictions: No buildings shall be constructed on any Lot other than one (1) detached single-family dwelling and attached garage as well as approved outbuildings. No homes manufactured or built elsewhere and moved into the Property shall be permitted. All buildings shall be of frame, stone or brick construction.

C. Building Value: The value of any dwelling unit, including the cost of the real property, shall be not less than One Hundred Thousand Dollars ($100,000) based on October 2023 values.

D. Colors: Exterior colors of earth tones or light blues or grays are encouraged. Bright or bold colors or very dark colors shall be discouraged. The builder shall submit samples for a particular dwelling unit to the Architectural Committee for approval prior to application of exterior color finishes.

E. Commencement and Completion of Construction: Construction of any dwelling unit shall be commenced not later than two (2) years after the original purchase of a Lot. Construction shall be diligently pursued after commencement and shall be completed not later than eight (8) months after commencing construction. From the date of purchase, through the completion of landscaping, all Lots shall be kept free of rubbish and garbage, reasonably clean and weed free. In the event that construction is not commenced within two (2) years, Declarant or its successor shall have the option at its sole discretion, to repurchase the Lot at the price for which the Lot was originally purchased. This paragraph shall not be amended and shall bind all successors and assigns of the original purchaser of any Lot.

F. Construction Equipment and Material Storage: No machinery, building equipment, or material shall be stored on site until the Builder is ready and able to immediately commence construction. Such building materials must be kept within the property line of the

Lot on which the dwelling unit or structure is to be constructed.

G. Damage to Improvements: It is the responsibility of the Builder of any structure in the Property to leave streets, curbs, sidewalks, fences, tiled irrigation lines or other improvements, if any, as well as utility facilities, free of damage and in good and sound condition at the conclusion of the construction period. It shall be conclusively presumed that all such improvements are in good sound condition at the time construction commences on each Lot. The builder is responsible for notification to the contrary, in writing, to the Architectural Committee at the time construction commences.

H. Driveways: All Lots shall be provided with a driveway paved with either asphalt or concrete from the garage entry a minimum of 30 feet towards the street. Driveways for all Lots shall be of sufficient size for off-street parking for two (2) standard size automobiles. All driveways to have a turn around area so cars will not be backing out onto the main road. Any driveway constructed on any of the Lots shall have a pipe or conduit or culvert (hereinafter collectively pipes) there under at least twelve (12) inches in diameter, near the street line of the Lot and at any point where the driveway crosses any ditch or pipe or drainage area so as to permit the movement of irrigation waters or for drainage. The pipes may be made of tile, concrete, iron or steel, or any other substance of permanent nature. All pipe installations made within a dedicated right-of-way shall be made only after plans have been submitted to and approved by the appropriate highway district or city authority having jurisdiction over the roadways.

I. Easements: In addition to the easements shown on the Plat, two additional easements are reserved. First, an easement of ten (10) feet in width on either side of all property lines is reserved for the purpose of maintenance of fences and landscaping. Provided however, an adjacent Lot Owner using such easement for such access shall not damage the neighboring Lot or if damage occurs, shall immediately repair any such damage and restore the Lot to the condition prior to such damage. Second, an easement is further reserved, ten (10) feet on each side of all Lot lines for installation and maintenance of utilities, irrigation, and drainage equipment and facilities.

J. Exterior Finish: A chimney chase enhancer or similar device shall screen each chimney pipe. Vents for plumbing to be placed on back side of structures.

K. Fences and Other Boundaries: Fences, hedges, high plantings, obstructions or barriers shall be so situated as not to unreasonably interfere with the enjoyment and use of neighboring Lots and streets or constitute an undesirable nuisance or noxious use. The determination of the Architectural Committee is binding on all parties. Fences shall be of good quality and workmanship and shall be properly finished and maintained. Fences shall meet the following requirements unless an exemption is approved in writing by the

Architectural Committee prior to construction:

1. **Along the front line of each Lot materials shall be only white vinyl or white vinyl clad.**

2. **Other fences or fenced areas may be constructed of materials approved by the Architectural committee.**

3. **No fence may exceed six (6) feet in height.**

L. Floor Area Minimums: Floor area shall be exclusive of eaves, steps, porches, entrances patios and garages. The floor area of a one-story house shall have not less than one thousand four hundred (1,400) square feet on the ground floor. Split level and two-story houses shall have not less than one thousand two hundred (1,200) square feet on the ground floor and not less than five hundred (500) square feet on the second floor.

M. Garages: Garages shall provide enclosed parking for at least two (2) but not more than four (4) vehicles. Garages for not more than five (5) vehicles may be allowed with prior written approval by the Architectural Committee. Garages must be attached to the dwelling unit and be well constructed of good quality material and workmanship. All garages shall contain at least the minimum floor area relevant to the height of the dwelling.

N. Height Restrictions: No residence shall be in excess of either two (2) stories or thirty (30) feet above ground. No outbuildings, including storage sheds, play houses and play equipment consisting of walls and roof, shall exceed a height of twenty (20) feet.

O. Landscaping: Landscaping of front yard must be completed within sixty (60) days of substantial completion. Berms and sculptured planting areas are encouraged. Landscaping of the front yard shall include:

1. **At least one (1) ornamental tree of at least one and one half (1.5) inch caliper, or an evergreen tree of at least six (6) feet in height**

Grass shall be planted in the backyard within one (1) year of first occupancy of the residence. Nothing shall be placed within the drainage easements that will interfere with drainage. Nothing, other than grass, may be planted within the drainage easement without the Mountain Home Hiway District's prior written approval. No weeds shall be allowed on any Lot that exceed eight (8) inches in height.

Q. Lighting: Each Lot shall have a photo-sensitive pole light installed in the front yard within ten (10) feet of the street side property line. The light shall switch on automatically at

sunset and off at sunrise with a minimum bulb power of sixty (60) watts and a maximum bulb power of one hundred (100) watts. The builder shall install the light and pole not later than thirty (30) days prior to the substantial completion of the residence.

R. Outbuildings: Barns, shops, loafing sheds or other outbuildings appropriate to a rural acreage residential atmosphere shall be allowed. Provided however, only two (2) outbuildings per Lot shall be permitted. An additional outbuilding may be allowed with prior written approval of the Architectural Committee. All outbuildings shall be constructed of quality building materials, completely finished and painted on the outside and shall be of quality and character that will be in harmony with the other buildings on said properties. No outbuilding shall be constructed without prior written approval by the Architectural Committee. All outbuildings shall be well maintained, including painting or other appropriate maintenance.

S. Roofs: Roofs shall be of at least "5 in 12" pitch. No gravel roofs shall be permitted. Bay windows, broken rooflines, gables, hip roofs, etc. are encouraged to provide architectural variety. Shingles shall be, at minimum, twenty-five (25) year architectural. Roofing samples shall be submitted to the Architectural Committee for approval prior to application of finish roofing materials.

T. Setbacks: No improvements may be constructed or maintained on a Lot closer than forty (40) feet from the front property line, twenty (20) feet from the rear property line, ten (10) feet from the side property lines. All measurements shall be measured at the closest point of any structure, including eaves, steps, open porches and bays.

U. Sewage Disposal/Sewer Locations: No sewage disposal system is provided by Declarant. Each Lot shall be served by individual sewage disposal system to be designed, located and constructed in accordance with the requirements, standards and recommendations of the Central District Health Department. Approval of such system as installed shall be obtained from the jurisdiction and the Lot Owner shall pay for the entire system. All bathroom, sink and toilet facilities shall be located inside the dwelling unit, or, if approved by the Architectural Committee and respective jurisdiction, within an accessory structure or outbuilding and shall be connected by underground pipe directly with the approved sewage disposal system.

V. Telephone and Electric Service: All Lots shall be served by underground electrical and telephone lines from existing overhead lines. The service shall be installed in road or easement right of way as platted. Each Owner agrees, at Owner's sole expense, to pay for costs and hook-on charges as established by the Idaho Power Company and U.S. West communications for telephone facilities, as a condition precedent to connection thereto. Declarant shall not be liable for the cost thereof but may recover funds advanced, if any, to obtain preliminary installation.

W. Temporary Buildings: No house trailer, tent, shack, unattached garage, barn or other outbuilding or structure shall be erected or placed on any Lot without Architectural

Committee approval. Except that during the construction period, Declarant and its agents shall be authorized to utilize any building or structure deemed appropriate by Declarant for sales and construction offices or facilities.

ARTICLE IV
Property Use Restrictions

A. Animals: Not more than two (2) each, dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, incidental sales of such animals excepted. All livestock kept on any parcel shall not exceed more than two (2) animals per one and one half acre of any combination of horses, cows, sheep, llamas, Alpacas or 25 chickens caged. No other animals, including but not limited to swine, goats, or birds of any species, may be kept without unless the Lot owner shall have obtained the prior written permission of all Lot owners in the Subdivision. All animals to be kept on owners property and no barking dogs will be allowed.

If any Lot is less than one and one half (1 1/2) acre, then said Lot shall be considered to be an acre for the purposes of this subsection only. Any animals outside a dwelling unit or fenced area must be on leashes or otherwise under physical control. All animals shall be fed and cared for. Fenced areas shall be screened from the street view and shall be constructed of materials adequate to keep the animal(s) from annoying or trespassing on the use of the property of others. All areas in which animals are kept, including barns, corrals and kennels, shall be maintained in a nuisance free manner. Dog runs must be not more than six (6) fee high, not located in the front yard, not closer than ten (10) feet to the side or back property lines and shall be screened from view.

B. Businesses: No business shall be conducted on any Lot unless completely within the dwelling unit and only as permitted by applicable state or local law, rule or ordinance. No signs shall be installed to advertise the business. No oil exploration or development of any nature or kind, including mining exploration, development or structure shall be permitted on any Lot or Common Facilities. Except that during construction the Declarant or its agents may conduct sales and construction business outside of a dwelling unit as provided above and hereinafter.

C. Garbage and Refuse Disposal: No part of any Lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. No garbage, trash or other waste shall be kept or maintained on any part of any Lot except in a sanitary container. Incinerators may be permitted so long as they do not create a nuisance. Any equipment for the storage or disposal of such material must not violate setback restrictions and must be enclosed with an aesthetic screen or fence and shall be kept in a clean and sanitary condition.

D. Leasing Restrictions: Any lease between an Owner and tenant shall provide that the terms of the lease shall be subject in all respects to the provisions contained in this Declaration and that any failure by the tenant to comply with the terms of such documents shall be a default under such lease.

E. Nuisances: Nothing of an offensive, dangerous, odorous, or noisy endeavor including barking dogs and vehicles without good mufflers; shall be conducted or carried on any Lot, nor shall anything be done or permitted on the Property which may be or become an annoyance or nuisance to other individuals or Owners. Weeds shall not be allowed to exceed eight (8) inches.

F. Residing in Other than Dwelling Units: No trailer, truck camper, tent, garage, barn, shack or other outbuilding shall at any time be used as a residence, temporarily or permanently, on any Lot. However, during the construction period, Declarant or its agent(s) may utilize a construction/sales office of a temporary nature as provided above.

G. Sight Distance at Intersections: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between three (3) feet and eight (8) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and an imaginary line connecting them at a point 30 feet from the intersection of the street lines, or, in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement.

H. Signs: No sign of any kind shall be displayed to public view on any Lot except a professionally designed and constructed sign of not more than (5) square feet advertising the property for sale or rent by an Owner, or to advertise the property during the construction sales period. If a property is sold or rented, any sign relating thereto shall be removed immediately. Except that the Declarant and its agent(s) may post a "Sold" sign for a reasonable period following the sale. Notwithstanding any provision to the contrary, signs of any and all sizes and dimensions may be displayed by the Declarant without limitation, on Lots owned by the Declarant. The Association may maintain subdivision identification signs, and appropriate informational signs of a size and design approved by the Architectural Committee.

I. Storage and Use of Recreational Items, Vehicles and Equipment: No working or commercial vehicles larger than three-quarter (3/4) ton and no junk, non-licensed or non-working vehicles shall be parked on any Lot unless wholly contained within the garage or approved outbuilding. Recreational vehicles and equipment owned or leased and enjoyed by the Lot Owner for personal use or enjoyment may be kept or stored on any Lot. Provided however, that vehicles or equipment shall not be parked on the street or between the front plane of the Dwelling Unit and the street. Provided further, that if not parked within the

garage or approved outbuilding, the recreational vehicles or equipment shall be screened from street view such as within the confines of an approved enclosure such as a fence, and no portion of same may project out from the enclosed area except on a temporary basis. Woodpiles, compost piles and facilities for handing, drying or airing clothing shall be screened from view. No basketball backboards or similar devices may be attached to any dwelling so as to be visible from the street. No vehicle may be parked in the street for a period exceeding twenty-four (24) hours).

ARTICLE V
Architectural Committee

A. Initial Members: The Architectural Committee shall be made up of three (3) individuals. The initial members of the Architectural Committee are appointed by and serve at the discretion of the Declarant. The initial members are Dedly Orelus, Alfred Orelus and Rick Hicks. These individuals serve at the discretion of the Declarant.

In the event of death or resignation of a member, the remaining members shall have full authority to act, and within a reasonable time after the occurrence of such vacancy, the Declarant, of if after the completion of the last dwelling unit, the Architectural Committee shall appoint a replacement or the Lot owners will have the right to elect individuals to fill vacancies.

B. Action by Quorum and Majority: A majority of the Committee shall constitute a quorum. All action by the Committee shall be by majority vote of those members in attendance so long as a quorum is present at a meeting.

C. Liability for Committee Action: All Owners agree that the Committee and its successors shall incur no liability for any omissions or acts under this Declaration.

D. Duties: The duties of the Architectural Committee are to review, approve, deny or condition approval of all new construction on such terms and conditions as the Committee shall deem appropriate. Its determination is binding on all parties. The Committee may, with the consent of the Declarant, appoint a Sub-Committee to enforce all areas of this Declaration not pertaining to new construction.

E. Submission of Plans and Specifications: Prior to any construction, erection repair or alteration, including different color or materials, of structures, fences, outbuildings, etc., as herein provided, there shall be submitted to the Committee, one set of detailed plans and specifications.

F. Approval by Architectural Committee: No building or other structure, shall be erected, placed altered or maintained on any Lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Committee as to quality of workmanship and materials, harmony of external design with

existing structures, compliance with specific material type requirements.

The Committee shall have fifteen (15) days to review the plans, drawings and specifications. The Committee shall indicate its approval of the proposal by the dating and signing of the plans by a designated member of the Committee. Such approval shall be construed as full compliance with this Declaration. Approval shall be transmitted to the applicant by letter. No proposal shall be deemed approved without the authorized signature of a Committee member. The Committee shall have the sole discretion to determine what is substantial or full compliance with this Declaration. The Committee shall have the right to retain the plans and specifications. The Committee shall have no authority to approve the interior design except to the extent incidentally necessitated by use and size requirements.

G. Release of Initial Committee and Sub-Committee: Upon the sale of the last Lot in the Property, the work of the initial Committee and any Sub-Committee shall be deemed completed, and said members shall then be automatically released from all responsibilities thereto.

ARTICLE VI
Miscellaneous

A. Severability: Invalidation of any one of these covenants or restrictions by judgment or court order shall not invalidate or affect any other provisions hereof, which shall remain in full force and effect.

B. Binding Effect: The covenants and restrictions of this Declaration and any amendment hereto shall run with and bind the land. These covenants shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten years unless amended in accordance with Paragraph D below.

C. Amendment: This Declaration, except the easements herein granted, may be amended by the Declarant at any time prior to the sale of the last Lot. After the sale of the last Lot, up to the end of twenty (20) years from the date this Declaration is recorded, it may be amended only by an instrument signed and acknowledged by all Lot owners of record affirming that such amendment was approved, either by proxy or affirmative vote at a meeting called for such purpose, of not less than seventy-five percent (75%) of the Lots subject to this Declaration. Amendment or termination may take place at anytime after the first twenty (20) years.

PRIVATE ROAD MAINTENANCE AGREEMENT

An Agreement made this original date of September7, 2023, applicable to the undersigned Lot owners and users,

RECITALS

WHEREAS, BLANK Lane ("Private Road") is a private road situated in, County of Elmore, State of Idaho, and

WHEREAS, the undersigned Lot owners are the owners or users of the property situated in, County ofElmore, State of Idaho, commonly known as the Private Road, and as shown as Exhibit X:

Exhibit X: Legal Description for Lot XXXXXX
Exhibit X: Legal Description for the Private Road
Exhibit X: A recorded Plat creating all the Lots above

A private road ingress/ egress easement has been designated hereon as a private road, BLANK Lane, which provides a perpetual right of ingress and egress over and upon said ingress/ egress easement, to the owners of Lot 1,2,3 and 4 and is to be maintained by the owners of said Lots 1,2,3 and 4. The responsibility of the maintenance shall be shared equally.

WHEREAS, the parties desire to enter into an Agreement regarding the costs of maintenance and improvements to the Private Road; and

WHEREAS, it is agreed that future Lot owners or users will be bound by this agreement;

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. **Vehicle and Pedestrian Access Easement.** The Road shall be subject to a perpetual nonexclusive easement for ingress and egress granting access to all the Lot owners and their occupants, agents, employees, guests, services, and emergency vehicles.
2. **Utility Easement.** The Road shall be subject to a perpetual, nonexclusive public utility easement for the purpose of permitting above and below ground public utilities to be installed and maintained.
3. **Road Manager**. A Road Manager shall be elected by a majority of the property owners, will serve a term as agreed to by the property owners, and can be replaced or renewed at any time by a simple majority vote of the Lot owners. The Road Manager shall be responsible for monitoring the condition of the road surface and initiating maintenance activities as needed to maintain the minimum road surface standards.
4. **Road Maintenance.** Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and

to insure the provision of safe access by emergency vehicles. A majority vote of all Lot owners is required for any road improvements and to accept the bid for any road improvement contract. Before authorizing expenditures for future road improvements, the Lot owners will be notified by the Road Manager, cost estimates will be provided, and an agreement will be required. If any Lot owner performs improvements, maintenance, repairs or replacements without the approval of the other lot owners prior to performing such work, the lot owner performing such work shall become liable for the entire cost thereof, unless such work in deemed an emergency. However, where emergency repairs are necessary as more particularly defined in Paragraph 21 below, neither majority vote nor prior approval is necessary before making such improvements or undertaking such maintenance.

5. **Parking.** For the safety of the residents, no machinery, trailers, vehicles or other property may be stored or parked upon the Private Road except parking of vehicles for limited periods of time (not to exceed one hours).
6. **Cost Sharing.** Road maintenance, snowplowing and road improvement costs shall be shared on a pro-rata basis between the Lot owners sharing access to the above-mentioned road.
7. **Prepayment.** Prepayment of maintenance, snowplowing and improvement costs will be made to the road maintenance account by each property owner. Annually, on or before a date as specified by the Road Manager, each Lot owner will contribute their pro-rated share of the estimated annual cost for road maintenance, road improvements, and annual snow removal. The Road Manager shall send each Lot owner a two week notice of the annual payments due.

   (1) **Definition of a Lot/ Lot Owner.** A Lot is defined as a land having a Lot identification number and having frontage on or taking access to the private road. Each Lot is assessed and granted a vote regardless of the number of owners. If a Lot is owned by more than one person, all of the owners of the Lot will collectively be referred to as the "Lot owner" for purposes of this Agreement, and will be entitled to one collective vote (i.e. each Lot represents one vote in the matters covered by this Agreement). When a Lot is being sold on a land contract, the land contract vendee shall be deemed the owner of record.
8. **Future Lots**. Any additional Lots gaining access to the Private Road by way of splitting existing Lots will be bound by all terms and conditions of this agreement and will be required to pay that portion of the maintenance, snowplowing and improvement costs incurred after the split as determined using the formula contained in Paragraph No. 6 above. If any additional Lots are created after the original Private Road Maintenance Agreement is signed, the new Lot owners must also sign the agreement. When a Lot is being sold on a land contract, the land contract vendee shall be deemed the owner of record.
9. **Snow Plowing**. The Private Road shall be snowplowed so as to permit year-round access. The cost shall be shared by the Lot owners as indicated in Paragraph No. 6 above.
10. **Checking Account.** The Road Manager shall establish and/or maintain a bank checking account with a local bank and will prepare and distribute to the herein-affected Lot owners an annual income and expense report and a year-end balance sheet, accounting for all funds received and disbursed.
11. **Effective Term.** This Agreement shall be perpetual and shall encumber and run with the land as long as the road remains private.

12. **Binding Agreement.** This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators, and assigns.
13. **Amendment.** This Agreement may be amended only by a two-thirds majority consent of all Lot owners.
14. **Enforcement.** This Agreement may be enforced by a majority of Lot owners. If a court action or lawsuit is necessary to enforce this Agreement, the party commencing such action or lawsuit shall be entitled to reasonable attorney fees and costs, if the party prevails.
15. **Disputes.** If a dispute arises over any aspect of the improvements, maintenance, repair or replacement, a third-party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on all the lot owners. Contact information for local arbitrators can be obtained through the American Arbitration Association. In selecting a third-party arbitrator, each lot shall be entitled to one vote, and the nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.
16. **Notices.** Lot owners under the Agreement shall be notified by mail or in person. If an address of a Lot owner is not known, a certified notice will be mailed to the address to which the Lot owner's property tax bills are sent.
17. **Invalidity.** Should any provision in this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected, and each term and conditions shall be valid and enforceable to the extent permitted by law.
18. **Other Agreements.** This Private Road Maintenance Agreement replaces all previous Private Road Maintenance Agreements regarding the described Private Road.
19. **Recording** This Document. Original and amended copies of this document, shall be recorded and provided to the all Lot owners by the Road Manager.
20. **Emergency Repairs.** If there is made aware of emergency safety conditions on a Private Road, all the Lot owners will attempt to reach the Road Manager and request that the necessary repairs be completed immediately. However, if the Lot owners are not able to reach the Road Manager, the Lot owners by way of majority vote have the authority to make emergency repairs as needed without further notification of the residents on the road. In such cases, the property owners will be notified after the repair, of the cost and amount due from the residents, as well as the reasons for making the emergency repairs. Emergency repairs must be paid within 2 months from the date of the invoice (or within a timeframe otherwise agreed to by the majority of the Lot owners).
21. **Disclaimer for the Lot Owners.** It is understood and agreed that the Lot Owners, and their agents thereof shall not be liable or responsible in any manner to the developer or the Lot owners, or to the Lot owners' contractors, subcontractors, agents, or any other person, firm, or corporation for any debt, claim, demand, damages, action or causes of action of any kind or character arising out of or by reason of the activities or improvements being required herein.

Signed,

_____ _____

Greenwood Properties LLC Date

_____ _____
Greenwood Properties LLC Date

_____ _____
Greenwood Properties LLC Date

_____ _____
Greenwood Properties LLC Date

)
STATE OF IDAHO : ss.
)
County of Elmore

On this_____ day of_____ , 2023, before me, the undersigned Notary Public in and for said State, personally appeared Greenwood Properties LLC, known or identified to me to be the property owner of Lot 1,2,3 and 4 that executed the Private Road maintenance agreement.

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

_____
Notary Public for Idaho
Residing at Mountain Home, Idaho
My Commission Expires: _____

)
: ss.
)

_____ _____

_____

_____

Shared Well Water Agreement

This Agreement, made and entered into this 07 day of September 2023 by and between Lot_3_____,Located at 956 SE Hamilton Rd, Mountain Home, Elmore County, Idaho, 83647 in Greenwood Estates subdivision ***(street address, city, county, state, zip code),*** hereinafter referred to as the "supplying party," and Lot 4, Located at _Lot__4 of Greenwood Estate subdivision, Mountain Home, Elmore County, Idaho, 83647***(street address, city, county, state, zip code),*** hereafter referred to as the "supplied party:"

WHEREAS, the supplying party is the owner of property located at 956 SE Hamilton RD, Mountain Home, in Elmore county,Idaho 83647, ***(street address, city, county, state, zip code),*** which property is hereafter referred to as "Parcel 1" and is more fully described as follows:

_____

_____

_____

_____

(Put Legal Description of Property Here)

WHEREAS, the supplied party is the owner of property Located at lot 4, Mountain Home, in Elmore county, Idaho, 83647,***(street address, city, county, state, zip code),*** which property is hereafter referred to as "Parcel 2" and is more fully described as follows:

_____

_____

_____

_____

(Put Legal Description of Property Here)

WHEREAS, the undersigned parties deem it necessary to provide a well system to service the parcels described herein, and an Agreement has been reached relative to supplying water from the well and sharing the cost of supplying said water; and

WHEREAS, there is located a well upon the above described property of supplying party; together with water distribution facilities, hereinafter referred to as "water distribution system", for the purpose of supplying water to all properties connected to the said water distribution system; and

WHEREAS, it is the intention and purpose of the undersigned parties that the well and water distribution system shall be used and operated to provide an adequate supply of water for each of the properties connected thereto, for the domestic consumption of the occupants of said properties, and to assure the continuous and satisfactory operation and maintenance of the well and water

distribution system for the benefit of the present and future owners, their heirs, successors and assigns of the properties connected thereto; and

WHEREAS, the said well is deemed by the parties hereto to be of adequate capacity to supply a single family dwelling on each of the parcels described herein with water from the well for all domestic uses of a single family residing therein; and

WHEREAS, the water from the well has undergone a water quality analysis from the State of Idaho health authority and has been determined by the authority to supply safe for human consumption; and

WHEREAS, the parties hereto desire to enter this Agreement for the purpose of reducing to writing their respective rights and obligations pertaining to said well and water distribution system.

NOW THEREFORE, in consideration of the promises and covenants herein contained, it is agreed that the well and water distribution system situated on Parcel 1 shall be used by the parties to this Agreement, as well as by all future owners and occupants of said Parcels 1 and 2, upon the following terms and conditions:

1. That until this Agreement is terminated, as hereinafter provided, the parties hereto (and their heirs, successors and assigns, for the exclusive benefit of the respective parcels of said real estate, and for the exclusive use of the households residing thereon), are hereby granted the right in common with the other parties to this Agreement, to draw water from the well located on Parcel 1 for domestic use *excluding* the right to draw water to fill swimming pools of any type.

2. That the owners or residents of the dwellings located on Parcels 2, as of the date of this Agreement shall:

A. Pay or cause to be paid promptly, a proportionate share of all expenses for the operation and maintenance of the well and water distribution system that may become necessary. Each respective share shall be determined by dividing the amount of each expense by two, it being understood that the supplying party and the supplied party shall pay an amount equal to one half of the total of such necessary repair or replacement. Shared expenses include the cost of electricity for pumping, repairs and maintenance on said well and water distribution system.

3. That the cost of any removal or replacement of pre-existing site improvements on an individual

parcel necessary for system operation, maintenance, replacement, improvements, inspection or testing, damaged as a result of repair of the well or water distribution system maintenance will be borne by the owner of the affected parcel, except that costs to remove and replace common boundary fencing or walls damaged as a result of repair shall be shared equally between or among parties so damaged.

4. That each of the parties hereby agrees that they will promptly repair, maintain and replace all water pipes or mains serving their respective dwellings.

5. That the consent of all parties to pay a proportionate share of costs shall be obtained prior to embarking upon expenditures for system maintenance, replacement or improvement, except in emergency situations.

6. That the supplied party shall pay to the supplying party his proportionate share for the cost of energy for the operation of the pumping equipment. This cost shall be determined by a separate meter upon each dwelling and for each parcel.

7. That it is the agreement of the parties hereto that the payment for energy cost shall be made not later than the 15th day of each succeeding month during the term of this Agreement. In the event that any such payment remains unpaid for a period of 30 days, the supplying party may terminate the supply of water to the supplied party until all arrearages in payment are received by the supplying party.

8. That each of the parties to this Agreement does hereby grant to the other, his heirs, successors and assigns, such easements over, across and through the respective parcels as shall be reasonably necessary for the construction of the well, maintenance of water pipes, pumping equipment, mains, electrical wiring and conduit consistent with the purposes of this Agreement. These easements are described below, to wit:

_____

_____

_____

_____

(Describe easements, if any)

10. That no party may install landscaping or improvements that will impair the use of said easements.

11. That each party shall have the right to act to correct an emergency situation and shall have access to the pertinent parcel in the absence of the other. An emergency situation shall be defined as

the failure of any shared portion of the system to deliver water upon demand.

12. That only those parcels of real estate hereinabove described and the dwellings located thereon shall be permitted to receive water from said well and pumping equipment; and each of the parties hereto does hereby covenant and agree that he/she will not allow or permit other persons, other than household guests, to take, draw, use or receive water from the well, nor permit other persons to connect to the pipes or mains serving his/her respective parcel.

13. That in the event the referenced well shall become contaminated and shall no longer supply water suitable for domestic consumption, or shall no longer supply water adequate for the needs of all relevant parties, or in the event that another source of water shall become available to the respective parcels, then the rights and obligations of the parties created by this Agreement shall cease and terminate in accordance with the terms and conditions hereinafter described.

14. That upon the availability of such other source of water, it is contemplated that a reasonable time shall be allowed to effectuate the necessary connections to the new source.

15. That the respective rights and obligations of the parties shall continue until the parties who wish to terminate their participation in the Well Agreement have executed and filed a written statement of termination at the Mountain Home Recoders Office of the County of Elmore County and the state of Idaho Upon termination of participation in this Agreement, the owner and occupant of each residence which is terminated from the Agreement shall have no further right to the use of the well. The terminated parties shall disconnect their respective lateral connection from said well system and shall have no further obligation to pay or collect for maintenance and related expenses incurred thereafter. The costs of disconnection from the well and water system shall be borne by the owner of the pertinent parcel.

19. That the term of this Agreement shall be perpetual, except as herein limited.

20. That the benefits and burdens of this Agreement shall constitute a covenant running with the parcels of land herein described and shall be binding upon the heirs, successors in title and assigns of the parties hereto.

21. Any dispute under this Agreement shall be required to be resolved by binding arbitration of the parties hereto. If the parties cannot agree on an arbitrator, each party shall select one arbitrator and both arbitrators shall then select a third. The third arbitrator so selected shall arbitrate said dispute. The arbitration shall be governed by the rules of the American Arbitration Association then in force and effect.

Witness our signatures this the ____ day of _____, 20____.

_____ _____

(Acknowledgment before a notary public, the form of which will vary by state)

EXHIBIT 5
Agency Notification

Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, ID 83647
Phone: (208) 587-2142 ext.1254
Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper
Director

Joel Cruz-Haber
Planner

Kacey Ramsauer
Planner & ADA Coordinator

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Code Enforcement

Steve Vinci
Permit Technician

Alyssa Nieto
Admin Assistant

Date: September 29, 2023

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Greenwood Properties LLC

Proposal: A preliminary plat application to subdivide a 4.01-acre parcel into 1 acre lots in the agriculture (Ag) base zone.

The site is located 3.5 miles North of the Elmore Country District Court in Mountain Home, Idaho. The site is Township 4 South Range 7 East Section 7, at parcel number RP04S07E076355.

A common way of locating the property from the intersection on N 18th E St and American Legion Blvd, in Mountain Home is to go South on N 18th E St for approximately 3.5 miles, then turn left on SW Hamilton Rd, go approximately 450 feet and the destination will be on your left.

Case #: PP-2023-04

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, October 26, at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

Please review the application and return your written comments to the Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, ID, 83647, by 5 p.m. on Monday, October 16, 2023, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the Americans with Disabilities Act of 1990 (ADA). Any Person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-598-5247, extension 1254, or via email kramsauer@elmorecounty.org, or in person at 520 East 2nd South, Mountain Home, Idaho.

Sincerely,

Joel Cruz-Haber
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext 1269
208-598-5247 (Cell)

Enclosures for Agencies: Application(s) and Site Plan

CC:

Central District Health
City of Mountain Home
Elmore County Ambulance Service
Elmore County Engineer
Elmore County Assessor
Elmore County Sheriff
Idaho Department of Lands
Idaho Department of Environmental Quality
Idaho Department of Water Resources
Mountain Home Rural Fire District
Mountain Home Highway District

EXHIBIT 6
Application Acceptance Letter

Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 502
Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper
Director

Joel Cruz-Haber
Planner

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Code Enforcement

Kacey Ramsauer
Planner & ADA Coordinator

Steve Vinci
Permit Technician

Alyssa Nieto
Administrative Assistant

October 3, 2023

Greenwood Properties
Dedley Orelus
514 Lost Basin Court
Nampa, ID, 83417

Mr. Orelus

The purpose of this letter is to inform you that your preliminary-plat application for project number PP-2023-04 has been accepted by the Elmore County Land Use and Building Department. The public hearing with the Elmore County Planning and Zoning Commission has been scheduled for Thursday, October 26, 2023, at 7:00 p.m. at the War Memorial American Legion Hall, located at 515 East 2nd South Street, Mountain Home, ID 83647. Your attendance is required.

If you have any questions regarding this letter, please let me know.

Thank you,

Joel Cruz-Haber
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext 1269
208-598-5247 (Cell)

EXHIBIT 7
Newspaper Publication & Property

the property from the Elmore County Court House is to go SW on Jackson St, turn left onto Old U.S. 30 and continue straight onto Airbase Rd for approximately 2.5 miles, and the site is on your left at the intersection of Airbase Rd and SW Contrail Ave.

This application may be reviewed before the hearing in the Land Use and Building Department during regular business hours. Any interested person shall be heard at said public hearing and the public is welcome and invited to submit testimony. Anyone who wishes to testify but is unable to attend may submit written testimony before the hearing by sending it to Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, Idaho 83647. Written testimony must be received by 5:00 p.m. on Friday, October 20, 2023.

Social media posts are not considered written public testimony. If you wish to provide written public testimony, please provide your name, address, and comments before the hearing by sending it to Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, Idaho 83647 or email anieto@elmorecounty.org .The Elmore County Facebook page is used for outward communication only. It is not intended as a means for the public to submit testimony on any public hearing matters pending before any Elmore County board or commission. Elmore County's social media is moderated but is not regularly monitored and is not a public forum. Likes, Comments, or Shares posted here are not entered into the record of any public hearing. Public hearing testimony must be either submitted at the public hearing or received in advance of the public hearing by email, mail, physical delivery.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the American Disabilities Act (ADA. Any person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours before the Public Hearing at kramsauer@elmorecounty.org, 208-587-2142 Ext.1254, or 520 East 2nd South, Mountain Home, Idaho.

Joel Cruz-Haber,
Planner
Elmore County
Land Use and Building
Department

One Publication:
October 11, 2023

HEARING

NOTICE IS HEREBY GI
EN pursuant to the laws of th
State of Idaho and Ordinan
es of Elmore County, that th
Elmore County Planning ar
Zoning Commission will ho
a PUBLIC HEARING at 7:(
p.m. on Thursday, Octob
26, 2023, in the War Memori
Hall (American Legion) 5
East 2nd South Street, Mou
tain Home, Idaho, to acce
testimony and consider an a
plication from Idaho Migra
Council, Zoning Ordinan
Text Amendment applicati
to §7-2-26(B). The propos
is requesting to allow a Chi
Care Facility with a Con
tional Use Permit in the Cor
mercial Highway/Intersta
(C-2) base zone in Elmo
County; the property is zon
Agriculture (Ag). Case Nur
ber: ZOA-2023-03. The site
located 2.5 miles North of th
Elmore Country District Cou
in Mountain Home, Idah
The site is at Lot 17, Block
Airport Subdivision at parc
number RP00004002017

Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, ID 83647
Phone: (208) 587-2142 ext.1254
Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper
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Planner & ADA Coordinator

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Code Enforcement

Steve Vinci
Permit Technician

Alyssa Nieto
Admin Assistant

Date: October 11, 2023

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: Greenwood Properties LLC

Proposal: Preliminary-plat application to subdivide 4.01 acres from Agriculture (Ag) into 1-acre lots to develop Greenwood Estates., The site is located 1.5 miles North of the Elmore Country District Court in Mountain Home, Idaho. The site is on Township 4 South, Range 7 East, Section 7, parcel number, R04S07E076355. A common way of locating the property, starting from the intersection of N 18th E St and American Legion Blvd in Mountain Home, go South on N 18th E St for approximately 3.5 miles, then turn left at the stop sign on SW Hamilton Rd, go approximately 450' (feet) and the destination will be on your left.

Case #: PP-2023-04

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday October 26, 2023, at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

Please return your written comments to the Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, ID, 83647, by 5 p.m. on Wednesday, October 18, 2023, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

The Elmore County Planning and Zoning Commission responsible for ensuring compliance with the Americans with Disabilities Act of 1990 (ADA). Any Person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-598-5247, extension 1254, or via email kramsauer@elmorecounty.org, or in person at 520 East 2nd South, Mountain Home, Idaho.

Sincerely,

Joel Cruz-Haber
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext 1269
208-598-5247 (Cell)

Enclosures for Property Owners: Vicinity Map

Vicinity Map



9/29/2023, 2:41:52 PM

1:5,786

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau,

EXHIBIT 8
Notice of public Hearing
Site Post


PUBLIC HEARING NOTICE
Elmore County, Idaho
Hearing Day: 4th Thursday of Every Month
At 7:00 pm
American Legion, War Memorial Hall
515 E Second South Street, Mountain Home, Idaho
(Date, Time, and Meeting location are subject to change, see specified Hearing Notice attached)
For More Information, please contact:
Land Use and Building Department at:
(208) 587-2142 Ext. 502
ELMORE COUNTY IDAHO
1889

EXHIBIT 9
Agency Comments

CENTRAL DISTRICT HEALTH

Elmore County Transmittal

Division of Community and Environmental Health

RETURN TO:

- [x] Elmore Co. Land Use & Building Dept
- [ ] Mtn Home
- [ ] Glenns Ferry

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat PP-2023-04

_____

- [ ] 1 We have No Objections to this Proposal
- [ ] 2 We recommend Denial of this Proposal
- [ ] 3 Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal
- [ ] 4 We will require more data concerning soil conditions on this Proposal before we can comment
- [ ] 5 Before we can comment concerning individual sewage disposal we will require more data concerning the depth of:
  - [ ] high seasonal ground water
  - [ ] bedrock from original grade
  - [ ] waste flow characteristics
  - [ ] other _____
- [ ] 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- [ ] 7 This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability
- [ ] 8 After written approvals from appropriate entities are submitted we can approve this proposal for:
  - [ ] central sewage
  - [ ] interim sewage
  - [ ] individual sewage
  - [ ] community sewage system
  - [ ] central water
  - [ ] individual water
  - [ ] community water well
- [ ] 9 The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality
  - [ ] central sewage
  - [ ] sewage dry lines
  - [ ] community sewage system
  - [ ] central water
  - [ ] community water
- [ ] 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval
- [ ] 11 If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations
- [ ] 12 We will require plans be submitted for a plan review for any
  - [ ] food establishment
  - [ ] beverage establishment
  - [ ] swimming pools or spas
  - [ ] grocery store
  - [ ] child care center
- [ ] 13 Infiltration beds for storm water disposal are considered shallow injection wells An application and fee must be submitted to CDH
- [x] 14 Subdivision application, fees, test holes and engineering report required

Reviewed By: Brent Cooper

Date: 10/2/23

6/20 jm

Review Sheet

Joel Cruz-Haber

From: Angie Michaels <angie@ewsid.com>
Sent: Tuesday, October 3, 2023 9:11 AM
To: Joel Cruz-Haber
Subject: Re: Elmore County - Greenwood Properties PP-2023-04
Attachments: image001.png

Joel,

It looks good to me.

Thanks,

Angie Michaels, P.E., CFM
Engineering with a Mission LLC
208.870.9495 cell

On Tue, Oct 3, 2023 at 8:58 AM Joel Cruz-Haber <jcruzhaber@elmorecounty.org> wrote:

> Please see attached revised internal roads and setback requirements made to the preliminary plat.
>
> Let me know if you have any questions.
>
> Best regards,
>
> **Joel Cruz-Haber**
>
> Land Use and Building Department
>
> Planner
>
> 520 E 2nd S Street
>
> Mountain Home, Idaho 83647

ELMORE COUNTY PUBLIC SAFETY
COMMUNICATIONS BOARD
525 E JACKSON STREET
MOUNTAIN HOME, IDAHO 83647
(208) 587-2142 EXT 1265
E911@ELMORECOUNTY.ORG

October 11, 2023

Re: Greenwood Estates

To Whom it may concern,
In accordance with Ordinance No. 2009-5, The Elmore County Uniform Address and Roadway Naming Ordinance, you will be required to have a named Private Road, for the road going north off SE Hamilton Rd. to access Lots 1,2, and 4. Lot 3 is currently addressed off SE Hamilton Rd. and will continue to have the address of 956 SE Hamilton Rd.

The Private Road name requested names, will be submitted to the Elmore County Roadway Naming Committee for approval. Once the name is approved by the Committee, the new Private Road sign will be ordered and installed by the County. The applicant will be required to make payment to the E-911 office for the sign and installation once invoiced.

The Private Road and the driveways accessing Lots 1,2, and 4 will also be required to meet all emergency services requirements.

Please let me know if you have any further questions.

Sincerely,

Traci Lefever
E-911 Coordinator

Joel Cruz-Haber

From: Alan Roberts
Sent: Tuesday, October 3, 2023 11:30 AM
To: Joel Cruz-Haber
Subject: RE: Elmore County - Greenwood Properties PP-2023-04

Follow Up Flag: Follow up
Flag Status: Flagged

Looks good to me.
Thank you
Alan

From: Joel Cruz-Haber <jcruzhaber@elmorecounty.org>
Sent: Tuesday, October 3, 2023 8:58 AM
To: Claxton, Lisa A <lclaxton@blm.gov>; idl_jurisdictional@idl.idaho.gov; Alan Roberts <aroberts@elmorecounty.org>; breed@mountain-home.us; bcopes@cdh.idaho.gov; llasuen@earthlink.net; pmeyers2@mindspring.com; Christopher Curtis <ccurtis@mountain-home.us>; angie@ewsid.com; Mike Hollinshead <mhollinshead@elmorecounty.org>; Valerie Greear <valerie.greear@deq.idaho.gov>; westerninfo@idwr.idaho.gov
Subject: RE: Elmore County - Greenwood Properties PP-2023-04

Please see attached revised internal roads and setback requirements made to the preliminary plat.

Let me know if you have any questions.

Best regards,

Joel Cruz-Haber
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext 1269
208-598-5247 (Cell)
*If you have any in person/ over the phone questions, please coordinate an appointment with me 24 hours in advance or email.

From: Joel Cruz-Haber
Sent: Friday, September 29, 2023 11:58 AM
To: Claxton, Lisa A <lclaxton@blm.gov>; idl_jurisdictional@idl.idaho.gov; Alan Roberts <aroberts@elmorecounty.org>; Brian W Reed <breed@mountain-home.us>; Brent Copes <bcopes@cdh.idaho.gov>; llasuen@earthlink.net; Penny Meyers <pmeyers2@mindspring.com>; Christopher Curtis <ccurtis@mountain-home.us>; Angie Michaels

Joel Cruz-Haber

From: Brian Reed <breed@mountain-home.us>
Sent: Tuesday, October 3, 2023 11:25 AM
To: Joel Cruz-Haber; Claxton, Lisa A; idl_jurisdictional@idl.idaho.gov; Alan Roberts; bcopes@cdh.idaho.gov; llasuen@earthlink.net; pmeyers2@mindspring.com; Christopher Curtis; angie@ewsid.com; Mike Hollinshead; Valerie Greear; westerninfo@idwr.idaho.gov
Subject: Re: Elmore County - Greenwood Properties PP-2023-04

Follow Up Flag: Follow up
Flag Status: Flagged

Looks good.

Brian W. Reed
Fire Marshal

Mountain Home Fire Department
220 S. 2nd E.
Mountain Home, ID 83647

T (208) 587-2117
M (208) 590-6142
breed@mountain-home.us

From: Joel Cruz-Haber <jcruzhaber@elmorecounty.org>
Date: Tuesday, October 3, 2023 at 8:58 AM
To: Claxton, Lisa A <lclaxton@blm.gov>, idl_jurisdictional@idl.idaho.gov <idl_jurisdictional@idl.idaho.gov>, Alan Roberts <aroberts@elmorecounty.org>, Brian Reed <breed@mountain-home.us>, bcopes@cdh.idaho.gov <bcopes@cdh.idaho.gov>, llasuen@earthlink.net <llasuen@earthlink.net>, pmeyers2@mindspring.com <pmeyers2@mindspring.com>, Christopher Curtis <ccurtis@mountain-home.us>, angie@ewsid.com <angie@ewsid.com>, Mike Hollinshead <mhollinshead@elmorecounty.org>, Valerie Greear <valerie.greear@deq.idaho.gov>, westerninfo@idwr.idaho.gov <westerninfo@idwr.idaho.gov>
Subject: RE: Elmore County - Greenwood Properties PP-2023-04

Please see attached revised internal roads and setback requirements made to the preliminary plat.

Let me know if you have any questions.

Best regards,

Joel Cruz-Haber

From: Mike Hollinshead
Sent: Tuesday, October 3, 2023 11:27 AM
To: breed@mountain-home.us; Joel Cruz-Haber; Claxton, Lisa A; idl_jurisdictional@idl.idaho.gov; Alan Roberts; bcopes@cdh.idaho.gov; llasuen@earthlink.net; pmeyers2@mindspring.com; Christopher Curtis; angie@ewsid.com; Valerie Greear; westerninfo@idwr.idaho.gov
Subject: RE: Elmore County - Greenwood Properties PP-2023-04

Follow Up Flag: Follow up
Flag Status: Flagged

I agree…..

Sheriff Mike Hollinshead
Elmore County
2255 East 8th North
Mountain Home, Idaho 83647
Phone: 208-587-3370 Ext. 1028

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From: Brian Reed <breed@mountain-home.us>
Sent: Tuesday, October 3, 2023 11:25 AM
To: Joel Cruz-Haber <jcruzhaber@elmorecounty.org>; Claxton, Lisa A <lclaxton@blm.gov>; idl_jurisdictional@idl.idaho.gov; Alan Roberts <aroberts@elmorecounty.org>; bcopes@cdh.idaho.gov; llasuen@earthlink.net; pmeyers2@mindspring.com; Christopher Curtis <ccurtis@mountain-home.us>; angie@ewsid.com; Mike Hollinshead <mhollinshead@elmorecounty.org>; Valerie Greear <valerie.greear@deq.idaho.gov>; westerninfo@idwr.idaho.gov
Subject: Re: Elmore County - Greenwood Properties PP-2023-04

Looks good.