



Land Use and Building Department

520 East 2nd South Street
Mountain Home, Id. 83647
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Staff Report to the Planning and Zoning Commission

Meeting/Hearing Date: 06/27/2024

Date Report Compiled: 06/21/2024

Agenda Item: Conditional Use Permit and Preliminary Plat for a 2-lot Subdivision.

Applicant: SIRP, LLC

Case Number: CUP-2024-14 and PP-2024-02

Staff: Kacey Ramsauer, Planner

Location/Site: Lot 5 Block 1 Rattle Snake Creek Subdivision

Zoning: Agriculture (AG) within the City of Mountain Home Area of Impact.

Parcel Numbers: RP002230010050A

Property Size: Approximately 4.7 acres

BACKGROUND:

CUP-2024-14 is an application for a conditional use permit for a 2-lot subdivision and PP-2024-02 is an application a preliminary plat for a 2-lot subdivision, Rattlesnake # 2 Subdivision (referred to individually as "Application" and collectively as "Applications"), in the Agriculture Zone (AG) within the City of Mountain Home Area of Impact. The parcel is located in Ray Fishers Rattlesnake Creek Subdivision platted in 1997 ("Site"). The original Declaration of Covenants, Conditions and Restrictions (CCRS) recorded on February 29th, 1997, did not allow for any further subdividing of lots in this subdivision. An amendment was made and recorded to the CCRS on October 2nd, 2006, to allow lots to be split or subdivided into a maximum of two (2) lots, each containing not less than two (2) acres. The preliminary site plan shows each lot will be 2.38 acres in size (Exhibit A). The entirety of this parcel is located in the AE flood zone. There is currently one home under construction and the owner has submitted a Floodplain Development application and a Pre-Built Elevation Certificate that has been approved by the Elmore County Engineer. The parcel is contiguous to the city limits of Mountain Home. Per section 9-16-16 of the city of Mountain Home ordinance the subdivision of land shall be developed to city standards. The conditional use permit process will fall under the Elmore County Zoning and Development Ordinance.

The applicant is SIRP, LLC ("Applicant"). The Applicant had a preapplication meeting with the Land Use and Building Department (the "Department") on March 27th, 2024, pursuant to Zoning Ordinance §§ 10-1-3(A) and 7-3-2(A), 2018-03 (the "Zoning Ordinance") (Exhibit B). The Applicant sent out neighborhood meeting letters on February 28th, 2024, giving notice of the time, date, and location of the meeting to neighboring property owners within three hundred (300') feet, per Zoning Ordinance §§ 10-1-3(B) 7-3-3(B) and conducted the required

neighborhood meeting on March 19th, 2024, per Zoning Ordinance § 7-3-3 (Exhibit C). A conditional use permit (“CUP”) and preliminary plat (“PP”) application, along with the required fees (the “Application”) were submitted to the Department, on March 28th, 2024, per Zoning Ordinance § 7-9-3 (Exhibit D). The Application was deemed complete on May 28th, 2024, and a Public Hearing date is set for June 27th, 2024 (Exhibit E). The public hearing notice was mailed to landowners within three hundred (300) feet of the property on June 4th, 2024, per Zoning Ordinance § 7-3-5(C). (Exhibit F). The public hearing notice was emailed to agencies on June 4th, 2024, per Zoning Ordinance § 7-3-4. (Exhibit G) The public hearing notice was published in the Mountain Home News on June 12th, 2024, as required by Zoning Ordinance § 7-3-5(A). (Exhibit H). The public hearing notice was posted on the property on June 20th, 2024, per Zoning Ordinance § 7-3-5(B). (Exhibit I).

The surrounding uses and zones, of the property are the following:

- North: Residences, Zoned AG and City parcels
- East: Residential County Subdivision Zoned AG
- South: Residential County Subdivision Zoned AG
- West: Union Pacific Railroad tracks, Residences, Zoned AG

The Site of the Applicants is located in a designated flood zone, as seen in attached Exhibit J.

The documents, recordings, and exhibits constituting the CUP and PP record are numbered sequentially as they become available. This report references the following portions of the CUP and PP record, which are included as Exhibits:

- A. Preliminary Plat Map
- B. Pre-Application Meeting
- C. Neighborhood Meeting packets
- D. Applications with attachments
- E. Application Acceptance Letter
- F. Public Hearing notice neighbors
- G. Public Hearing notice agencies
- H. Newspaper Posting
- I. Photo of posting on property
- J. FEMA Flood map
- K. Agency Comments

The CUP and PP record includes agency comments submitted to the Department by physical or electronic delivery by 5:00 p.m. on June 19th, 2024, for the Public Hearing scheduled for June 27th, 2024, Exhibit K. The CUP and PP record also includes all documents obtained as part of staff analysis and review of the Application, and all documents and exhibits submitted prior to the close of the public hearing as received by the Commission.

REQUIRED FINDINGS FOR CONDITIONAL USE PERMITS, ZONING ORDINANCE SECTION 7-9-7:

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 Elmore County Zoning and Development Ordinance 2018-03:

Staff Response: The parcel is zoned AG. Elmore County Zoning Ordinance Title 10 Chapter 1 Section 10-1-2 A(3) requires a Conditional Use Permit must be approved prior to allowing the division of the parcel. Table 7-2-26 (B) also requires a Conditional Use Permit for residential subdivision.

2. The proposed use shall be in harmony with and in accordance with the Elmore County Comprehensive Plan 2014 and Zoning and Development Ordinance (Title 7) 2018-03:

Staff Response: The proposal is in harmony with and accordance with the following Private Property Rights – public service objectives and goals of the Elmore County Comprehensive Plan 2014 and the City of Mountain Home design standards for the preliminary plat.

Private Property Rights Goal Statement 2: The community goal is to acknowledge the responsibilities of each property owner as a steward of the land, to use their property wisely, maintain it in good condition and preserve it for future generations.

Private Property Rights Objectives # 3: Elmore County calls upon the federal and state land management and natural resource management agencies to coordinate in advance, with the Elmore County officials, any proposed actions which will impact either federally or state managed lands in Elmore County because of the relationship between public land actions and the corresponding impact on private and properties plus the historically developed custom and culture of the County.

Private Property Rights Objectives #7: The property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.

Private Property Rights Objectives #8: The property owners shall be responsible for maintaining their property in the best possible condition as circumstances allow.

Private Property Rights Objectives #9: The proposed owners must recognize they are only temporary stewards of the land and shall preserve and maintain their property for the benefit of future generations.

Private Property Rights Objectives #10: Property owners acknowledge and expect that Elmore County will preserve private property rights and values by enforcing regulations that will ensure against incompatible and detrimental neighboring land uses.

Private Property Rights Objectives #13: Elmore County will take appropriate measures to enforce all nuisance ordinances to protect quality of life and property rights.

Community Goal – Promote new affordable housing and rehabilitation of existing homes for residents of all income levels.

Community Goal – Continue to encourage development that supports the small community/ rural atmosphere of Elmore County.

Furthermore, the proposed subdivision is reviewed per standards established in the city of Mountain Home Zoning Ordinance section 9-16-16. At the time this report was prepared the city of Mountain Home made no comment on the preliminary plat application. The proposed subdivision will be consistent with the development goals of Elmore County and will have adequate setback from all permanent structures. The Applicant has submitted a proposed site plan to demonstrate compliance with Conditional Use Permit standards and Preliminary Plat specifications. The proposal is conditioned to ensure compliance with requirements for each jurisdiction.

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:

Staff Response: The purpose statement for Agriculture (AG) base zone is found in Zoning Ordinance §7-2-5(A), providing:

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 proposed subdivision is located in City of Mountain Home area of impact in Elmore County. The use is surrounded by active and inactive AG land as well as approved and proposed residential 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 the following Elmore County agencies to ensure compliance with applicable County Ordinances and City Ordinances if applicable. . These agency comments are incorporated into the proposed Conditions of Approval:

- Elmore County Sheriff
- Elmore County Ambulance Service
- Elmore County Engineer
- Elmore County Assessor
- Elmore County Treasurer
- Mountain Home Highway District
- The City of Mountain Home
- Mountain Home Rural Fire District.

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

Staff Response: State and Federal agencies were notified of this Application. Their comments are integrated in the proposed conditions to ensure that this Application meets all applicable state and federal requirements.

- Central District Health
- Idaho Department of Water Resources
- Idaho Department of Environmental Quality
- Idaho Department of Lands

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: This Application is surrounded by private residential, active agriculture lots, and is in a platted subdivision, Ray Fishers Rattlesnake Creek Subdivision. Surrounding the proposed Site are primarily agriculture/ residential lots wherein the lots have varying sizes. Therefore, this area is surrounded by low-density housing projects and is suitable for diverse housing types. Therefore, the proposed subdivision is harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

Aesthetically, the proposed use will not change existing views from the west, east, north, or south. 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 subdivision is surrounded by dry grazing land with single dwelling neighbors. Furthermore, the preliminary plat application will require additional construction protocols that the Applicant will need to adhere to address this concern.

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 – E 12th S Street is maintained by the City of Mountain Home Street Department.

Fire Protection – The Applicant's property is in Mountain Home Rural Fire District. (MHRFD)

Drainage Structures – No drainage structures for the proposed use are planned or required at this time. The parcel is located within the AE flood zone. All future development activity at the site will demonstrate compliance with the Elmore County Flood Damage Prevention, Title 8 Chapter 2 of the Elmore County Code.

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

Water/Sewer –The proposed subdivision will have private wells and septic systems which will be reviewed and approved by Central District Health (CDH).

The proposed CUP and Preliminary Plat have been transmitted to all applicable agencies. Their comments are integrated into the proposed conditions to ensure that this Application meets all applicable standards and requirements. Therefore, the Application, 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 Applicant.

Agencies that could potentially be impacted by this Application have been notified; at this time there have not been any notable comments submitted to the Department. The Applicant of the proposed subdivision will be financially responsible for developing the Site as indicated in the Application. The proposed use shall be developed in a manner that would not create excessive additional requirements at public cost of public facilities and services.

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 proposed subdivision may involve uses, activities, processes, materials, equipment, and conditions of operation detrimental to some people, surrounding property or the general welfare by reason of added traffic, noise, smoke, fumes, glare or odors. However, the Conditions of Approval associated with this CUP as well as the Preliminary Plat will ensure that those impacts are mitigated.

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 proposed site does not contain a natural or scenic site of major importance expressed in the Application, the Department's review of these Applications, and lack of public comment.

STAFF RECOMMENDATION

The Application, with the proposed conditions of approval, will comply with the foregoing requirements. Subject to evidence being presented at the public hearing that would contradict facts within Staff's analysis above, Staff recommends **approval** of Conditional Use Permit CUP-2024-14 for a 2-lot subdivision in the agriculture (AG) zone subject to the following proposed conditions:

PROPOSED CONDITIONS OF APPROVAL

1. A Conditional Use Permit (CUP-2024-14) shall be granted to the applicant and property owner, SIRP, LLC, to subdivide 4.7 Acres of Agriculture (AG) in order to develop a 2-lot subdivision on parcel RP002230010050A.
2. 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.
3. The approval shall be contingent upon Applicant obtaining all certificates, permits, and other approvals required by Federal, State, or Local authorities.
4. The Applicant shall create an easement for an access road to the proposed lots and shall be located? Accessed? off E 12th S Street.
5. The Applicant shall receive approval from the Mountain Home Rural Fire District for acceptable fire access to the proposed lots and other improvements necessary for fire suppression.
6. The Applicant shall obtain any applicable permits for any structures and/or other permissible projects on the property.
7. The Applicant shall construct, maintain, and operate the project Site in compliance with all federal, state, and local regulations at all times.
8. The Applicant shall receive Floodplain Development approvals from the Land Use and Building Department for all development activity at the site as required in Title 8 Chapter 2 of the Elmore County Zoning and Development Ordinance.
9. The Applicant shall ensure that all property taxes are kept current.
10. Failure to comply with any of the above conditions of approval may result in the revocation of the Conditional Use Permit.

REQUIRED FINDINGS FOR A PRELIMINARY PLAT :

- 1. The design conforms to the standards established in the city of Mountain Home Zoning Ordinance for development in the area of impact. 9-16-16; and**

Staff Response: The proposed preliminary plat is substantially in conformance with standards set forth in the city of Mountain Home standards for subdivisions in the area of impact. The standards for subdivisions with lots less than 5 acres. The design meets the adequate setbacks within the Area of Impact. At the time the staff report was prepared staff received no comment from the City of Mountain Home.

- 2. The design complies with the required improvements established in the city ordinance and;**

Staff Response: The proposed grading and internal shared driveway 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. Access to the parcel is taken from E 12th S Steet which is maintained by the city of Mountain Home. The application was transmitted to the city of Mountain Home for comment but at the time this report was prepared staff received no comment.

- 3. If applicable, the proposed subdivision complies with the standards of an applicable overlay district as set forth in the city zoning ordinance for the area of impact ; and**

Staff Response: The proposed subdivision is located within the City of Mountain Home Area of Impact. The applications and appendices for this Preliminary Plat have been submitted to the City of Mountain Home for review and comment per Title 11, Chapter 1, Elmore County/City of Mountain Home Area of City Impact Agreement, of the Zoning and Development Ordinance. At the time the time this staff report was prepared staff received no comment from the city of Mountain Home. The preliminary plat will be conditioned to meet these standards.

- 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 15%, the topography onsite is relatively flat. The Site is located within a flood zone AE, and this has been noted on the Preliminary Plat map and Flood Plain Development applications will be required at the time a building permit is requested. There is no vegetation onsite considering the parcel has historically been farmland. Upon review of the owner's natural features analysis, 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 single family residences on parcels ranging from 1 to 5 acres within the general vicinity.

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 Applicant provided the Department with a preliminary record of survey showing all lots will be accessed by a common driveway accessed from E 12th S Street which maintained by the city of Mountain Home. The city had no comment on this.

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 lots will be accessed by a common driveway and is easily accessible via pedestrian and/or bicycle. There are no community facilities planned for this subdivision but is in close proximity to public schools and parks.

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

Staff Response:

The proposed 2.38 acre lots meet the City of Mountain Home requirements City Area of Impact setbacks. . The preliminary plat does not propose double facing lots and provides access to all lots by way of a private common driveway. The 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.

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

- i. **The applicable Comprehensive Plan(s); and**

The proposal is within the City of Mountain Home suburban vicinity and meets the community goals established the city of Mountain Home Comprehensive Plan The proposed subdivision will provide housing that is harmonious with the existing rural lifestyle by proposing 2.38-acre lots while providing housing development within the Area of City Impact.

- a. ***Housing Goal 1* Create an environment that will encourage rapid and well-planned development of a variety of housing types.**

The proposed subdivision offers future residents 2.38-acre sized lots which are consistent in size with abutting parcels and existing homesteads along E 12th S Street.

- b. **Land Use Goal 1 Community development will be guided by utilizing and implementing smart growth management and land planning activities.**

The proposed subdivision achieves adequate land use balance by offering large 2.38-acre parcels to allow future homeowners.

- c. ***Land Use Objective 3* – Expand land use areas to facilitate and manage responsible growth.**

The proposed subdivision is contiguous with the city of Mountain Home area of city impact, and this may be annexed making more land available for connectivity to city services.

ii. The future acquisition maps; and

The City Area of Impact map indicates the parcel may be annexed into the City of Mountain Home in the future. The city of Mountain Home has not provided comment on this.

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

Ordinance Table §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 City of Mountain Home has not provided comments for this proposal.

iv. Other pertinent Ordinances as applicable.

The proposed preliminary plat will need to comply with Private Driveway Title 10 Chapter 8 of Elmore County Zoning Ordinance. Any development activity on the current and future parcels will need to comply with Title 8 Chapter 2 of the Elmore County Code for Flood Damage and Prevention.

STAFF RECOMMENDATION

The Application, with the conditions of approval, will comply with the foregoing requirements. Subject to evidence being presented at the public hearing that would contradict facts within Staff's analysis above, Staff recommends **approval** of Preliminary Plat PP-2024-02 for a 2-lot subdivision in the agriculture (AG) zone subject to the following proposed conditions:

PROPOSED CONDITIONS OF APPROVAL

1. Preliminary Plat approval shall be limited to two (2) years, in which the applicant shall apply for a Final Plat. If the use has not commenced at that time, then the Applicant will be required to reapply for the Conditional Use Permit and Preliminary-Plat application.
2. The Applicant shall receive approval of street names from the Elmore County Street Naming Committee prior to signature of the final plat.
3. The Applicant shall provide appropriate recorded access easements pertaining to the shared driveway prior to signature of the final plat.
4. The Applicant shall submit a private road/ driveway application to the Department prior to construction of the private road and/or driveway.
5. Each lot will construct a turnaround for emergency service vehicles prior to the issuance of any building permits.
6. Within any final plat encompassing floodplains, the Applicant shall demonstrate compliance with the Elmore County Flood Damage Prevention, Title 8 Chapter 2 of the Elmore County Code.
7. No construction or grading within the FEMA floodplain is allowed until a floodplain application is submitted and approved by the Land Use and Building Department.
8. No building permits for residential lots shall be issued until a final plat is recorded and parcel numbers have been issued by the County Assessor's Office.

9. The Applicant shall install a community water system constructed in accordance with the city, county and state standards and will be compatible with connection to city services upon future annexation.
10. Only one septic is permitted per lot.
11. The Applicant shall obtain any applicable permits for any structures and/or other permissible projects on the property to include any required state permits and a sign building permit.
12. The Applicant shall ensure all property taxes are kept current.
13. Failure to comply with any of the above conditions of approval may result in the revocation of the Preliminary Plat.

Exhibit A

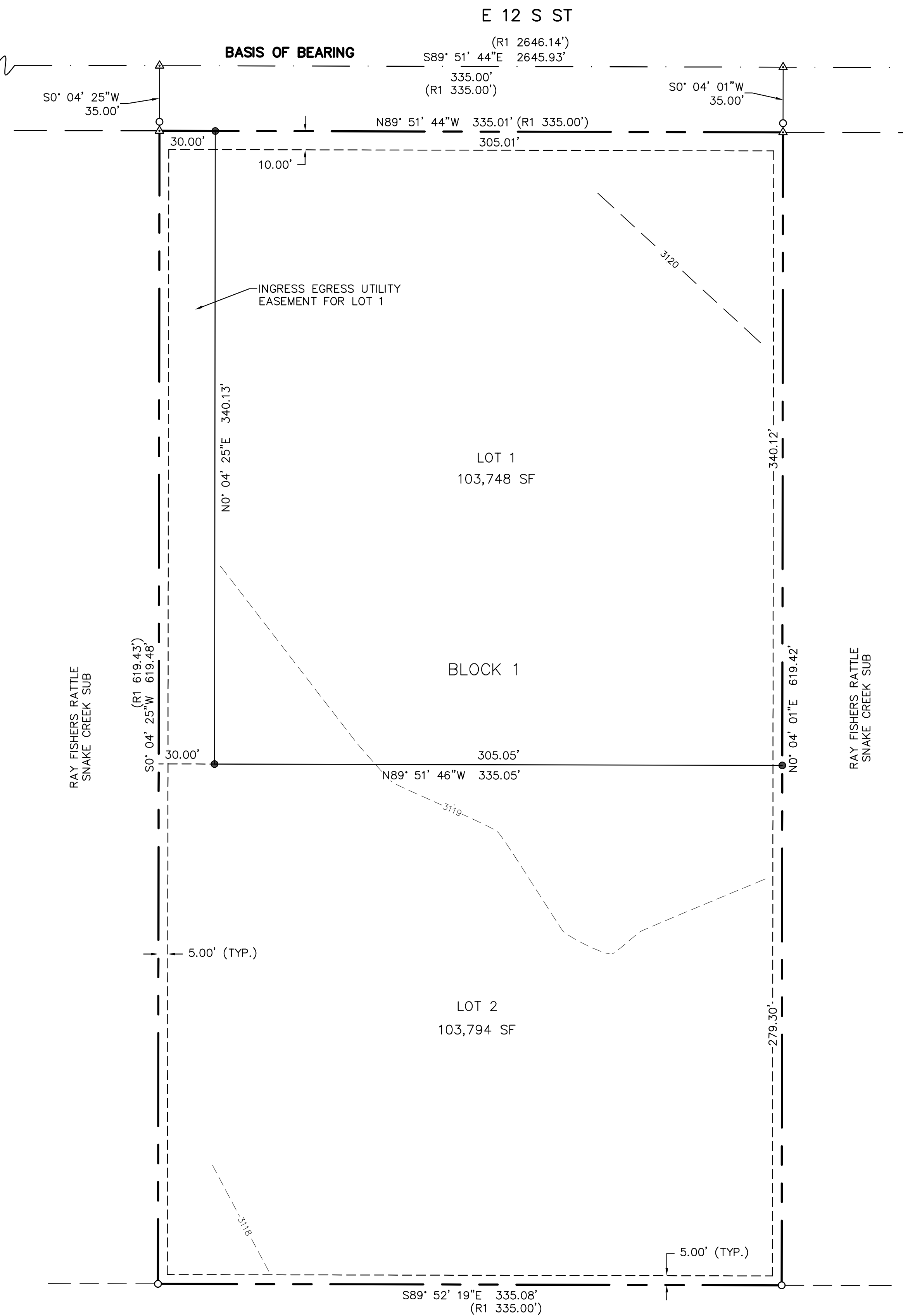
Preliminary Plat Map

RATTLESNAKE #2 SUBDIVISION

A PORTION OF LOT 5, BLOCK 1, RAY FISHERS RATTLE SNAKE CREEK SUBDIVISION AND LYING IN THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO. 2024

CENTER 1/4 CORNER SECTION 36 CP&F NO. 494468

W 1/4 CORNER SECTION 31 CP&F NO. 496006



JURISDICTIONS

COUNTY: ELMORE
ROADWAYS: MOUNTAIN HOME HIGHWAY DISTRICT
FIRE DEPT: MOUNTAIN HOME FIRE DEPARTMENT

ZONING

CURRENT ZONING: AG
PROPOSED ZONING: AG

AREA SUMMARY

TOTAL AREA: 4.76 ACRES

LOT SUMMARY

RESIDENTIAL: 2
LOT 1: 2.38 ACRES
LOT 2: 2.38 ACRES

SETBACKS (AG)

FRONT: 10 FEET
SIDE: 5 FEET
REAR: 5 FEET

PROPOSED WATER

PRIVATE WELL

PROPOSED SEWER

INDIVIDUAL SEPTIC SYSTEMS

PROPOSED DRAINAGE

DRAINAGE FROM LOTS RETAINED ON SITE. DRAINAGE FROM PRIVATE DRIVE SHALL INFILTRATE VIA BORROW DITCHES WITH SAND WINDOWS AND CHECK DAMS.

FLOOD_ZONE

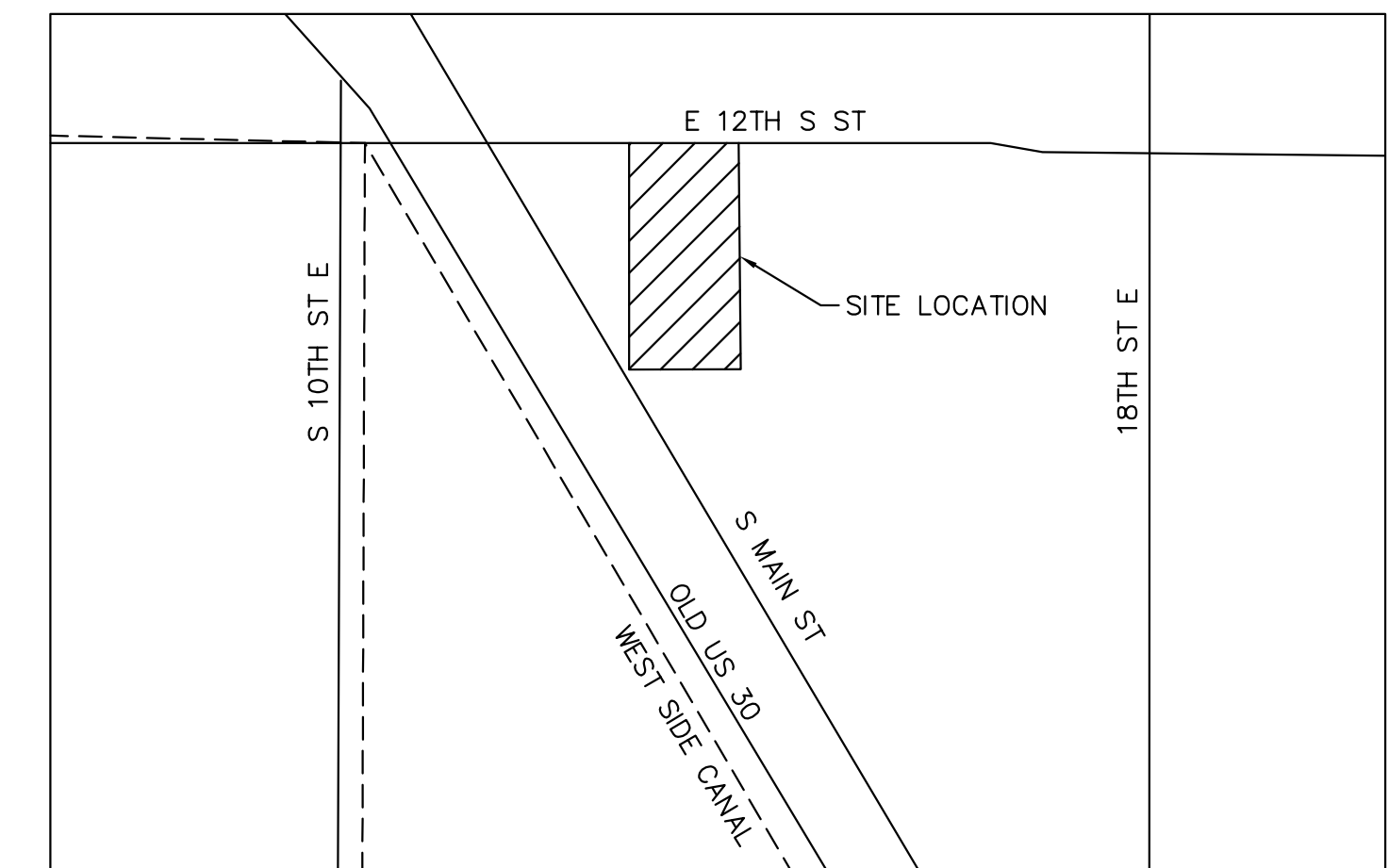
ZONE AE, BASE FLOOD ELEVATION NAVD 29
LOT 1: ELEVATION 3122.00 FEET
LOT 2: ELEVATION 3122.00 FEET

NOTES

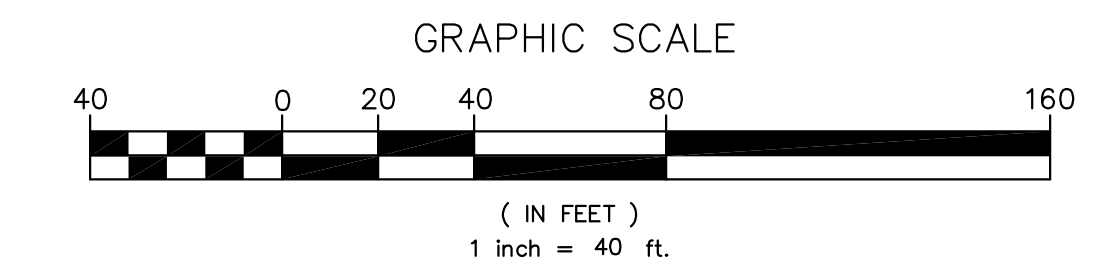
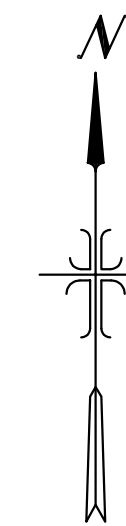
REFERENCE IS MADE TO THE FOLLOWING:
-(R1) RAY FISHERS RATTLE SNAKE CREEK SUBDIVISION PLAT PACIFIC LAND SURVEYORS

NARRATIVE

AT THE REQUEST OF MIKE FREER, LOT 5 BLOCK 1 IS TO BE DIVIDED. MONUMENT ALONG E 12 S STREET WAS FOUND AT 30 FEET NOT 35 FEET AS IDENTIFIED ON THE PLAT.

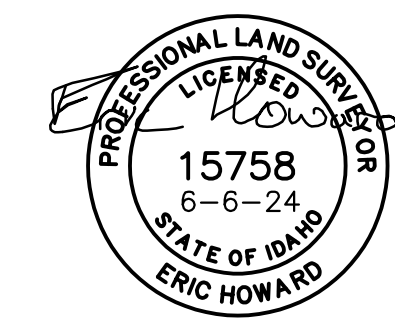


VICINITY MAP
MOUNTAIN HOME, ID - NOT TO SCALE



LEGEND

- BOUNDARY LINE
- SECTION LINE
- PROPOSED PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- TIE LINE
- FOUND ALUMINUM CAP
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" IRON PIN W/ CAP
- CALCULATED POINT-NOT SET



J.J. HOWARD
LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-8937



RATTLESNAKE #2

NO.	DATE	BY	DESCRIPTION

PROJECT NO.	DATE
XXXXXX	XX/XX/XX
SCALE	DESIGNED CHECKED
1"=40'	CLS E.JH

PRELIMINARY PLAT

PP-1

SURVEYOR
JJ HOWARD, LLC.
5983 W. STATE ST., STE. D
BOISE, ID 83703
PHONE: 208.846.8937

OWNER/DEVELOPER
MICHAEL FREER
703 N 14TH E ST
MOUNTAIN HOME, ID 83647
PHONE: 928.853.8935

Exhibit B

Pre Application



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: 3/27/24 Meeting Location: LIB office
Elmore County Staff: Melva, Kacey, Malcolm Freer, Mike Freer
Applicant Name: SIRP LLC, Malcolm Freer
Applicant Email: J Howard,
Applicant Phone Number: 208-846-8937
Applicant Address: 5983 W State St STD - 83603
Property Owner: SIRP LLC, Malcolm Freer
Property Address: TBD
Parcel Number: RP 002230010050
Proposed Use/Application: Subdivide lot in
platted Sub -
Application(s) required: CIP, preliminary plat,
final plat, Floodplain dev app
Notification distance: 300 -

Other requirements: _____

Meet w/tn city of Mountain Home

Additional Meeting Required: public hearing p#2

Case Number: _____

Additional Notes: _____

Exhibit C
Neighborhood
Meeting Packet



February 28, 2024

To: Property Owner

You are invited to attend a neighborhood meeting on March 19th, located off of E. 12th S. Street (see attached map) at 6:00 P.M. This meeting is to inform property owners of the proposed 2 lot subdivision located at the meeting site. Your comments are greatly appreciated as we move forward with our application. (see attached proposed subdivision plat)

Sincerely

J J Howard

PM_PAR_15	PM_MAIL_NM	PM_MAIL_A1	PM_MAIL_A2
RPA3S06E361220A	CITY OF MOUNTAIN HOME	P O BOX 10	
RP002230010080A	LYTLE, ROBERT	P O BOX 23	
RP002230010070A	JUAREZ, GERARDO J	840 NE SAND PEBBLES LANE	
RP002230010060A	ROEDER, WILLIAM J	1995 S 18TH E	
RP002230010050A	FREER, MALCOLM I	345 S 3RD E	
RP002230010040A	MULLINS, VERNON T	475 E 12TH S	
RP03S06E362120A	LOOSLI, JERRY L	1825 E 6TH S	
RPA3S06E361430A	CITY OF MOUNTAIN HOME	P O BOX 10	
RP03S06E362115A	HENDRICKSON, VIRGIL D	530 E 12TH S	



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: 3/19/2024

Start Time of Neighborhood Meeting: 6:00 PM

End Time of the Neighborhood Meeting: 6:30 PM

Location of Meeting: at project site

Description of the proposed project: 2 lot single family

Notice Sent to neighbors on: 2-29-2024

Location of the neighborhood meeting: at project site

Attendees:

<u>Name</u>	<u>Address</u>
1. <u>Eric Howard</u>	<u>5983 W State St Boise Id 83703</u>
2. <u>Susan Handwerker</u>	<u>530 East 12th South MH ID 83647</u>
3. <u>William J. Popler</u>	<u>1555 S. 18th South 18th East Mt Home Id 83647</u>
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: J.D. Howard

Address: 5983 W. State #D

City: Boise State: IN Zip: 83703

Telephone: 208 846-8937 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.

J.D. Howard

3-19-24

Signature: (Applicant)

Date

Exhibit D

Applications with Attachments



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South – Mountain Home, ID 83647 – (208) 587-2142

www.elmorecounty.org

Conditional Use Permit Application

The Elmore County Land Use & Building Department **DOES NOT** accept faxed applications or signatures.

Application must be completed in **INK**. Please use addition sheets of paper if necessary. This application must be complete and all fees paid prior to acceptance by the Elmore County Land Use & Building Department. A public hearing will not be scheduled until the application is accepted.

The Conditional Use Permit Application must be in compliance with Title 7, Chapter 9 of the Elmore County Zoning and Development Ordinance.

Pre-application meetings are strongly encouraged for Conditional Use Permit Applications. Pre-application meetings are by appointment only. Do not hesitate to contact the Land Use & Building Department with any questions or concerns.

1. Name of applicant: SIRP LLC

2. Address of applicant: 703 N 14th E

3. Daytime telephone number of applicant: 208 846-8937

4. Email Address: foleym@jjhowardeng.com

5. Name, address, and daytime telephone number of developer: Malcom Freer, 703

N 14th E, Mountain Home Idaho 83647, (208)590-1766

6. Address of subject property: TBD

7. Name, address, and daytime telephone number of property owner (if different from applicant):

Same as above

8. Attach Legal Description and acreage of property and legal description and acreage of part that CUP is to encompass:

Attach at least one of the following:

Deed Proof of Option Earnest Money Agreement Lease Agreement Assessor's Parcel Master Inquiry RP# RP002230010050

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: South of E 12th S Street intersecting with S 14th E

Rattle Snake.

10. a. Current zoning: AG b. Current district (if applicable): _____

11. a. Is the proposed location within an Area of Critical Concern (ACC) or Community Development Overlay (CDO)? Yes No If in a CDO, what CDO? _____
If in an ACC or CDO, technical studies, an environmental assessment, or an environmental impact statement may be required.

b. Is the proposed development within any city's impact area? Yes No

c. Is the proposed site within an Airport Hazard Zone or Air Port Sub Zone? Yes No
If yes, applicant shall provide approval from the Federal Aviation Administration and/or the Idaho Department of Aeronautics and Transportation.

d. Is any portion of the property located in a Floodway or 100-year Floodplain? Yes No
If yes submit map showing location of floodway and/or floodplain in relation to the property and/or proposal.

e. Does any portion of this parcel have slopes in excess of 10%? Yes No If yes, submit contour map.

f. The impacts of a proposed development and/or land use on adjacent land uses and transportation facilities must be considered. The applicable Highway District or Transportation Department may require a Traffic Impact Study (TIS) if the proposed development or land use has associated with its special circumstances deemed by the district or department to warrant a study. A notation and signature from the applicable district or department stating no study is required or a copy of this study must be submitted with this application.

g. The impacts of the CUP on existing public services and facilities (such as the fire department, emergency services, sheriff's department, schools, etc.) must be considered. A letter from the applicable agency governing the public service or facility stating how the developer will provide for said services with plans and/or drawings or that said services are not required may need to be submitted with the application.

h. Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.)? Yes No If yes, describe and give location: _____

i. Are there hazardous materials and/or wastes involved either in your operation or generated off site and brought onto the property? Yes No

12. Does any other agency require a permit (DEQ, EPA, IDWR, FAA, state, federal, etc.)? Yes No If yes, who? _____

Proof of having applied for or acquired other agency(ies) permit(s) submitted with CUP application.

13. ADJACENT PROPERTIES have the following uses:

North City Dog Park East Residential
South Residential West Residential

14. EXISTING USES and structures on the property are as follows: None

15. A written narrative stating the specific PROPOSED USE. Include as much detail as possible (use additional sheets of paper if necessary):

This parcel is currently in the platted Ray Fisher's Rattlesnake Creek Sub.

16. a. The conditional use is requested to begin within 14 days/ months after permit approval (permit expires if not used within 1 year of approval) and is for _____ years or perpetuity.

b. Construction or improvements associated with conditional use is expected to begin within: 1 days/ month/ years and be completed within 25 days/ months/ years.

17. Proposed Use(s): Residential Hours of Operation: None

Days of Operation: None Maximum Number of Patrons: None

Sewage disposal: municipal/individual septic: Individual

Water: municipal supply/community well/individual well: Individual

Number of employees during largest shift: 0 Proposed number of parking spaces: 0

18. PRELIMINARY FLOOR PLANS: To a professional standard with sizes and types of interior spaces indicated, 15 copies 8½" x 11".

19. ENVIRONMENTAL IMPACT STATEMENT AND/OR ASSESSMENT: When a development or proposal is of a more complex nature, when it is required by the Zoning and Development Ordinance, and/or when the site is located within an Area of Critical Concern, and Environmental Impact Statement and/or Assessment may be required at the expense of the applicant. **(The Land Use & Building Director will determine if an EIS is required)**

EIS Required: Yes No Director Initial _____

Department Note: _____

20. **PROPERTY OWNER'S ADDRESS:** A list of property owner's/purchasers of record names and addresses within a minimum radius of 300' of property boundaries encompassed by proposed Conditional Use Permit. Said list shall be obtained from the tax records of the appropriate county.

**Radius extended to: 300 feet mile(s) Date: _____ Initial _____

21. Is this application submitted with any additional applications? Preliminary and Final Plat

22. **Title 7, Chapter 9, Section 7-9-7 states that the Elmore County Planning and Zoning Commission shall review all proposed conditional use applications and find adequate evidence that such use meets all of the following standards. The applicant must provide said evidence. Following are the standards the conditional use must meet (please use additional sheets of paper if necessary):**

A. How does the proposed land use constitute a conditional use as determined by the land use matrix?

Residential Subdivision

B. How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance?

This subdivision fulfills item 6 under Land Use Objective "to encourage orderly development of subdivision and individual parcel", together item 9 in Housing Objectives "support new housing development near, adjacent or within area of city impact". The existing parcel is within an existing platted subdivision and in the city of impact

C. How will the proposed land use comply applicable base zone and with the specific standards as set forth in the Ordinance?

Under the Zoning Matrix subdivisions are allowed with a Conditional Use Permit.

D. How does the propose land use comply with all applicable County Ordinance?

This CUP and future subdivision complies with specific standards set forth in Chapter 10 title 1 of the Subdivision Ordinance.

E. How does the propose land use comply with all applicable State and Federal regulation?

All wells and septic systems will need to comply with State and Federal regulations and approval.

F. What about the proposed land use's design, construction, operation and maintenance makes it harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how will it not change the essential character of said area?

The existing parcel is within an existing platted subdivision and in the city of impact

G. Why or how will the proposed land use not be hazardous or disturbing to existing or future neighboring uses?

Surrounding parcels are currently used Single Family Homes with not major agricultural facilities.

H. How will the proposed land use be served adequately by available public facilities/services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer or how will these public services be provided by the applicant/developer?

Lots will be served by individual wells and septic systems and will be serviced by a private drive accessing an existing public road.

I. Why or how will the proposed land use not create excessive additional requirements at public cost for public facilities/services or be detrimental to the economic welfare of the county?

No additional services will be required to the public such as roads, water and sewer.

J. Why or how will the proposed land use not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

Residential subdivisions generally do not create the above conditions.

K. Why or how will the proposed land use not result in the destruction, loss or damage of a natural or scenic feature of major importance?

The existing parcel is not in a recreational, scenic feature identified by Elmore County Publications.

23. ADDITIONAL INFORMATION: Any additional information as required or needed by the Planning and Zoning Commission, Land Use & Building Department, or interested agency.

A neighborhood meeting must be conducted prior to submitting application. Requirements for a neighborhood meeting are outlined in the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

A master site plan is required with this application. Requirements for a master site plan are found in Title 10, Chapter 6 of the Elmore County Zoning and Development Ordinance.

Agency signature sheet on page 7 of this application.

Elmore County reserves the right to withhold processing and/or issuance of any County Conditional Use Permit until the County is satisfied that County approval may be the final action in any multi-agency approval process. Proof of having obtained or applied for necessary permits and/or approvals from applicable local (other than Elmore County) state, and/or federal agencies may be required prior to issuance of a Conditional Use Permit by Elmore County. If required, documentation shall be submitted with the Conditional Use Permit application.

The Planning and Zoning Commission shall hold at least one public hearing on an application for a Conditional Use Permit. A public hearing will be scheduled within sixty (60) days after acceptance of the application. The Land Use & Building Department will mail hearing notices to the surrounding property owners and to any agency that may have an interest in the proposal. The Land Use & Building Department will place a Notice of Public Hearing in the Mountain Home News at least fifteen (15) days prior to said hearing. The Land Use & Building Department will post notice of the hearing on the premises not less than seven (7) days prior to the hearing.

This application may be approved, conditionally approved, denied, or tabled.

If the application is approved or conditionally approved by the Planning and Zoning Commission, the applicant will be sent a document that is the official "Conditional Use Permit". This document may be in the form of a Findings of Fact, Conclusions of Law, and Order, and will enumerate the conditions attached to the approval and issuance of the permit and will state the consequences of failure to comply. The permit shall not become effective until after an elapsed period of fourteen (14) days from the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order. During this time, any interested person may appeal the action to the Board of Elmore County Commissioners. The applicant will be notified of any pending appeals. An appeal will stay all proceedings until its resolution.

If the Conditional Use Permit is denied by the Planning and Zoning Commission, the applicant may reapply or the applicant may appeal the decision in writing to the Board of Elmore County Commissioners. Appeal of a Planning and Zoning Commission decision must be made within fourteen (14) days after the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order,

The applicant hereby agrees to pay the fees established by the Board and agrees to pay any additional fees incurred (initial) mf . The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) mf . The initial applicant understands there could be a delay in a decision should the applicant or their representative not attend any meeting where the application is being considered.

_____ Date _____
Property Owner Signature Date
_____ Date 3/27/24
Applicant Signature Michelle Foley

ADMINISTRATIVE USE ONLY	
Date of Acceptance: <u>3/28/2024</u>	Accepted by <u>AW</u>
CUP FEE: \$400.00	Fee \$ <u>400.00</u> (<input type="checkbox"/> Pd) Receipt # <u>20-145266</u>
Date Paid: <u>3/28/2024</u>	Case# CUP- <u>2024-14</u>

Agency signatures are used for the applicant to make initial contact with certain agencies to address issues prior to a public hearing and application submittal. Additional agencies not listed may have additional requirements. The agencies listed below may be required for future approvals or signatures depending on the type of conditional use. The signature does not constitute a final approval by the agency. The agency signatures below do not guarantee approval from the Elmore County Land Use & Building Director, Elmore County Planning and Zoning Commission or Elmore County Board of Commissioners. The agencies listed below will be notified of the public hearing. Elmore County Land Use & Building Staff will inform the applicant of the desired agency signatures prior to application submittal.

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 (208-580-6003) Date

Comment: _____

• Roadway Jurisdiction (MHHD 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115) Date

Comment: _____

• Fire District Date

• (MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)

Comments: _____

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• Central District Health (or other Sewer District) Sewer Permit (208-580-6003) Date

Comment: _____

• *Lucy Laven MHH* (MHH 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115) Date *3-1-24*

Comment: *Not in our roadway jurisdiction if accessing from 12th st*

• Fire District _____ Date

• (MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)

Comments: _____

Agency Comments & Signatures

Notes for agency signatures.

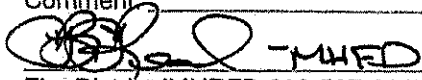
1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.
5. If this a new residence, you will need to obtain signature from the following agencies.

Central District Health (or other Sewer District) Sewer Permit (208-580-6003) Date

Comment: _____

Roadway Jurisdiction (MHHD 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115) Date

Comment: _____

 - MHRFD 2.08.2024

Fire District (MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) Date
(BGRFD 208-834-2511) (ARFD 208-864-2182)

Comment: RATTLESNAKE SUB

Assessor (For Manufactured Homes Only) Date

Comment: _____

Agency signatures are used for the applicant to make initial contact with certain agencies to address issues prior to a public hearing and application submittal. Additional agencies not listed may have additional requirements. The agencies listed below may be required for future approvals or signatures depending on the type of conditional use. The signature does not constitute a final approval by the agency. The agency signatures below do not guarantee approval from the Elmore County Land Use & Building Director, Elmore County Planning and Zoning Commission or Elmore County Board of Commissioners. The agencies listed below will be notified of the public hearing. Elmore County Land Use & Building Staff will inform the applicant of the desired agency signatures prior to application submittal.

Agency Comments & Signatures

Notes for agency signatures

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- 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

Russell Cooper 2/28/24

 Central District Health (or other Sewer District) Sewer Permit (208-580-6003) Date

Comment: Subdivison application, fees, test holes and engineering report required

_____ Roadway Jurisdiction (MHHD 208-587 3211) (GFHD 208-366-7744) (AHD 208-864-2115) Date

Comment: _____

_____ Fire District _____ Date

(MHRFD 208-587 2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)

Comments _____



Elmore County Transmittal
Division of Community and Environmental Health

RETURN TO:
 Elmore Co.
Land Use &
Building Dept

Rezone # _____
Conditional Use # Rattle Snake #2 Subdivision
Preliminary / Final / Short Plat _____

Mtn Home
 Glens Ferry

- 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 waste flow characteristics
 - bedrock from original grade 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 community sewage system community water well
 - interim sewage central water
 - individual sewage individual water
- 9 The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality
 - central sewage community sewage system community water
 - sewage dry lines central 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 swimming pools or spas child care center
 - beverage establishment grocery store
- 13 Infiltration beds for storm water disposal are considered shallow injection wells An application and fee must be submitted to CDH
- 14. Subdivision application, fees, test holes and engineering report required

Reviewed By: Brian Cooper
Date: 2/18/24



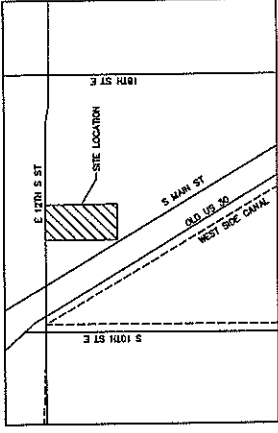
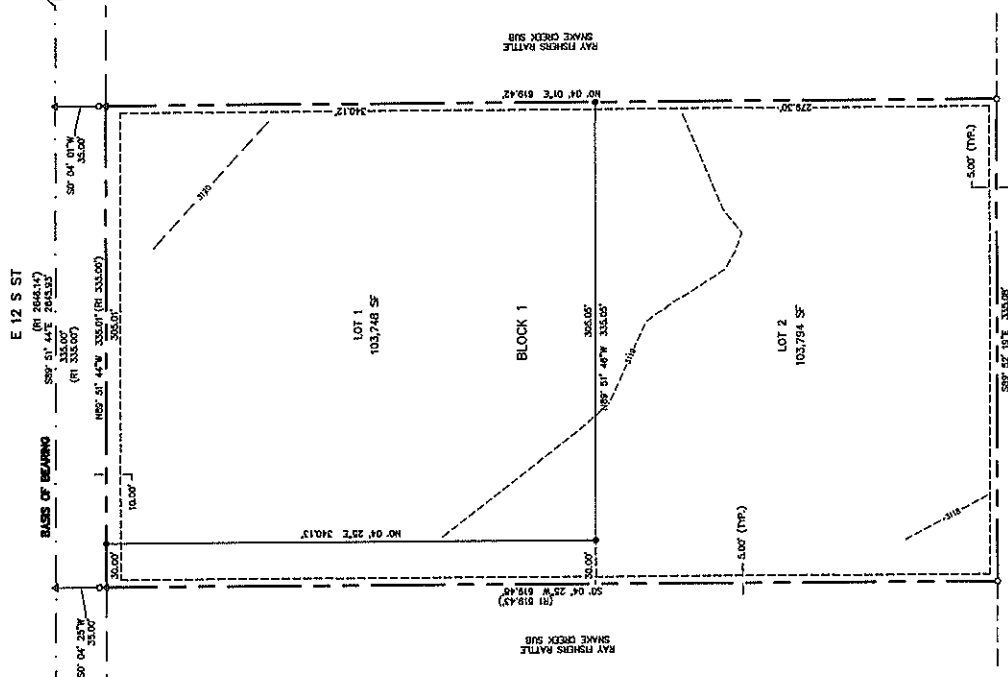
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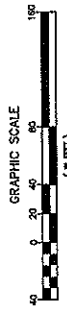
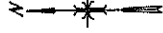
RATTLESLAKE #2 SUBDIVISION

A PORTION OF LOT 5, BLOCK 1, RAY FISHERS RATTLE SNAKE CREEK SUBDIVISION AND LIVING IN THE SE 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 9 EAST, BOISE COUNTY, IDAHO, 2023

CENTER 1/4 CORNER
 25' 10" 434488
 W 1/4 CORNER
 15' 10" 498006
 CP# 107-434488
 CP# 107-498006



VICINITY MAP
 MOUNTAIN HOME, ID - NOT TO SCALE



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - PROPOSED PROPERTY LINE
 - RIGHT OF WAY
 - EASEMENT
 - TIE LINE
 - FOUND ALUMINUM CAP
 - FOUND 1/2\"/>

ADJUSTMENTS
 CORNER MARKS: MOUNTAIN HOME HORSE DISTRICT
 ROADWAYS: MOUNTAIN HOME FIRE DEPARTMENT
 FIRE DEPT: MOUNTAIN HOME FIRE DEPARTMENT

ZONING
 CURRENT ZONING: AG
 PROPOSED ZONING: AG

AREA SUMMARY
 TOTAL AREA: 409 ACRES

LOT SUMMARY
 LOT 1: 2.38 ACRES
 LOT 2: 2.38 ACRES

SETBACKS (APPROXIMATE)
 FRONT: 0 FEET
 REAR: 0 FEET
 SIDE: 0 FEET

PROPOSED UTILITIES
 PRIVATE WELL
 PROPOSED SEWER
 MOUNTAIN SEPTIC SYSTEMS



NOTES
 REFERENCE IS MADE TO THE FOLLOWING:
 - (R1) RAY FISHERS RATTLE SNAKE CREEK SUBDIVISION PLAT
 PACIFIC LAND SURVEYING

NARRATIVE
 A PORTION OF W/4 CORNER, LOT 5, BLOCK 1 IS TO BE CHANGED TO MOUNTAIN ALONG E 12 S STREET WAS FOUND AT 30 FEET NOT 35 FEET AS INDICATED ON THE PLAT.

SURVEYOR
 J. J. HOWARD, L.L.C.
 3033 W. STATE ST., STE. D
 BOISE, ID. 83720
 PHONE: 208-484-8837
 FAX: 208-484-8837
 OFFICE: 208-484-8837
 MOBILE: 208-484-8837
 703 N. TATE E ST
 MOUNTAIN HOME, ID. 83647
 PHONE: 208-653-8935

J. J. HOWARD
 LAND SURVEYING
 3033 W. STATE ST., STE. D
 BOISE, ID 83720 (208) 484-8837



RATTLESLAKE #2

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT

PP-1



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: Rattle Snake Creek #2

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):

SIRP LLC Mike Freer

703 N 14th E

Mountain Home ID 83647

c. Names, addresses, and phone numbers of developers:

Same as owner

d. Names, addresses, and phone numbers of surveyor and/or engineer:

J.W. Howard

5983 W. State #D

Boise ID. 83703

208-846-8937

e. Legal description of subdivision:

Lot 5 B1K1 Rattle Snake Creek

RPOD 22 30010050

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

OFF OF E 12th S Closest cross street is
S main st. which is west of parcel

g. Total contiguous acreage owned by subdivider and/or developer: 4,764

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: _____

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

l. Authorized use (Case Number) granting right to subdivide: Zoning permit 2023328

m. Elmore County Assessor Parcel number: RP002230010050

2. SUBDIVISION FEATURES

a. Total area (acres): 4.764 Area (%) open space _____

Number of lots: 2 Number of buildable lots 2

b. Type of subdivision: regular residential cluster commercial industrial

c. Minimum lot size: width: 335' depth: 340' acres: 103,748 SF

d. Maximum lot size: width: 335' depth: 279' acres: 103,794 SF

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: _____

g. Power: underground overhead

h. Gas: yes no

- i. Proposed fire protection program (district if applicable) : _____
- j. Property in flood plain: yes no Flood Insurance Rate Map # 1602120605C

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. _____ 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. _____ Copy of Pre-Application meeting notes.

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

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

E. _____ 8 1/2" x 11" reduction of a **vicinity map** showing relationship of proposed plat and entire development to surrounding area (scale of 1/2 mile minimum optimal)

F. _____ 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 1/2' x 11' reduction (This may be included or combined with other plans provided no confusion occurs on the plans)

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

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

I. _____ Copy of plat in digital form

J. _____ 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. _____ 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. _____ 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. _____ 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. MF (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 signing 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 MF (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.

Michelle Foley 3/27/24
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.

See CUP Application

• 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- PP- 42 201-12

Assessor's Office: _____ Date: _____

Comments: _____

Treasurer's Office: _____ Date: _____

Comments: _____

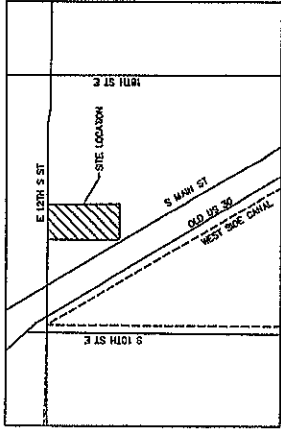
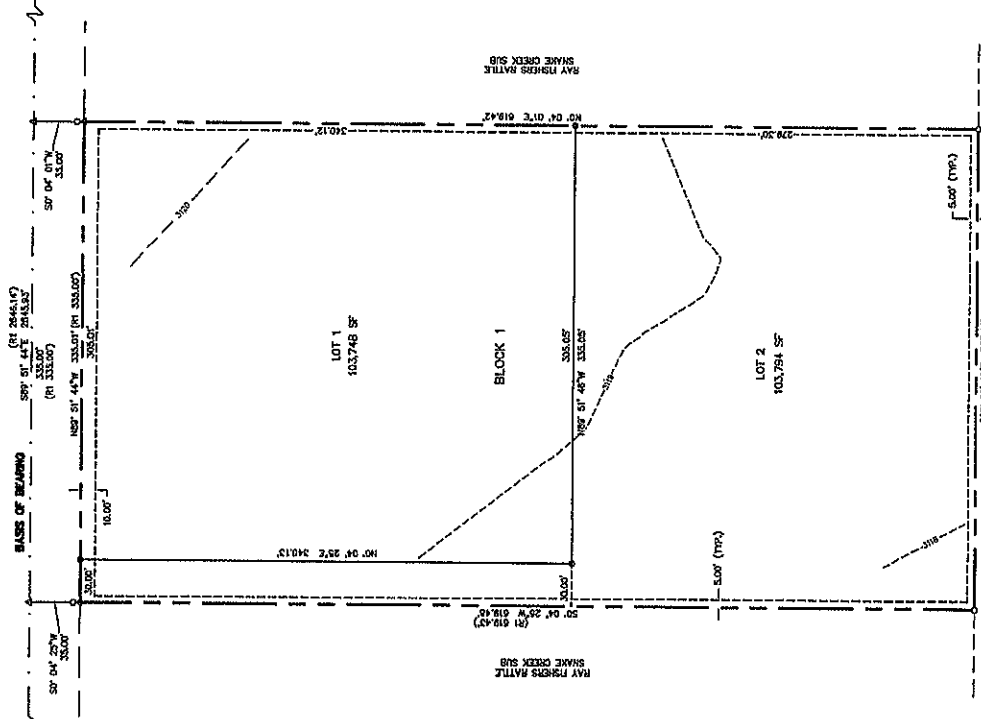
RATTLESNAKE #2 SUBDIVISION

A PORTION OF LOT 5, BLOCK 1, RAY FISHERS RATTLE SNAKE CREEK SUBDIVISION AND LOTS IN THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOULDER COUNTY, COLORADO.

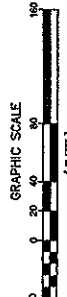
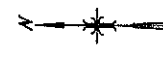
CENTER 1/4 CORNER
SECTION 35
D-2-27 N.D. 494468

E 12th S ST
SECTION 35
D-2-27 N.D. 494468

W 1/4 CORNER
SECTION 35
D-2-27 N.D. 494468



VICINITY MAP
MOUNTAIN HOME, CO - NOT TO SCALE



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - PROPOSED PROPERTY LINE
 - RIGHT OF WAY
 - EASEMENT
 - TZ LINE
 - FORMO ALUMINUM CAP
 - FORMO 1/2" IRON PIN
 - SET 1/2" X 2 1/2" IRON PIN W/ CAP
 - CALCULATED POINT-NOT SET

ADMINISTRATIVE
 JURISDICTION: BOULDER COUNTY
 ROADWAY: MOUNTAIN HOME HIGHWAY DISTRICT
 PRE. DEPT: MOUNTAIN HOME FIRE DEPARTMENT

ZONING
 CURRENT ZONING: AG
 PROPOSED ZONING: AG

AREA SUMMARY
 TOTAL AREA: 4.78 ACRES

LOT SUMMARY
 LOT 1: 2.38 ACRES
 LOT 2: 2.38 ACRES

SETBACKS (A/D)
 FRONT: 10 FEET
 REAR: 5 FEET
 SIDE: 5 FEET

PROPOSED WATER
 PRIVATE WELL

PROPOSED SEWER
 SEWER BY THE SYSTEMS



NOTES
 RESURVEY IS MADE TO THE FOLLOWING:
 - (P) RAY FISHERS RATTLE SNAKE CREEK SUBDIVISION PLAT
 PACIFIC LAND SERVICES

NARRATIVE
 OF 484.66 ACRES, LOTS 5, BLOCK 1, IS TO BE DIVIDED
 MOUNTAIN HOME E 12th STREET WAS FOUND AT 50 FEET NOT 15
 FEET AS INDICATED ON THE PLAT.

LOT 7
 RAY FISHERS RATTLE
 SNAKE CREEK SUB

PACIFIC LAND SERVICES
 12345 MAIN ST., STE. D
 BOULDER, CO 80501
 PHONE: 303.440.8137

OWNER/DEVELOPER
 MOUNTAIN HOME
 MOUNTAIN HOME, CO 80547
 PHONE: 303.653.8935

NO.	DATE	BY	DESCRIPTION

PRELIMINARY
 PLAT

PP-1

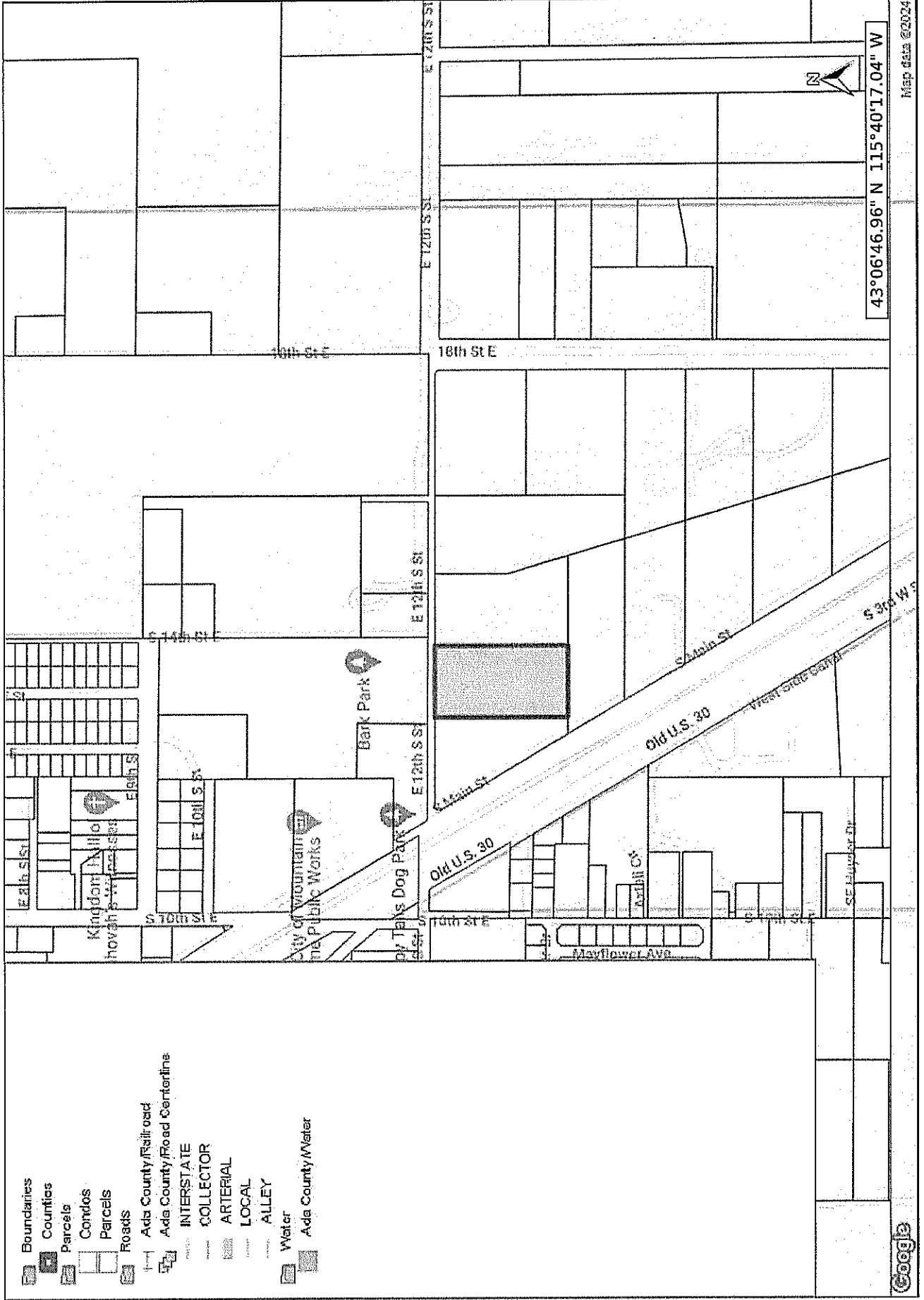
J.J. HOWARD
 LAND SURVEYING
 12345 MAIN ST., STE. D
 BOULDER, CO 80501



RATTLESNAKE #2



landproDATA PDF



Map data ©2024

RAY FISHER'S RATTLESNAKE CREEK SUBDIVISION

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Dated: 2/24/97
Recorded: 2/24/97
Instrument No: 299076

The undersigned, being the owners of the property hereinafter described, hereby adopt the following protective covenants in their entirety to apply to real property subdivided are contained in a subdivision to be known as RAY FISHER'S RATTLESNAKE CREEK SUBDIVISION, Parcel # _____ as recorded at the Elmore County Assessors Office, Elmore County, Idaho, and all being in a part of the following description, Elmore County, Idaho.

A parcel of land being a portion of the Southeast Quarter of Section 36. T. 3 S., R. 6 E., B.M. Elmore County and more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the Southeast Quarter of Section 36, T. 3 S., R. 6 E. B.M., Elmore County, Idaho;

Thence along the Easterly boundary of said Southeast Quarter of Section 36, which is also the centerline of 18th East Street, North 0'02'57" West 200.00 feet to an 2" galvanized iron pipe being the REAL POINT OF BEGINNING. (Initial Point);

Thence continuing along said Easterly boundary and centerline, North 0'02'57" West 2448.07 feet to an iron pin marking the Northeast corner of said Southeast Quarter of Section 36;

Thence leaving said Easterly boundary and along the Northerly boundary of said Southeast Quarter of Section 36, which is also the centerline of the 12th South Street, North 89'58'45" West 2196.65 feet to an iron pin on the northeasterly right-of-way of the Oregon Short Line Railroad;

Thence leaving said Northerly boundary and centerline, and along said Northeasterly right-of-way of the Oregon Short Line Railroad, South 30'58'00" East 2854.02 feet to an iron pin;

Thence leaving said Northeasterly right-of-way, South 89'52'17" East 730.25 feet to the point of beginning, comprising 82.21 acres more or less.

RAY FISHER'S RATTLESNAKE CREEK SUBDIVISION is divided into 3.8 acres plus residential lots in compliance with the local and state regulations and laws.

The following covenants shall run with the land and be in force and effect for thirty (30) years hereafter unless sooner terminated by agreement of the owners of seventy-five percent (75%) of the lots in the subdivision and are as follows, to wit:

(1) No building, fence, wall, structure, improvement, or obstruction shall be placed or permitted to remain upon any part of said property unless a written request for approval thereof containing the plans and specifications thereof, including exterior color schemes, has been approved in writing by a majority of the Architectural Committee or by its representative designated by a majority of the Committee. The approval of the Committee shall not be unreasonably withheld if the said plans and specifications are for improvements which are similar in general design and quality, and generally in harmony with the dwellings then located on said property.

- (a) Fencing will be kept in good repair. (visual condition)
- (b) Front fence will be three (3) rail vinyl white fencing as displayed on Lot #2.
- (c) All vegetation (weeds, crops, etc) will be kept mowed down to prevent fires and assure a clean looking lot.

(2) The floor area of a one story house in this subdivision shall not be less than 1600 square feet; the ground floor area of a split-level house in this subdivision shall not be less than 1000 square feet; and the ground floor area of a split entry or a two-story house in this subdivision shall not be less than 1500 square feet. No residence shall be in excess of two stories above ground. Basements are allowed as permitted by the Central District Health Department for sewage disposal.

- (a) All area requirements shall be exclusive of the garage area and shall be well constructed of good quality material and workmanship. For the purpose of these covenants, eaves, steps, and open porches shall not be constructed to permit any portion of a building on a lot to encroach upon any other lot.
- (b) All houses shall have an attached garage which will accommodate at least three (3) cars, side by side. No more than a four (4) car wide garage attached to the house will be permitted. The garage may be two (2) cars deep.
- (c) Three (3) outbuildings per lot will be allowed. All outbuildings shall be constructed of good quality building material, completely finished, and painted on the outside and shall be of quality and character that will be in harmony with the dwelling residence on said property and must be approved by the Architectural Committee.
- (d) All buildings shall be provided with Architectural

shingle roofs or a similar alternate approved by the Architectural committee. Each house will have a minimum of 850 square feet of masonry. Each house will have a minimum roof pitch of 6/12.

- (e) Each house shall have a least one ornamental tree of at least 8 feet in height in front yard and at least one evergreen tree of at least 6 feet in height in the rear yard having a total of 4 trees minimum.
- (f) The design and color of exterior finish of any residence in the subdivision shall be comparable to any of the previously approved residences by the Architectural Committee to ensure a harmonious development.
- (g) The location of fences, hedges, high plantings, obstructions, or barriers shall be so situated as not to unreasonably interfere with the enjoyment and use of neighboring properties and streets and shall not be allowed to constitute an undesirable, noxious, or nuisance use. No building or structure shall be placed on said property so as to obstruct the windows or light of any adjoining property owner in said subdivision. The determination of the Architectural Committee shall be binding on all parties as to whether an undesirable, noxious, or nuisance use exists.
- (h) Driveway locations shall be at least 10 feet from the nearest property line and shall be surfaced with asphalt or concrete. Driveways must allow for a turnaround on the property so that it is not necessary to back out onto the County road. Driveways shall be maintained so as not to become an eyesore.
- (i) At least fifteen (15) days prior to any construction being commenced, two sets of plans and specifications shall be submitted to the Committee. Both sets of plans shall be marked with any pertinent comments, dated, and receipt acknowledged by the Chairman of the Committee with one set returned to the owner within five (5) working days of receipt.

(3) No building shall be located on any lot nearer to the front lot line or nearer to the side and rear lot lines than the minimum building setback distances as set forth in the Elmore County Zoning Ordinance and recorded on the Plat. However, in any event, no building shall be located on any lot nearer than fifty (50) feet from the front lot line and fifty (50) feet from the rear line nor nearer than fifty (50) feet to any side lot line.

(4) Construction of any residences on the subdivision shall be diligently pursued after commencement thereof and to be completed within one (1) year, including landscaping.

(5) No building shall be moved onto the above premises without specific approval from the Architectural Committee which shall be

provided with the plans, specifications and pictures for a thorough evaluation.

(6) No shack, tent, or trailer house shall be used within this subdivision for permanent or temporary living quarters. Construction trailers may be used to work out of during construction.

(7) Nothing of an offensive, dangerous, odorous, or noisy kind shall be conducted or carried on nor shall anything be done or permitted in said subdivision which may be or become an annoyance or nuisance to the other property owners. All areas except driveways and corrals shall be seeded in lawn or pasture. Weeds shall be cut and maintained to less than 12 inches and shall not be allowed to go to seed with the exception of wetland vegetation which may be groomed as a part of the landscaping. If the owners of a lot do not exercise proper weed control, after being notified in writing, the Home Owners Association may hire a professional to maintain the offensive lot and may assess said lot owner for the labor and material costs incurred.

- (a) No motorized ATVs, or similar vehicles will be allowed. These create excess noise and dust.
- (b) Barking dogs will not be allowed. They infringe on others rights of privacy and quiet.
- (c) All animals will be confined to the lot owners lot, including cats and dogs.
- (d) Other noises that carry onto adjoining lots will not be allowed.
- (e) No junk cars or equipment will be stored on any lot unless it is properly covered and kept out of view.

(3) Perimeter front property fences shall be constructed of vinyl to match existing fences consisting of a minimum of 3 rails and a maximum of 4 rails. Livestock wire fencing may be attached to the inside of the rail fencing to retain smaller livestock. Side and rear lot lines may be fenced with wire, as approved by the Architectural Committee. Screen fences around the residence dwelling shall not exceed the height of 6 feet. All fences shall have the express approval of the Architectural Committee and shall be properly finished and maintained. Costs of constructing fences on mutual lot lines shall be equally shared between adjoining property owners with the exception of the grantor, the property owner shall be reimbursed for one-half (1/2) the cost of the fence which borders an unsold lot when said lot is sold. Any purchaser of a lot which has an existing fence on the common lot line shall pay their portion of the cost of said fence.

(9) Keeping or raising of two farm animal units per acre shall not exceed a total of five per lot. Sheep, llamas shall be considered one-half (1/2) unit. All farm animals or household pets kept on the premises shall be properly fed and cared for and shall be adequately fenced or tethered so as not to annoy or trespass

upon the use of the property of others. Chickens or other fowl shall be kept in a pen at all times and shall not exceed a total of 25. The keeping or raising of swine or goats shall be limited to two (2). Domestic animals, specifically cats and dogs, will be limited to not more than three (3) at any one time. These animals, as all other animals, shall be confined to the owners lot. Any other request, referring to animals, must be approved by the Architectural Committee.

(10) No business shall be conducted on the above property that cannot be conducted within a building on the property. No commercial kennel of any kind may be operated. No signs that are bigger than 2' by 2' shall be installed to advertise a business of any kind. No oil, mining, or gravel exploitation of any nature shall be permitted upon the lots in this subdivision.

(11) Easements for installation and maintenance of utilities and drainage facilities are reserved for the areas shown on the plat. Within these easements, no structure, planting, or other material shall be placed or be permitted to remain which may damage or interfere with the installation and maintenance of the utilities, or which may change the direction of flow of water through drainage channels in the easement. Easement areas and all improvements on them shall be maintained continuously by the lot owner, except for those improvements for which a public authority or utility is responsible.

(12) All bathroom, sink, and toilet facilities shall be located inside the dwelling, house, or other appurtenant building, and shall be connected by underground pipe to an approved septic system. Approval of all installed sewage disposal systems shall be obtained from the Central District Health Department.

(13) No sign of any kind shall be displayed in public view on any building or building site on said property of not more than six (6) square feet advertising the property for sale or rent, except one thirty-two (32) square foot sign at each side of the subdivision may be placed by the developer to advertise the property until all lots have been sold. If a property is sold or rented, any sign relating thereto shall be removed immediately, except that the Declarant or its agent may post a "Sold" sign for a 30 day period following a sale.

(14) No lot or building site included within this subdivision shall be used or maintained as a dumping ground for waste material or any materials which may create an unsightly or obnoxious effect on any part of the subdivision. Incinerators are not permitted. Receptacles for storage of trash, garbage, etc. shall be maintained in a sanitary and clean condition.

(15) Parking of boats, trailers, motorcycles, trucks, truck-campers, and like equipment, or junk cars or other unsightly vehicles, shall not be allowed on public right-of-ways or access easements and shall be kept within the confines of an enclosed structure or other approved screened enclosures so no adverse visual effects are created. One (1) horse trailer and one (1) recreational vehicle may be parked behind the front line of the resident dwelling. The Architectural Committee shall be the sole and exclusive judges of approved parking areas. Their decision shall be final and binding.

(16) No machinery, building equipment, or material shall be stored upon site until the Grantee is ready and able to commence the construction with respect to such building upon which such building material shall be placed within the property line of such building site upon which the structure is to be erected.

(17) Installation of radio and/or television antenna is prohibited outside any building without written permission from the Architectural Committee which may require them to be screened from neighbors and from the street.

(18) All electrical utilities shall be buried from the structures to the public utilities.

(19) Maintenance costs of the irrigation system is the responsibility of the Home Owners and the Water Users Association.

(20) No lot within this subdivision shall be split or resubdivided into smaller lots during the term of these covenants.

(21) These covenants shall run with the land and shall be binding on all persons owning under them for a period of thirty (30) years from the date of the recording hereof, after which time such covenants shall be automatically extended for successive periods of ten years, unless at any time after the initial recording of this instrument, an instrument signed by the owners of 75% of the land of the subdivision has been recorded agreeing to change or terminate said covenants in whole or in part. As long as any lots in this subdivision remain in the grantors ownership modification or termination of these covenants can only be made with the consent of the grantor.

(22) Enforcement against any person or persons violating or attempting to violate any covenant herein after ten (10) days notice thereof in writing, served on the offending party, shall be served by any property owners within said subdivision either at law or equity. In the event of a judgement against any person for such, the Court may award a judgement against any person for such violation, require such compliance as the Court deems

necessary, award such damages, fees, and costs as may be suffered or incurred as may be deemed just and equitable.

(23) Any owner, or the owner on any recorded mortgage upon any part of said property shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by any owner to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

(24) A committee of three persons shall act as Architectural Design Committee and shall, prior to any new construction within the subdivision, be furnished with detailed plans of any proposed building to be located in said subdivision, including landscaping, fencing, and other improvements, and shall have ten (10) working days from the date of acknowledged receipt to review said plans, drawings, and specifications. If said Committee shall approve of the proposed building, or any modification or alternations thereof, they shall so indicate and their approval shall be construed as full compliance with the provisions of paragraph 1 of the original Covenants; said Committee shall have sole discretion to determine what shall be substantial compliance with said Covenants. No building shall occupy any portion of said subdivision without the approval of said Committee.

(a) Upon resignation of any one or more of the foregoing persons, the board of directors of the HOA shall appoint to replace such member, which replacement shall serve at the pleasure of the board of directors.

The initial committee shall consist of the following;

1. Ron Fisher
2. Jim Carrie
3. Sharlene Carrie

(b) A majority of said committee is empowered to act for the committee. In the event any member of the committee is unable to act or fails or desires not to act, the remaining committee members shall appoint an owner of a lot in said subdivision to serve on said committee. All will serve without compensation.

(25) Invalidation of any one of these covenants shall in no way affect any of the other provisions which shall remain in full force and effect.

(26) A Homeowner's Association shall be duly formed by the developers. This association, in the form of a non-profit Irrigation Corporation, will be for the purpose of owning, maintaining, and operating an irrigation distribution system for the subdivision.

Lots 1, 2, 3, and 9 will not be included in this association. Each of these lots exceeds 5 acres and therefore have their own water rights.

Membership in this Homeowners Association shall be mandatory and continuous by all other current and future property owners of the subdivision, which association be dedicated to the welfare of all property owners in RAY FISHER'S RATTLESNAKE CREEK SUBDIVISION.

(27) A Homeowners Association shall be formed by the homeowners which shall be known as the "Rattlesnake Creek Subdivision Homeowners Association". (the HOA)

The HOA shall be governed by the following provisions:

- a. The HOA shall be a non-profit Idaho corporation owned by its members.
- b. Each owner of a lot shall be a member for so long as such owner holds title to or is the owner of a lot. Membership in the HOA shall be transferrable only in connection with the transfer of a lot and membership shall be appurtenant to each lot.
- c. Voting: The HOA shall have two (2) classes of voting memberships:
 - (1) Class A Membership shall be owners with the exception of Grantor who shall be entitled to one (1) vote for each lot owned. When more than one (1) person holds an ownership interest in any lot, all such persons shall be members, but the vote for such lot shall be exercised as the owners determine but in no event shall there be more than one (1) vote cast with respect to any one (1) lot.
 - (2) Class B Membership shall be the Grantor who shall be entitled to five (5) votes for each lot of which Grantor holds an ownership interest. Class B Memberships shall be converted to Class A Membership at such time as Grantor has sold all of Grantor's lots.
- d. The affairs of the HOA shall be conducted by a Board of Directors consisting of not less than three (3) members and such officers as the directors may appoint or elect from time to time. The HOA shall have all powers of a non-profit corporation except as to otherwise herein provided. The HOA shall have no power to donate or transfer any HOA property to a member for less than full consideration.
- e. The HOA shall have power to levy annual, special and limited assessments on each lot within the Subdivision and to enforce payment of such assessments.
- f. The HOA shall have power and authority to enforce the

terms of this First Amendment.

- g. The HOA shall have power to adopt, amend, and repeal reasonable rules and regulations governing use of HOA irrigation water distribution facilities.
 - (1) The HOA will appoint a "Water Master" that will organize getting the water to each lot and schedule the use of the water for each lot owner.
- h. The HOA shall operate, maintain, repair, and replace any and all irrigation lines, channels, and water distribution facilities, except those lines which serve only an individual lot within the boundaries of such lot, and shall pay all maintenance and construction fees of the Mountain Home Irrigation District with respect to each lot within the Subdivision. This amount shall be a common area expense.
- i. Each owner of any lot, by acceptance of a deed thereof, whether or not so expressed in the deed, shall be deemed a covenant and agrees to pay the HOA annual, special, and limited assessments to the extent the same are, from time to time, imposed by the Board of Directors of the HOA.
- j. Assessments: Regular assessments shall cover regular and on-going maintenance charges. Special assessments shall be for capital improvements. Limited assessments shall be imposed where any one (1) or more homeowners is liable for particular charges as provided herein.

(1) In addition, the HOA may levy a special assessment applicable only to the year for which it is levied for the purpose of defraying in whole or in part costs and expenses of any construction or reconstruction of a capital improvement upon the irrigation system or other common area facilities if the same is approved by two-thirds (2/3rds) vote of each class of members.

(2) A limited assessment shall be imposed from time to time upon the owner of each lot at the time the same is purchased from Grantor, which assessment shall be collected at the time of sale and shall be paid to the HOA to defray organizational costs. Such assessment shall be paid by the HOA to the Grantor, who has borne the initial cost of organizing the HOA. In addition, limited assessments may be levied upon any owner for the costs and expenses incurred by the HOA, including legal fees for corrective action necessitated by such owner, due or because of any negligent or wrongful act of such owner or any violation of the terms of these covenants.

(3) The initial maximum annual assessment shall not exceed two hundred dollar and no cents (\$200.00) per year. Such sum may be increased each year by an amount not in excess of ten percent (10%), except that a larger increase may be imposed in the event the same is approved by two-thirds (2/3rds) of the members voting in person or by proxy of a duly called meeting.

(4) The assessments shall be fixed by the Board of Directors from time to time, in an amount not in excess of the maximum. Thirty (30) days notice shall be given to each member prior to any meeting at which an increase of the annual assessment requiring approval by members is to be considered.

(5) Annual, regular, and special assessments shall be charged equally to each lot that is subject to assessment and may be payable monthly or at such other regular or specified times as the Board of Directors of the HOA may determine. Unimproved lots owned by the Grantor shall be exempt from assessments. The HOA shall, upon demand, for a reasonable charge, furnish a certificate setting forth whether assessments on a specified lot have been paid and the amount of any delinquency, which certificate, upon execution by a duly authorized officer of the HOA as of the date of its issuance.

(6) Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of twenty-one percent (21%) per annum or at the highest rate allowed by law if such rate is less than twenty-one percent (21%). The HOA may bring an action of law against the owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability of the assessment provided for herein by non-use of the irrigation system or abandonment of his lot.

(7) The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any lot shall not effect the assessment lien. However, the sale or transfer of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payment which became due prior to such sale or transfer. No sale or transfer shall receive such lot liability for any assessments thereafter becoming due or from lien thereof.

(28) These provisions may be enforced at law or in equity by the HOA or any owners of any one (1) of more lots. In the event

an action is instituted or defended to enforce the terms of these covenants, the prevailing party in such litigation, in addition to any other right or remedy, shall be entitled to reasonable attorney's fees and other costs incurred in connection with such litigation.

IN WITNESS WHEREOF, the undersigned, constituting the owner of not less than seventy-five percent (75%) of the lots in RAY FISHERS RATTLESNAKE CREEK SUBDIVISION, hereby execute this document.

Esther Fisher
Esther Fisher, Grantor

Ronald Fisher
Ronald Fisher, Agent for Grantor

Jim Carrie
Jim Carrie

Sharlene Carrie
Sharlene Carrie

STATE OF IDAHO)
County of Elmore) ss.

On this 26th day of February, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared Esther Fisher, Ronald Fisher, Jim Carrie, Sharlene Carrie known to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that he/they executed the same.

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

299077

ELMORE COUNTY, IDAHO ss
Request of

Esther Z. Fisher
Time 11:46 AM
Date February 26, 1997
Book _____ Page _____

DOLORES ROBISON

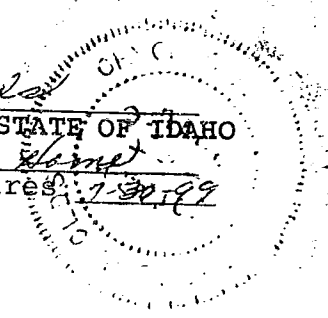
Recorder

By [Signature]
Deputy

Fee \$33.00

(11)

Carol J. Olds
NOTARY PUBLIC FOR STATE OF IDAHO
Residing at McLain Street
My Commission expires 7-30-99



**AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS OF ROY FISHER'S
RATTLESNAKE CREEK SUBDIVISION**

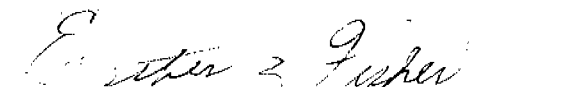
THIS AMENDMENT is made to that certain Declaration Of Covenants, Conditions, And Restrictions Of Roy Fisher's Rattlesnake Creek Subdivision, ("Covenants"), recorded February 29, 1997, as Instrument No. 299077, records of Elmore County, Idaho.

The undersigned, who collectively own seventy-five percent (75%) or more of the lots in Ray Fisher's Rattlesnake Creek Subdivision, do hereby modify and amend Section (20) of the Covenants as follows:

(20) Any lot within this subdivision, as the same appears in the original plat thereof recorded as Instrument No. 299076, records of Elmore County, Idaho, may be split or re-subdivided into a maximum of two lots, each containing not less than two acres. The owner of each lot resulting from any split or re-subdivision of an originally platted lot shall be a Class A Member of the Rattlesnake Creek Subdivision Homeowners Association.

Except as herein specifically provided, all other provisions of the Covenants shall remain in full force and effect.

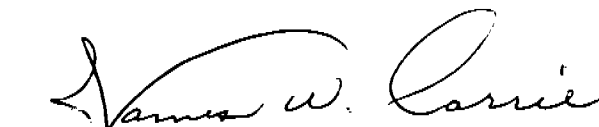
OWNER (Lots 1,4, 7, 10, 11, 12 and 13)



Esther Z. Fisher


Instrument # 380602
Elmore County, Idaho
10:24am Oct.02,2006
For: GUARANTY TITLE INC
No. of Pages: 6 Fee: \$18.00
MERRILEE HILER, Recorder
Deputy: DLE

OWNER (Lots 2 and 5)




James W. Carrie

OWNER (Lots 2 and 5)



E. Sharlene Carrie

OWNER (Lot 3)



Ronald R. Fisher

OWNER (Lot 3)

Andrea Fisher

OWNER (Lot 8)

Robert Lytle

OWNER (Lot 8)


Jana Lytle

OWNER (Lot 9)



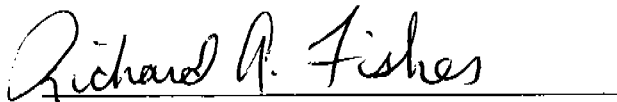
Richard Scott Loosli

OWNER (Lot 9)




Tammy/M. Koser-Loosli

OWNER (Lot 14)



Richard A. Fisher

OWNER (Lot 6)

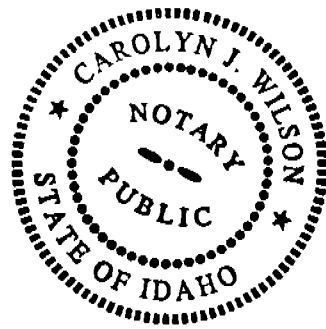


Christian Baptist Church
By: _____
Its: _____

STATE OF IDAHO)
) ss
County of Elmore)

On this 22nd day of April, 2006, before me, a Notary Public in and for said State, personally appeared Ronald R. Fisher and E. Andrea Fisher, husband and wife, known or identified to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

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



Carolyn J. Wilson
Notary Public for Idaho
Residing at Mountain Home, Idaho
Commission Expires: 12/07/06

STATE OF IDAHO)
) ss
County of Elmore)

On this _____ day of April, 2006, before me, a Notary Public in and for said State, personally appeared Robert Lytle and Jana Lytle, husband and wife, known or identified to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

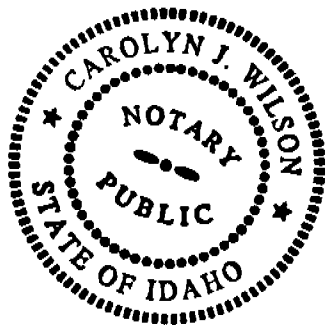
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first written above.

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

STATE OF IDAHO)
) ss
County of Elmore)

On this 25th day of April, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Dale M. Seay, known or identified to me to be the President of the Christian Baptist Church, the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

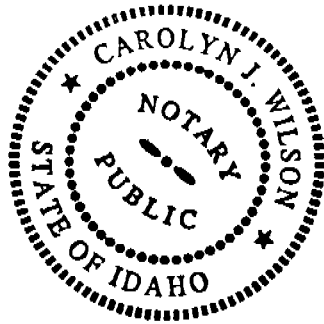


Carolyn J. Wilson
Notary Public for Idaho
Residing at: Mountain Home, Idaho
Commission Expires: 12/07/06

STATE OF IDAHO)
) ss
County of Elmore)

On this 22nd day of April, 2006, before me, a Notary Public in and for said State, personally appeared Esther Z. Fisher, a widow, known or identified to me to be the person who executed the foregoing instrument, and acknowledged to me that he/she executed the same.

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

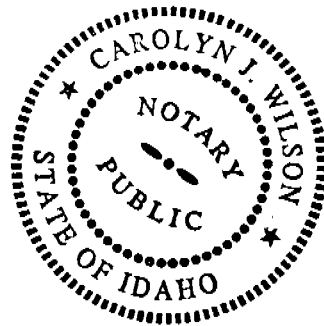


Carolyn J. Wilson
Notary Public for Idaho
Residing at Mountain Home, Idaho
Commission Expires: 12/07/06

STATE OF IDAHO)
) ss
County of Elmore)

On this 22nd day of April, 2006, before me, a Notary Public in and for said State, personally appeared James W. Carrie and E. Sharlene Carrie, husband and wife, known or identified to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

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

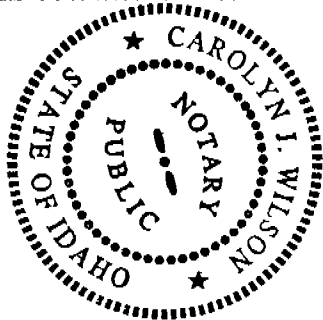


Carolyn J. Wilson
Notary Public for Idaho
Residing at Mountain Home, Idaho
Commission Expires: 12/07/06

STATE OF IDAHO)
) ss
County of Elmore)

On this 22nd day of April, 2006, before me, a Notary Public in and for said State, personally appeared Richard Scott Loosli and Tammy M. Koser-Loosli, husband and wife, known or identified to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

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

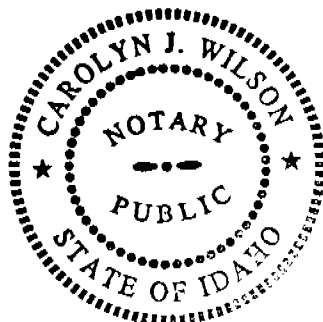


Carolyn J. Wilson
Notary Public for Idaho
Residing at Mountain Home, Idaho
Commission Expires: 12/07/06

STATE OF IDAHO)
) ss
County of Elmore)

On this 22nd day of April, 2006, before me, a Notary Public in and for said State, personally appeared Richard A. Fisher, known or identified to me to be the person who executed the foregoing instrument, and acknowledged to me that he/she executed the same.

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



Carolyn J. Wilson
Notary Public for Idaho
Residing at Mountain Home, Idaho
Commission Expires: 12/07/06

Soils Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

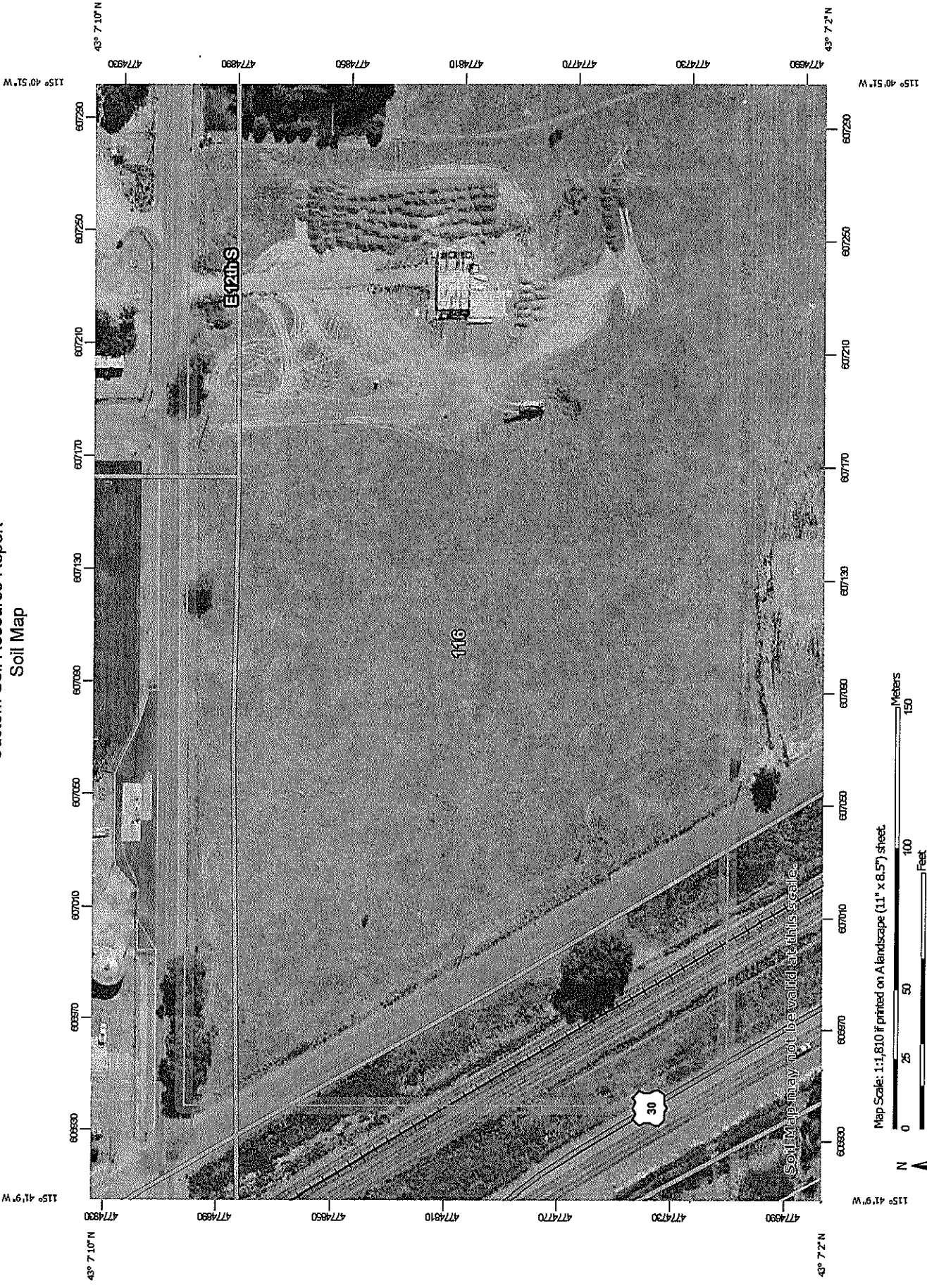
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:1,810 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background
 - Aerial Photography
- Other
 - Spoil Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
 - Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
 Survey Area Data: Version 11, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2022—Jul 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
116	Power silt loam, 1 to 4 percent slopes	15.6	100.0%
Totals for Area of Interest		15.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties

116—Power silt loam, 1 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2qxf
Elevation: 2,000 to 4,600 feet
Mean annual precipitation: 8 to 12 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Power and similar soils: 80 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Power

Setting

Landform: Stream terraces, lava plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess

Typical profile

AE - 0 to 6 inches: silt loam
Bt - 6 to 19 inches: clay loam
Bw - 19 to 26 inches: loam
Bk - 26 to 60 inches: loam

Properties and qualities

Slope: 1 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Ecological site: R011XY001ID - Loamy 8-12 PZ
Hydric soil rating: No

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United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

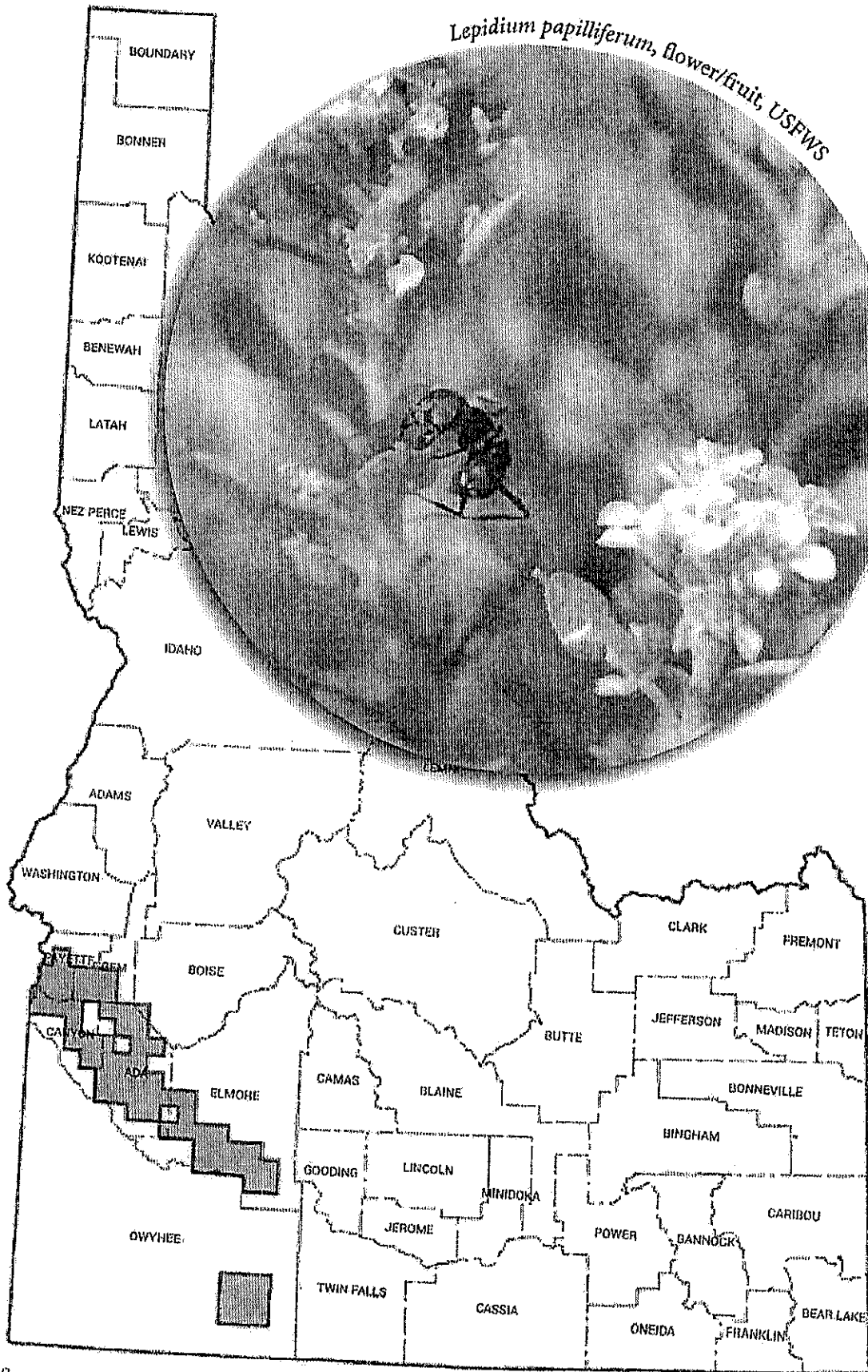
Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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Idaho Location Map: Slickspot peppergrass



SLICKSPOT PEPPERGRASS

Lepidium papilliferum (L. Henderson) A. Nelson. & J.F. Macbr.
Brassicaceae (Mustard family)

Conservation ranks: USFWS Threatened; NatureServe G2 S2; BLM Type 1

Description

Annual or biennial from a taproot, mostly 10-30 cm tall and intricately branched. Stems and usually the leaves pubescent, the hairs small, club-shaped, and often flattened and scale-like when dry. Leaves pinnate to bipinnate with linear to oblong segments. Inflorescence much-branched with numerous small, white flowers. Filaments of the anthers covered with club-shaped hairs. Fruits flattened, roundish, about 3 mm long, hairless or with a few hairs.

Field Identification Tips

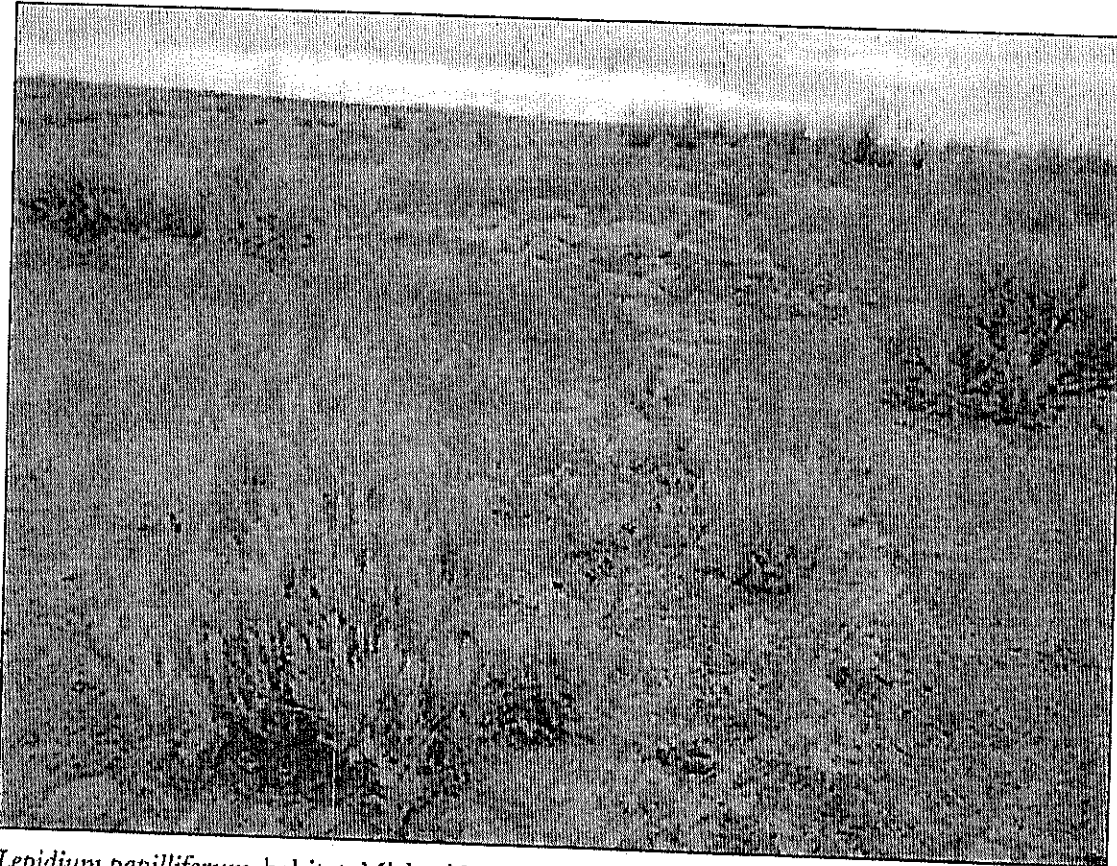
Slickspot peppergrass is densely covered with small hairs that appear somewhat flattened. The anthers are bearded with the same kind of hairs. Leaves all at least pinnately divided with linear divisions and the lower and basal ones usually bipinnate. Biennial and large annual plants produce numerous small white flowers that collectively produce a showy display. Annual plants can be tiny and with relatively few flowers some years at some sites.

Similar Species

Lepidium perfoliatum is an introduced weedy annual adapted to the same slickspot microsites that support slickspot peppergrass. It differs by having two types of leaves, the lower bi- or tri-pinnate with linear segments, the middle and upper entire, strongly cordate, and appearing to wrap around the stem. In addition, plants often lack hairs and the flowers may be white or pale yellow. *Lepidium montanum* differs in having some leaves entire and leaf divisions on the pinnate leaves being oblong to ovate rather than mostly linear. Although plants are often pubescent, the hairs are not club-shaped; and the anther filaments are hairless.

Phenology

Both the annual and biennial types emerge in early spring, flower in late spring, and complete seed set by mid-summer. The annual type does all this in a single growing season before dying. Biennial plants persist throughout the first summer and over winter as a basal rosette, before reproducing the second growing season, and then dying. Plant abundance and proportion of annuals versus biennials in a population can vary greatly from year to year.



Lepidium papilliferum, habitat, Michael Mancuso

Habitat

Slickspot peppergrass is a species of southwestern Idaho's semi-arid sagebrush-steppe ecosystem restricted to specialized habitats known as slickspots (or mini-playas) - visually distinct, whitish, sparsely-vegetated soil inclusions created by unusual edaphic conditions. Individual slickspots vary in size, but the majority range up to approximately 50 m².



Lepidium papilliferum, plant, Barbara Schmidt (USFWS)

Distribution

Endemic to southwestern Idaho, with populations scattered across the western Snake River Plain from near New Plymouth eastward to the Glens Ferry area; the Boise-Eagle-Emmett foothills; and a portion of the Owyhee Plateau located between the Jarbidge River and the East Fork of the Bruneau River. Occurrences are known from Ada, Canyon, Elmore, Gem, Owyhee, and Payette counties.

Taxonomy

Synonyms include *Lepidium montanum* Nutt. var. *papilliferum* L. Henderson and *Lepidium montanum* Nutt. ssp. *papilliferum* (L. Henderson) C.L. Hitchc.

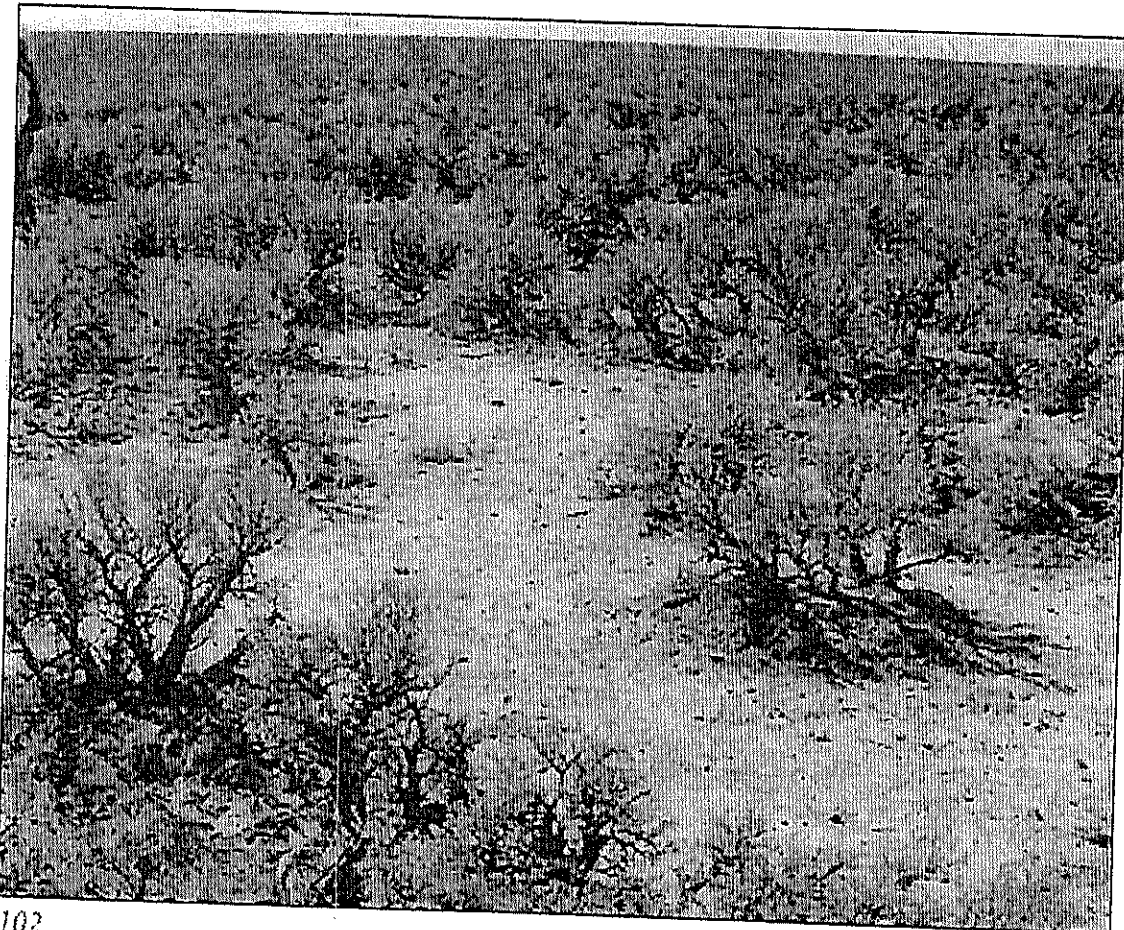
References

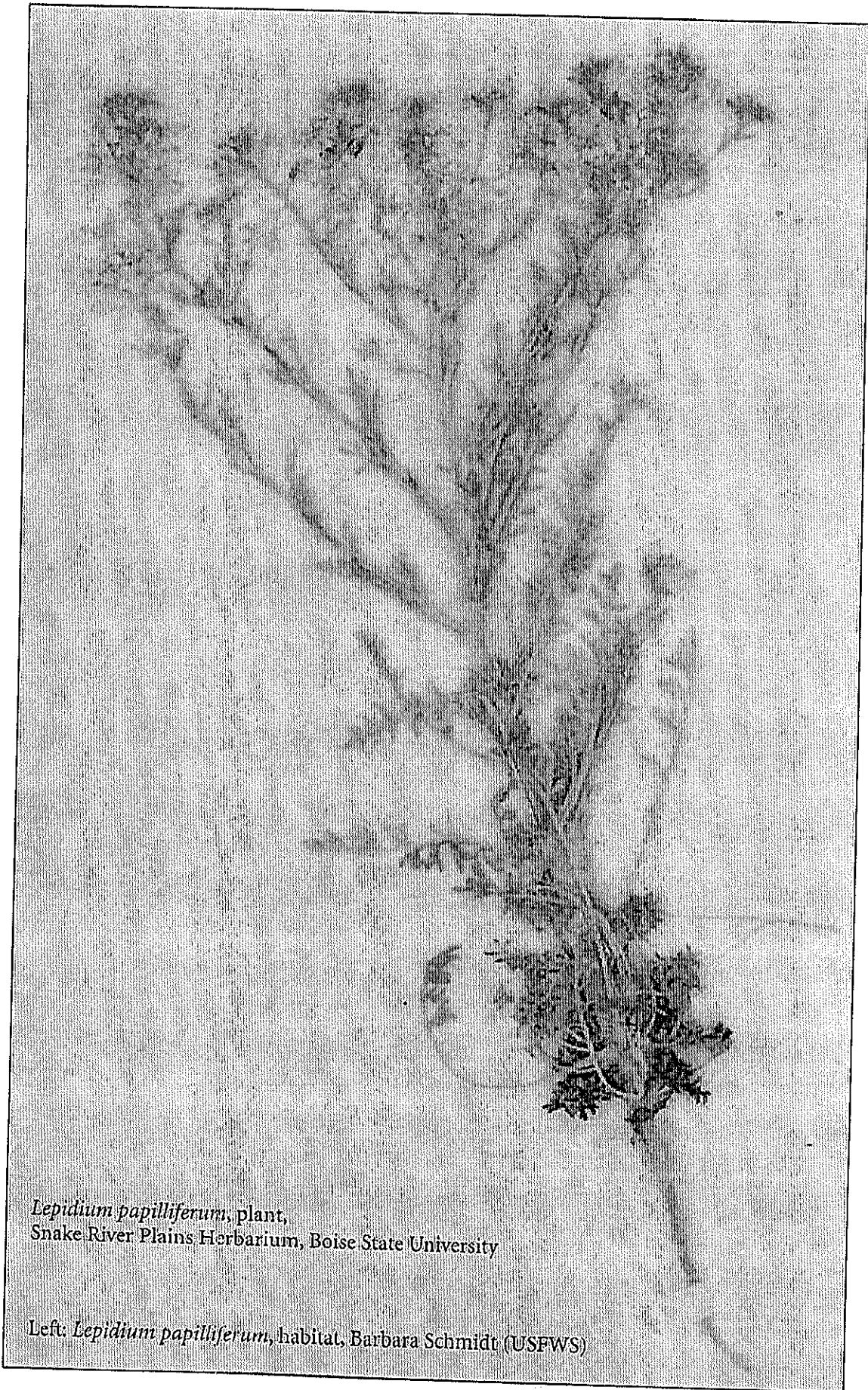
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Moseley, R.K. 1994. Report on the conservation status of *Lepidium papilliferum*. Idaho Conservation Data Center, Idaho Department of Fish and Game, Boise. 35 pp plus appendices.

U.S. Fish and Wildlife Service. 2016. Endangered and Threatened wildlife and plants; Threatened status for *Lepidium papilliferum* (slickspot peppergrass) throughout its range. *Federal Register* 81 (159):55058-55084.





Lepidium papilliferum, plant,
Snake River Plains Herbarium, Boise State University

Left: *Lepidium papilliferum*, habitat, Barbara Schmidt (USFWS)

Scientific Name	Common Name	IDAPA	Category	Kingdom	Phylum	Class	Order	Family
<i>Acanthis flammea</i>	Common Redpoll	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Fringillidae
<i>Accipiter</i>	Bird Hawks		Bird	Animalia	Craniata	Aves	Falconiform	Accipitridae
<i>Accipiter cooperii</i>	Cooper's Hawk	Protected	Bird	Animalia	Craniata	Aves	Falconiform	Accipitridae
<i>Accipiter gentilis</i>	Northern Goshawk	Protected	Bird	Animalia	Craniata	Aves	Falconiform	Accipitridae
<i>Accipiter striatus</i>	Sharp-shinned Hawk	Protected	Bird	Animalia	Craniata	Aves	Falconiform	Accipitridae
<i>Actitis macularius</i>	Spotted Sandpiper	Protected	Bird	Animalia	Craniata	Aves	Charadriiform	Scolopacidae
<i>Aechmophorus</i>		Protected	Bird	Animalia	Craniata	Aves	Podicipedii	Podicipedidae
<i>Aechmophorus clarkii</i>	Clark's Grebe	Protected	Bird	Animalia	Craniata	Aves	Podicipedii	Podicipedidae
<i>Aechmophorus occidentalis</i>	Western Grebe	Protected	Bird	Animalia	Craniata	Aves	Podicipedii	Podicipedidae
<i>Aegolius acadicus</i>	Northern Saw-whet Owl	Protected	Bird	Animalia	Craniata	Aves	Strigiforme	Strigidae
<i>Aeronautes saxatalis</i>	White-throated Swift	Protected	Bird	Animalia	Craniata	Aves	Apodiform	Apodidae
<i>Agelaius phoeniceus</i>	Red-winged Blackbird	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Icteridae
<i>Aix sponsa</i>	Wood Duck	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Alces americanus</i>	Moose	Big Game	Mammal	Animalia	Craniata	Mammalia	Artiodactyl	Cervidae
<i>Alectoris chukar</i>	Chukar	Upland Ga	Bird	Animalia	Craniata	Aves	Galliforme	Phasianidae
<i>Allium validum</i>	Tail Swamp Onion		Plant	Plantae	Anthophyt	Monocoty	Liliales	Liliaceae
<i>Ambystoma macrodactylum</i>	Long-toed Salamander	Protected	Amphibian	Animalia	Craniata	Amphibia	Caudata	Ambystomatidae
<i>Ambystoma mavortium</i>	Western Tiger Salamander	Protected	Amphibian	Animalia	Craniata	Amphibia	Caudata	Ambystomatidae
<i>Ammodramus leconteii</i>	Le Conte's Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Ammodramus savannarum</i>	Grasshopper Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Ammospermophilus leucurus</i>	White-tailed Antelope Squirrel		Mammal	Animalia	Craniata	Mammalia	Rodentia	Sciuridae
<i>Amphispiza bilineata</i>	Black-throated Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Anas acuta</i>	Northern Pintail	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Anas americana</i>	American Wigeon	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Anas clypeata</i>	Northern Shoveler	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Anas crecca</i>	Green-winged Teal	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Anas cyanoptera</i>	Cinnamon Teal	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Anas discors</i>	Blue-winged Teal	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Anas penelope</i>	Eurasian Wigeon	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Anas platyrhynchos</i>	Mallard	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Anas strepera</i>	Gadwall	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Anatidae - Duck spp.</i>	Unclassified Duck	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Anaxyrus boreas</i>	Western Toad	Protected	Amphibian	Animalia	Craniata	Amphibia	Anura	Bufoinae

Scientific Name	Common Name	IDAPA	Category	Kingdom	Phylum	Class	Order	Family
Anaxyrus woodhousii	Woodhouse's Toad	Protected	Amphibian	Animalia	Craniata	Amphibia	Anura	Bufo
Anodonta californiensis	California Floater		Mollusc	Animalia	Mollusca	Bivalvia	Unionoida	Unionidae
Anser albifrons	Greater White-fronted Goose	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
Anthus rubescens	American Pipit	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Motacillidae
Aquila chrysaetos	Golden Eagle	Protected	Bird	Animalia	Craniata	Aves	Falconiform	Accipitridae
Archilochus alexandri	Black-chinned Hummingbird	Protected	Bird	Animalia	Craniata	Aves	Apodiform	Trochilidae
Ardea alba	Great Egret	Protected	Bird	Animalia	Craniata	Aves	Ciconiiform	Ardeidae
Ardea herodias	Great Blue Heron	Protected	Bird	Animalia	Craniata	Aves	Ciconiiform	Ardeidae
Artemisiospiza nevadensis	Sagebrush Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
Ascaphus montanus	Rocky Mountain Tailed Frog	Protected	Amphibian	Animalia	Craniata	Amphibia	Anura	Ascaphidae
Asio flammeus	Short-eared Owl	Protected	Bird	Animalia	Craniata	Aves	Strigiform	Strigidae
Asio otus	Long-eared Owl	Protected	Bird	Animalia	Craniata	Aves	Strigiform	Strigidae
Aspidoscelis tigris	Tiger Whiptail	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Teiidae
Astragalus adanus	Boise Milkvetch		Plant	Plantae	Anthophyt	Dicotyledo	Fabales	Fabaceae
Astragalus atratus var. insepitus	Mourning Milkvetch		Plant	Plantae	Anthophyt	Dicotyledo	Fabales	Fabaceae
Astragalus multiflorus	Mulford's Milkvetch		Plant	Plantae	Anthophyt	Dicotyledo	Fabales	Fabaceae
Astragalus purshii var. ophiogenes	Snake River Milkvetch		Plant	Plantae	Anthophyt	Dicotyledo	Fabales	Fabaceae
Athene cunicularia	Burrowing Owl	Protected	Bird	Animalia	Craniata	Aves	Strigiform	Strigidae
Aythya affinis	Lesser Scaup	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
Aythya americana	Redhead	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
Aythya collaris	Ring-necked Duck	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
Aythya marila	Greater Scaup	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
Aythya valisineria	Canvasback	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
Bombycilla cedrorum	Cedar Waxwing	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Bombycillidae
Bombycilla garrulus	Bohemian Waxwing	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Bombycillidae
Bonasa umbellus	Ruffed Grouse	Upland Ga	Bird	Animalia	Craniata	Aves	Galliform	Phasianidae
Botaurus lentiginosus	American Bittern	Protected	Bird	Animalia	Craniata	Aves	Ciconiiform	Ardeidae
Botrychium crenulatum	Crenulate Moonwort		Plant	Plantae	Filicinophyt	Ophiogloss	Ophiogloss	Ophioglossaceae
Brachylagus idahoensis	Pygmy Rabbit	Upland Ga	Mammal	Animalia	Craniata	Mammalia	Lagomorpi	Leporidae
Branchinecta raptor	Raptor Fairy Shrimp		Arthropod	Animalia	Mollusca	Branchiopo	Anostraca	Branchinectidae
Branta canadensis	Canada Goose	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
Branta hutchinsii	Cackling Goose		Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
Bryum calobryoides	Beautiful Bryum		Plant	Plantae	Bryophyta	Bryopsida	Bryales	Bryaceae

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Bubo virginianus	Great Horned Owl	Protected	Bird	Animalia	Craniata	Aves	Strigiformes	Strigidae
Bubulcus ibis	Cattle Egret	Protected	Bird	Animalia	Craniata	Aves	Ciconiiformes	Ardeidae
Bucephala albeola	Bufflehead	Game Bird	Bird	Animalia	Craniata	Aves	Anseriformes	Anatidae
Bucephala clangula	Common Goldeneye	Game Bird	Bird	Animalia	Craniata	Aves	Anseriformes	Anatidae
Bucephala islandica	Barrow's Goldeneye	Game Bird	Bird	Animalia	Craniata	Aves	Anseriformes	Anatidae
Buteo			Bird	Animalia	Craniata	Aves	Falconiformes	Accipitridae
Buteo jamaicensis	Red-tailed Hawk	Protected	Bird	Animalia	Craniata	Aves	Falconiformes	Accipitridae
Buteo lagopus	Rough-legged Hawk	Protected	Bird	Animalia	Craniata	Aves	Falconiformes	Accipitridae
Buteo lineatus	Red-shouldered Hawk	Protected	Bird	Animalia	Craniata	Aves	Falconiformes	Accipitridae
Buteo regalis	Ferruginous Hawk	Protected	Bird	Animalia	Craniata	Aves	Falconiformes	Accipitridae
Buteo swainsoni	Swainson's Hawk	Protected	Bird	Animalia	Craniata	Aves	Falconiformes	Accipitridae
Calamus melanocorys	Lark Bunting	Protected	Bird	Animalia	Craniata	Aves	Passeriformes	Emberizidae
Calidris			Bird	Animalia	Craniata	Aves	Charadriiformes	Scolopacidae
Calidris alba	Sanderling	Protected	Bird	Animalia	Craniata	Aves	Charadriiformes	Scolopacidae
Calidris alpina	Dunlin	Protected	Bird	Animalia	Craniata	Aves	Charadriiformes	Scolopacidae
Calidris bairdii	Baird's Sandpiper	Protected	Bird	Animalia	Craniata	Aves	Charadriiformes	Scolopacidae
Calidris mauri	Western Sandpiper	Protected	Bird	Animalia	Craniata	Aves	Charadriiformes	Scolopacidae
Calidris melanotos	Pectoral Sandpiper	Protected	Bird	Animalia	Craniata	Aves	Charadriiformes	Scolopacidae
Calidris minutilla	Least Sandpiper	Protected	Bird	Animalia	Craniata	Aves	Charadriiformes	Scolopacidae
Calidris pusilla	Semipalmated Sandpiper	Protected	Bird	Animalia	Craniata	Aves	Charadriiformes	Scolopacidae
Callipepla californica	California Quail	Upland Ga	Bird	Animalia	Craniata	Aves	Charadriiformes	Scolopacidae
Callospermophilus lateralis	Golden-mantled Ground Squirrel	Protected	Mammal	Animalia	Craniata	Mammalia	Rodentia	Sciuridae
Calypte anna	Anna's Hummingbird	Protected	Bird	Animalia	Craniata	Aves	Apodiformes	Trochilidae
Canis latrans	Coyote	Predatory	Mammal	Animalia	Craniata	Mammalia	Carnivora	Canidae
Cardellina pusilla	Wilson's Warbler	Protected	Bird	Animalia	Craniata	Aves	Passeriformes	Parulidae
Carex stramineiformis	Mt. Shasta Sedge		Plant	Plantae	Anthophyta	Monocot	Cyperales	Cyperaceae
Castor canadensis	American Beaver	Furbearing	Mammal	Animalia	Craniata	Mammalia	Rodentia	Castoridae
Cathartes aura	Turkey Vulture	Protected	Bird	Animalia	Craniata	Aves	Falconiformes	Cathartidae
Catharus fuscescens	Veery	Protected	Bird	Animalia	Craniata	Aves	Passeriformes	Turdidae
Catharus guttatus	Hermit Thrush	Protected	Bird	Animalia	Craniata	Aves	Passeriformes	Turdidae
Catharus ustulatus	Swainson's Thrush	Protected	Bird	Animalia	Craniata	Aves	Passeriformes	Turdidae
Catherpes mexicanus	Canyon Wren	Protected	Bird	Animalia	Craniata	Aves	Passeriformes	Troglodytidae
Centrocercus urophasianus	Greater Sage-Grouse	Upland Ga	Bird	Animalia	Craniata	Aves	Galliformes	Phasianidae

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<i>Certhia americana</i>	Brown Creeper	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Certhiidae
<i>Chaenactis stevioides</i>	Desert Pincushion		Plant	Plantae	Anthophyt	Dicotyledo	Asterales	Asteraceae
<i>Chaetura vauxi</i>	Vaux's Swift	Protected	Bird	Animalia	Craniata	Aves	Apodiform	Apodidae
<i>Charadrius semipalmatus</i>	Semipalmated Plover	Protected	Bird	Animalia	Craniata	Aves	Charadriif	Charadriidae
<i>Charadrius vociferus</i>	Killdeer	Protected	Bird	Animalia	Craniata	Aves	Charadriif	Charadriidae
<i>Charina bottae</i>	Northern Rubber Boa	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Boidae
<i>Chen caerulescens</i>	Snow Goose	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Chen rossii</i>	Ross's Goose	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Chlidonias niger</i>	Black Tern	Protected	Bird	Animalia	Craniata	Aves	Charadriif	Laridae
<i>Chondestes grammacus</i>	Lark Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Chordeiles minor</i>	Common Nighthawk	Protected	Bird	Animalia	Craniata	Aves	Caprimulgi	Caprimulgidae
<i>Chroicocephalus philadelphia</i>	Bonaparte's Gull	Protected	Bird	Animalia	Craniata	Aves	Charadriif	Laridae
<i>Cicindela plutionia</i>	Alpine Tiger Beetle		Arthropod	Animalia	Arthropod	Insecta	Coleoptera	Carabidae
<i>Cinclus mexicanus</i>	American Dipper	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Cinclidae
<i>Circus cyaneus</i>	Northern Harrier	Protected	Bird	Animalia	Craniata	Aves	Falconiform	Accipitridae
<i>Cistothorus palustris</i>	Marsh Wren	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Troglodytidae
<i>Coccythraustes vespertinus</i>	Evening Grosbeak	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Fringillidae
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	Protected	Bird	Animalia	Craniata	Aves	Cuculiform	Cuculidae
<i>Colaptes auratus</i>	Northern Flicker	Protected	Bird	Animalia	Craniata	Aves	Piciformes	Picidae
<i>Coluber constrictor</i>	North American Racer	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Colubridae
<i>Coluber taeniatus</i>	Striped Whipsnake	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Colubridae
<i>Columba livia</i>	Rock Pigeon		Bird	Animalia	Craniata	Aves	Columbifo	Columbidae
<i>Contopus cooperi</i>	Olive-sided Flycatcher	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Tyrannidae
<i>Contopus sordidulus</i>	Western Wood-Pewee	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Tyrannidae
<i>Corbicula fluminea</i>	Asiatic Clam		Mollusc	Animalia	Mollusca	Bivalvia	Veneroida	Corbiculidae
<i>Corvus brachyrhynchos</i>	American Crow	Game Bird	Bird	Animalia	Craniata	Aves	Passeriform	Corvidae
<i>Corvus corax</i>	Common Raven	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Corvidae
<i>Crotalus oreganus</i>	Western Rattlesnake	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Corvidae
<i>Crotalus viridis</i>	Prairie Rattlesnake	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Viperidae
<i>Crotaphytus bicinctores</i>	Great Basin Collared Lizard	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Viperidae
<i>Cyanocitta stelleri</i>	Steller's Jay	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Corvidae
<i>Cygnus</i>	Swan		Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Cygnus buccinator</i>	Trumpeter Swan	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae

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<i>Cygnus columbianus</i>	Tundra Swan	Game Bird	Bird	Animalia	Carniata	Aves	Anseriform	Anatidae
<i>Cymopterus acualis</i> var. <i>greeleyi</i>	Greeley's Wavewing		Plant	Plantae	Anthophyt	Dicotyledo	Apiales	Apiaceae
<i>Cyperus bipartitus</i>	Shining Flatsedge		Plant	Plantae	Anthophyt	Monocoty	Cyperales	Cyperaceae
<i>Dendragapus obscurus</i>	Dusky Grouse	Upland Ga	Bird	Animalia	Carniata	Aves	Galliforme	Phasianidae
<i>Dipodomys microps</i>	Chisel-toothed Kangaroo Rat		Mammal	Animalia	Carniata	Mammalia	Rodentia	Heteromyidae
<i>Dipodomys ordii</i>	Ord's Kangaroo Rat		Mammal	Animalia	Carniata	Mammalia	Rodentia	Heteromyidae
<i>Discus whitneyi</i>	Forest Disc		Mollusc	Animalia	Mollusca	Gastropod	Stylommat	Discidae
<i>Dolichonyx oryzivorus</i>	Bobolink	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Icteridae
<i>Douglasia idahoensis</i>	Idaho Dwarf-primrose		Plant	Plantae	Anthophyt	Dicotyledo	Primulales	Primulaceae
<i>Dryocopus pileatus</i>	Pileated Woodpecker	Protected	Bird	Animalia	Carniata	Aves	Piciformes	Picidae
<i>Dumetella carolinensis</i>	Gray Catbird	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Mimidae
<i>Eatonella nivea</i>	White Eatonella		Plant	Plantae	Anthophyt	Dicotyledo	Asterales	Asteraceae
<i>Egretta thula</i>	Snowy Egret	Protected	Bird	Animalia	Carniata	Aves	Ciconiiform	Ardeidae
<i>Empidonax</i>			Bird	Animalia	Carniata	Aves	Passeriform	Tyrannidae
<i>Empidonax hammondi</i>	Hammond's Flycatcher	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Tyrannidae
<i>Empidonax oberholseri</i>	Dusky Flycatcher	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Tyrannidae
<i>Empidonax occidentalis</i>	Cordilleran Flycatcher	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Tyrannidae
<i>Empidonax traillii</i>	Willow Flycatcher	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Tyrannidae
<i>Ephemerella alleni</i>	A Mayfly		Arthropod	Animalia	Arthropod	Insecta	Ephemero	Ephemere llidae
<i>Epipactis gigantea</i>	Giant Helleborine		Plant	Plantae	Anthophyt	Monocoty	Orchidales	Orchidaceae
<i>Eptesicus fuscus</i>	Big Brown Bat	Protected	Mammal	Animalia	Carniata	Mammalia	Chiroptera	Vespertilionidae
<i>Eremophila alpestris</i>	Horned Lark	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Alaudidae
<i>Eriogonum ochrocephalum</i> var. <i>c</i>	Calcareous Buckwheat		Plant	Plantae	Anthophyt	Dicotyledo	Polygonale	Polygonaceae
<i>Eriogonum shockleyi</i> var. <i>shockleyi</i>	Matted Cowpie Buckwheat		Plant	Plantae	Anthophyt	Dicotyledo	Polygonale	Polygonaceae
<i>Euphagus cyanocephalus</i>	Brewer's Blackbird	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Icteridae
<i>Falci pennis canadensis</i>	Spruce Grouse	Upland Ga	Bird	Animalia	Carniata	Aves	Galliforme	Phasianidae
<i>Falco columbarius</i>	Merlin	Protected	Bird	Animalia	Carniata	Aves	Falconiform	Falconidae
<i>Falco mexicanus</i>	Prairie Falcon	Protected	Bird	Animalia	Carniata	Aves	Falconiform	Falconidae
<i>Falco peregrinus</i>	Peregrine Falcon	Protected	Bird	Animalia	Carniata	Aves	Falconiform	Falconidae
<i>Falco sparverius</i>	American Kestrel	Protected	Bird	Animalia	Carniata	Aves	Falconiform	Falconidae
<i>Ferrissia</i>			Mollusc	Animalia	Mollusca	Gastropod	Basommat	Ancylidae
<i>Ferrissia rivularis</i>	Creeping Ancylid		Mollusc	Animalia	Mollusca	Gastropod	Basommat	Ancylidae
<i>Fisherola nuttalli</i>	Shortface Lanx		Mollusc	Animalia	Mollusca	Gastropod	Basommat	Lymnaeidae

Scientific Name	Common Name	IDAPA	Category	Kingdom	Phylum	Class	Order	Family
Fluminicola	Fluminicola sp.		Mollusc	Animalia	Mollusca	Gastropod	Neotaenio	Hydrobiidae
Fluminicola coloradoensis	Green River Pebblesnail		Mollusc	Animalia	Mollusca	Gastropod	Neotaenio	Hydrobiidae
Fluminicola fuscus	Ashy Pebblesnail		Mollusc	Animalia	Mollusca	Gastropod	Neotaenio	Hydrobiidae
Fossaria			Mollusc	Animalia	Mollusca	Gastropod	Basommat	Lymnaeidae
Fulica americana	American Coot	Game Bird	Bird	Animalia	Craniata	Aves	Gruiforme	Rallidae
Gaiba modicella	Rock Fossaria		Mollusc	Animalia	Mollusca	Gastropod	Basommat	Lymnaeidae
Gallinago delicata	Wilson's Snipe	Game Bird	Bird	Animalia	Craniata	Aves	Charadriif	Scolopacidae
Gambelia wislizenii	Long-nosed Leopard Lizard	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Crotaphytidae
Gavia immer	Common Loon	Protected	Bird	Animalia	Craniata	Aves	Gaviiforme	Gaviidae
Gavia pacifica	Pacific Loon	Protected	Bird	Animalia	Craniata	Aves	Gaviiforme	Gaviidae
Geothlypis tolmiei	MacGillivray's Warbler	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Parulidae
Geothlypis trichas	Common Yellowthroat	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Parulidae
Glaucomyx sabrinus	Northern Flying Squirrel	Protected	Mammal	Animalia	Craniata	Mammalia	Rodentia	Sciuridae
Glyptoleura marginata	White-margined Wax Plant		Plant	Plantae	Anthophyt	Dicotyledo	Asterales	Asteraceae
Gonidea angulata	Western Ridged Mussel		Mollusc	Animalia	Mollusca	Bivalvia	Unionoida	Unionidae
Grus canadensis	Sandhill Crane	Game Bird	Bird	Animalia	Craniata	Aves	Gruiforme	Gruidae
Gulo gulo	Wolverine	Protected	Mammal	Animalia	Craniata	Mammalia	Carnivora	Mustelidae
Gyraulus			Mollusc	Animalia	Craniata	Mammalia	Carnivora	Mustelidae
Gyraulus circumstriatus	Disc Gyro		Mollusc	Animalia	Mollusca	Gastropod	Basommat	Planorbidae
Gyraulus parvus	Ash Gyro		Mollusc	Animalia	Mollusca	Gastropod	Basommat	Planorbidae
Haemorhous cassinii	Cassin's Finch	Protected	Bird	Animalia	Mollusca	Gastropod	Basommat	Planorbidae
Haemorhous mexicanus	House Finch	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Fringillidae
Haliaeetus leucocephalus	Bald Eagle	Protected	Bird	Animalia	Craniata	Aves	Falconiform	Accipitridae
Himantopus mexicanus	Black-necked Stilt	Protected	Bird	Animalia	Craniata	Aves	Charadriif	Recurvirostridae
Hirundo rustica	Barn Swallow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Hirundinidae
Histrionicus histrionicus	Harlequin Duck	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
Hydroprogne caspia	Caspian Tern	Protected	Bird	Animalia	Craniata	Aves	Charadriif	Laridae
Hypsigena chlorophaea	Desert Nightsnake	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Colubridae
Icteria virens	Yellow-breasted Chat	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Parulidae
Icterus bullockii	Bullock's Oriole	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Parulidae
Ipomopsis polycladon	Spreading Gilia	Protected	Plant	Plantae	Anthophyt	Dicotyledo	Solanales	Polemoniaceae
Junco hyemalis	Dark-eyed Junco	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
Lanius			Bird	Animalia	Craniata	Aves	Passeriform	Laniidae

Scientific Name	Common Name	IDAPA	Category	Kingdom	Phylum	Class	Order	Family
Lanius excubitor	Northern Shrike	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Laniidae
Lanius ludovicianus	Loggerhead Shrike	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Laniidae
Larus argentatus	Herring Gull	Protected	Bird	Animalia	Carniata	Aves	Charadriiform	Laridae
Larus californicus	California Gull	Protected	Bird	Animalia	Carniata	Aves	Charadriiform	Laridae
Larus canus	Mew Gull	Protected	Bird	Animalia	Carniata	Aves	Charadriiform	Laridae
Larus delawarensis	Ring-billed Gull	Protected	Bird	Animalia	Carniata	Aves	Charadriiform	Laridae
Larus glaucescens	Glaucous-winged Gull	Protected	Bird	Animalia	Carniata	Aves	Charadriiform	Laridae
Larus thayeri	Thayer's Gull	Protected	Bird	Animalia	Carniata	Aves	Charadriiform	Laridae
Lasionycteris noctivagans	Silver-haired Bat	Protected	Mammal	Animalia	Carniata	Aves	Chiroptera	Vespertilionidae
Lepidium davisii	Davis' Peppergrass		Plant	Plantae	Anthophyt	Dicotyledo	Capparales	Brassicaceae
Lepidium papilliferum	Slickspot Peppergrass		Plant	Plantae	Anthophyt	Dicotyledo	Capparales	Brassicaceae
Lepus americanus	Snowshoe Hare	Upland Ga	Mammal	Animalia	Carniata	Mammalia	Lagomorpha	Leporidae
Lepus californicus	Black-tailed Jackrabbit	Predatory	Mammal	Animalia	Carniata	Mammalia	Lagomorpha	Leporidae
Lepus townsendii	White-tailed Jackrabbit	Predatory	Mammal	Animalia	Carniata	Mammalia	Lagomorpha	Leporidae
Leucophaeus pipixcan	Franklin's Gull	Protected	Bird	Animalia	Carniata	Aves	Charadriiform	Laridae
Lewisia sacajawana	Sacajawea's bitterroot		Plant	Plantae	Anthophyt	Dicotyledo	Caryophyll	Portulacaceae
Limnodromus scolopaceus	Long-billed Dowitcher	Protected	Bird	Animalia	Carniata	Aves	Charadriiform	Scolopacidae
Limosa fedoa	Marbled Godwit	Protected	Bird	Animalia	Carniata	Aves	Charadriiform	Scolopacidae
Lithobates pipiens	Northern Leopard Frog	Protected	Amphibian	Animalia	Carniata	Amphibia	Anura	Ranidae
Lomatium packardiae	Packard's Desert-parsley	Protected	Plant	Plantae	Anthophyt	Dicotyledo	Apiales	Apiaceae
Lontra canadensis	Northern River Otter	Furbearing	Mammal	Animalia	Carniata	Mammalia	Carnivora	Mustelidae
Lophodytes cucullatus	Hooded Merganser	Game Bird	Bird	Animalia	Carniata	Aves	Anseriform	Anatidae
Loxia curvirostra	Red Crossbill	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Fringillidae
Loxia leucoptera	White-winged Crossbill	Protected	Bird	Animalia	Carniata	Aves	Passeriform	Fringillidae
Lynx canadensis	Canada Lynx	Threatene	Mammal	Animalia	Carniata	Mammalia	Carnivora	Felidae
Lynx rufus	Bobcat	Furbearing	Mammal	Animalia	Carniata	Mammalia	Carnivora	Felidae
Marmota flaviventris	Yellow-bellied Marmot		Mammal	Animalia	Carniata	Mammalia	Rodentia	Sciuridae
Martes americana	American Marten	Furbearing	Mammal	Animalia	Carniata	Mammalia	Carnivora	Mustelidae
Megaceryle alcyon	Belted Kingfisher	Protected	Bird	Animalia	Carniata	Aves	Coraciiform	Alcedinidae
Megascops kennicottii	Western Screech-Owl	Protected	Bird	Animalia	Carniata	Aves	Strigiforme	Strigidae
Melanerpes lewis	Lewis's Woodpecker	Protected	Bird	Animalia	Carniata	Aves	Piciformes	Picidae
Melanitta			Bird	Animalia	Carniata	Aves	Anseriform	Anatidae
Melanitta fusca	White-winged Scoter	Game Bird	Bird	Animalia	Carniata	Aves	Anseriform	Anatidae
















Scientific Name	Common Name	IDAPA	Category	Kingdom	Phylum	Class	Order	Family
<i>Meleagris gallopavo</i>	Wild Turkey	Upland Ga	Bird	Animalia	Craniata	Aves	Galliforme	Phasianidae
<i>Melospiza georgiana</i>	Swamp Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Melospiza lincolnii</i>	Lincoln's Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Melospiza melodia</i>	Song Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Mephitis mephitis</i>	Striped Skunk	Predatory	Mammal	Animalia	Craniata	Mammalia	Carnivora	Mephitidae
<i>Mergus merganser</i>	Common Merganser	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Mergus serrator</i>	Red-breasted Merganser	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae
<i>Microtus longicaudus</i>	Long-tailed Vole	Protected	Mammal	Animalia	Craniata	Mammalia	Rodentia	Cricetidae
<i>Microtus montanus</i>	Montane Vole		Mammal	Animalia	Craniata	Mammalia	Rodentia	Cricetidae
<i>Mimus polyglottos</i>	Northern Mockingbird	Protected	Bird	Animalia	Craniata	Mammalia	Rodentia	Cricetidae
<i>Molothrus ater</i>	Brown-headed Cowbird	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Mimidae
<i>Musculium</i>				Animalia	Craniata	Aves	Passeriform	Icteridae
<i>Mustela</i>	<i>Mustela</i> sp.		Mollusc	Animalia	Mollusca	Bivalvia	Veneroida	Sphaeriidae
<i>Mustela erminea</i>	Ermine or Short-tailed Weasel		Mammal	Animalia	Craniata	Mammalia	Carnivora	Mustelidae
<i>Mustela frenata</i>	Long-tailed Weasel	Predatory	Mammal	Animalia	Craniata	Mammalia	Carnivora	Mustelidae
<i>Myadestes townsendi</i>	Townsend's Solitaire	Predatory	Mammal	Animalia	Craniata	Mammalia	Carnivora	Mustelidae
<i>Myodes gapperi</i>	Southern Red-backed Vole	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Turdidae
<i>Myotis ciliolabrum</i>	Western Small-footed Myotis		Mammal	Animalia	Craniata	Mammalia	Rodentia	Cricetidae
<i>Myotis lucifugus</i>	Little Brown Myotis	Protected	Mammal	Animalia	Craniata	Mammalia	Chiroptera	Vespertilionidae
<i>Myotis yumanensis</i>	Yuma Myotis	Protected	Mammal	Animalia	Craniata	Mammalia	Chiroptera	Vespertilionidae
<i>Neotoma cinerea</i>	Bushy-tailed Woodrat	Protected	Mammal	Animalia	Craniata	Mammalia	Chiroptera	Vespertilionidae
<i>Nucifraga columbiana</i>	Clark's Nutcracker	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Corvidae
<i>Numenius americanus</i>	Long-billed Curlew	Protected	Bird	Animalia	Craniata	Aves	Charadriif	Scolopacidae
<i>Nycticorax nycticorax</i>	Black-crowned Night-Heron	Protected	Bird	Animalia	Craniata	Aves	Ciconiiform	Ardeidae
<i>Ochotona princeps</i>	American Pika	Protected	Bird	Animalia	Craniata	Mammalia	Lagomorpha	Ochotonidae
<i>Ondatra zibethicus</i>	Common Muskrat	Furbearing	Mammal	Animalia	Craniata	Mammalia	Rodentia	Cricetidae
<i>Onychomys leucogaster</i>	Northern Grasshopper Mouse		Mammal	Animalia	Craniata	Mammalia	Rodentia	Cricetidae
<i>Oreamnos americanus</i>	Mountain Goat	Big Game	Mammal	Animalia	Craniata	Mammalia	Artiodactyl	Bovidae
<i>Oreortyx pictus</i>	Mountain Quail	Upland Ga	Bird	Animalia	Craniata	Aves	Galliforme	Odontophoridae
<i>Oreoscoptes montanus</i>	Sage Thrasher	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Mimidae
<i>Oreothlypis celata</i>	Orange-crowned Warbler	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Parulidae
<i>Oreothlypis ruficapilla</i>	Nashville Warbler	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Parulidae
<i>Oxyura jamaicensis</i>	Ruddy Duck	Game Bird	Bird	Animalia	Craniata	Aves	Anseriform	Anatidae

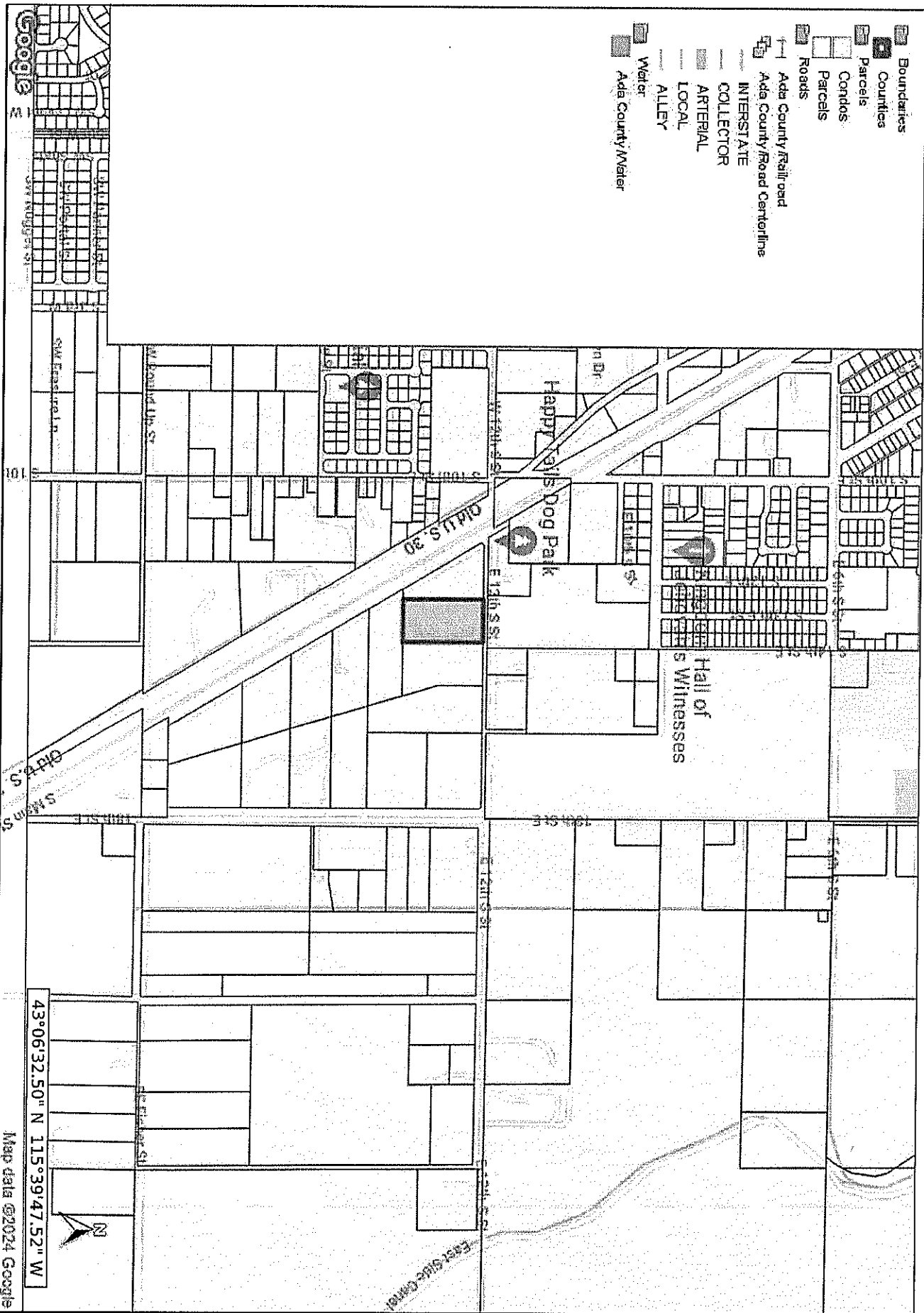
Scientific Name	Common Name	IDAPA	Category	Kingdom	Phylum	Class	Order	Family
<i>Pandion haliaetus</i>	Osprey	Protected	Bird	Animalia	Craniata	Aves	Falconiform	Accipitridae
<i>Passer domesticus</i>	House Sparrow		Bird	Animalia	Craniata	Aves	Passeriform	Passeridae
<i>Passerculus sandwichensis</i>	Savannah Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Passerella iliaca</i>	Fox Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Passerina amoena</i>	Lazuli Bunting	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Cardinalidae
<i>Passerina cyanea</i>	Indigo Bunting	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Cardinalidae
<i>Pekania pennanti</i>	Fisher	Furbearing	Mammal	Animalia	Craniata	Mammalia	Carnivora	Mustelidae
<i>Pelecanus erythrorhynchos</i>	American White Pelican	Protected	Bird	Animalia	Craniata	Aves	Pelecanifo	Pelecanidae
<i>Penstemon janishiae</i>	Janish's Penstemon		Plant	Plantae	Anthophyt	Dicotyledo	Scrophular	Scrophulariaceae
<i>Perdix perdix</i>	Gray Partridge	Upland Ga	Bird	Animalia	Craniata	Aves	Galliforme	Phasianidae
<i>Perisoreus canadensis</i>	Gray Jay	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Corvidae
<i>Perognathus parvus</i>	Great Basin Pocket Mouse		Mammal	Animalia	Craniata	Mammalia	Rodentia	Heteromyidae
<i>Peromyscus crinitus</i>	Canyon Deermouse		Mammal	Animalia	Craniata	Mammalia	Rodentia	Cricetidae
<i>Peromyscus maniculatus</i>	North American Deermouse		Mammal	Animalia	Craniata	Mammalia	Rodentia	Cricetidae
<i>Petrochelidon pyrrhonota</i>	Cliff Swallow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Hirundinidae
<i>Phalacrocorax auritus</i>	Double-crested Cormorant	Protected	Bird	Animalia	Craniata	Aves	Pelecanifo	Phalacrocoracidae
<i>Phalaenoptilus nuttallii</i>	Common Poorwill	Protected	Bird	Animalia	Craniata	Aves	Caprimulgi	Caprimulgidae
<i>Phalaropus lobatus</i>	Red-necked Phalarope	Protected	Bird	Animalia	Craniata	Aves	Charadriif	Scolopacidae
<i>Phalaropus tricolor</i>	Wilson's Phalarope	Protected	Bird	Animalia	Craniata	Aves	Charadriif	Scolopacidae
<i>Phasianus colchicus</i>	Ring-necked Pheasant	Upland Ga	Bird	Animalia	Craniata	Aves	Galliforme	Phasianidae
<i>Pheucticus melanocephalus</i>	Black-headed Grosbeak	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Cardinalidae
<i>Phrynosoma douglasii</i>	Pygmy Short-horned Lizard	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Phrynosomatidae
<i>Phrynosoma platyrhinos</i>	Desert Horned Lizard	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Phrynosomatidae
<i>Physa gyrina</i>	Tadpole Physa		Mollusc	Animalia	Mollusca	Gastropod	Basommat	Physidae
<i>Physa natricina</i>	Snake River Physa		Mollusc	Animalia	Mollusca	Gastropod	Basommat	Physidae
<i>Physella</i>	Physella sp.		Mollusc	Animalia	Mollusca	Gastropod	Basommat	Physidae
<i>Pica hudsonia</i>	Black-billed Magpie	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Corvidae
<i>Picoides albolarvatus</i>	White-headed Woodpecker	Protected	Bird	Animalia	Craniata	Aves	Piciformes	Picidae
<i>Picoides arcticus</i>	Black-backed Woodpecker	Protected	Bird	Animalia	Craniata	Aves	Piciformes	Picidae
<i>Picoides dorsalis</i>	American Three-Toed Woodpecker	Protected	Bird	Animalia	Craniata	Aves	Piciformes	Picidae
<i>Picoides pubescens</i>	Downy Woodpecker	Protected	Bird	Animalia	Craniata	Aves	Piciformes	Picidae
<i>Picoides villosus</i>	Hairy Woodpecker	Protected	Bird	Animalia	Craniata	Aves	Piciformes	Picidae

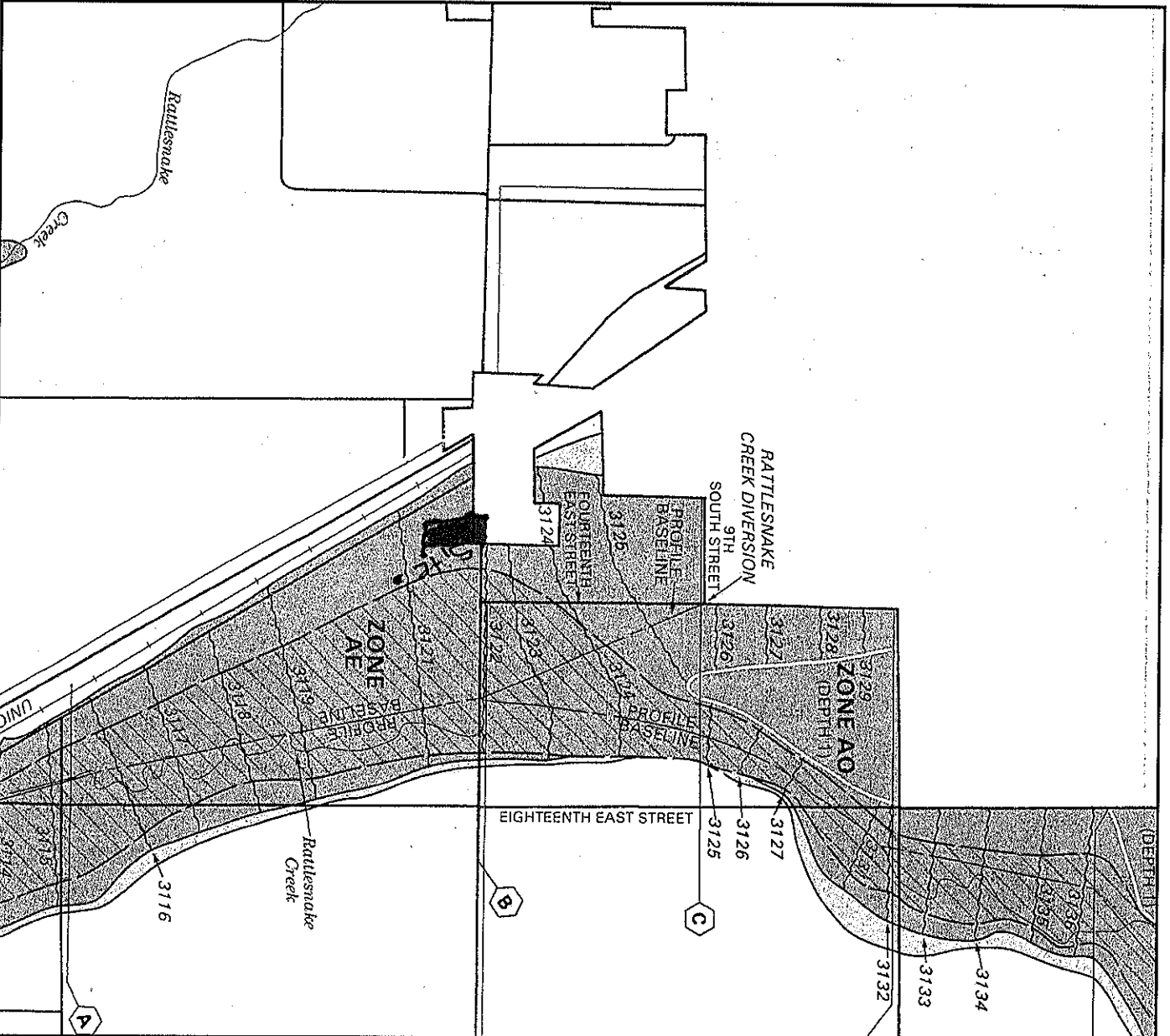
Scientific Name	Common Name	IDAPA	Category	Kingdom	Phylum	Class	Order	Family
<i>Pinus albicaulis</i>	Whitebark Pine		Plant	Plantae	Coniferophyta	Pinopsida	Pinales	Pinaceae
<i>Pipilo chlorurus</i>	Green-tailed Towhee	Protected	Bird	Animalia	Craniata	Aves	Passeriformi	Emberizidae
<i>Pipilo maculatus</i>	Spotted Towhee	Protected	Bird	Animalia	Craniata	Aves	Passeriformi	Emberizidae
<i>Piranga ludoviciana</i>	Western Tanager	Protected	Bird	Animalia	Craniata	Aves	Passeriformi	Thraupidae
<i>Pisidium</i>	<i>Pisidium</i> sp.		Mollusc	Animalia	Mollusca	Bivalvia	Veneroidea	Sphaeriidae
<i>Pisidium casertanum</i>	Ubiquitous Peaclam		Mollusc	Animalia	Mollusca	Bivalvia	Veneroidea	Pisidiidae
<i>Pisidium compressum</i>	Ridged-beak Peaclam		Mollusc	Animalia	Mollusca	Bivalvia	Veneroidea	Pisidiidae
<i>Pisidium fallax</i>	River Peaclam		Mollusc	Animalia	Mollusca	Bivalvia	Veneroidea	Pisidiidae
<i>Pisidium liljeborgi</i>	Lilljeborg Peaclam		Mollusc	Animalia	Mollusca	Bivalvia	Veneroidea	Pisidiidae
<i>Pisidium nitidum</i>	Shiny Peaclam		Mollusc	Animalia	Mollusca	Bivalvia	Veneroidea	Pisidiidae
<i>Pisidium variabile</i>	Triangular Peaclam		Mollusc	Animalia	Mollusca	Bivalvia	Veneroidea	Pisidiidae
<i>Pituophis catenifer</i>	Gophersnake	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Colubridae
<i>Plectrophenax nivalis</i>	Snow Bunting	Protected	Bird	Animalia	Craniata	Aves	Passeriformi	Emberizidae
<i>Plegadis chihi</i>	White-faced Ibis	Protected	Bird	Animalia	Craniata	Aves	Ciconiiformi	Threskiornithidae
<i>Plestiodon skiltonianus</i>	Western Skink	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Scincidae
<i>Podiceps auritus</i>	Horned Grebe	Protected	Bird	Animalia	Craniata	Aves	Podicipedi	Podicipedidae
<i>Podiceps grisegena</i>	Red-necked Grebe	Protected	Bird	Animalia	Craniata	Aves	Podicipedi	Podicipedidae
<i>Podiceps nigricollis</i>	Eared Grebe	Protected	Bird	Animalia	Craniata	Aves	Podicipedi	Podicipedidae
<i>Podilymbus podiceps</i>	Pied-billed Grebe	Protected	Bird	Animalia	Craniata	Aves	Podicipedi	Podicipedidae
<i>Poecile atricapillus</i>	Black-capped Chickadee	Protected	Bird	Animalia	Craniata	Aves	Passeriformi	Paridae
<i>Poecile gambeli</i>	Mountain Chickadee	Protected	Bird	Animalia	Craniata	Aves	Passeriformi	Paridae
<i>Polioptila caerulea</i>	Blue-gray Gnatcatcher	Protected	Bird	Animalia	Craniata	Aves	Passeriformi	Sylviidae
<i>Poocetes gramineus</i>	Vesper Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriformi	Emberizidae
<i>Porzana carolina</i>	Sora	Protected	Bird	Animalia	Craniata	Aves	Gruiiformi	Rallidae
<i>Potamopyrgus antipodarum</i>	New Zealand Mudsnail		Mollusc	Animalia	Mollusca	Gastropod	Neotaenio	Hydrobiidae
<i>Pristigaster</i>			Mollusc	Animalia	Mollusca	Gastropod	Stylommat	Zonitidae
<i>Pseudacris maculata</i>	Boreal Chorus Frog	Protected	Amphibian	Animalia	Craniata	Amphibia	Anura	Hylidae
<i>Pseudacris sierra</i>	Sierran Treefrog	Protected	Amphibian	Animalia	Craniata	Amphibia	Anura	Hylidae
<i>Pseudosuccinea columella</i>	Mimic Lymnaea		Mollusc	Animalia	Mollusca	Gastropod	Basommat	Lymnaeidae
<i>Psiloscops flammeolus</i>	Flammulated Owl	Protected	Bird	Animalia	Craniata	Aves	Strigiformi	Strigidae
<i>Puma concolor</i>	Mountain Lion, Cougar, or Puma	Big Game	Mammal	Animalia	Craniata	Mammalia	Carnivora	Felidae
<i>Pyrgulopsis robusta</i>	Jackson Lake Springsnail		Mollusc	Animalia	Mollusca	Gastropod	Neotaenio	Hydrobiidae
<i>Pyrrhocomma insecticruris</i>	Bugleg Goldenweed		Plant	Plantae	Anthophyta	Dicotyledo	Asterales	Asteraceae

Scientific Name	Common Name	IDAPA	Category	Kingdom	Phylum	Class	Order	Family
<i>Quiscalus mexicanus</i>	Great-tailed Grackle	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Icteridae
<i>Quiscalus quiscula</i>	Common Grackle	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Icteridae
<i>Radix auricularia</i>	Big-eared Radix		Mollusc	Animalia	Mollusca	Gastropod	Basommat	Lymnaeidae
<i>Rallus limicola</i>	Virginia Rail	Protected	Bird	Animalia	Craniata	Aves	Gruiforme	Rallidae
<i>Rana luteiventris</i>	Columbia Spotted Frog	Protected	Amphibian	Animalia	Craniata	Amphibia	Anura	Ranidae
<i>Recurvirostra americana</i>	American Avocet	Protected	Bird	Animalia	Craniata	Aves	Charadriiform	Recurvirostridae
<i>Regulus calendula</i>	Ruby-crowned Kinglet	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Regulidae
<i>Regulus satrapa</i>	Golden-crowned Kinglet	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Regulidae
<i>Reithrodontomys megalotis</i>	Western Harvest Mouse	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Regulidae
<i>Rhinocheilus lecontei</i>	Long-nosed Snake		Mammal	Animalia	Craniata	Mammalia	Rodentia	Cricetidae
<i>Riparia riparia</i>	Bank Swallow	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Colubridae
<i>Salpinctes obsoletus</i>	Rock Wren	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Hirundinidae
<i>Sayornis saya</i>	Say's Phoebe	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Troglodytidae
<i>Sceloporus graciosus</i>	Common Sagebrush Lizard	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Tyrannidae
<i>Sceloporus occidentalis</i>	Western Fence Lizard	Protected	Reptile	Animalia	Craniata	Aves	Passeriform	Tyrannidae
<i>Selasphorus calliope</i>	Calliope Hummingbird	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Phrynosomatidae
<i>Selasphorus platycercus</i>	Broad-tailed Hummingbird	Protected	Reptile	Animalia	Craniata	Reptilia	Squamata	Phrynosomatidae
<i>Selasphorus rufus</i>	Rufous Hummingbird	Protected	Bird	Animalia	Craniata	Aves	Apodiform	Trochilidae
<i>Setophaga coronata</i>	Yellow-rumped Warbler	Protected	Bird	Animalia	Craniata	Aves	Apodiform	Trochilidae
<i>Setophaga petechia</i>	Yellow Warbler	Protected	Bird	Animalia	Craniata	Aves	Apodiform	Trochilidae
<i>Setophaga townsendi</i>	Townsend's Warbler	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Parulidae
<i>Sialia currucoides</i>	Mountain Bluebird	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Parulidae
<i>Sialia mexicana</i>	Western Bluebird	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Parulidae
<i>Sitta canadensis</i>	Red-breasted Nuthatch	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Turdidae
<i>Sitta carolinensis</i>	White-breasted Nuthatch	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Turdidae
<i>Sonora semiannulata</i>	Western Groundsnake	Protected	Reptile	Animalia	Craniata	Aves	Passeriform	Sittidae
<i>Sorex</i>	Long-tailed Shrews		Mammal	Animalia	Craniata	Reptilia	Squamata	Colubridae
<i>Sorex cinereus</i>	Cinereus or Masked Shrew		Mammal	Animalia	Craniata	Mammalia	Soricomor	Soricidae
<i>Sorex merriami</i>	Merriam's Shrew		Mammal	Animalia	Craniata	Mammalia	Soricomor	Soricidae
<i>Sorex monticolus</i>	Dusky or Montane Shrew		Mammal	Animalia	Craniata	Mammalia	Soricomor	Soricidae
<i>Sorex nanus</i>	Dwarf Shrew		Mammal	Animalia	Craniata	Mammalia	Soricomor	Soricidae
<i>Sorex vagrans</i>	Vagrant Shrew		Mammal	Animalia	Craniata	Mammalia	Soricomor	Soricidae
<i>Speyeria egleis</i>	Great Basin Fritillary		Mammal	Animalia	Craniata	Mammalia	Soricomor	Soricidae
		Arthropod	Animalia	Arthropod	Insecta	Lepidopter	Nymphalidae	

Scientific Name	Common Name	IDAPA	Category	Kingdom	Phylum	Class	Order	Family
<i>Sphaerium</i>			Mollusc	Animalia	Mollusca	Bivalvia	Veneroida	Sphaeriidae
<i>Sphaerium nitidum</i>	Arctic Fingernailclam		Mollusc	Animalia	Mollusca	Bivalvia	Veneroida	Pisidiidae
<i>Sphaerium simile</i>	Grooved Fingernailclam		Mollusc	Animalia	Mollusca	Bivalvia	Veneroida	Pisidiidae
<i>Sphaerium striatinum</i>	Striated Fingernailclam		Mollusc	Animalia	Mollusca	Bivalvia	Veneroida	Pisidiidae
<i>Sphaeromeria potentilloides</i>	Cinquefoil Tansy		Plant	Plantae	Anthophyta	Dicotyledonae	Asterales	Asteraceae
<i>Sphyrapicus nuchalis</i>	Red-naped Sapsucker	Protected	Bird	Animalia	Craniata	Aves	Piciformes	Picidae
<i>Sphyrapicus thyroideus</i>	Williamson's Sapsucker	Protected	Bird	Animalia	Craniata	Aves	Piciformes	Picidae
<i>Spilogale gracilis</i>	Western Spotted Skunk	Predatory	Mammal	Animalia	Craniata	Mammalia	Carnivora	Mephitidae
<i>Spinus pinus</i>	Pine Siskin	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Fringillidae
<i>Spinus psaltria</i>	Lesser Goldfinch	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Fringillidae
<i>Spinus tristis</i>	American Goldfinch	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Fringillidae
<i>Spizella arborea</i>	American Tree Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Spizella breweri</i>	Brewer's Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Spizella passerina</i>	Chipping Sparrow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Stelgidopteryx serripennis</i>	Northern Rough-winged Swallow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Emberizidae
<i>Sterna forsteri</i>	Forster's Tern	Protected	Bird	Animalia	Craniata	Aves	Charadriiform	Laridae
<i>Sterna paradisaea</i>	Arctic Tern	Protected	Bird	Animalia	Craniata	Aves	Charadriiform	Laridae
<i>Streptopelia decaocto</i>	Eurasian Collared-Dove		Bird	Animalia	Craniata	Aves	Columbiform	Columbidae
<i>Strix varia</i>	Barred Owl	Protected	Bird	Animalia	Craniata	Aves	Strigiform	Strigidae
<i>Sturnella neglecta</i>	Western Meadowlark	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Icteridae
<i>Sturnus vulgaris</i>	European Starling	Predatory	Bird	Animalia	Craniata	Aves	Passeriform	Sturnidae
<i>Succinea</i>	<i>Succinea</i> sp.		Mollusc	Animalia	Mollusca	Gastropod	Stylommat	Succineidae
<i>Surnia ulula</i>	Northern Hawk-Owl	Protected	Bird	Animalia	Craniata	Aves	Strigiform	Strigidae
<i>Sylvilagus nuttallii</i>	Mountain Cottontail	Upland Game	Mammal	Animalia	Craniata	Mammalia	Lagomorpha	Leporidae
<i>Tachycineta bicolor</i>	Tree Swallow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Hirundinidae
<i>Tachycineta thalassina</i>	Violet-green Swallow	Protected	Bird	Animalia	Craniata	Aves	Passeriform	Hirundinidae
<i>Tamias amoenus</i>	Yellow-pine Chipmunk	Protected	Mammal	Animalia	Craniata	Mammalia	Rodentia	Sciuridae
<i>Tamias minimus</i>	Least Chipmunk	Protected	Mammal	Animalia	Craniata	Mammalia	Rodentia	Sciuridae
<i>Tamiasciurus hudsonicus</i>	Red Squirrel	Protected	Mammal	Animalia	Craniata	Mammalia	Rodentia	Sciuridae
<i>Taxidea taxus</i>	American Badger	Furbearing	Mammal	Animalia	Craniata	Mammalia	Carnivora	Mustelidae
<i>Taylorconcha serpenticola</i>	Bliss Rapids Snail		Mollusc	Animalia	Mollusca	Gastropod	Neotaenio	Hydrobiidae
<i>Tayloria acuminata</i>	Acuminate Trumpet Moss		Plant	Plantae	Bryophyta	Bryopsida	Funariales	Splachnaceae
<i>Texosporium sancti-jacobi</i>	Wovenspore Lichen		Fungi	Fungi	Ascomycota	Ascomycetes	Caliciales	Caliciaceae

-  Boundaries
-  Counties
-  Parcels
-  Condos
-  Parcels
-  Roads
-  Ada County/Railroad
-  Ada County/Road Centerline
-  INTERSTATE
-  COLLECTOR
-  ARTERIAL
-  LOCAL
-  ALLEY
-  Water
-  Ada County/Water





APPROXIMATE SCALE IN
 1000
 0

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
 FLOOD INSURANCE RATE MAP

ELMORE COUNTY,
 IDAHO
 (UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY PANEL NUMBER
 160212 0605 C
 MAP REVISED:
 MARCH 15, 1994



Federal Emergency Management Agency

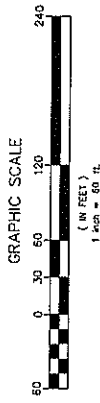
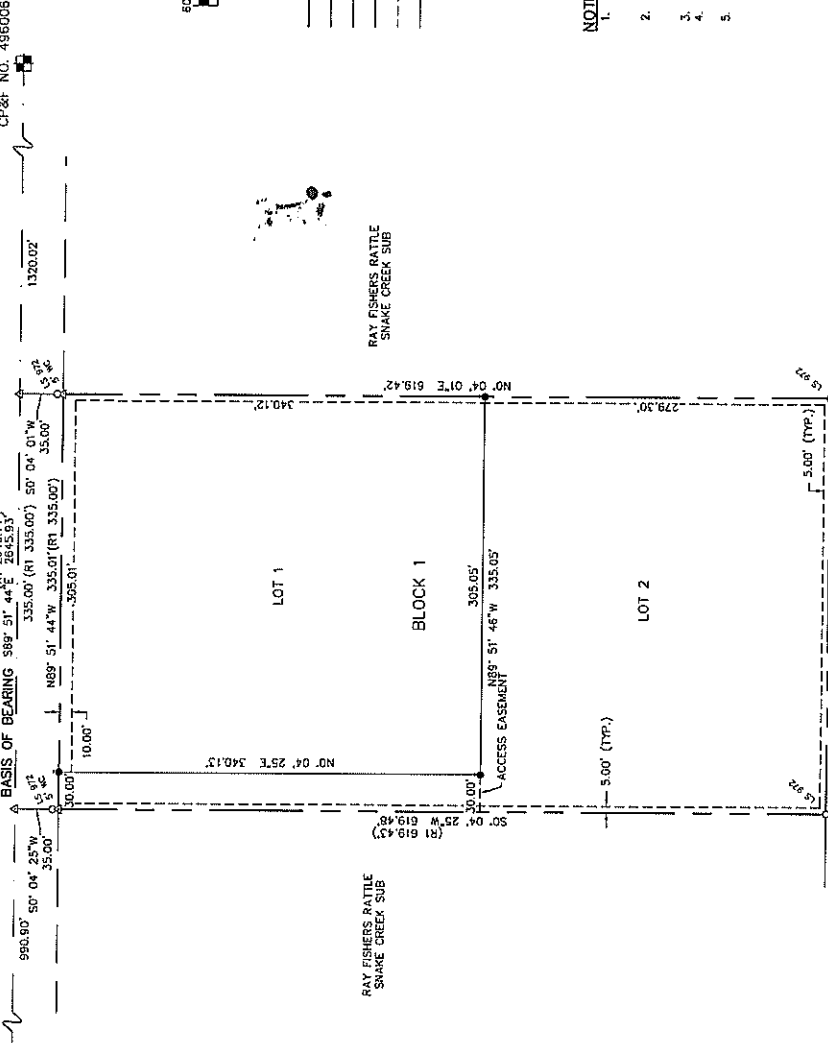
This is an official FEMA rate map showing a portion of the above-referenced flood map created from the RISC RIBRate Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Update Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <http://mrc.fema.gov>.

PLAT
of
RATTLESNAKE #2 SUBDIVISION
A PORTION OF LOT 5, BLOCK 1, RAY FISHERS RATTLE SNAKE CREEK
SUBDIVISION AND LYING IN THE SE 1/4 OF SECTION 36, TOWNSHIP 3
SOUTH, RANGE 6 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO,
2023

CENTER 1/4 CORNER
SECTION 36
CP&F NO. 494468

E 12 S ST
BASIS OF BEARING

E 1/4 CORNER
SECTION 36
CP&F NO. 496006



LEGEND

	BOUNDARY LINE
	SECTION LINE
	PROPOSED PROPERTY LINE
	RIGHT OF WAY
	EASEMENT
	TIE LINE
	FOUND ALUMINUM CAP
	FOUND 1/2" IRON PIN
	SET 1/2" X 24" IRON PIN W/ CAP
	CALCULATED POINT-NOT SET

- NOTES**
1. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
 2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 3. ALL UTILITIES SHALL BE PROVIDED BY INDIVIDUAL WELLS.
 4. LOTS SHOWN IN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
 5. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT APPROVAL OF THE HEALTH AUTHORITY.

REFERENCE DOCUMENTS
 REFERENCE IS MADE TO THE FOLLOWING:
 - (R) RAY FISHERS RATTLE SNAKE CREEK SUBDIVISION PLAT
 PACIFIC LAND SURVEYORS

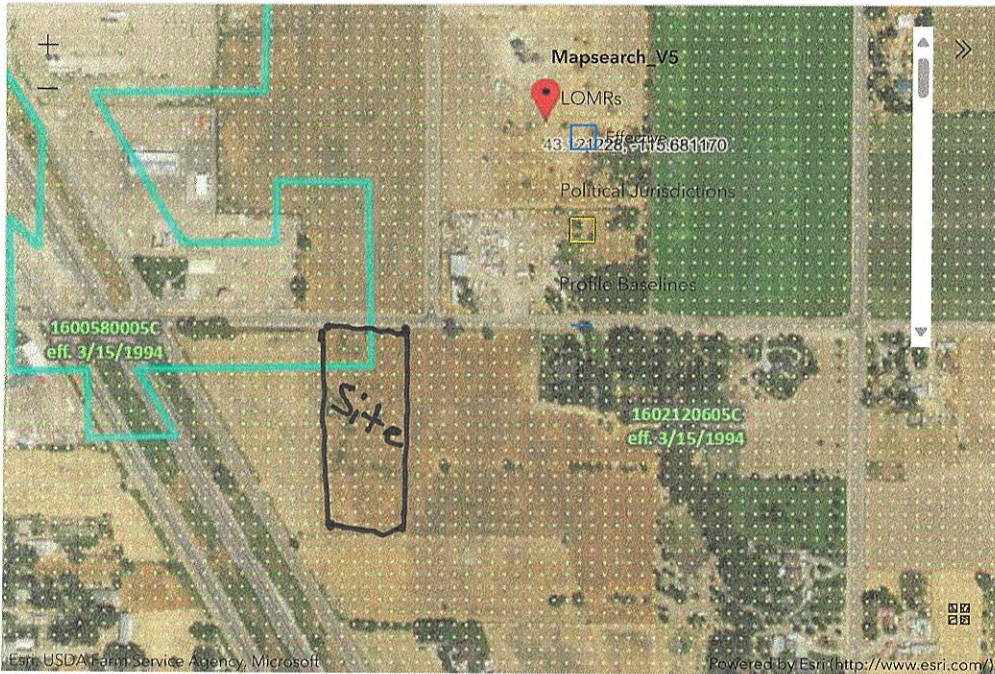
NARRATIVE
 AT THE REQUEST OF MIKE FREER, LOT 5 BLOCK 1 OF RAY FISHERS RATTLE SNAKE CREEK SUBDIVISION IS TO BE DIVIDED. MONUMENT ALONG E 12 S STREET WAS FOUND AT 30 FEET NOT 35 FEET AS IDENTIFIED ON THE PLAT.

SURVEYOR
 JAMES W. STALE, LLC
 5683 W. STATE ST., STE. D
 BOISE, ID 83703
 PHONE: 208.846.8937

OWNER/REGULATORY
 MICHAEL FREER
 703 N 14TH E ST
 MOUNTAIN HOME, ID 83647
 PHONE: 928.855.8925



You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.



PIN



Approximate location based on user input and does not represent an authoritative property location



Selected FloodMap Boundary



Digital Data Available



No Digital Data Available



Unmapped

MAP PANELS



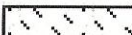
Area of Minimal Flood Hazard Zone X



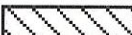
Effective LOMRs



Area of Undetermined Flood Hazard Zone D



Otherwise Protected Area



Coastal Barrier Resource System Area

OTHER AREAS

Surveyors Letter regarding Natural Features Analysis



2/21/2024

To: Mitra Mehta-Cooper
Elmore County Land use and Building Department
520 East 2nd South
Mountain Home, ID 83647

Subject: Rattlesnake #2 Plat Natural Features Analysis

Mitra,

The Rattlesnake #2 subdivision that is planned for the parcel currently known as RP002230010050, is located off of E. 12th S St. with the closest intersection road is S. Main and is west of property. The parcel is dry grazing land, but will have 2 single family residences in the future. The neighboring parcels are single family residences on large acreages or dry grazing grounds.

1. Hydrology – the site is relatively flat high desert with a flood channel identified by Federal Emergency Management Agency. NRCS classifies the soil as well drained with an average precipitation between 8 and 12 inches.
2. Soils – Soil survey of Elmore County provided by the NRCS identifies the site as 116- power silt loam. See attached documentation
3. Topography – High desert with gradual slope running south-southeast. See Attached USGS Quadrangle Map.
4. Vegetation – the site was not inspected for vegetation types.
5. Sensitive Plant and Wildlife Species – In review of the U.S. Department of the Interior Rare Plants of Idaho, Slickspot pepper grass is found in the southern regions of Elmore County. No Specific wildlife has been studied on this site and a list of Idaho Classification of Wildlife has been provided. See attached documents.
6. Historic Resources – Contacted Elmore County and they could not identify where to located Elmore County Historic Resources Inventory.
7. Hazardous Areas – This site can be prone to flooding as identified on the Federal Emergency Management Agency map of index panel # 1602120605C. An elevation certificate was performed on this parcel.
8. Impact on Natural Features – Construction of Single Family Housing.
9. Map – See attached Preliminary Plat.

After review of these documents, it is our opinion that a natural features analysis is unnecessary for this subdivision.

Respectfully,

Eric Howard, PLS

Exhibit E
Application
Acceptance Letter



Elmore County Land Use and Building Department

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

Mitra Mehta-Cooper
Director

David Abrahamson
Planner I

Kacey Ramsauer
Planner I
Permit Technician

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Code Enforcement

Kamiah McDaniel
Permit Technician

Alyssa Nieto
Administrative Assistant

June 4th , 2024

SIRP, LLC
703 N 14th E
Mountain Home, ID 83647

Mike,

The purpose of this letter is to inform you that your application for a Conditional Use Permit for Case Number CUP-2024-14 and a Preliminary Plat for Case Number PP-2024-02, have 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 June 27th, 2024, at 7:00 p.m. at the War Memorial American Legion Hall, located at 515 E. 2nd Street, Mountain Home, ID 83647. Your attendance is required.

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

Thank you,

Kacey Ramsauer

Planner I

Elmore County Land Use and Building

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

Exhibit F

Public Hearing Notice

Neighbors



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

Kacey Ramsauer
Planner
Permit Technician

David Abrahamson
Planner

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

James Roddin
Administrative
Manager
Code
Enforcement

Kamiah McDaniel
Permit Technician

Alyssa Nieto
Admin Assistant

Date: June 4th , 2024

To: Whom It May Concern

Subject: Notice of Public Hearing

Applicant: SIRP, LLC

Proposal: consider an application from SIRP LLC, for a Conditional Use Permit and Preliminary Plat for a 2-lot platted subdivision ; the property is zoned Agriculture (AG). Case Number: CUP-2024-14 and PP-2024-02. The parcel number is RP002230010050. A Common way of locating the property from Mountain Home is to head northeast on E 2nd Street towards American Legion Blvd. Take a slight right onto American Legion Blvd. Turn right onto S 10th E for .9 miles. Take a slight left onto S Main St for .2 miles. Turn left onto E 12th S St for .3 miles and the site will be on your right.

Case #'s: CUP-2024-14 and PP-2024-02

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, June 27th ,2024, at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

Please review 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 Wednesday, June 19th , 2024, 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 208-587-2142, extension 502, or via email kramsauer@elmorecounty.org, or in person at 520 East 2nd South, Mountain Home, Idaho.

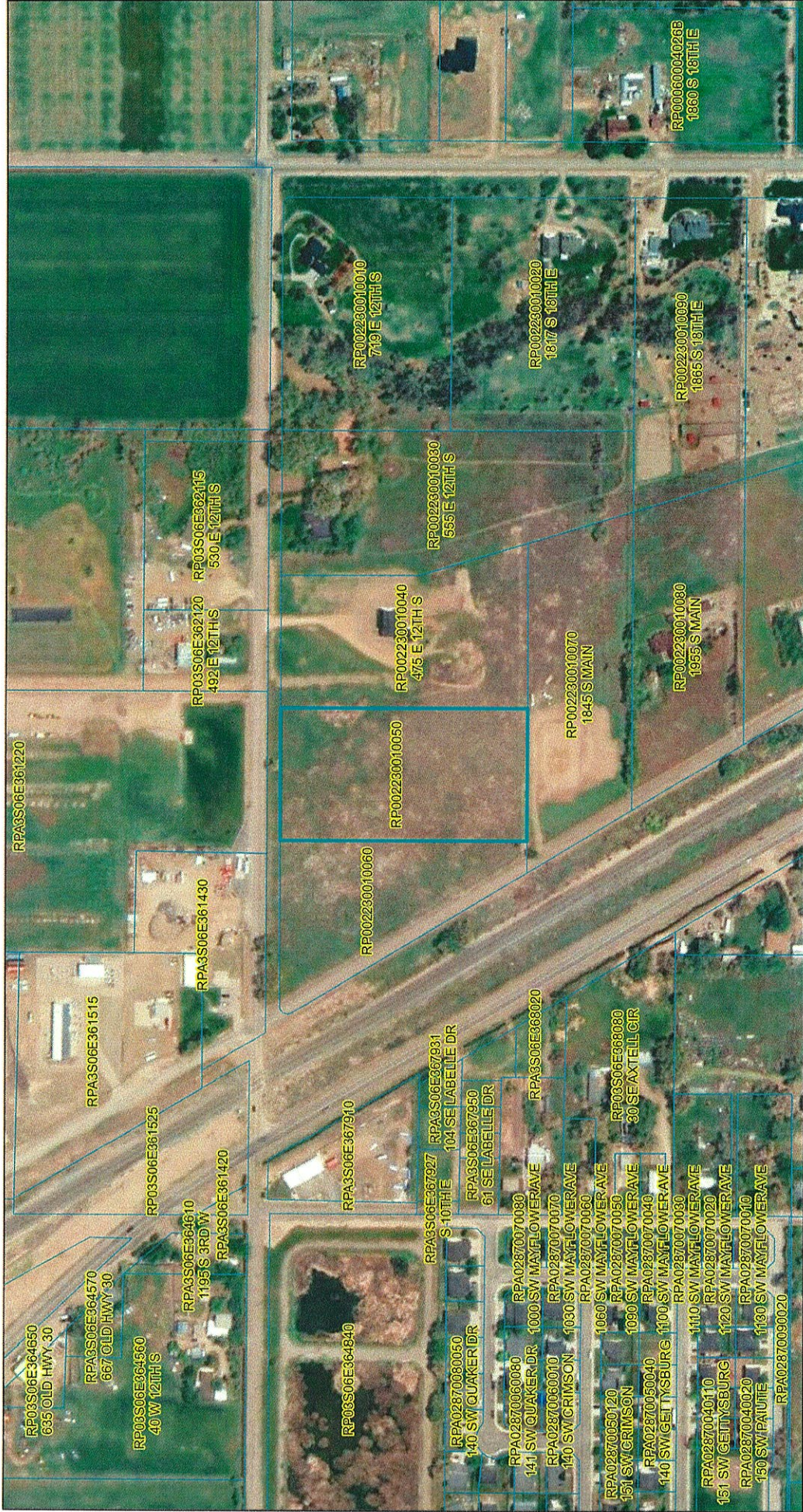
Sincerely,



Kacey Ramsauer
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext. 502

Enclosures : Vicinity Map
Pre-Plat Survey

CUP-2024-14 PP-2024-02



6/4/2024, 3:24:50 PM

1:3,962



Maxar

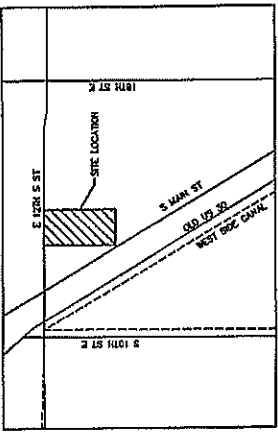
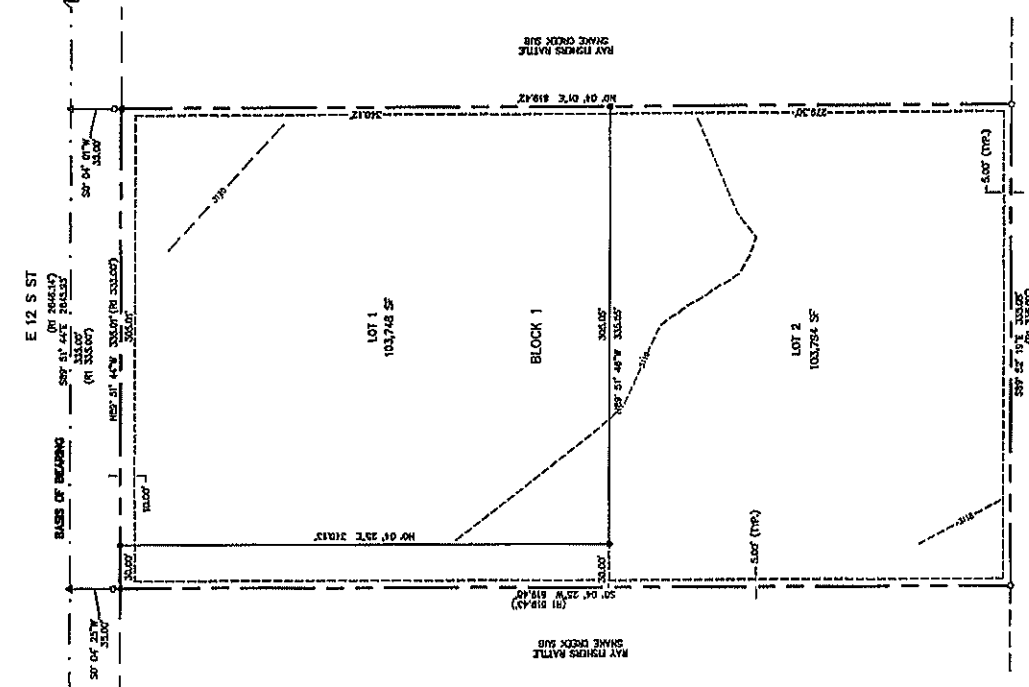
RATTLESNAKE #2 SUBDIVISION

A PORTION OF LOT 5, BLOCK 1, RAY FERRIS RATTLE SNAKE CREEK SUBDIVISION AND LOTS IN THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE DISTRICT, BLAINE COUNTY, MONTANA.

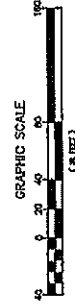
W 1/4 CORNER
SECTION 34
CRS# NO. 482006

E 12 S ST
(BY 846147)
CRS# NO. 482006

CENTER 1/4 CORNER
SECTION 34
CRS# NO. 39488



VICINITY MAP
MOUNTAIN HOME D - NOT TO SCALE



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - PROPOSED PROPERTY LINE
 - RIGHT OF WAY
 - EASEMENT
 - E LINE
 - FOUND ADJACENT CAP
 - SET 1/2" x 3/4" IRON PIN W/ CAP
 - ▲ CALCULATED POINT-NOT SET

REMARKS:
 1. THIS SUBDIVISION IS BEING SUBMITTED TO THE BOISE DISTRICT REGISTERED PROFESSIONAL LAND SURVEYOR FOR RECORDATION.
 2. THE MONITORING POINTS ARE TO BE MAINTAINED AND REPORTED TO THE BOISE DISTRICT REGISTERED PROFESSIONAL LAND SURVEYOR.
 3. THE MONITORING POINTS ARE TO BE MAINTAINED AND REPORTED TO THE BOISE DISTRICT REGISTERED PROFESSIONAL LAND SURVEYOR.
 4. THE MONITORING POINTS ARE TO BE MAINTAINED AND REPORTED TO THE BOISE DISTRICT REGISTERED PROFESSIONAL LAND SURVEYOR.



NOTES:
 REFERENCE IS MADE TO THE FOLLOWING:
 - (M) RAY FERRIS RATTLE SNAKE CREEK SUBDIVISION PLAT
 - PACIFIC LAND SURVEYING

NARRATIVE:
 THIS SUBDIVISION IS BEING SUBMITTED TO THE BOISE DISTRICT REGISTERED PROFESSIONAL LAND SURVEYOR FOR RECORDATION. THE MONITORING POINTS ARE TO BE MAINTAINED AND REPORTED TO THE BOISE DISTRICT REGISTERED PROFESSIONAL LAND SURVEYOR.

LOT 7
RAY FERRIS RATTLE
SNAKE CREEK SUB

J. J. HOWARD
LAND SURVEYING
BLAINE, MONTANA



RATTLESNAKE #2

NO.	DATE	BY	REVISIONS

PRELIMINARY
PLAT

PP-1

SURVEYOR
J. J. HOWARD, L.L.P., STATE D
703 N. 14TH ST.
BLAINE, MONTANA 59717
PHONE: 258-5448/8837
FAX: 258-5448/8837
OWNER/REGISTERED
703 N. 14TH ST.
MOUNTAIN HOME, MONTANA
PHONE: 258-5448/8837

Exhibit G

Public Hearing Notice

Agencies



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

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Planner
Permit Technician

David Abrahamson
Planner

Johnny Hernandez
Building Official

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Building Inspector

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Administrative
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Code
Enforcement

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Permit Technician

Alyssa Nieto
Admin Assistant

Date: June 4th , 2024

To: Whom It May Concern

Subject: Notice of Public Hearing

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Proposal: consider an application from SIRP LLC, for a Conditional Use Permit and Preliminary Plat for a 2-lot platted subdivision ; the property is zoned Agriculture (AG). Case Number: CUP-2024-14 and PP-2024-02. The parcel number is RP002230010050. A Common way of locating the property from Mountain Home is to head northeast on E 2nd Street towards American Legion Blvd. Take a slight right onto American Legion Blvd. Turn right onto S 10th E for .9 miles. Take a slight left onto S Main St for .2 miles. Turn left onto E 12th S St for .3 miles and the site will be on your right.

Case #'s: CUP-2024-14 and PP-2024-02

A public hearing will be held before the Elmore County Planning and Zoning Commission on the enclosed application. The hearing is scheduled for Thursday, June 27th ,2024, at 7:00 p.m. in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

Please review 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 Wednesday, June 19th , 2024, 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 208-587-2142, extension 502, or via email kramsauer@elmorecounty.org, or in person at 520 East 2nd South, Mountain Home, Idaho.

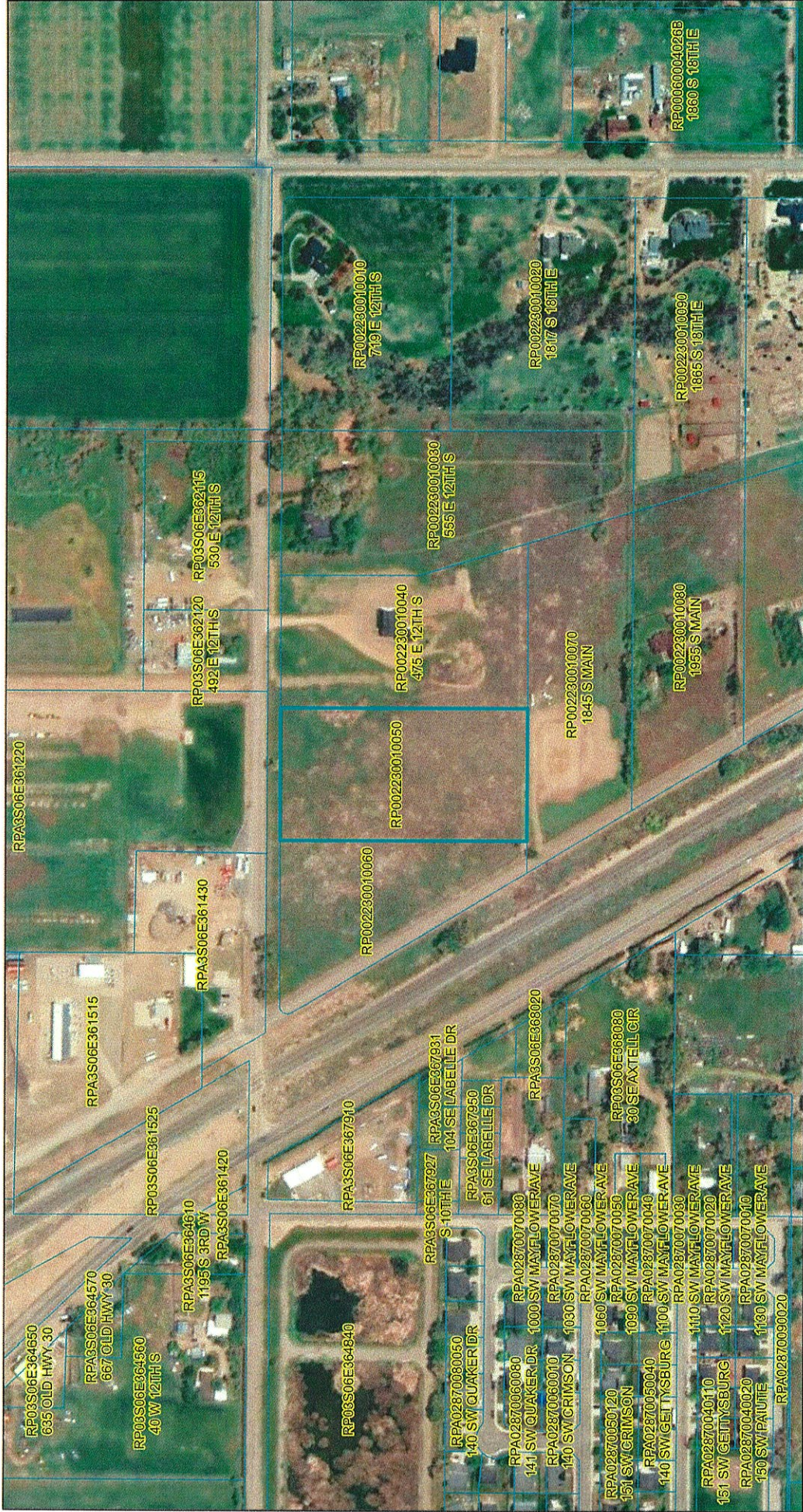
Sincerely,



Kacey Ramsauer
Land Use and Building Department
Planner
520 E 2nd S Street
Mountain Home, Idaho 83647
208-587-2142 ext. 502

Enclosures : Vicinity Map
Pre-Plat Survey

CUP-2024-14 PP-2024-02



6/4/2024, 3:24:50 PM

1:3,962



Maxar

Exhibit H

Newspaper Posting

ELMORE COUNTY
PLANNING AND ZONING COMMISSION

520 East 2nd South Street
Mountain Home, ID 83647
Telephone 208-587-2142, ext. 502 Fax 208-587-2120

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinances of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING at 7:00 p.m. on Thursday, June 27th, 2024, in the War Memorial Hall (American Legion) 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and consider an application from SIRP, LLC, for a Conditional Use Permit and Preliminary Plat for a 2-lot platted subdivision; the property is zoned Agriculture (AG). Case Numbers: CUP-2024-14 and PP-2024-02. The parcel number is RP00076000091E. A Common way of locating the property from Mountain Home is to head northeast on E 2nd Street towards American Legion Blvd for 0.1 miles. Take a slight right onto American Legion Blvd. Turn right onto S 10th E for 0.9 miles. Take a slight left onto S Main St for 0.2 miles. Turn left onto E 12th S St for 0.3 miles and the site will be on your right. 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. To provide public testimony, please provide your name, address, and comments via email, physical delivery 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

Wednesday, June 19th, 2024. You can submit testimony by attending the hearing.

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 208-587-2142 ext. 1254, or 520 East 2nd South, Mountain Home, Idaho 83647 or email kramsauer@elmorecounty.org.

One publication: Wednesday, June 12th, 2024

Kacey Ramsauer, Planner
Elmore County Land Use and Building Department

Exhibit I

Property Posting



Exhibit J

FEMA Flood Map

Rattlesnake #2



6/13/2024, 4:06:09 PM

FIRM: Flood Zone

 1% Annual Chance Flood Hazard

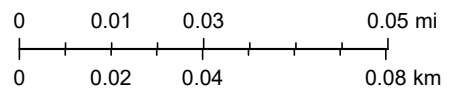
FIRM: Flood Zone AE

 1% Annual Chance Flood Hazard

 FIRM: Cross Section

 Base Flood Elevation

1:2,257



Maxar, Microsoft, Esri, HERE, iPC, Esri, HERE, Garmin, iPC

Exhibit K

Agency Comments



Elmore County Transmittal
Division of Community and Environmental Health

RETURN TO
 Elmore Co. Land Use & Building Dept
 Mtn Home
 Glens Ferry

Rezone # _____

Conditional Use # Rattle Snake #2 Subdivision

Preliminary / Final / Short Plat _____

- 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

14. Subdivision application, fees, test holes and engineering report required

Reviewed By: B. A. Cooper
 Date: 2/28/24

Kacey Ramsauer

From: Angie Michaels <angie@ewsid.com>
Sent: Thursday, June 6, 2024 6:15 PM
To: Alan Roberts
Cc: Kacey Ramsauer
Subject: Re: CUP and Pre Plat

Sounds good, Alan. Kacey, let's condition it so that each lot constructs a turnaround when they pull building permits.

Thanks,

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

On Thu, Jun 6, 2024 at 3:17 PM Alan Roberts <aroberts@elmorecounty.org> wrote:

Angie, I cant get this dropbox to open to see exactly which one you are referring to but if it is Harvest Creek then it would depend on the location of the driveway to each lot in my eyes. That could easily be determined to be a pull out or turnaround and then decided on at the building permit stage. I think Brian from the FD looked it over as well and is good for now.

Thanks!

Alan

From: Angie Michaels <angie@ewsid.com>
Sent: Thursday, June 6, 2024 11:13 AM
To: Kacey Ramsauer <kramsauer@elmorecounty.org>
Cc: Alan Roberts <aroberts@elmorecounty.org>
Subject: Re: CUP and Pre Plat

Hi Kacey,

A few items I noted for this one.

1. The preliminary plat doesn't show any floodplain info. It needs to show what flood zone it's in and the BFE's that cross the parcels.
2. The private driveway is more than 150' and will require an emergency vehicle turnaround. I would propose we require one on each lot at the time those lots are built on. We will need to condition this to require the turn arounds be constructed when the builders come in to pull building permits. Alan are you good with this or would you prefer a turnaround at the end of the driveway, structured at the time they build the driveway? They may need more turnarounds depending on the placement of the structures on each lot. Thoughts?

Angie

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

On Tue, Jun 4, 2024 at 2:54 PM Kacey Ramsauer <kramsauer@elmorecounty.org> wrote:

<https://www.dropbox.com/scl/fo/6guc8scnIngq667ja1ufx/APAgRWFPeVWrST5-y9CZUaY?rlkey=f6lcvfx6ksn020fu7ckpn1gn&st=b8wu648f&dl=0>

Good afternoon,

Here are the applications and appendices for a CUP and Preliminary Plat Application to be heard with the Elmore County Planning and Zoning Commission on June 27th, 2024. If you have any questions or concerns feel free to contact me.

Thank you,

Kacey Ramsauer

Planner I

Permit Technician

ADA Coordinator

Elmore County Land Use and Building Department

208.587.2142 Ext.1254

Fax 208.587.2120

520 E. 2nd S.

Mountain Home, ID 83647



Kacey Ramsauer

From: Mike Hollinshead
Sent: Monday, June 3, 2024 1:22 PM
To: Kacey Ramsauer; Alan Roberts; angie@ewsid.com; Joshua Dison; Amber Sloan; llasuen@earthlink.net; pmeyers2@mindspring.com; 'Brenda Ellis'; Christopher Curtis; breed@mountain-home.us; bcopes@cdh.idaho.gov; idl_jurisdictional@idl.idaho.gov; westerninfo@idwr.idaho.gov; bro.admin@deq.idaho.gov
Subject: RE: CUP and Preliminary Plat

I currently see no issues from my end.

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



CONFIDENTIALITY NOTICE: This e-mail is intended only for the personal and confidential use of the individual(s) named as recipients (or the employee or agent responsible to deliver it to the intended recipient) and is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521. It may contain information that is privileged, confidential and/or protected from disclosure under applicable law including, but not limited to, the attorney client privilege and/or work product doctrine. If you are not the intended recipient of this transmission, please notify the sender immediately by telephone. Do not deliver, distribute or copy this transmission, disclose its contents or take any action in reliance on the information it contains.

From: Kacey Ramsauer <kramsauer@elmorecounty.org>
Sent: Monday, June 3, 2024 12:58 PM
To: Mike Hollinshead <mhollinshead@elmorecounty.org>; Alan Roberts <aoberts@elmorecounty.org>; angie@ewsid.com; Joshua Dison <jdison@elmorecounty.org>; Amber Sloan <asloan@elmorecounty.org>; llasuen@earthlink.net; pmeyers2@mindspring.com; 'Brenda Ellis' <BEllis@mountain-home.us>; Christopher Curtis <ccurtis@mountain-home.us>; breed@mountain-home.us; bcopes@cdh.idaho.gov; idl_jurisdictional@idl.idaho.gov; westerninfo@idwr.idaho.gov; bro.admin@deq.idaho.gov
Subject: CUP and Preliminary Plat

Good afternoon,

Here is a proposed Conditional Use and Preliminary Plat for SIRP, LLC. Please Contact me with any questions or concerns.

Thanks,

Kacey Ramsauer

Planner I

Permit Technician

ADA Coordinator

Elmore County Land Use and Building Department

208.587.2142 Ext.1254

Fax 208.587.2120

520 E. 2nd S.

Mountain Home, ID 83647



Kacey Ramsauer

From: Alan Roberts
Sent: Monday, June 3, 2024 1:24 PM
To: Kacey Ramsauer
Subject: RE: CUP and Preliminary Plat

Emergency Services has no issues.
Thanks!
Alan

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Sent: Monday, June 3, 2024 12:58 PM
To: Mike Hollinshead <mhollinshead@elmorecounty.org>; Alan Roberts <aroberts@elmorecounty.org>; angie@ewsid.com; Joshua Dison <jdison@elmorecounty.org>; Amber Sloan <asloan@elmorecounty.org>; llasuen@earthlink.net; pmeyers2@mindspring.com; 'Brenda Ellis' <BELLIS@mountain-home.us>; Christopher Curtis <ccurtis@mountain-home.us>; breed@mountain-home.us; bcopes@cdh.idaho.gov; idl_jurisdictional@idl.idaho.gov; westerninfo@idwr.idaho.gov; bro.admin@deq.idaho.gov
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Planner I
Permit Technician
ADA Coordinator
Elmore County Land Use and Building Department
208.587.2142 Ext.1254
Fax 208.587.2120
520 E. 2nd S.
Mountain Home, ID 83647



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