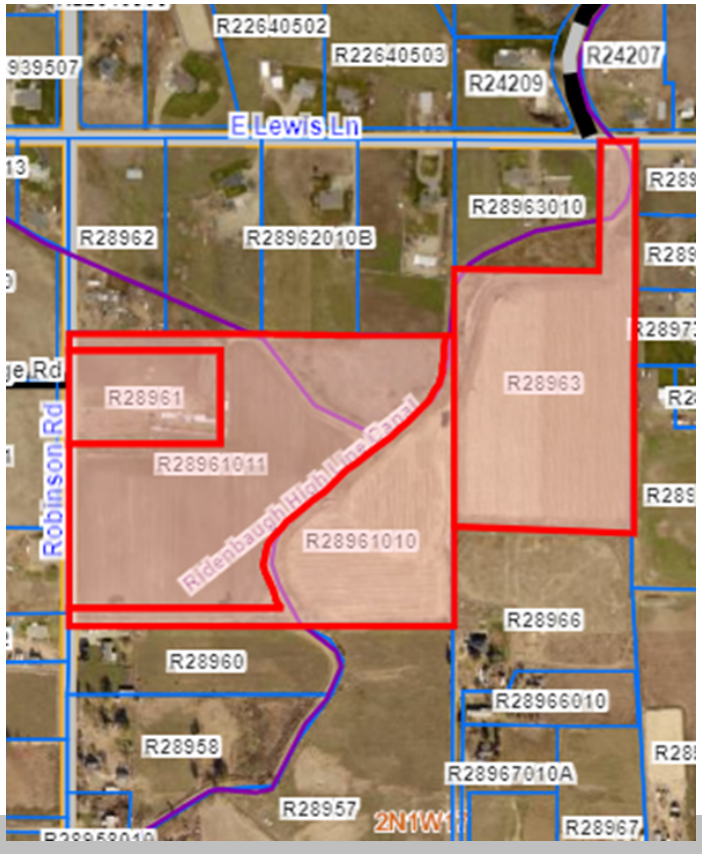
BOARD OF COUNTY COMMISSIONERS

STAFF REPORT ADDENDUM

CR2022-0005 Tanner Verhoeks, Haven Idaho

HEARING DATE:	February 8, 2024
OWNER:	Haven Idaho LLC
APPLICANT/REP:	Tanner Verhoeks
PLANNER:	Michelle Barron, Principle Planner
CASE NUMBER:	CR2022-0005
LOCATION:	R28963, R2891010, R2891011 and R28961 9814 Robinson Rd., Nampa, ID (+/- 43.95 acres)



EXECUTIVE SUMMARY:

On November 2, 2023, the Planning and Zoning Commission held a Public Hearing to consider this application. The Commission recommended denial of CR2022-0005.

There were 4 comments received after the Planning and Zoning Commission hearing on November 2, 2023, and prior to the deadline for comments from Mike Fast, Gary Geyer, Sue Marostica and Ron Plummer (Exhibit 4, Attachment a-d). They have concerns of water, increased traffic and removing an active agricultural parcel from production.

The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011, and R28961, approximately 43.95 acres, from "A" (Agricultural) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 29 lots with a public water system in substantial conformance with the concept plan. The subject property is located at 9814 Robinson Rd., Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.

Parcel R28961, originally approximately 30 acres, was divided in 1991 by deed (PI2020-0039). Parcel R28963 was created by land division in 1999 (LS2002-475). If approved, platting per CCZO §07-17-09 is required. A preliminary plat for Haven Creek Subdivision was submitted concurrently with the conditional rezone application (SD2022-0013). The Plat has been placed on hold until Conditional Rezone conditions are decided.

The applicant has reached out to the Kuna School District and has come to an agreement for a project with one of the schools in the district. This partnership has changed the stance of the Kuna School District regarding having room for more students that would be added with 29 new homes. (Exhibit C, Attachments 1 and 2)

An agreement to place a monitoring well has been made between the applicant and the Idaho Department of Water Resources. A pumping test was conducted to gain information about the impact on groundwater from the development. The applicant has also firmed up irrigation and drainage issues along with a landscaping plan that will be formally

addressed at the time of the Preliminary Plat. The developer had a Traffic Threshold Analysis completed. (Exhibit B, Attachment 3)

The developer has also decided to put in place a community water system for the 29-lot concept plan. They have also garnered support from a local dairy operation. The dairy feels that a larger lot size development would help buffer the agriculture production from the denser city. (Exhibit D, Attachment 1)

The Planning and Zoning Commission recommended the denial of the Conditional Rezone the FCO's on November 2, 2023 and signed the FCO's on November 16, 2023 (Exhibit 5).

DECISION OPTIONS for Conditional Rezone:

- The Board of County Commissioners may **approve** the conditional rezone and direct staff to return with findings that support the decision along with conditions for the Development Agreement; or
- The Board of County Commissioners may **deny** the conditional rezone; or
- The Board of County Commissioners may **continue the discussion** and request additional information on specific items.

ATTACHMENTS/EXHIBITS:

Exhibit 1: Draft BOCC FCO's
Exhibit 2: Applicant recommended conditions for Development Agreement
Exhibit 3: Agency Comments received at or after the 11/2/23 Planning and Zoning Hearing
Attachment a: Black Canyon Irrigation District
Attachment b: Kuna School District
Exhibit 4: Public Comments received at or after the 11/2/23 Planning and Zoning Hearing
Attachment a: Mike Fast
Attachment b: Gary Geyer
Attachment c: Sue Marostica
Attachment d: Ron Plummer
Attachment e: Larry Peterson
Attachment f: Zahradnicek, Nichols, Danes
Exhibit 5: Signed P & Z FCO's from 11/2/23 (signed 11/16/23)
Exhibit 6: P & Z Minutes from 11/2/23 and 11/16/23
Exhibit 7: P & Z Staff Report for 11/2/23
Exhibit A: Draft P & Z FCO's
Exhibit B: Updates from Applicant
Attachment 1: Email Overview
Attachment 2: Updated Letter of Intent
Attachment 3: Appendices
Attachment 4: Idaho Press Article
Attachment 5: Email from Developer in reference to City of Nampa Discussion
Exhibit C: Agency Comments received at or after the Planning and Zoning Hearing
Attachment 1: Kuna School District dated May 5, 2023
Attachment 2: Kuna School District letter of understanding dated June 15, 2023
Attachment 3: Idaho Transportation Department
Exhibit D: Public Comments received after the Planning and Zoning Hearing
Attachment 1: Stewart Dairy
Attachment 2: Janne Goetz
Attachment 3: Sue Marcostica
Attachment 4: Larry Peterson
Attachment 5: Keri Smith email with drone footage
Exhibit E: Planning and Zoning Minutes for February 2 and 16, 2023
Exhibit F: Planning and Zoning signed FCO's CR2022-0005

Exhibit G: Planning and Zoning Staff Report

- Attachment 1: Draft FCO's
- Attachment 2: Letter of Intent, Land Use Worksheet
- Attachment 3: Neighborhood Meeting
- Attachment 4: 26 Lot Concept Plan
- Attachment 5: 29 Lot Concept Plan
- Attachment 6: SWDH Pre-Development Meeting
- Attachment 7: Nutrient Pathogen Study
- Attachment 8: Secondary Dwelling Letter – Atlas
- Attachment 9: Communication about the Nitrate Priority Area
- Attachment 10: SPF Letter – Water Study/Atlas Geotechnical Investigation
- Attachment 11: Maps
  - 11a Zoning & Class.
  - 11b. Soils
  - 11c. Prime Farmland
  - 11d. Soils & Prime Farm Land Report
  - 11e. NP Wells
  - 11f. Plats & Subs
  - 11g. Lot Report
  - 11h. Future Land Use
  - 11i. Nampa Future Land Use Map
- Attachment 12: Agency Comments
  - 12a. City of Nampa Engineering
  - 12b. City of Nampa Engineering Department Waiver Request Response
  - 12c. Nampa Meridian Irrigation District
  - 12d. Boise Project Board of Control
  - 12e. Nampa Highway District Variance Approval
  - 12f. Kuna Fire
- Attachment 13: Late Exhibits (for Planning and Zoning February 2, 2023 hearing)
  - 13a. Curtis Kessel
  - 13b. Victor and Sue Marostica
  - 13c. Larry Peterson
  - 13d. Victor and Sue Marostica
  - 13e. Roxanne Geyer
  - 13f. Kuna School District
  - 13g. Ted & Sherry Zahradnicek
  - 13h. Michael & Carol Locknane
  - 13i. Email between planner Michelle Barron and P & Z Commissioner Williamson
  - 13j. Cindy R Teuscher
  - 13k. David Duvall, Nampa & Meridian Irrigation District
  - 13l. Letter from neighbors
  - 13m. HDR Memo dated January 20, 2023 – Community Water

Exhibit H: Public Comment: Sue Marostica Letter

Exhibit 1

Board of County Commissioners
Verhoeks – CR2022-0005
Development Services Department

Findings of Fact, Conclusions of Law, and Order

Conditional Rezone – CR2022-0005

Findings of Fact

1. The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011, and R28961, approximately 43.95 acres, from "A" (Agricultural) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 29 lots with a public water system in substantial conformance with the concept plan. The subject property is located at 9814 Robinson Rd., Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.
2. The subject property is designated as "residential" on the 2020 Canyon County Future Land Use Map.
3. The subject property is located within Nampa's Area of City Impact. The City designates the property as "low density residential" on their future land use map.
4. The subject property is located within Nampa Highway District No. 1, Kuna Fire District, and Kuna School District.
5. The neighborhood meeting was held on November 18, 2021, and January 11, 2022, pursuant to CCZO §07-01-15.
6. Notice of the public hearing was provided as per CCZO §07-05-01: Affected agencies and the City of Nampa were notified on December 29, 2023. Full political notice was sent on December 29, 2023. Property owners within 600 ft. were notified by mail on December 29, 2023. A newspaper notice was published on December 29, 2023. A sign was posted on the property on January 5, 2024.
7. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on February 8, 2024, and all information contained in the DSD case file, CR2022-0005.

Conclusions of Law

For this request, the Board of County Commissioners finds and concludes the following regarding the Standards of Review for a Conditional Rezone (§07-06-07(6)):

A. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The request is generally consistent with the 2020 Canyon County Comprehensive Plan.

Finding: The property is designated as "residential" on the Future land use map within the 2020 Canyon County Comprehensive Plan (Exhibit G, Attachment 11h).

The request is generally consistent with the following policies and goals of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Population Policy No. 2: "Encourage high-density development to locate within incorporated cities and/or areas of city impact."

- Land Use Goal No. 3: *"Use appropriate techniques to mitigate incompatible land uses."*
- Land Use Goal No. 4: *"To encourage development in those areas of the county which provide the most favorable conditions for future community services."*
- Land Use Goal No. 5: *"Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Housing Policy No. 1: *Encourage a variety of housing choices that meet the needs of families, various age groups, and incomes.*
- Land Use Policy No. 2: *"Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate."*
- Public Services, Facilities, and Utilities Policy No. 3: *Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.*
- Land Use Component - Residential (Page 37 of the Comprehensive Plan): *Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.*

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: The request is not more appropriate than the current zoning designation due to the property being classified as prime farmland, the area surrounding it is in active farming and the area consisting of larger residential parcels.

Finding: The parcel consists of best and moderately-suited soils that are gravity irrigated. The entire property is classified as prime farmland (Exhibit 11b, c, & d).

The average lot size found within the vicinity of the subject parcel is 5.35 acres with a median of 4.88 acres (Exhibit 11g). The current subdivisions in the area were entitled through a Conditional Use Permit process, not a zoning change. There are 13 approved subdivisions within a one-mile radius of the subject parcel, however, the average lot size is 3.32 acres. Based on the average lot sizes and predominate agricultural character, the area does not support the purpose of the "R-1" zone which is to "*promote and enhance predominantly single-family living areas at a low-density standard*" (CCZO Section 07-10-25(3).

Evidence includes testimony received at the hearing regarding residential lot sizes, the Board concurs with the Commission's findings that larger parcels would be more appropriate than the proposed density. This parcel and surrounding parcels are under agricultural production currently based on testimony, site visits and case maps (Exhibit G, Attachment 11) and testimony of concern about nearby agriculture in production.

C. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The request is not compatible with the surrounding land uses.

Finding: There isn't similar R-1 zoning near the property and several of the surrounding land divisions/subdivisions are larger than the proposed average lot size (1.26 acres) by double. The Board concurs with the Planning and Zoning Commission's concerns

about the nearby larger agricultural operations in the area and adding residential uses at this density (Exhibit E).

This parcel is under agricultural production currently based on case maps (Exhibit G, Attachment 11) and testimony at the hearing.

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed conditional rezone will negatively affect the character of the area.

Finding: The character of the area is predominantly agricultural (Exhibit G, Attachment 11c and 11d). The property is considered best-suited and moderately-suited soils and prime farmland if irrigated (Exhibit G, Attachment 11b and Attachment 11d). By adding additional residential lots at the proposed density in the area, it would no longer give the character of an agricultural area.

Area neighbors have testified and requested a denial of the Conditional Rezone because of the potential loss of well water, loss of farm ground, increased traffic, and the change of character of the area (Exhibit E).

The applicant has proposed mitigation through more rural-looking public roads with no curb, gutter, sidewalk, or streetlights. They would use more native-looking landscaping.

The Board concurs with the Planning and Zoning Commission who did not find proposed conditions sufficient to mitigate these concerns.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

Conclusion: Adequate facilities will be available through proposed mitigation such as a community well, specific septic systems recommended by SWDH, irrigation plan, and drainage plan proposed along with the future subdivision. There are utility easements in place to provide services.

Finding: Developer proposed to install a community well on the site to serve the 29 residential lots. The SER was approved by Southwest District Health and recommendations were made for the type of septic systems to be used. Irrigation and drainage have been addressed after the Planning and Zoning Commission public hearing. The application includes a proposal for a public water system to service the subdivision.

F. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?

Conclusion: Access does exist, as the developer requested and received a variance from the Nampa Highway District for new access from Robinson Road, a public road.

Finding: Future access will be required to meet CCZO §07-10-03 & Canyon County Code §09-11-19 unless waived.

Nampa Highway District #1 approved a request for a single point of access. No additional comments were received from Nampa Highway District #1. (Exhibit G, Attachment 12e)

G. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Conclusion: Impacts on existing and future traffic patterns are not anticipated. Public street improvements would not be required unless directed from the Nampa Highway District. No measures have been taken to mitigate traffic impacts.

Finding: The subject property has current legal access off of Robinson Road. The request is for only one access. The request, as conditioned, is not anticipated to require a traffic impact study. Nampa Highway District will require an access approach and dedication at the time of the plat to minimize potential traffic and access impacts (Exhibit G, Attachment 12e).

The developer had a Traffic Threshold Analysis (Exhibit B, Attachment 3).

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the use.

Finding: The developer contacted the Kuna Fire District and confirmed that the response time would be 10 – 12 minutes (Exhibit B, Attachment 3).

The developer has worked with the Kuna School District and has worked out a partnership. The developer proposes working with the Kuna School District to help with their technical school students (Exhibit B, Attachments 1, 2,3,4 and Exhibit C, Attachments 1 and 2).

The school district representative did confirm that the Kuna School District is at capacity even though they have entered into a partnership with this developer.

Conclusions of Law - Area of City Impact

The property is within Nampa's Area of City Impact. The city designates the area as "low-density residential". Pursuant to Canyon County Code §09-11-21(1) of the Nampa Area of City Impact Agreement, a notice was provided to the City of Nampa on May 20, 2022, September 19, 2020 and December 27, 2023. The City of Nampa provided comments, summarized as follows:

- No city services are available; over two miles from the subject property. The largest lot size allowed in the Low-Density Residential designation is 32,000 square feet. The City of Nampa opposes the request.
- The applicant confirmed the desired density from the City of Nampa as seen in Exhibit B, Attachment 5.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **denies** Case # CR2022-0005, a conditional rezone of parcels R28963, R2891010, R2891011 and R28961, from "A" (Agricultural) to "CR-R-1" (Conditional Rezone – Single Family Residential).

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

Based on the average lot size in the area and predominated agricultural land still in production, applicant could reapply for a Rural Residential designation with a minimum of 3-acre parcels.

This area is premature to develop into housing at this time. This parcel is in agriculture production and should wait until the land use patterns change gradually. There are no actions or conditions that can **fully** mitigate the concerns at this time for this application.

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **deny** Case # CR2022-0005, a conditional rezone of parcels R28963, R2891010, R2891011 and R28961, from "A" (Agricultural) to "CR-R-1" (Conditional Rezone – Single Family Residential).

Pursuant to Section 67-6535 of the Idaho Code, the applicant has 14 days from the date of the final decision to seek reconsideration before seeking judicial review.

DATED this _____ day of _____, 2024.

CANYON COUNTY BOARD OF COMMISSIONERS

_____ Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
_____ Commissioner Leslie Van Beek	_____	_____	_____
_____ Commissioner Brad Holton	_____	_____	_____
_____ Commissioner Zach Brooks	_____	_____	_____

Attest: Chris Yamamoto, Clerk

By: _____ Date: _____
Deputy

Exhibit 2

Michelle Barron

From: Tanner Verhoeks <tanner@havenidaho.com>
Sent: Sunday, January 21, 2024 9:38 PM
To: Michelle Barron
Cc: Samantha Hammond; Justin Ruthenbeck; Isaac Josifek
Subject: [External] CR2022-0005 - Haven Creek - Proposed Draft DA Conditions
Attachments: Attachment A - CR2022-0005 - Proposed DA Conditions 20240121.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Michelle,

I meant to send this earlier today. But atleast I remembered before the end of the deadline day!

Please see attached for the proposed Draft Conditions for the Development Agreement for Haven Creek.

Let me know if you have any questions.

Looking forward to the BoCC hearing on the 8th.

Thanks!

Tanner Verhoeks, PE
Land Development :: Principal
208-391-3838
Tanner@HavenIdaho.com
www.havenidaho.com

ATTACHMENT A
DEVELOPMENT AGREEMENT CONDITIONS

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The subject parcel shall be in subjection to the Canyon County Zoning Ordinance Chapter 7, Article 17 for platting with a maximum of 29 buildable lots with the average lot size of 1.69 acres. The following restrictions apply:
    a. Future subdivision and development shall conform to the generalized concept plans on file with Canyon County.
    b. Secondary dwelling units (CCZO §07-10-27 & 07-14-25) are permissible, subject to written determination by Southwest District Health and IDEQ that installed septic systems are sufficient to support proposed dwelling structure(s).
    c. Future development shall comply with Idaho Department of Environmental Quality requirements and BMPs (best management practices) for dust control during construction, and stormwater pollution prevention plan.
    d. Future development shall meet all applicable requirements and standards of the Nampa Highway District #1.
    e. Future development shall meet all applicable Nampa subdivision requirements, in accordance with Canyon County Code Section 09-11-19, subject to the right of the Board of County Commissioners to approve waivers of standards in connection with plat review.
3. A Public Water System is required to service the 29 residential lots in lieu of individual wells. The public water system shall receive all required approvals by any government agency having jurisdiction and shall comply with all applicable federal, state, and local rules and laws for drinking water systems. The owner shall receive the necessary IDEQ and/or health district approvals for said public water system. Appropriate language shall be included in any Declaration of Covenants, Conditions, and Restrictions (CCRs) addressing the common use of the same, including pressurized irrigation.
4. Historic irrigation lateral, drain and ditch flow patterns shall be maintained and protected. Modification or improvements shall be approved in writing by the applicable irrigation district.
5. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
6. The developer shall comply with the terms and conditions of its agreement with Kuna School District dated 6/15/2023 .
7. Prior to County signature of the first final plat, the owner shall provide draft CCRs to the County for review and approval, which review shall include appropriate provisions related to the maintenance and ongoing operation of the public water system.
8. A note shall be placed on the face of each final plat and recorded CCRs that recognizes Idaho State Code 22-4503, Right to Farm Act: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."

Exhibit 3, Attachment a

January 9, 2024

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, ID 83605
(208) 454-7458

RE: Conditional Rezone. Parcels R28963, R2891010, R2891011, and R28961
Case No. CR2022-0005
Applicant: Tanner Verhoeks
Planner: Michelle Barron

These parcels are located on the east side of Robinson Road and south of Lewis Lane in Nampa, Idaho. These parcels are located outside of Black Canyon Irrigation District (District). There are no District facilities on or adjacent to this parcel.

Thank You,

Donald Popoff

Donald Popoff P.E.
District Engineer
Black Canyon Irrigation District

Exhibit 3, Attachment b

Michelle Barron

From: Amber Lewter
Sent: Tuesday, January 2, 2024 8:12 AM
To: Michelle Barron
Subject: FW: [External] Re: Agency Notice CR2022-0005 Tanner Verhoeks / Haven Creek

Follow Up Flag: Follow up
Flag Status: Flagged

From: Robbie Reno <rreno@kunaschools.org>
Sent: Sunday, December 31, 2023 12:55 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] Re: Agency Notice CR2022-0005 Tanner Verhoeks / Haven Creek

Dear Amber,

We support this development.

Thanks,

On Wed, Dec 27, 2023 at 5:03 PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

Dear Agencies:

Please see the attached agency notice regarding the scheduled Board of County Commissioner's hearing on this project. We had previously requested your agency provide comments for the noticed land us application and if any agency comments were received, they were included in the Staff report. No response is required unless there is an update to your original comments. This is the notification that a hearing date of February 8, 2024 at 1:30 pm has been set for this case along with a final deadline of January 21, 2024 for agency comments. Any written testimony or exhibits received after the agency comment deadline will need to be brought to the public hearing and read into the record by the person submitting the information. If it is a large document that can't easily be read into the record, the hearing body will determine if they will accept it as a late exhibit.

Contact the planner of record **Michelle Barron** at Michelle.Barron@canyoncounty.id.gov with any questions or additional agency comment or concerns if applicable.

Thank you,

Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

--
Robbie Reno
Principal
Swan Falls High School
KSD District Planner
208-472-9742

Exhibit 4, Attachment a

Michelle Barron

From: Mike Fast <michaelfast@gmail.com>
Sent: Saturday, January 20, 2024 3:40 PM
To: Michelle Barron
Subject: [External] Opposition Case No. CU2022-005
Attachments: Case No. CR2022-0005 (1).pdf

Please see the attached document for our public comment regarding this case.

Thank you

Mike Fast

--

"Many are the plans in a man's heart, but it is the Lord's purpose that prevails."
--Proverbs 19:21

Canyon County Board of Commissioners
1115 Albany Street
Caldwell, Idaho 83605

Case No. CR2022-0005:

This letter is in opposition of the proposed Conditional Rezoning of the property stated below.

The preliminary plat application concerns parcels R28963, R2891010, R2891011 and, R28961 {+/- 43.95 acres) in Nampa, Idaho, located SE of Robinson Rd & Lewis Ln; also referenced as a portion of the NW1/4 of Section 17, T2N, RIW, Canyon County, Idaho.
Zoning is proposed to change from agricultural (AG) to conditional CR- R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

Dear Commissioners:

We have already seen the issues of wells needing to be dug deeper in the direct vicinity of the proposed rezone. Adding 35 more homes in this area is not going to bode well for the surrounding homes and homes further out. We ask that this rezone be denied until city services are brought out to the area. We ask that growth be in line with the comprehensive plan.
Goal.05.07.00 states: Protect the quality and quantity of aquifers and protect and enhance the capability of groundwater recharge areas for the present and future water supply of the County.
Policy.04.04.01 states, "Support development in locations where services, utilities, and amenities are or can be provided"
Goal.4.04.00 Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character.
Policy.2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.

There has already been a recommendation from Kuna School District that they cannot accept the proposed students that this development will bring. Putting the school district at odds with the growth is another reason to take a pause.

The legal lawn size in our area that somebody can water with well water is no larger than ½ acre, with the current recommendations, based on water issues in our area, being ¼ acre.

As proposed, the proposed lot size for this subdivision is a gross lot density of 1.69 (73,616.4 sq ft) acres per lot (43.9 acres into 26 buildable lots). This goes against the land size designated by Nampa's recommendation of no more than 32,000 sq ft or 7/10ths of an acre per lot.

In Tanner Verhoek's renderings of the proposed subdivision, all except the square footage taken up by the house (estimated 3,000 ft per level) will be lawn, **70,616.4** sq ft, well over the ½ acre maximum (21,780 sq ft) and completely ignoring the recommended ¼ acre (10,890 sq ft) for an area struggling with water. They have also stated that they will implement an irrigation well, re-applied for as the farmland for crops, to irrigate these massive lawns when the pressurized irrigation is shut off in the early fall.

See the snapshot of the renderings below.

Sincerely,

Mike and Amy Fast, 8979 Robinson Rd, Kuna ID 83634

Rendering from Attachment A-4

Exhibit 4, Attachment b

Michelle Barron

From: Gary Geyer <geyergary1@gmail.com>
Sent: Saturday, January 20, 2024 4:14 PM
To: Michelle Barron
Subject: [External] Robinson & Lewis Ln.

Canyon County Board of Commissioners
1115 Albany Street
Caldwell, Idaho 83605

Project Summary: Case No. CR2022-0005:

The preliminary plat application concerns parcels R28963, R2891010, R2891011 and, R28961 {+/- 43.95 acres) in Nampa, Idaho, located SE of Robinson Rd & Lewis Ln; also referenced as a portion of the NW1/4 of Section 17, T2N, RlW, Canyon County, Idaho.

Zoning is proposed to change from agricultural (AG) to conditional CR- R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

Dear Commissioners:

The legal lawn size in our area that somebody can water with well water is no larger than ½ acre, with the current recommendations, based on water issues in our area, being ¼ acre.

As proposed, the proposed lot size for this subdivision is a gross lot density of 1.69 (73,616.4 sq ft) acres per lot (43.9 acres into 26 buildable lots). This goes against the land size designated by Nampa's recommendation of no more than 32,000 sq ft or 7/10ths of an acre per lot.

In Tanner Verhoek's renderings of the proposed subdivision, all except the square footage taken up by the house (estimated 3,000 ft per level) will be lawn, 70,616.4 sq ft, well over the ½ acre maximum (21,780 sq ft) and completely ignoring the recommended ¼ acre (10,890 sq ft) for an area struggling with water. They have also stated that they will implement an irrigation well, re-applied for as the farmland for crops, to irrigate these massive lawns when the pressurized irrigation is shut off in the early fall.

See the snapshot of the renderings below.

Rendering from Attachment A-4

Thank you Gary Geyer & Roxanna Geyer

Exhibit 4, Attachment c

Michelle Barron

From: suemarostica@gmail.com
Sent: Friday, January 19, 2024 1:41 PM
To: Michelle Barron
Subject: [External] Case No. CR2022-000S
Attachments: 1-21-2024 for CC Commissioners.pdf

Dear Michelle,

Please accept this attached document as record of our public comments for this case, 1-21-2024 for CC Commissioners.pdf.
Case No. CR2022-000S: The applicant, Tanner Verhoeks of Haven Idaho.

Thank you for all your do!

Sincerely,

Sue Marostica

Sue Marostica
suemarostica@gmail.com
208-890-9774

Canyon County Board of Commissioners
1115 Albany Street
Caldwell, Idaho 83605

Project Summary: Case No. CR2022-0005:
The preliminary plat application concerns parcels R28963, R2891010, R2891011 and, R28961 {+/- 43.95 acres) in Nampa, Idaho, located SE of Robinson Rd & Lewis Ln; also referenced as a portion of the NW¼ of Section 17, T2N, RIW, Canyon County, Idaho.
Zoning is proposed to change from agricultural (AG) to conditional CR- R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

Dear Commissioners:

For just shy of two years, we and 97 of our neighbors have been against the development and voiced our concerns at the planning and zoning meetings. Planning and Zoning has twice denied this development. These same concerns were expressed before the developers bought the property as well. Our area is characterized by its rural agricultural nature, and the property in question, which is being considered for development, faces several challenges that could be better for such purposes: two different canals cross this property. The canal companies have cited their concerns about how developing this property will affect their access to service these canals and the public safety of placing a residential subdivision over them. In April 2023, we recently had to lower our well by an additional 10 feet and are facing water issues again. This marks the third instance of our well pump dropping in the last 15 years, and we now stand at a depth of about 100+ feet. Regardless of what the water experts are testifying, we and several neighbors have had water issues in the last 20 years, with expectations of it only worsening. Developing property that was once farmland is creating issues with the watershed that is not replenishing the aquifers. [1]

The primary concern we shared is the potential water and sewer issues and the degradation of our rural lifestyle that the proposed development might trigger. These problems arise from the development's haste to move forward without waiting for City-provided water and sewer services to become accessible. This proposal needs to match their projected needs to obtain their approval.

During the most recent rezoning meeting, the County water engineer provided testimony. It was highlighted that the criteria for permitting well installation on private properties were initially designed with large homesteaded properties spanning 360+ acres in mind. However, over time, there has been a significant misinterpretation of these regulations. This misinterpretation, coupled with allowing property owners to establish wells regardless of property size, has resulted in the unrestricted development of our agricultural lands without including city water and sewer services. This is affecting everyone's water supplies. Regrettably, those with larger acreages are now burdened with the associated expenses. This creates a taking of the current property owners and their rights.

We have written to the Attorney General of Idaho with our concerns. The letter is attached for your reference.

1. The +/- 43.95-acre site is planned to be split into roughly 29 buildable lots. This zoning is AG, and they want to go to CR- R-1. They are still determining the average proposed lot size since they will divide it into 29 lots. Because of the two canals that cross this property, it cannot be divided equally. Many lot sizes may be less than 1 acre and some more. One single access has been approved by the Nampa

[1] https://www.epa.gov/sites/default/files/2014-03/documents/protect_water_higher_density1.pdf

Highway District off Robinson Road for internal access. They are one lot short of being required to provide two accesses by the Fire Department. This is not possible because of the two canals and the problems they create. They are proposing that they incorporate a public water system this time. Still, it does not state at what level this system will be to protect anyone else's wells, and this does not address the septic systems that will be put in over the hardpan that will leach into the wells in proximity, there are no city services in this area. The SPF Water Engineering well reports are outdated and say that this area has not experienced a drop in the water tables in the last 20 years. The original well water reports for Dye Lane were from when the wells were initially put in, and several of the homes on Dye Lane, in the impacted area, with wells in the 80-100ft range, have gone dry and had to drop down another 100-150ft between 1995-2005. These reports are not showing. On their newest findings all of the well reports from the Dye Lane area are being excluded. Their reasoning was that we would not be affected by this development even though we were notified because of our proximity.
Of those still in the 80-100ft range, they are experiencing water issues and fluctuations. On this same water table, homes in the Lewis Lane area are experiencing the same water issues. The County Engineer report has recommended a community water system. Kuna's developments outside of city services are required to do a community well below the average well depths of the current residents to avoid disrupting current residents. This would be necessary for this area, with many residents facing water issues.

2. Are we following the stipulations included in the Conditional Rezone Ordinances of Canyon County? There are many stipulations that this concerned group would like to impose upon this development under conditional rezoning since any CC&Rs they may suggest are not enforceable by the county. The development of this property could negatively impact the properties currently in this impact area.
3. Public documents requested say that the Kuna Fire Department and Kuna Schools were notified in March of 2022, more than a year ago, with no replies. In recently speaking with the City Council of Kuna; they are currently slowing developments because the schools are experiencing overcrowding, with no funds to remedy. Kuna Fire did respond and needs fire lanes marked with no parking signs, fire hydrants, adequate size house numbers, and sufficient easement on entry points. There have been incidents of developers placing wells of inadequate size for fire hydrants that are unmonitored. They only become a problem in an emergency when they realize they are dry or not pumping enough volume. This puts all the neighbors at risk.

Agriculture: ***The county's policy is to encourage the use of these lands for agricultural use.***

- **i.** Looking at the property sizes around this site plan, 3.74 is the smallest site in proximity; all the others are 5 acres and over. This proposed plan does not match the surrounding area, including small to large farms and dairies.
    1. This proposed area's suggested development is ½ to ⅓ the size of the existing 3.74 and 5-acre average lot sizes and could be less.
    2. Almost all of the lots that are 5 acres in size are continuing with agriculture endeavors. Continuing with pasture/farm utilizing irrigation water that fills the aquifers. **Southwest District recommended that this proposal tile the irrigation ditches to limit nitrates. This practice does not allow irrigation ditches to replenish the aquifers, creating more water problems.**
    3. Some large acre farms in this area need farm equipment to swath and bale hay, plow, till, etc. They transport large farm equipment, animals, and milk. Do our roads accommodate that need to merge with the proposed additional daily commuters on two-lane roads with limited shoulders, or are we looking at horrific traffic accidents?

4. The intersection at Robinson and Locust, 1 mile away, has several deadly accident markers.
5. Robinson Road is posted at 50 MPH, and there is a treacherous hill with limited visibility less than a ½ mile from the proposed access to this subdivision, as referenced in the public documents as the photo taken on Robinson Rd looking South. Milk trucks run this route daily and feed trucks for the dairies.
6. A new subdivision in development on Locust and Happy Valley has put a large amount of traffic on Robinson. It is treacherous to gain access to Robinson from Lewis and Dye Lanes.
7. Along with a riding stable located 1 mile away, there are two dairies within proximity and several more within 2 miles. One that is .07 miles away on Robinson and Deer Flat and another less than a mile away around the center area of McDermot and Deer Flat. Residential inhabitants are not usually tolerant of the smells and/or sounds, baling hay at 5:00 AM and midnight, cows bellowing all night, and roosters crowing at dawn.

ii. Unknow lot sizes are a breeding ground for disaster. This is not enough land to encourage agricultural development, but it will encourage large oversized lawns or weed patches. It also does not fit into the existing matrix for planning and zoning of this area. It has been found that people will NOT and cannot afford to invest in the equipment to maintain these lot sizes, but instead plant it all to mowable grass or leave it bare. These are the two worst possible scenarios for water conservation.

iii. In our area, we are unaware of anyone with adequate equipment willing to do hobby farming to help facilitate this thought process of keeping this land for agricultural use. If this is the case, they will do one of two things: plant large lawns or leave it as a dry lot.

iv. If these people invest as much money and time as it takes to plant 1 acre of lawn and landscaping, they will do what is necessary to keep it alive. State statutes give only ½ acre of lawn to water with wells, with many areas only recommending ¼ acre with current water shortages. Our area cycles in a 7 - 10 year drought period in which our irrigation water is limited in usage amounts and the duration on regular cycles. In the past few years, the irrigation water allotted to farmers was reduced in quantity and shut off one (1) month to two (2) weeks early, on September 15th (2021) and October 1st (2022), rather than October 15th. The weather remained hot, and people were still watering their lawns. In this period, irrigation water for these areas will be used early, and then they will water their lawns from their wells, creating an even bigger strain on our neighboring wells. Farms in these areas are cognitive of the water cycles and plant accordingly and ration water. Residential inhabitants are not accustomed to this lifestyle.

v. If the buyers of this proposed subdivision have yet to invest in large lawns, they leave 1 to 1.+ acres to dry lot, encouraging weeds, varmints, and grass fires.
    1. Typically, these weeds and varmints will go unattended and create breeding grounds for **noxious** weeds and uncontrolled infestations of rodents to contaminate the neighboring farms with more weeds and varmints. Who pays for this additional work and management for these farms? Additionally, if they are not irrigating this, the aquifers are not replenished with what usually would come from farmland irrigation. See: ***Managed Aquifer Recharge report published Dec. 15, 2014, from Idaho Water Resources, By David R. Tuthill.***
    2. If we run the risk of grass fires, do we have the necessary fire hydrants and stations to prevent these fires from destroying neighboring houses?

3. Jeff Larson's pasture caught fire from a neighbor with a large lot, all overgrown weeds. In July 2022, they lit fireworks that started a fire but told firefighters that they were trying to burn the weeds (without a permit), which got away from them. If Jeff's neighbors had not been home and rushing in with spraying equipment and 4-wheelers to control it before the fire department arrived, he would have had significant damage to property and livestock. With the proposed development, we can expect more of this.

b. <u>Water and Sewer</u>

i. Looking through the well reports, these have **yet to be** updated since the wells were originally dug. There have been numerous reports of wells in our area going dry since 1990, regardless of the water reports submitted by the developers for this subdivision. Of the 90+ landowners in the closest proximity, currently opposing this with more to come, more than half have had or are currently experiencing well water issues. Those needing to redrill have had to go down another 100-150 ft to be in the water. Redrilling the wells is an expensive and timely cost that none of these people will take on. Well drillers in our areas are 6-15 months out and $30,000 to $40,000 + in fees to redrill a well. One family is on an 8-month wait list just to replace their pump after issues with it going in and out of the water supply and pumping sand. ***If their wells go dry, what will these people do in the duration for water? What if they have livestock?***

ii. As a condition, should you accept this proposal, the developer should put up a $500,000 bond for neighboring wells should they go dry or have issues. The neighbors of this proposal should not have to pay for the developer to make money. Another area in Nampa was subject to this exact scenario, and the bills to redrill wells were $506,000.

iii. Kuna P&Z has adopted all new developments to put a community well below the water levels of current residents. They should also include a holding tank of at least 10,000 gallons with a backup system with fire hydrants. They also are to include a Public Water System to reuse their wastewater. Your water specialist recommended some of this. Since many of these homes that will be affected are in the Kuna services area, this should also be required here. Since these properties will use Kuna services, will Kuna P&Z need to be involved?

iv. The water studies that were done for the previous proposal used data from test wells about 4 miles away. In this area, water tables can change drastically in that distance. Many residents wishing to be listed below have had well issues in the last few years.

v. The water tables cycle in this area every 7-10 years. When we come out of this cycle, we can expect to be back in it in 7-10 years. This has been the cycle for over 100 years.

vi. If all these people are out of irrigation water, they will use their well water to water their oversized lawns. When we complained about this they reapplied for an ***irrigation well permit just to water the lawns.*** This will put an even more significant strain on those currently nursing wells in drought seasons. This is unfair to farmers who cannot get an irrigation well permit to water crops, that is not the intention of these well permits.

vii. This is in the impact area of Nampa City Water and Sewer. Are they going to move a trunk line out to this area? Will Nampa supply water to all the homes? The closest line is currently 2+ miles away. From our understanding, the City of Nampa needs more money for sewer or water south of its current City limits line.

viii. Most of the land has a hardpan below the surface. Can the ground use septic systems, or is the City bringing out a trunk line for a sewer system to cover all these homes that

might be added? We want to avoid drinking our neighbor's sewage water. If the City comes upon a windfall of money and brings out a trunk line, do the existing homeowners have to pay to plug into the line? Who pays for this cost to get this service, and will all of us be charged to plug it into their system?

ix. The acreages that are back to back, separated by a single fence, to these proposed areas and that have been notified they will be impacted have different city addresses. Some are Kuna, and some are Nampa, but all are in **Canyon County**. If Nampa does not bring out City services, will Kuna be required to cover the people impacted by this development when their wells go dry or are contaminated by sewage?

c. Residential

i. Schools have been asked if they can accommodate more students and they are at capacity. They are willing to make an exception in their case for a donation of $100,000. This means that the education of all our currently enrolled children is quantifiable, which is appalling. Attached is a letter that they sent another developer that they could not accommodate these extra children, because they did not offer them a “bribe”. Since the latest school bond failed, because we are already taxed to the limit, we wonder if the schools are using this as leverage to overcrowd the schools and force taxpayers to come up with more money. Here is a snapshot of what we currently need for schools.

Needed funds to help with overcrowding	$114,000,000.00
Developer contribution	$100,000.00
Number of developers needed to reach $114 million	1,140.00
average 1.94 students per 29 homes	56
$100,000 / 56 students	$1,785.71
Cost per student in Idaho	$7,985.00
Average Teacher in Idaho Salary	$51,817.00
$100,000 covers this many students	12.52
$100,000 covers this many teachers	1.93

ii. What would it add to our community if each house had an average of two (2) kids? Since this is in the Kuna school district, do they have the funds to add new schools and sewage treatment systems? Does Nampa? There needs to be more money in any of the city coffers to offer expansion. Nampa schools near this proposed development are already trying to determine how to place the kids from two other uncompleted residential developments. Schools in this Nampa area are already at close to 30 students per class,

and all classrooms are being utilized. Kuna Schools are imploring Kuna City Council to slow down on developments because of overcrowding but are willing to accept this development for $100,000.

iii. This area will have a Nampa address but be involved in Kuna services: fire, school, etc. This is a Canyon County property, but Ada County provides the services. Does this need to go to Kuna Planning & Zoning as well? Ada County P&Z?

iv. Those in Canyon County with Kuna addresses are already being taxed exponentially from two bonds passed to help the schools in Kuna. The developers need to be paying these fees and not retired residents.

v. Will the Developer be paying impact fees? See Idaho Statutes 67-8204 Development Impact Fees.

vi. Developers are supposed to pay for additional stoplights, additional school accommodations, fire department, and police department; if any wells go dry in the process of development being added, will the developer pay for lowering the individual wells? How will this be collected or addressed? Will the developer post a bond for this cost?

vii. See Section 67-8207 as to how this is paid, See 67-8206 for the impact fee ordinance. Chapter 11 Development Impact Fees Article 1 Development impact fee ordinance was established on Jan 14, 2021.

viii. Impact fees for Nampa Fire District Residential are $560. There are also Road fees. These are to be collected Fees by the county at the time of the final plat. The property owner in the area now has had to pay these fees in taxes for the number of years they have lived here. By adding more homes, we must ensure the new developer will pay his fair share. Since this is the Kuna fire district, how are these fees transferred?

ix. River Meadows, another subdivision approved by the planning and zoning in Nampa, needs wide enough roadways for two cars to pass. The driveways can barely facilitate two cars, but you cannot open the doors, so everyone parks on both sides of the streets, causing the entire subdivision to be one lane for traffic. Children are running in and out of parked cars. The residents call it “running the gauntlet.” The developer (Cory Barton) made a few extra dollars to narrow the driveways. Will this be monitored for this proposal? We would think this is also hazardous for emergency services.

x. Has anyone looked into the guidelines provisioned under the land use planning Act. 67-6508: Are you considering **ALL** the land in this proposed area, and how will this decision affect the current owners?

xi. Dye Lane has a limited number of phone lines that can be utilized. Some residents had to give up their multi-phone lines to accommodate those who did not have service. Will this area be able to accommodate the numbers proposed?

xii. Will this land be compatible with the private property rights and adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of the purse in Chapter 80 Title 67. Idaho code.

1. Population
2. School Facilities and Transportation
3. Economic Development
4. Land use, Natural resources such as water, and watersheds.
5. Public Services, Facilities, Utilities, sewage, drainage, fire stations, health and welfare facilities.

When considering all the Ordinances, Comprehensive Plans, State Laws, Idaho Constitution, and Land Use Issues in the area as such, then adding more development to the equation, you are putting the County at legal risk by creating a **"TAKING"** of the present property owners that are already facing other issues according to the Attorney Generals Office of the State of Idaho. This is why land-use decisions are so critical. What is being proposed is ½ to ⅓ of what is already in play.

As Commissioners, we request that you consider the protection of our Property Rights under Idaho Statute 67-6502 and all of our questions before passing any rezone that impacts us negatively.

Because this property falls into a unique situation, located in Nampa, but all services are in Kuna, we urge you to take a closer look at their proposal. We need to ensure these agencies do not have series concerns over this property. Many new subdivisions in Kuna have been added since then. Suppose there is no rezoning request for Kuna and speak with a City Council member of Kuna. In that case, they have been overrun with new developments that are taking a significant amount of its resources. Schools are imploring them to decline these new requests since they need help to keep up with the expansion. Since all the services are coming from Kuna, we suggest they formally propose this rezoning with Kuna to get a more accurate synopsis of what is happening with notifications going to Kuna residents to be able to attend the hearing.

In the neighborhood meeting, referenced in Findings of Fact, Conclusions of Law, and Order, on page 10, 5. Notice of the public hearing was **before** the developer had purchased the property and was met with 20 + neighbors who adamantly opposed the development; they proposed the 1.67 average acres parcels for the reasons stated above, but the one that will affect these neighbors the most is well water. These property owners are currently or recently fighting well water issues. The average well is now $35,000++ and an 8-15 month wait time. Something like this could bankrupt some families by adding more wells to our struggling area. We are a high country desert, water is precious, and subdivisions all over the valley face the same issues. Residential subdivisions of this proposed size should only be allowed if there are trunk lines for city water and sewer.

Respectfully,

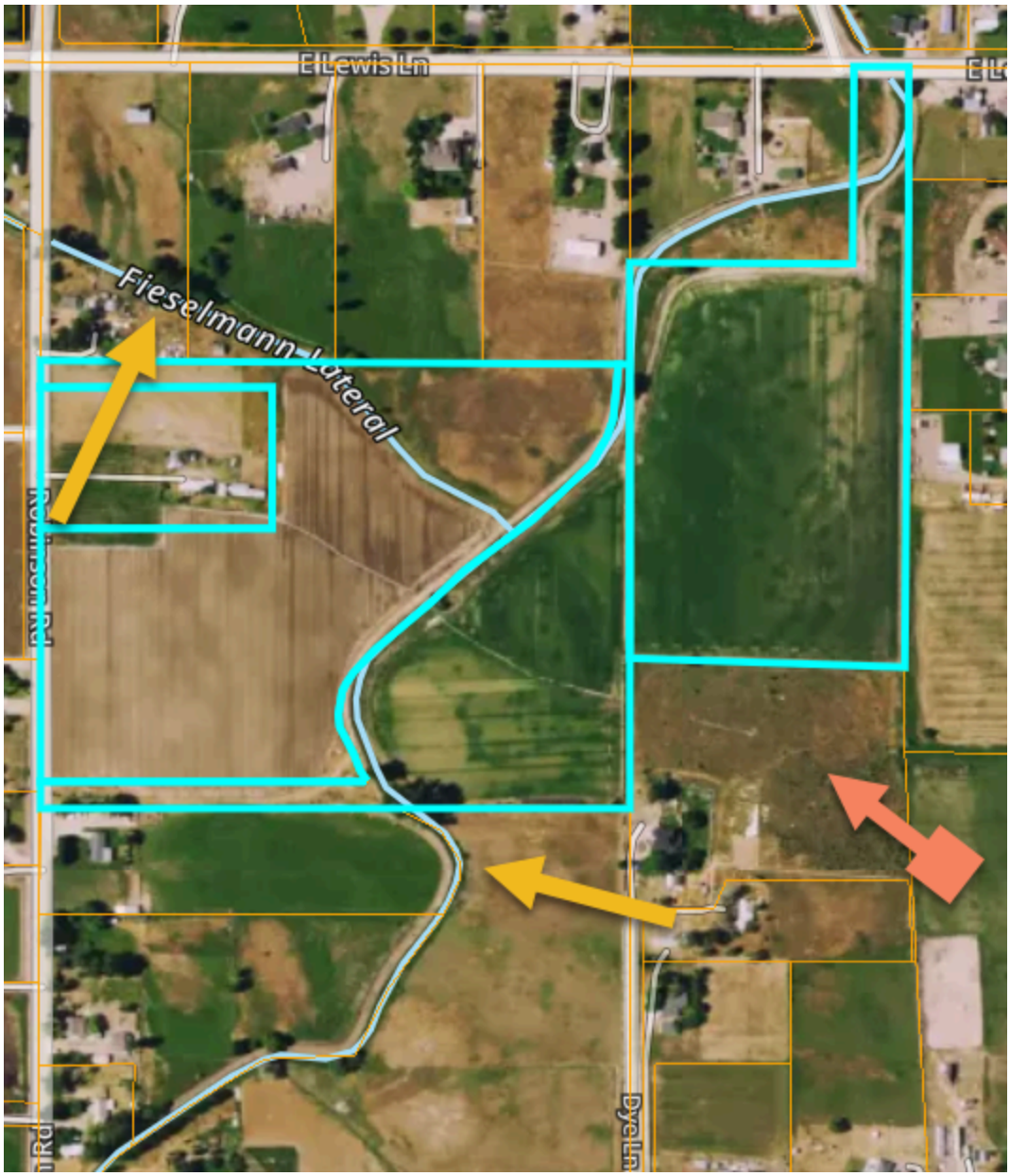
Vic & Sue Marostica
4596 Dye Lane Kuna, ID 83634

Submitted at request with a list of all the concerned landowners impacted by the Lewis Lane Proposed Development that agree with these concerns. (97)

First Name	Last Name	Address	City, State, Zip
Rick & Aimee	Bell	9829 S. Lockname Ct	Nampa, ID 83686
Mike	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Heather	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Gretta & Jonathan	Buehler	9809 Dundee Ct	Nampa, ID 83686
Darin & Christy	Buttars	9964 Dundee Ct	Nampa, ID 83686
Alan & Lynne	Caba	6600 E Lewis Lane	Nampa, ID 83686
Ken	Cathcart	9904 Dundee Ct	Nampa, ID 83686

First Name	Last Name	Address	City, State, Zip
Luis & Irene	Chavolla	6549 E. Lewis Lane	Nampa, ID 83686
Debbie	Clem	3758 W Deer Flat Rd	Kuna, ID 83634
Bo & Katie	Clouss	4528 Dye Lane	Kuna, ID 83634
Mark	David	6221 E. Lewis Lane	Nampa, ID 83686
Alexandra & Trent	DeYoung	6923 E. Lewis Lane	Nampa, ID 83686
Linda	Emry	4491 Dye Lane	Kuna, ID 83634
Mike & Amy	Fast	8979 Robinson Road	Kuna, ID 83634
Mariko	Fisher	7913 S. McDermott Road	Kuna, ID 83634
Peter & Shari	Francois	9857 Dundee Ct	Nampa, ID 83686
Roy & Debbie	Gallagher	5204 Roay Dr	Nampa, ID 83686
Darlene	Gans	7509 E. Lewis Lane	Nampa, ID 83686
Antonio Copado	Garcia	4686 Dye Lane	Kuna, ID 83634
Gary	Geyer	4441 Dye Lane	Kuna, ID 83634
Roxanna	Geyer	4441 Dye Lane	Kuna, ID 83635
Janne & Greg	Goetz	5131 Bugle Ridge Rd	Nampa, ID 83686
Cameron	Goetz	5131 Bugle Ridge Rd	Nampa, ID 83686
Mallory	Goetz	5131 Bugle Ridge Rd	Nampa, ID 83686
Mark & Melissa	Hadley	7500 E. Lewis Lane	Nampa, ID 83686
Denise & Dwane	Harris	7300 E. Lewis Lane	Nampa, ID 83686
DeWight	Higel	9832 S. Locknane	Nampa, ID 83686
Kurt	Howell	4750 Dye Lane	Kuna, ID 83634
Rocio Mendoza	Jimenez	4686 Dye Lane	Kuna, ID 83634
Russ & Lori	Johnson	9901 Dundee Ct	Nampa, ID 83686
Dag & Malia	Jösang	9965 Dundee Ct	Nampa, ID 83686
Curtis	Kessel	4930 Dye Lane	Kuna, ID 83634
Jan	Kimbrough	4250 Dye Lane	Kuna, ID 83634
Tiana	Kisler	5445 McDermott	Kuna, ID 83634
Derek	Kisler	5445 McDermott	Kuna, ID 83634
Jeff & Ashley	Larsen	4628 Dye Lane	Kuna, ID 83634
Mike & Carol	Locknane	9871 S. Locknane	Nampa, ID 83686
Steve & Susan	Low	9797 Dundee Ct	Nampa, ID 83686

First Name	Last Name	Address	City, State, Zip
Joeseph	Mackenzie	4941 Dye Lane	Kuna, ID 83634
Sue	Marostica	4596 Dye Lane	Kuna, ID 83634
Victor	Marostica	4596 Dye Lane	Kuna, ID 83635
Adam	Minic	4239 Dye Lane	Kuna, ID 83634
Sheila	Minic	4239 Dye Lane	Kuna, ID 83634
Ray	Moore	7061 E. Lewis Lane	Nampa, ID 83686
Sam	Nelson	6900 E. Lewis Lane	Nampa, ID 83686
Karen & Lee	Nichols	9663 Robinson Rd	Nampa, ID 83686
Ken & Linda	Nungesser	7226 E. Lewis Lane	Nampa, ID 83686
Larry & Gail	Peterson	6411 E. Lewis Lane	Nampa, ID 83686
Ron & Polly	Plummer	5093 W Deer Flat Rd	Kuna, ID 83634
Lonny & Angie	Reiber	9820 Dundee Ct	Nampa, ID 83686
Brandon	Richards	9529 Robinson Rd	Nampa, ID 83686
Tom & Lillie	Rogers	6508 E. Lewis Lane	Nampa, ID 83686
Bill	Rose	9446 Robinson	Nampa, ID 83686
Linda	Sanford	4793 Dye Lane	Kuna, ID 83634
Reynold	Schenck	4283 Dye Lane	Kuna, ID 83634
Jennifer & Tony	Senn	5111 Bugle Ridge Rd	Nampa, ID 83686
Susan	Smith	4283 Dye Lane	Kuna, ID 83634
Brad	Smith	6715 Lewis Lane	Nampa, ID 83686
Patricia	Stilwell	9881 S Locknane Ct	Nampa, ID 83686
Bette	Stom	7420 E. Lewis Lane	Nampa, ID 83686
Doug & Cindy	Teusher	9442 Robinson	Nampa, ID 83686
John & Jenn	VanNortwick	4493 Dye Lane	Kuna, ID 83634
Frank & Laura	Wallace	7114 E. Lewis Lane	Kuna, ID 83634
Elaine	Ward	4188 Dye Lane	Kuna, ID 83634
Randy & Sherry	Wolske	9835 Dundee Ct	Nampa, ID 83686
Ted & Sherry	Zahradnicek	9676 Robinson Road	Nampa, ID 83686
Thomas	Zahradnicek	8605 Soutside Bld	Nampa, ID 83686



Yellow arrows indicate canals
Orange arrow indicates the property that has expressed subdividing as well and using this subdivisions Robinson Road access since their property will not allow it off of Dye Lane
This would put 35 homes on one access; 5 more than permitted by the Fire Department.

Honorable Raul Labrador
Attorney General of Idaho
Office of the Attorney General
700 W. Jefferson Street, Suite 210
Boise, ID 83720

Subject: Urgent Concerns About Property Rights and Water Resources in the Nampa Agricultural Area

Dear Attorney General Labrador,

We are writing to you as concerned residents and property owners in the Nampa agricultural area. Our community, known for its rich agricultural heritage and rural appeal, is at a pivotal point. The current pace of unchecked development poses serious threats to our way of life, personal health, and the well-being of our natural resources.

One fundamental question arises: Wouldn't it be more prudent to focus development on less fertile lands, preserving our valuable agricultural areas for farming? The pressing issue is the development focus on fertile lands, which is crucial for agriculture. The current development trend is guided by Canyon County's [1]and Nampa's Comprehensive Plans[2], leading to the unnecessary loss of prime farmland. This not only undermines agricultural activities but also strains our vital water resources. The construction of dense new housing subdivisions, roads, piping irrigation canals, and other infrastructure is reducing permeable land created by farming, disrupting natural water cycles, and depleting aquifers. [3]As a result, many of us face the troubling reality of drying wells and the degradation of our rural lifestyle.

Developers are building homes on top of one another on separate wells and at the same depth as current landowners. Even with new recommendations, it is not a solution that they have a community well. There are no regulations that determine what their well depth needs to be. There needs to be more water in the water tables to support this many wells. Many wells in our area are experiencing water problems. When the laws were written to allow each homeowner the right to drill a well, was from over 100 years ago when people were homesteading 300-600 acres for one home, not 7-10 homes per acre. This creates a taking of current property owners' resources and rights for the rights of the developers. It is deceptive to the new homeowners as well. When the water table goes dry, everyone is without water at that depth… and the developers are nowhere to be found. Drilling a new well, to go to a much deeper level or water table will start at $40,000.

This situation directly conflicts with Idaho's Title 55 statutes concerning property rights and land use. It is imperative that your office reassesses the development approach in our agricultural areas, advocating for a model that balances the rights of existing landowners with environmental integrity. Who will protect us when our wells are dry because of this rampant growth, or our children are not getting the education they deserve because of the overcrowded schools? These Comprehensive Plans cannot be utilized until City Services, such as water, sewer, schools, and adequate emergency services, are available to them.

The unchecked development also raises questions about the implementation of these Comprehensive Plans in accordance with state laws. As stakeholders directly impacted, we seek your intervention to guide future growth towards a more sustainable and respectful approach. Many of us neighbors who moved here for a small-scale farming lifestyle and open space are now overwhelmed by the encroaching dense neighborhoods.

[1] https://www.canyoncounty.id.gov/elected-officials/commissioners/development-services/planning-zoning/
[2] https://www.cityofnampa.us/1428/Future-Planning-Long-Range
[3] https://www.epa.gov/sites/default/files/2014-03/documents/protect_water_higher_density1.pdf

These new neighborhoods often do not respect our rights to farm and are annoyed with smells and equipment running early or late in the day.

Furthermore, we acknowledge the difficult position of farmers who, facing financial and agricultural challenges, are tempted, or forced, to sell their land to developers. Could we consider a land trust model that allows these farmers to sell at fair market value while preserving the land to be bought to be kept for agricultural use at agricultural prices? The conversion between these two often results in the loss of our agricultural land, environmental impacts, and changes in the community's character.

In response to these challenges, I respectfully request your office to:

1. Conduct a thorough investigation into the development practices in Nampa and Canyon County, focusing on water resource management and property rights.
2. Review and, if necessary, adjust the application of Comprehensive Plans and zoning policies to align with state laws and protect existing property owners.
3. Facilitate a collaborative discussion among stakeholders, including property owners, developers, city planners, and legal experts, to formulate a balanced, sustainable growth strategy.
4. Explore the possibilities of a land trust to protect American Farmland as other 30 other states have implemented.[4]

Your leadership is crucial in protecting the rights and livelihoods of property owners in Canyon County's agricultural area. We trust in your commitment to address these issues with urgency and efficacy.

Thank you for your unwavering dedication to the people of Idaho and for considering our pressing concerns.

Sincerely,

Victor and Sue Marostica
And the additional concerned community members:

Debbie Clem
Gary and Roxanna Geyer
Dwane and Denise Harris
Ron and Polly Plummer
Linda Sanford
Reynold Schenck
Susan Smith

[4] https://farmland.org/state-purchase-of-ag

We request to meet with the applicant to discuss bus pick/drop off for this development.

In an independent study conducted by TischlerBise/Galena Consulting for Kuna School District in 2022, it is found that every new student requires:

- 112 square feet of space per student
- Capital cost per student: $46,100 at current construction prices as of June 2022.

To be able to serve this development, the Kuna School District Board of Trustees requests that developers assist the taxpayers to mitigate the costs of growth through partnership which can be in the form of a donation of land, money, or in-kind facility work.

The 2019 City of Kuna Comprehensive Plan approved by the City Council provides, as it relates to schools: "School facilities will expand, as needed, to keep pace with Kuna's growing population." In order to expand, the Kuna School District requires partnerships with the developers and, most importantly, bonds.

To reduce our reliance on bonds and to promote reasonable growth within our district, we generally seek partnerships with residential developers. Partnerships with developers mitigate the impact homes will have on Kuna School District and our ability to deliver services without compromising the quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate proposed subdivisions or other developments. (*See* Idaho Code §67-6513). Examples of school capital improvements and facilities needs, and the costs associated therewith, are included in the attached Appendix B. When partnerships are established that favorably impact our ability to serve a particular development, we will inform the Canyon County Commission through an amended letter or public testimony.

Regards,
Danielle Horras and Robbie Reno
School District Planners

Exhibit B

Kuna School District
Future Ready

Kuna School District

Empowering students to lead productive lives.

Date: September 14, 2023

RE: Case No. RZ2021-0059 Black Summit

Dear Honorable Members of the Canyon County Commission,

Kuna School District has reviewed the application of RZZ2021-0059 Black Summit and provides the following comments for your consideration.

Kuna School District has experienced rapid growth over the last ten years. Our March 2023 bond measure to increase student capacity did not pass. Given the current home approvals from the City of Kuna, Ada County Commission and Canyon County Commission has granted, we cannot serve this future development because the approved plats in this zone are beyond district capacity.

This proposed development will impact Crimson Point Elementary, Kuna Middle School and Kuna High School (KHS)/ Swan Falls High School (SFHS) zone. KHS/SFHS is at Capacity. Crimson Point and KMS are nearing capacity.

School	Educational Capacity by School	2023-24 Current Enrollment 8/30	2023-24 Capacity Utilization
Crimson Point Elem	528	434	82%
Hubbard Elem.	380	217	57%
Indian Creek Elem.	352	300	85%
Reed Elem.	616	**672**	109%
Ross Elem.	330	236	72%
Silver Trail Elem.	616	583	95%
Fremont Middle School.	660	517	78%
Kuna Middle School	810	739	91%
Initial Point High*	120	103	86%
KHS & SFHS	1900	**1904**	100%
Total by group	**6312**	**5705**	90%

711 E. Porter Rd., Kuna, Idaho 83634 Phone: (208) 922-1000

Exhibit 4, Attachment d

Michelle Barron

From: Ron Plummer <littleswed@gmail.com>
Sent: Saturday, January 20, 2024 4:08 PM
To: Michelle Barron
Subject: [External] Project summary: case No CR2022-0005

Dear Commissioners,

We are writing this in opposition . At the end of the last meeting (our third) it was stated that there would be no project until utilities (water ,sewers and power) were in place first. Now they are trying again to over turn it . The EPA figures an average house of 4 people pumps 400 gallons of water a day. If you take the 29 houses that is 11,600 gallons a day ,4,234,000 gallons a year. 97 of us in the surrounding area have wells in the 80 foot to 120 feet wells. That could result in some of our wells going dry. Are there any provisions for drilling new wells for the families that will be without water ?

This has recently happened to several families in Eagle whose wells went dry when Aquifer community went in north of them. Suddenly these families were with out water. 29 houses with septic tanks in such close proximity to our wells could also cause contamination to our wells. If there is going to be this density of house there needs to be a better plan to treat sewage, deliver water and water reclamation.
There is also the problem of traffic on Robinson Road. 1300 cars a day use that road. There are several accidents a year at the intersections.
Travelling north on Robinson Rd from Kuna Road there is a uphill run that creates a blind spot above Deer Flat Road that makes it dangerous to pull out into
traffic.
We moved here 10 years ago and love the agricultural area . Great neighbors , beautiful area . We are retired on a fixed income. It would create a financial disaster for us to come up with $50,000 to $70,000 for permits and drilling a new well. How long would it take and what would we do for water until that was installed ? We hope you'll consider and think of the affect this will have on our Families that are all
ready established in our
neighborhood.

Thank
You,

Ron and Polly Plummer

5093 Deer Flat
Road
Kuna Idaho
83634
208-789-3498

Exhibit 4, Attachment e

Canyon County Board of County Commissioners January 2, 2024

1115 Albany Street

Caldwell, Idaho 83605

Case No. CR2022-0005

Tanner Verhoeks of Haven Idaho Request - Rezone of Parcels R28963, R2891010, R2891011 & R28961 from "A" to CR-R-1.

Dear Canyon County Board of Commissioners:

More than 80 of my neighbors and I remain adamantly opposed to rezoning the referenced parcels from existing "A" to "CR-R-1" for the same three reasons presented to the Board of County Commissioners in August, 2023: adverse effects on existing water wells, non-compatibility with existing land use, and congestion. Furthermore, the requested rezoning has been rejected twice by the Canyon County Planning and Zoning Commission, and we request the Board of County Commissioners also reject the request based on the following:

Adverse Effects on Water Wells – if rezoned, the developers plan to develop the current 46 +/- acres into 29 lots averaging 1.51 acres per lot. Each lot was originally proposed to have its own individual residential water well and septic system. We now understand a "community water system" is planned. Regardless of 29 individual wells or one very large community well, pumping this much water in such close proximity to current existing residential wells will very likely cause several wells nearby to dry up. Some nearby wells have already had issues in the past few years due to lowering water levels.

Haven Idaho had a groundwater pumping test completed that indicated only about 1-inch of drawdown impact on the existing water level. There are several inherent problems with their pumping test:

1. The pumping test was performed in late spring/early summer when the ground water levels would naturally be at the highest;
2. The natural recharge rate would also be at it's peak this time of year as canals were full of water, some flood irrigation was likely going on and there was little if any need for existing pumps to pump excessive water;
3. The test was conducted on an existing well, not the well they plan to pump water from for the 29 lots;
4. The pumping volume only considered the water needed to supply domestic household needs, not water that may be needed to irrigate landscaping in the event delivery of pressurized irrigation is stopped early.

To truly indicate the impact of pumping from a community well, the test should be done on the actuall community well in the late summer/early fall when the canals are shut off and irrigation water is not available and the natural groundwater level is likely at its lowest for the

year. Then the test should be conducted at a volume to supply domestic household needs and in addition the volume needed for outside irrigation of extensive landscaping these lots are likely to have. In this scenario, the impact of the community well is likely to be several feet of drawdown. So, their pump test is an absolutely "best case" scenario and certainly not representative of what may be the "worst case".

The principals of Haven Idaho have made it very clear in previous meetings with neighbors that they **"have no responsibility nor liability for neighboring wells should they go dry".** Haven Idaho will take their money and disappear, and the existing residents will pay dearly for their greed by having to replace their wells and pumps.

If this development is approved, the developers need to be required to bring in public water from the City of Nampa. Otherwise, they need to be required to establish a minimum $500,000 escrow account to reimburse existing neighbors who will likely have to drill new wells at a cost of $25,000 to $30,000 each.

Further, 29 additional septic drain fields in such a small area are also likely to negatively impact groundwater quality, again forcing existing neighbors to drill wells deeper and deeper at a huge expense. Existing water and wastewater connections to the City of Nampa system are about 2.5 miles away. Similar services from the City of Kuna are 5 to 6 miles away. These services are not likely to be extended to the area of this proposed development for several years, if ever. Again, if this zoning change is approved, it needs to require the developers extend sewage disposal service from the City of Nampa.

Non-Compatibility – One of Haven Idaho's developments located in Middleton, Idaho, similar to what is proposed here, advertises "homes starting at $1,000,000". People buying 1.5 acre lots to build $1 million homes are not doing so to have a small farming operation. They will have mega-houses and extensive landscaping or let a large portion of the land simply go to weeds. Extensive landscaping takes water (first issue of concern). Further, not being agricultural minded people, they quickly get annoyed with the smells and sounds of farming operations all around their $1 million houses. Cows bellowing all night, roosters crowing at 5 am, farmers farming all hours of the day and night, dust, smells, etc. They get annoyed, then they call the sheriff to file a complaint and things spiral out of control. All lots contiguous to this development are 5 acres or larger except for one, and most, if not all, have several animals (cows, horses, goats, sheep, pigs, chickens, geese, etc.) Developing all these smaller residential lots in the middle of farming parcels three times larger or more is not good planning and certainly not compatible.

Congestion - with only one approved ingress/egress off Robinson Road for the proposed development, this will cause congestion. Possibly dangerous congestion. Very likely to have an additional 50 to 100 vehicles come and go twice or more daily not to mention other services like garbage pickup, package delivery, school buses, etc. onto a two-lane road with no traffic control within at least one mile in each direction.

This congestion may prove to be costly and dangerous if first responder services are needed. The proposed development is within the Kuna Fire District which would certainly be pressed to provide timely services to this location some 6.5 miles away from the fire

station and on the other side of very busy railroad tracks. Further, with only domestic wells in the area, there will certainly not be enough water for fire hydrants.

Mr. Tanner Verhoeks, principal with Haven Idaho, has the following statement on his LinkedIn page:

"Haven Idaho is a purpose-driven real estate development group, based in Caldwell, Idaho. We entitle, develop, and build on both raw land and urban infill properties. We only take on projects when we believe we can create financial excess, which we in turn use to improve the lives of neighbors, future residents, or the wider local community. When we touch something, we leave it better than we found it."

Based on two previous meetings neighbors have had with Haven Idaho's principals, including Mr. Verhoeks, they have made it abundantly clear they have no intentions of using financial excess to "improve the lives of neighbors" and we believe they will definitely not "leave it better than we found it". They have stated they have no responsibility nor liability if neighbors' wells go dry. They will take their "financial excess" i.e. profit, put it in their pockets and disappear and the neighbors will be left to pay for the fall out.

More than 80 neighbors are opposed to this development and ask that the zoning change request be denied by the Board of County Commissioners as it has been denied twice by Canyon County Planning and Zoning Commission. At both P&Z Commission meetings, the only people who indicated support of the zoning change all live more than 10 miles or more from the proposed project – the developers, their engineers and other consultants, and their realtors. Certainly, none of them will be negatively impacted if these 29 lots are dropped into the middle of an agriculture area.

We are only aware of one neighbor that is in favor of the zoning change and that is because they desire to split their own 10-acre parcel into six or more smaller lots and would desire the same zoning change. Allowing this zoning change would obviously set a precedence for them to do so, making the three issues cited above even worse.

My neighbors and I have made it very clear to Haven Idaho that if they were to develop the 46 acres into 5-acre parcels or larger and leave the zoning as it currently stands, we would take no exceptions with that.

We respectfully request the Canyon County Board of County Commissioners deny this re-zoning request from A to CR-R-1.

Respectfully Submitted,

Larry Peterson, P.E.

Owner of parcel No. R28962010, located at 6411 E. Lewis Lane.

Exhibit 4, Attachment f

TO: CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT-PLANNING AND ZONING COMMISSION

RE: CASE NUMBER CR2022-005 PUBLIC COMMENT IN ADVANCE OF THE FEBRUARY 8, 2024 HEARING

DATE: January 3, 2024

Dear Commissioners:

We strongly oppose the proposed conditional rezoning, and object to the current plan to develop these parcels. We own and reside at a property next to this parcel.

As the County records show, the Planning and Zoning Commission has TWICE recommended DENIAL of the rezoning. Both times, the Commission indicated that the 29+ single family development should wait until city sewer is available. That is what a city sewer is for—appropriate, environmentally responsible waste management for densely built houses. At the present time, to our knowing, there is no existing City of Nampa plan to build public sewer into or abutting these parcels. So why is this conditional rezoning back in front of the Planning and Zoning Commission? This seems to be an utter waste of the Commission's time, an abuse of the public hearing process, and, an abuse of our time in responding to these never-ending requests by this developer. When the Planning and Zoning Commission says, "not until public sewer is available" do they mean "maybe, if you ask us again"? Please tell these developers, "No means no!" Please do not give this project the rezoning recommendation they seek, and when you deny the recommendation, please clearly advise the Board of County Commissioners that this matter should be closed pending significant redesign or near-term availability of city sewerage, rather than remanded back to zoning.

Our objections are based on the following concerns and facts.

- Environmental/Water Quality: The surrounding wells are already experiencing **elevated nitrate levels** in the drinking water. The proposed density of new septic systems will further elevate the nitrate levels and put safe drinking water sources for my and other existing homes at unnecessary risk. It is not evident that the Commission has thoroughly studied the environmental impact of high-density housing septic wastes on the aquifer that currently provides healthy drinking water for humans and livestock in our rural location.

- Drinking Water Quantity and Resource Concerns: The surrounding wells in the area have experienced a drop in the historic water levels. The proposed density of new wells will further deplete the critical aquifer resource and put safe drinking water sources for existing homes and farms at unnecessary risk. It is not evident that the Commission has thoroughly studied the environmental impact of high-density housing on the existing and decreasing water supply. It is not yet known what extent our water table will be impacted by other large regional projects such as the new Facebook facility in nearby Kuna. It is premature to authorize this high-density drilling of one large shared well or many new private wells without accounting for new regional drawdowns to the aquifer.

- Transportation and Highway Capacity: Robinson Road serves many existing homes and rural business, including the heavy truck and tractor transportation that is needed by existing farms. Vehicle traffic has increased significantly due to high residential development in this part of the county. The developers

current plan has not sufficiently addressed safe egress and ingress access for the proposed high-density development and utterly fails to protect current users' egress and ingress to the highway.

- Population and Home Density is Extreme: The very small lot size, proposed high density population and associated vehicles are all inconsistent with current permitted land and road use in the immediate rural area of the county. Canyon County needs to recognize that some areas of the county should be maintained for rural residential and farming use and enjoyment. Piecemeal high-density housing developments are not consistent with the best interests of long-term farm and rural residential use in the locale.

In summary, we assert that it is premature and reckless of the Commission to recommend the proposed rezoning for this development without further study and rightful accommodation of the property rights of existing residents and agricultural businesses. The proposed plan is only appropriate to parcels annexed by nearby cities that will have full public utility services.

Respectfully submitted. Ted & Sherry Zahradnicek 9676 S. Robinson Rd Nampa ID 83686

Karen + Lee Nichols

Jim Danes + Connie Danes - 9731 Robinson Rd, Nampa ID 83686

Exhibit 5

Findings of Fact, Conclusions of Law, and Order

Conditional Rezone – CR2022-0005

Findings of Fact

1. The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011, and R28961, approximately 43.95 acres, from "A" (Agricultural) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 29 lots with a public water system in substantial conformance with the concept plan. The subject property is located at 9814 Robinson Rd., Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.
2. The subject property is designated as "residential" on the 2020 Canyon County Future Land Use Map.
3. The subject property is located within Nampa's Area of City Impact. The City designates the property as "low density residential" on their future land use map.
4. The subject property is located within Nampa Highway District No. 1, Kuna Fire District, and Kuna School District.
5. The neighborhood meeting was held on November 18, 2021, and January 11, 2022, pursuant to CCZO §07-01-15.
6. Notice of the public hearing was provided as per CCZO §07-05-01: Affected agencies and the City of Nampa were notified on September 24, 2023. Full political notice was sent on September 24, 2023. Property owners within 600 ft. were notified by mail on September 24, 2023. A newspaper notice was published on September 24, 2023. The property was posted on September 29, 2023.
7. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on November 2, 2023, and all information contained in the DSD case file, CR2022-0005.

Conclusions of Law

For this request, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Conditional Rezone (§07-06-07(6)):

A. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The request is generally consistent with the 2020 Canyon County Comprehensive Plan.

Finding: The property is designated as "residential" on the Future land use map within the 2020 Canyon County Comprehensive Plan (Exhibit G, Attachment 11h).

The request is generally consistent with the following policies and goals of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Population Policy No. 2: "Encourage high-density development to locate within incorporated cities and/or areas of city impact."

- Land Use Goal No. 3: *"Use appropriate techniques to mitigate incompatible land uses."*
- Land Use Goal No. 4: *"To encourage development in those areas of the county which provide the most favorable conditions for future community services."*
- Land Use Goal No. 5: *"Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Housing Policy No. 1: *Encourage a variety of housing choices that meet the needs of families, various age groups, and incomes.*
- Land Use Policy No. 2: *"Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate."*
- Public Services, Facilities, and Utilities Policy No. 3: *Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.*
- Land Use Component - Residential (Page 37 of the Comprehensive Plan): *Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.*

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: The request is not more appropriate than the current zoning designation due to the property being classified as prime farmland, area surrounding it in active farming and the area consisting of larger residential parcels.

Finding: The parcel consists of best and moderately-suited soils that are gravity irrigated. The entire property is classified as prime farmland (Exhibit 11b, c, & d).

The average lot size found within the vicinity of the subject parcel is 5.35 acres with a median of 4.88 acres (Exhibit 11g). The current subdivisions in the area were entitled through a Conditional Use Permit process, not a zoning change. There are 13 approved subdivisions within a one-mile radius of the subject parcel, however, the average lot size is 3.32 acres. Based on the average lot sizes and predominate agricultural character, the area does not support the purpose of the "R-1" zone which is to *"promote and enhance predominantly single-family living areas at a low-density standard"* (CCZO Section 07-10-25(3).

Evidence includes testimony received at the hearing regarding residential lot sizes, the Commission finds larger parcels would be more appropriate than the proposed density. This parcel and surrounding parcels are under agricultural production currently based on testimony, site visits and parcels surrounding and based on case maps (Exhibit G, Attachment 11) and testimony of concern about nearby agriculture in production.

C. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The request is not compatible with the surrounding land uses.

Finding: There isn't similar R-1 zoning near the property, and several of the surrounding land divisions/subdivisions are larger than the proposed average lot size (1.26 acres) by double. The Planning and Zoning Commission has concerns about the nearby larger

agricultural operations in the area and adding residential uses at this density (Exhibit E).

This parcel is under agricultural production currently and based on case maps (Exhibit G, Attachment 11) and testimony of concern about nearby agriculture in production.

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed conditional rezone will negatively affect the character of the area.

Finding: The character of the area is predominantly agricultural (Exhibit G, Attachment 11c and 11d). The property is considered best-suited and moderately-suited soils and prime farmland if irrigated (Exhibit G, Attachment 11b and Attachment 11d). By adding additional residential lots at the proposed density in the area and public roads, it would no longer give the character of an agricultural area.

Area neighbors have testified and requested a denial of the Conditional Rezone because of the potential loss of well water, loss of farm ground, increased traffic, and the change of character of the area (Exhibit E).

The applicant has proposed mitigation through more rural-looking public roads with no curb, gutter, sidewalk, or streetlights. They would use more native-looking landscaping.

Planning and Zoning Commission did not find proposed conditions sufficient to mitigate these concerns.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

Conclusion: Adequate facilities will be available through proposed mitigation such as a community well, specific septic systems recommended by SWDH, irrigation plan, and drainage plan proposed along with the future subdivision. There are utility easements in place to provide services.

Finding: Developer proposed to install a community well on the site to serve the 29 residential lots. The SER was approved by Southwest District Health and recommendations were made for the type of septic systems to be used. Irrigation and drainage have been addressed after the Planning and Zoning Commission public hearing. The application includes a proposal for a public water system to service the subdivision.

F. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?

Conclusion: Access will exist, as the developer requested and received a variance from the Nampa Highway District for new access from Robinson Road, a public road.

Finding: Future access will be required to meet CCZO §07-10-03 & Canyon County Code §09-11-19 unless waived.

Nampa Highway District #1 approved a request for a single point of access. No additional comments were received from Nampa Highway District #1. (Exhibit G, Attachment 12e)

G. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Conclusion: Impacts on existing and future traffic patterns are not anticipated. Public street improvements would not be required unless directed from the Nampa Highway District. No measures have been taken to mitigate traffic impacts.

Finding: The subject property has current legal access off of Robinson Road. The request is for only one access. The request, as conditioned, is not anticipated to require a traffic impact study. Nampa Highway District will require an access approach and dedication at the time of the plat to minimize potential traffic and access impacts (Exhibit G, Attachment 12e).

The developer had a Traffic Threshold Analysis (Exhibit B, Attachment 3).

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the use.

Finding: The developer contacted the Kuna Fire District and confirmed that the response time would be 10 – 12 minutes (Exhibit B, Attachment 3).

The developer has worked with the Kuna School District and has worked out a partnership. The developer proposes working with the Kuna School District to help with their technical school students (Exhibit B, Attachments 1, 2,3,4 and Exhibit C, Attachments 1 and 2).

The school district representative did confirm that the Kuna School District is at capacity even though they have entered a partnership with this developer.

Conclusions of Law - Area of City Impact

The property is within Nampa's Area of City Impact. The city designates the area as "low-density residential". Pursuant to Canyon County Code §09-11-21(1) of the Nampa Area of City Impact Agreement, a notice was provided to the City of Nampa on May 20, 2022. The City of Nampa provided comments, summarized as follows:

- No city services are available; over two miles from the subject property. The largest lot size allowed in the Low-Density Residential designation is 32,000 square feet. The City of Nampa opposes the request.
- The applicant confirmed the desired density from the City of Nampa as seen in Exhibit B, Attachment 5.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case # CR2022-0005, a conditional rezone of parcels R28963, R2891010, R2891011 and R28961, from "A" (Agricultural) to "CR-R-1" (Conditional Rezone – Single Family Residential).

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

Based on the average lot size in the area and predominated agricultural land still in production, applicant could reapply for a Rural Residential designation with a minimum of 3-acre parcels.

This area is premature to develop into housing at this time. This parcel is in agriculture production and should wait until the land use patterns change gradually. There are no actions or conditions that can **fully** mitigate the concerns at this time.

DATED this 16 day of NOVEMBER, 2023.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 16 day of November, in the year 2023, before me Amber Lewter, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(she) executed the same.

AMBER LEWTER
COMMISSION #20234371
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/20/2029

Notary: Amber Lewter

My Commission Expires: 10/20/2029

Exhibit 6

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, November 2, 2023
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :	Robert Sturgill, Chairman Brian Sheets, Commissioner Patrick Williamson, Commissioner Harold Nevill, Commissioner Miguel Villafana, Commissioner Geoff Mathews, Commissioner Matt Dorsey, Commissioner
Staff Members Present:	Sabrina Minshall, Director of Development Services Dan Lister, Planner Michelle Barron, Planner Jennifer Almeida, Office Manager Amber Lewter, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:32 p.m.

Commissioner Villafana read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1A:
Case No. CU2022-0041- Randy Reams / Dobro, LLC. – The applicant, Reams/Dobro LLC, is requesting a conditional use permit to allow a Church on parcel R36074011. The property is zoned "A" (Agricultural). The property is located at 21985 Dixie River Rd, Caldwell, ID. 83605; also referenced as a portion of the NE¼ of Section 14, T4N, R4W, Canyon County, Idaho.

Declaration: Commissioner Nevill declared the subject land used to be the site of Centerpoint Academy High School which was a COSSA Alternative School. Commissioner Nevill was a superintendent for COSSA. The land was sold and the use has changed.

Planner Michelle Barron reviewed the Staff report for the record

Commissioner Williamson asked for clarification on Exhibit B, Image 3 of the Northern Property where the basketball court and a couple parking spaces lie, if this area was addressed in the property boundary adjustment and if there are any issues or concerns regarding this area. Planner Michelle Barron explained the property line falls there, that originally when the application was submitted it was the entirety of the parcel and then it got adjusted. Planner Michelle Barron stated for more clarification the applicant would be better able to answer if there are any arrangements or concerns in regards to the area in question. Commissioner Williamson questioned if the hours of operation are for the public or business hours. Planner Michelle Barron stated that she believes they are the church related hours but the applicant would be better able to clarify. Commissioner Williamson asked if any office work needed to be conducted for the church if the office work needed to be done during the hours of operation. Planner Michelle Barron explained if the hours of operation are defined then all work would need to be conducted at the defined hours.

Commissioner Sheets asked if the hours of operation were determined by staff and if any less or more hours would impact staff's recommendation. Planner Michelle Barron explained that the hours were requested on the application and the impact is much less than when it was a school, so even if the hours were expanded the recommendation would stay.

Commissioner Nevill asked if the hours of operation for the surrounding gravel pits extends or overlaps the churches hours of operation. Planner Michelle Barron stated that there are several gravel pits in the area and the research for their hours was not administered. Commissioner Nevill stated he will direct that question towards the applicant.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

RANDY REAMS – Applicant (Representative) – IN FAVOR – 641 NORWOOD LN, NAMPA, ID 83651

Mr. Reams began with explaining that the process started last year, they chose this location because it was a school previously, therefore it has all the requirements for a church. Mr. Reams stated at this time they are a small church with the average attendees at around forty. Mr. Reams addressed the property line concern, stating that originally it was a request for the full lot but 3 weeks before the first hearing the owners decided to break up the property. Mr. Reams stated he is fine with the property adjustment. Mr. Reams addressed the hours of operation concerns. Mr. Reams explained the hours of operation that was requested are scheduled service hours, they do not need office hours because Mr. Reams has an office in his home. Mr. Reams stated that there will be times outside of those hours they will be at the church, for special events such as pray meetings or men's breakfasts, Mr. Reams doesn't have a schedule for those so he didn't include them. Mr. Reams explained on Sundays the gravel trucks are not running much and during the evenings he has noticed they occasionally do run after 6 pm. Mr. Reams stated that the church currently is renting the Nampa Grange and have been doing so for the last 5-6 years but due to some of the people from the congregation moving, they started looking in this area to meet the needs of the congregation, but most of all it is the legal requirements for a church such as a fire alarm, ADD bathrooms, ADD ramps, etc. that make them want this particular location, not to mention the price is right for them. Mr. Reams stood for questions.

Commissioner Williamson addressed the special events, asking Mr. Reams for his best guess how many events a month or year would the church hold. Mr. Reams stated they hold special events and church work days mostly Friday evenings or Saturdays, maybe twice a month. Commissioner Williamson clarified about 24 special events in the year. Commissioner Williamson addressed staff asking if there were any limitations the County allows. Planner Michelle Barron explained that there is not a standard and each Conditional Use Permit differs per individual and parcel use. Commissioner Williamson asked if staff included any special events in the C.U.P. outside of normal hours of operation. Planner Michelle Barron explained she did not add any special events but they can be added if Commissioner Williamson wishes. Mr. Reams stated once he has a building he would be able to schedule the events so they are no longer special events. Commissioner Williamson explained that he is just making sure Mr. Reams is asking for what he actually needs so that there aren't any issues with the Conditional Use Permit down the road.

Commissioner Nevill asked for clarification if Mr. Reams is renting or owning. Mr. Reams clarified he is renting. Commissioner Nevill asked if Mr. Reams is aware of what the other building is going to be used for and if he thinks it may interfere with the church. Mr. Reams stated he has heard rumors but can't say for sure, but he would hope the owners would let them know if there would be any interference. Commissioner Nevill stated he is concerned with the hours of operation because as it stands now they

will only be able to operate Wednesday evenings and Sunday mornings. Commissioner Nevill asked if Mr. Reams has read the Five Conditions of Approval. Mr. Reams stated he read them a year ago when this all began. Commissioner Nevill asked if Mr. Reams is fine with all of them or if he would like to review them. Mr. Reams said he would like to amend the hours if that is allowable. Commissioner Nevill explained that the Commissioners would need details of what hours to put in the C.U.P. Chairman Sturgill explained this is the reason for the dialog and if Mr. Reams needs time to think of what hours he needs he can do that, just before they conclude the Commissioners would like to know what Mr. Reams needs for hours of operation. Commissioner Nevill explained he doesn't believe the congregation would complain but for example if they needed to reschedule something for a different night and neighbors complained it could become a hassle if the hours are not listed correctly in the C.U.P. Commissioner Nevill suggested to take some time to think about the hours of operation and let the Commissioners know what he needs. Commissioner Nevill asked if Mr. Reams had any concerns about the gravel trucks running during Wednesday night sermons. Mr. Reams stated that he believes any conflict with the gravel pits and the church would be less significant than it was with a school.

Commissioner Sheets brought up the concern of the hours of operation bringing up the fact that some churches have midnight services on special occasions. Mr. Reams stated they have done New Years Eve services before and plans on sitting down with some of the congregation that is present at the hearing and discussing the hours of operation. Commissioner Sheets advised to make sure Mr. Reams has the operations of what they intend to do and when they intend to do them so they are adequately covered because as the condition stands they are inadequate.

Mr. Reams addressed a previous concern about the property line at the park and picnic tables. Mr. Reams stated that they have discussed putting a fence up to create separation of space. Mr. Reams stated that they have two parking spaces that are paved.

Chairman Sturgill mentioned that staff indicated that the County Code for parking requirements is based on the capacity of the building. Chairman Sturgill asked how many parking spots exist today. Mr. Reams stated he could get a written agreement from the owners now that it is a different parcel that they can park all the way down the front side. Mr. Reams explained that Ada County Highway District advised Mr. Ream that if you put a 20-foot-wide paved portion into the space where the boxcar is that could be used for parking if you put the one-foot perimeter down onto the pavement. Mr. Reams advised they are already working on bids for that so they know what it will cost, open that space up for more parking, which would add about 16-20 more parking spots. Chairman Sturgill asked before the additional 16-20 parking spots, how many parking spots are currently onsite. Mr. Reams stated that 25 parking spots exist today. Chairman Sturgill asked if Mr. Reams knows what the capacity for the building is. Mr. Reams stated that the capacity in the front room was 65, plus the classrooms. Chairman Sturgill confirmed they have more than adequate parking available. Chairman Sturgill advised Mr. Reams that they will bring him back up later to discuss the hours of operations.

The others testifying in favor wanted to stay and speak to Mr. Reams. There was discussion between the Commissioners on how to proceed with the hearing. Chairman Sturgill asked how long they would need. Mr. Reams stated he was ready to proceed. Mr. Reams advised they are asking for hours of operation to be amended to 8am-12am 7 days a week. In the past they had gone to a park for certain events and with this location there is grass so they would be able to do these events onsite.

Commissioner Nevill clarified they are looking at changing Condition of Approval Number 2 the hours of operation to 7 days a week 8am-12am. Commissioner Nevill asked Mr. Reams if he is aware some of his events will happen during the same time as heavy traffic of gravel trucks. Mr. Reams stated that one of

the board members drives the gravel trucks and let Mr. Reams know the hours are 7am-6pm. Commissioner Nevill stated there is an overlap of hours of operation and asked Mr. Reams if he is ok with that. Mr. Reams expressed the overlap is acceptable.

Commissioner Williamson addressed the hours of operation in relation to the New Year's Eve service. Commissioner Williamson asked if everyone is out the door by midnight or if it needs to be 1am to give people to leave and cleanup. Mr. Reams stated that 24 hours a day 7 days a week would work best to cover everything because the church works on volunteers and the hours differ. Mr. Reams expressed not wanting to break any rules. Commissioner Williamson explained the Commissioners want to make sure Mr. Reams has the accurate requests for no future issues.

The other witnesses present stated they had nothing more to add for testimony.

Chairman Sturgill asked staff if they had anything they wanted to discuss. Planner Michelle Barron advised once deliberation occurs if the Commissioners want to change the condition.

MOTION: Commissioner Sheets moved to close public testimony on Case CU2022-0041, seconded by Commissioner Williamson, voice vote, motion carried.

DELIBERATION:
Commissioner Williamson addressed Condition 2 letter A stating he is comfortable changing the condition to 7 days a week 24 hours a day. Chairman Sturgill asked if there were any objections. Commissioner Nevill asked for clarification of the change in condition. Commissioner Williamson proposed striking out the rest of the sentence after hours of operation are and replacing it with 7 days a week, 24 hours a day. Chairman Sturgill proposed putting there are no restrictions for hours of operation. Chairman Sturgill asked if there are any other concerns or modifications for the proposed conditions of approval.

MOTION: Commissioner Williamson moved to approve case CU2022-0041 to adopt the recommended Findings of Facts and Conclusions of Law and amended conditions of approval in order. Seconded by Commissioner Villafana.

Discussion on the motion:

Commissioner Nevill proposed noting information the staff provided is an answer to question 7, "will there be any undue interference with existing or future traffic patterns" that it should note that the applicant and the board of the church acknowledged they are willing to take the chance meeting at the same time there is gravel truck traffic on the road.

Chairman Sturgill asked Commissioner Williamson if he wishes to include the proposal from Commissioner Nevill in his motion. Commissioner Williamson expressed he would. Commissioner Villafana's second still stands. Chairman Sturgill advised Commissioner Nevill to work with staff for the wording of his proposal.

Commissioner Nevill and Planner Michelle Barron discussed wording for the proposed addition to question 7. Planner Michelle Barron read the addition, "The applicant and the board members of the church have acknowledged there is a possible interference with concurrent truck traffic in the area." Commissioner Sheets expressed that he didn't see anything in the evidence that suggested that there was interference or possible interference. Commissioner Nevill stated that the applicant was very

forthright by stating he understood there was going to be concurrent operation of their operation and that of the gravel pit operations with truck traffic on the road. Commissioner Sheets stated the change is not in line with the finding the Highway District made when they stated that the proposed use is expected to make similar traffic volume as previous uses of school. Commissioner Sheets doesn't believe this modification is necessary because it goes against the evidence. Chairman Sturgill addressed Commissioner Williamson and Commissioner Villafana, asking if the motion and second includes the amendment. Planner Michelle Barron brought up the point that the criteria are based on the application and what interference it may cause with traffic. Chairman Sturgill clarified if the use would interfere with existing traffic. Commissioner Williamson stated with the information provided he is going to proceed with the original proposal of having the only modification to Condition 2, A. Commissioner Williamson stated he had seen in the findings that the proposed use may generate less traffic than the school that was there previously. Commissioner Villafana's second stands with the amendment. Chairman Sturgill moves to voting for the motion of approval with modified conditions of approval.

Roll call vote: 7 in favor, 0 opposed, motion passed.

Item 2A:

Case No. CR2022-0005- Tanner Verhoeks / Haven Creek – The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011 and, R28961, approximately 43.95 acres, from "A" (Agriculture) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 29 lots with a public water system. The subject property is located at 9814 Robinson, Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho. On February 16, 2023, the Planning and Zoning Commission recommended denial of this application. On September 14, 2023, the Board of County Commissioners remanded the case back to Planning and Zoning Commission.

Planner Michelle Barron reviewed the Staff report for the record.

Commissioner Sheets asked if Planner Michelle Barron could summarize the comments from Kuna School District as well as the Fire Department to their ultimate conclusions. Planner Michelle Barron explained that it is her understanding that Kuna School Districts decision and capacity changed because Kuna School District is allowing development if there is a voluntary, monetary donation or some kind of partnership, Kuna School district will then be willing to support the development. Planner Michelle Barron informed the Commissioners in this situation there was a partnership between the developer and the School District and the developer would be able to speak more in depth towards the partnership. Planner Michelle Barron stated Kuna Fire said they are able to meet the needs whereas in the public hearing portion there was a lot of people concerned about the response time in the area.

Commissioner Williamson inquired about a statement from Kuna School District about having a bus area for kids to gather and didn't see it on the concept plan on the case. Commissioner Williamson asked if Planner Michelle Barron was able to get a standard from the school district to add it to the conditions. Planner Michelle Barron stated if the Rezone is considered for a recommendation for approval that a condition could be added. Planner Michelle Barron advised that the school district typically likes to have a say so they can also talk to the managers to the buses. Planner Michelle Barron suggested if recommendation for approval goes forward they can add a condition to work with Kuna School District regarding a bus stop area for the development.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

TANNER VERHOEKS- Applicant (Representative)– IN FAVOR– 25580 GOOSEBERRY LN, CALDWELL, ID

Mr. Verhoeks addressed the fact that the case was remanded from the Board of County Commissioners because of new information Planning and Zoning had not heard at the first hearing in February. Mr. Verhoeks stated he has incorporated changes based on the comments and public testimony while still complying with the requirements for the Conditional Rezone. Mr. Verhoeks believes this location is an excellent location for a rural single-family project because it offers quick access to the City of Nampa and Kuna while giving residence a peaceful country side look, feel and lifestyle. Mr. Verhoeks stated he is requesting an approval of a Conditional Rezone comprising 43.95 acres to R1 Single Family, the proposed concept plan includes 29 single family lots with a gross average lot size of 1.52 acres, the concept also includes a community water system and individual septic systems. Mr. Verhoeks mentioned they would maintain rambling roads and keep the rural feel with a roadside ditch. Mr. Verhoeks explained the concept places the larger lots along the perimeter of the project while keeping the smaller lots in the interior. Mr. Verhoeks understands there are 8 standards of evaluation which are judged upon per code, he believes they are complying to all 8 findings and have worked on mitigations for the past 7-9 months. Mr. Verhoeks stated he agrees with the current draft FCO's for A, E, F, G, and H, Mr. Verhoeks believes the concerns around these standards have all been resolved before the hearing. Mr. Verhoeks does not agree with the current draft FCO's for B, C, and D. Mr. Verhoeks addressed standard B, the standard asks "is the proposed Conditional Rezone more appropriate than the current zoning destination". Mr. Verhoeks stated that the previous draft FCO that was prepared for the Board of County Commissioners stated that the request is more appropriate due to being consistent with the future land use map and that there are older subdivisions in the area that are zoned agricultural that are for residential uses and were approved but not required to rezone at the time. Mr. Verhoeks stated it is difficult to base this decision purely off of an inaccurate outdated zoning map so he believes focus needs to be on actual land uses on the ground today. Mr. Verhoeks stated that having mixed lot sizes makes sense because growth is slated in this area and it will bring a variety of demographics to the area as well as peoples wants and lifestyles change. Mr. Verhoeks addressed standard C, the standard asks "is residential use compatible for the surrounding land uses". Mr. Verhoeks believes R1 Zoning designation as they have conditioned is compatible with the surrounding land uses when considering land use on the ground. Mr. Verhoeks stated at the P & Z hearing in February someone mentioned Stewart Dairy Operation and how more homes would be incompatible with it, Mr. Verhoeks went and spoke to Joe at the Dairy, Joe made pointed questions and made suggestions, he also made his assessment in a letter stating, "The proposed homes are compatible with even the most intense Ag use in the area". Mr. Verhoeks mentioned in February, Planning and Zoning did not get to hear testimony from Commercial Ag about the project, their testimony is available now. Mr. Verhoeks states there are ample reasons to find this project compatible with surrounding land uses under standard C. Mr. Verhoeks addressed standard D, the standard asks "would this rezone negatively effect the character of the area and if so how is it mitigated". Mr. Verhoeks made a point that anyone can say any change they don't like will negatively affect the character of the area, but effects can be mitigated and change can bring positives as well. Mr. Verhoeks went into detail surrounding the seven areas that needed mitigated from the Planning and Zoning hearing in February and have been mitigated with accordingly. The first being drainage and irrigation, the project is proposing a pressurized irrigation system while maintaining all existing run off flows. The second mitigation was for substandard wells, some adjacent neighbors have old shallow wells, the project now allows them to hook up to the new community water system that gives the adjacent at-risk neighbors water security. The third was traffic, Mr. Verhoeks provided traffic data that was collected after the first Planning and Zoning hearing, the data states the fact that additional traffic is minimal and wont impact nearby intersections level of service. The forth concern that needed mitigated was in regards to emergency services, after the first hearing in February

Kuna Rural Fire confirmed the response times to the proposed site is adequate. The fifth was ground water and with making a partnership with Department of Water Resources, there is data measuring the level of impact the proposed home water use will be on neighboring wells. With three monitoring wells, the data confirmed the model shared previously with Planning and Zoning. The sixth concern was upkeep, neighboring homes had concerns about neighbors maintaining their land, Mr. Verhoeks believes the proposed lot size with a one to two-acre range are large enough to attract residence that are seeking the country style living but small enough to maintain without expensive equipment. HOA covenants will also reinforce the upkeep. Lastly, the seventh was design, all the roads, ditches, fencing, homestyle and other esthetic elements will echo the homes in the surrounding residential streets such as Gunsmoke, Diane and Dundee, the design will fit the character of the neighborhood. Mr. Verhoeks believes the basis of the decision is clear, having a wealth of information that wasn't available in February, issues that were raised at the first Planning and Zoning hearing have now been factually dismissed in the staff report or have been mitigated. Mr. Verhoeks stated if there are any new issues he is happy to address them now or at the plat, he welcomes conditions that they feel appropriate either tonight or to be worked out in the future with staff. Mr. Verhoeks expressed he hopes it is clear with the attention to detail and with following through so everyone benefits is a commitment that he has kept in the past and one he presents for the Commissioners to review for the Haven Creek Community to continue following through. Mr. Verhoeks stated he is not only the applicant and one of the civil engineers on the project, he is also a Canyon County local and lives just outside Middleton so he deeply shares the same concerns as many, he just understands that development has to happen in certain areas. Mr. Verhoeks stated this particular area has dense city subdivisions that are one county block away, the comprehensive plan for this application is residential, it is in the area of impact for Nampa, which they have indicated this should be residential, Kuna is growing in this area, everyone agrees this area is slated for residential, and that nearby prime farmland south of Dilane is intentionally excluded from the comprehensive plan from residential development. Mr. Verhoeks addressed a map on the screen showing the property already surrounded by subdivided residential land with an island of farmland inside. Mr. Verhoeks believes as a local if he doesn't create rural development someone else will do something very different and he wants to be a part of the solution. Mr. Verhoeks stated he has personally invited neighbors to his house, he personally sat in the offices and talked to Water Resources, Southwest district Health, DEQ, Nampa and Meridian, he personally enlisted a well-respected hydrologist and engineers, collaborated with Canyon County Engineer and Kuna Fire District, he also commissioned a level nutritious study, because this is a personal commitment for him and cares that this project is positive for the community. Mr. Verhoeks concludes there is new information that wasn't there previously, there is inclusion of a community water system, daily well monitoring data, traffic threshold analysis study, well pumping test, detailed information from the largest Agricultural user in the area regarding the impact these homes will have on operations, and a new agreement with Kuna School District. Mr. Verhoeks stated he hopes the Commissioners will see that he took their feedback and incorporated it and that he isn't asking for anything that hasn't been done in this area before, that the land us is compatible with land use on the ground today and the surrounding area may show agricultural use but many of the subdivisions were approved with a conditional use permit because the process was different at that time. Mr. Verhoeks asked the Commissioners to consider that Mr. Verhoeks is meeting code through the eight standards of evaluation and that the comprehensive plan as well as the mitigations address all the previous concerns. Mr. Verhoeks stated he will continue to listen and be open to anyone's ideas and incorporate ideas to the preliminary plat when they get to that point. Mr. Verhoeks declared there are some agreements to note between Stewart's Dairy, Kuna School District, and neighbors that are not written in the proposal that is presented at the present hearing but he is willing to include them in the development agreement and if the Commissioners are interested will discuss the agreements. Mr. Verhoeks stood for questions.

Commissioner Nevill explained the fundamental issue is land use and that he understands Mr. Verhoeks

is saying that growth is inevitable so the best solution is putting houses next to houses for this piece of land. Commissioner Nevill asked Mr. Verhoeks if this piece of land is still productive. Mr. Verhoeks expressed the land is currently being farmed by a tenant farmer who was leasing it under the previous owner. Mr. Verhoeks stated the land is difficult to farm because it has a few different parcels not shaped well, a canal running through the middle of it, and rocks shells through the property. Commissioner Nevill stated the fact that the Soil Conservation found the soils are class two and three, and for Canyon County that soil level is pretty good because there is not a lot of level twos and threes left. Commissioner Nevill asked Mr. Verhoeks if he has ever farmed this piece of land. Mr. Verhoeks stated he has not farmed this land.

Commissioner Dorsey mentioned that Nampa City wants the lot sizes smaller and asked how Mr. Verhoeks would address that. Mr. Verhoeks stated that isn't the type of projects he likes to pursue and likes the one to two-acre lot product, he thinks it is what the market wants now, easy to maintain and a good property size. Mr. Verhoeks stated he isn't interested in packing in more houses but instead taking the land they have now within impact areas and putting it to its best use so the farmland can be preserved instead of growing past the impact areas with larger lots. Commissioner Dorsey commented that if more houses were put into this property it wouldn't push out into surrounding properties. Mr. Verhoeks agrees with Commissioner Dorsey's comment.

Commissioner Mathews asked how much it costs to replace the well for the pressurized irrigation system. Mr. Verhoeks stated they are proposing a storage pond, running pressurized pipe and a pump house, it would cost hundreds of thousands of dollars to replace. Commissioner Williamson asked if Mr. Verhoeks is including that cost into the HOA sufficiently to replace it if needed. Mr. Verhoeks stated he would.

Commissioner Williamson asked for clarification regarding the neighbors tying into the community water system. Mr. Verhoeks stated the idea is to help the neighbors because they are concerned, some neighbors have shallow wells even as shallow as 50 feet. Studies and the project have found to have no impact based on the actual data but as a gesture of goodwill if we can help a neighbor we will so when an adjacent neighbor is concerned they can join the water user's association then they will stub them a hookup to the community water system so they no longer have to worry about the shallow well. Commissioner Williamson clarified there may be easements going out to the stubs and would need to be included in with the Plat. Mr. Verhoeks agreed that if agreements were made with the neighbors that would be figured out at the Plat stage.

Commissioner Sheets reviewed the Evaluation of Standards letter B on staff's conclusion that this project is not more appropriate for the zone because the lots aren't big enough the current median in the area is 4.88 acres and the average lot size is 5.35 acres with Mr. Verhoeks suggesting 1-2-acre lot sizes. Commissioner sheets asked for understanding on why Mr. Verhoeks believes this project is more appropriate when you look at the map and he is requesting something 5 times denser than everything around it. Mr. Verhoeks stated the numbers Commissioner Sheets were referring to are an average and that there are properties around 5-10 acres in the area but there is also half acre lots nearby and that brought the average down, he feels with the mixed lot sizes the plan fits into the general average in the residential neighborhood. Mr. Sheets wanted clarification on what sustainability means. Mr. Verhoeks explained the idea is sustainability of farmland. He explained the comprehensive plan has called this a residential area of impact which provides what areas should be developed and he wants to take the areas marked for development to a higher and better use so a different comprehensive plan or areas of impact doesn't need to change later to meet needs. Commissioner Sheets stated that no one is arguing there isn't a potential for residential but he is curious why Mr. Verhoeks is doing 1-2 acre lots instead of something similar to what is around the area. Mr. Verhoeks stated they have been asked to do a lot in this

project, they have been asked for community water, pressurized irrigation, grading issues, fence issues, and the Swan Fall Project with Kuna School District, all of these things puts burden on a project so Mr. Verhoeks is attempting to find a balance to saying yes but still making the project profitable, the lot size allows them to say yes to a lot of things and Mr. Verhoeks believes it still fits the area. Commissioner Sheets asked for a brief summary of the agreement with Kuna School District. Mr. Verhoeks stated there is an agreement with the school district that was approved by the Board of Trustees. The agreement is that Mr. Verhoeks will donate a lot to Kuna School District, that lot will be for the school district to use. Kuna School District has a construction trade education program so the idea is the kids will be helping in the design and development of a house and then the school district will be able to sell the house and profit from the sell. The project gives an educational impact on the kids and plus the profit from the sell should be two to three times more than the donation the school district asks per door from other developers. Commissioner Sheets asked who suggested the donation of the property. Mr. Verhoeks stated there was discussion with Kuna School District after the comment in February stating they didn't support the project because they were at capacity, the school district asked for a donation but Mr. Verhoeks wanted something more tangible, once Mr. Verhoeks learned about the construction trade program him and the school district agreed they thought this project would be the best thing for the educational piece and financial impact.

JUSTIN RUTHENBECK – IN FAVOR – 521 N 10th ST, CALDWELL, ID 83605

Mr. Ruthenbeck began with stating he is one of the team members working on Haven Creek and he is going to discuss ground water. Mr. Ruthenbeck stated in February about 80% of the time was spent speaking about ground water where they received a lot of comments from the public, since February there is now five pieces of new information related to water. Mr. Ruthenbeck described the five pieces of new information. New item number one is the community water, which means the water will be served to the homes in a similar way that city services are, there will be a central well and water pump to the homes through pipes. Mr. Ruthenbeck performed a cost analysis to figure out what it would cost for this project, he found out the breakeven point for a project like this is thirty-eight lots, below thirty-eight lots is a cost burden and above thirty-eight lots is a savings compared to doing individual wells, the project is proposing twenty-nine lots which means including the community water will be a cost burden, however after talking to county engineering and knowing what the preferences are for people, that it is a burden Mr. Ruthenbeck states he is willing to bare and he thinks it is a benefit for the future people living there as well as current neighbors. Mr. Ruthenbeck discusses information item number two, well monitoring. Mr. Ruthbeck stated in April several neighbors that were concerned about water access partnered with them and IDWR to start monitoring their wells. Mr. Ruthenback stated they have been collecting daily measurements since April and stated that he has the data available. With this data Mr. Ruthenbeck stated he now understands specifically and exactly how local ground water behaves and any decisions can now be based on the directed data instead of what ifs. Mr. Ruthenbeck discussed new information number three, pumping test results. Mr. Ruthenbeck stated they performed a multiple day pumping test in April of this year that simulated sustained ground water use for twenty-nine homes and due to having the monitoring in place he was able to see exactly how the ground water use would impact neighboring wells, Mr. Ruthenbeck stated the data is in the staff report and it shows there is no meaningful impact on neighboring wells. Mr. Ruthenbeck discussed item number four, stubbing community water. Mr. Ruthenbeck stated in reality some people are scared because they have substandard or shallow wells so by doing this they will have access to guaranteed water and won't have to pay some big bill to drill their well deeper. Mr. Ruthenbeck discsussed action item number five, existing water rights. Mr. Ruthenbeck explained this information wasn't discussed in February but they have an existing water right on the property, they have the right to pump 359 gallons per minute for supplemental irrigation. Mr. Ruthenbeck stated he isn't asking for access or use of any water which they don't already have a legal right to and that the existing legal rights are more than they will ever need for the residential project. Mr. Ruthenbeck

stated he is willing to give some of the water rights back to the public if anyone wants it. Mr. Ruthenbeck stated the two things he hopes the Commissioners get from his testimony, one is compared to earlier this year the Commissioners have a ton more information about the single issue that was discussed the most in February and that is water. Second the change to adding community water does solve a lot of concerns, such as water quality concerns and concerns the neighbors had. Mr. Ruthenbeck stated if he had concerns about ground water he would advise us, he is working off the data that has been received and the data shows there is not any concerns with neighboring wells.

Commissioner Williamson asked for clarification on the irrigation water, if it is surface water or well water. Mr. Ruthenbeck advised the land has sufficient surface water irrigation rights the proposal is to let it flow into the retaining pond. Commissioner Williamsons asked how many gallons that was. Mr. Ruthenbeck stated the property has a supplemental irrigation right for 359 gallons per minute. Commissioner Williamsons asked if it was coming from a well. Mr. Ruthenbeck confirmed it was coming from a well.

Commissioner Nevill asked for explanation on how they are going to control the individuals who are adjacent but outside the development who wants to hook-up to the community water system, if they are becoming a member of the Water User's Association. Mr. Ruthenbeck stated they will install the system and the cost associated with running the system will be shared by all the users of that system. Anyone who wants to join the association will hook up to it and then share the cost. Commissioner Nevill confirmed in order to use the community water they have to join the Water User's Association. Mr. Ruthenbeck advised they wouldn't have to join the HOA but they would need to join the Water User's Association.

Commissioner Sheets asked how the land is presently being used what the method of irrigating is. Mr. Ruthenbeck advised the land is currently flood irrigated. Commissioner Sheets confirmed this is surface water. Commissioner Sheets asked when the pumping tests were conducted if they used the well that is in existence right now. Mr. Ruthenbeck stated that is correct. Commissioner Sheets asked if that is the proposed well for the community water system. Mr. Ruthenbeck stated the Community Water System includes two new large diameter wells and a large infrastructure.

Commissioner Williamson commented that he noticed on the concept plan the two community wells look to be in close proximity. Commissioner Williamson asked if there are any concern with both wells drawing at the same time or is one primary and one a backup. Mr. Ruthenbeck stated they are 50 feet from each other and one is primary and one is secondary, they are located in the northwest corner because the intention is that once city services comes out there may be a possibility that the city will take it over and run it with their own infrastructure. Mr. Ruthenbeck stated two wells are more than they need.

JOE STEWART – IN FAVOR – 5459 DEER FLAT, NAMPA, ID 83686

Mr. Stewart began with advising the Commissioners they have a letter he wrote earlier this year to support this project in their packets. Mr. Stewart stated as someone who's livelihood is farming in the area he appreciates this project. Mr. Stewart believes the project it is well thought out and that the plots are nice sizes for development. Mr. Stewart addressed the discussion about lot sizes. Mr. Stewart stated he has a lot of neighbors around the Dairy that have larger sizes and they struggle to maintain them. Mr. Stewart stated that it is frustrating for him personally and for his operations. Mr. Stewart addressed the question about the land and if he would farm on it. Mr. Stewart stated the answer is no, he knows it is zoned two and three but it is small fields so from an Ag point of view it is difficult and not productive. Mr. Stewart stated Agriculture is becoming more consolidated and that these small fields are not viable economically unless it is your secondary job. Mr. Stewart stated he is in support of the project and he doesn't see this project affecting him or his operations because the growth is already there. Mr. Stewarts stated he is

going to be affected at some point no matter what, so he would like to see it for good growth and a good plan for the community.

Commissioner Mathews asked how far away the Dairy is from the project. Mr. Stewart stated he has one field of 65-acres about a quarter mile straight south of this subdivision and the Dairy itself is within a line of site within a mile.

Commissioner Sheets asked for clarification on why it is frustrating for Mr. Stewarts operation not seeing people maintain their property. Mr. Stewart explained it is frustrating for him because on larger lots there are more weed growth, then weeds can travel and he is usually a recipient of the travel, once that happens it becomes more of a burden on him. Mr. Stewart stated it is nicer to see properties better maintained and once you get to a certain lot size you need equipment to maintain them.

ROBBIE RENO – IN FAVOR – 711 EAST PORTER ST, KUNA, ID 83634

Mr. Reno began with introducing himself as an agent for the Kuna School Board. Mr. Reno explained that the School Board has seen growth come in substantially in the City of Kuna and a huge concern for them is number 8 on Conditions of Approval, the mitigation. Mr. Reno stated many developers come into the community and build tons of homes with no mitigation. Mr. Reno explained Idaho is one of two states that has no impact fees and has sixty-six and two thirds bond approval. Mr. Reno stated that the School Board recognizes that there needs to be a solution and also that there is an upfront cost when a new house is built and a new kid shows up so the School Board has taxed him and one other to work on mitigation with developers as they come into the district. Mr. Reno stated that very few developers meet the request because they are not mandated by law but the school board is allowed to ask under law. Mr. Reno explained that the developers that do mitigate make an impact and that this development is also creating an educational impact. Mr. Reno stated he is not only the planner for the district to help them mitigate but also the principle of the Swan Falls High School where they have a construction trade class. Mr. Reno explained the Haven group came forward with an exciting opportunity to give a real-world experience to a class of kids when this project happens, to donate a house and learn all the behind the scenes process such as, how to go to planning and zoning, getting involved with the government, what is a building permit and that process, all things that they wouldn't see in a classroom environment. Mr. Reno stated he and the Kuna School Board do support this project because they are mitigating.

Commissioner Sheets asked how much mitigation Haven Creek is providing. Mr. Reno advised what they are providing is hard to quantify because the kids would not get the experience otherwise, they also don't know how much the lot is going to sell for, they are not sure of the end results but they anticipate over the amount they ask for. Commissioner Sheets asked if their support is contingent on the mitigation. Mr. Reno stated that it was. Commissioner Sheets asked how long the difficulty of getting bonds to pass has been occurring. Mr. Reno stated the last bond they got passed was in 2017 and this year was in March, 2023 which failed. Commissioner Sheets asked if there is a correlation with bonds not passing and the increased growth. Mr. Reno stated there is that he hears from the community that developers should pay for development and why should they have the burden. Mr. Reno explained the Board has listened to the community and they are trying to do their part and have developers mitigate towards that. Mr. Reno knows it isn't the answer and it won't be the answer, but it helps. Commissioner Sheets asked if people are expressing in their bond vote patterns that they don't want more development. Mr. Reno stated that is correct but bonds are always behind and development has already been approved.

Commissioner Williamson commented that this is the first time he has heard of a School District doing something like this. Commissioner Williamson asked if other districts are doing something similar. Mr. Reno stated he is not aware of anyone else doing this, that Kuna School District tries to be innovative and

that they were the first school district to have full day kindergarten before the state did. Commissioner Williamson asked if Kuna School District is hoping to eventually get state legislation to do impact fees. Mr. Reno stated he knows the past few years the school district has brought it up to state legislation. Mr. Reno knows that it doesn't solve the problem but it does help it.

Commissioner Nevill stated that he believes the opportunity of having the kids build a house and work through the process is phenomenal but when talking about land use, Commissioner Nevill asked Mr. Reno his opinion if the land would be better staying agricultural and no houses there or if Mr. Reno thinks it's inevitable so has the mindset of taking the lesser of the evils and at least get one of the lots that the program can build a house. Mr. Reno stated in the City of Kuna the prominent zoning is R6, they have hundreds of acres zoned R6, the Board Chair has asked if they can get more R1, R2, R3, R4, to attract different families and different things. Mr. Reno knows the boards would say yes, growth is coming, it's inevitable so let's have some diversity. Commissioner Nevill asked about having a bus stop. Mr. Reno advised collaboration had been done to have space at the end of the subdivision for parents to park and wait for the kids to get on the bus and enough space for kids to congregate. Commissioner Nevill asked about a bus stop with a roof on it for climate weather for the kids. Mr. Reno stated they have explored that standard but haven't set that standard for a covered structure. Commissioner Nevill asked if they use their own school buses. Mr. Reno stated they have their own school buses and hire their own bus drivers. Commissioner Nevill stated that the School Board could make that decision if they wanted to move forward with a bus stop. Mr. Reno confirmed yes.

Chairman Sturgill commented back in February the Commissioners heard from Kuna School District that they were at capacity. Chairman Sturgill asked what impact would this project have on Kuna School District. Mr. Reno stated that is the hard part, because this project is said to average about 16 kids, he doesn't know if they will be high school, elementary, or even the timeline, they also don't know if a bond will be passed by then. Mr. Reno explained that a school isn't like an airplane that once the seats are full you are sold out, they are like a concert house where the capacity is 6000 but if a star is coming in they will bump it up to 7000 and break fire code. Mr. Reno stated that is where they are now, they will accommodate because they have to. Chairman Sturgill stated the partnership is innovative and he can see a lot of good come out of it but he also sees what is going to happen is another row of seats being added at the back of the classroom and then the school district goes back to the voters and saying we are over capacity who is going to pay for this. At that point the voters go why didn't someone stop this process when we had the opportunity. Chairman Sturgill asked Mr. Reno how he would respond. Mr. Reno stated the laws of Idaho don't support education because if they did they would support the funding mechanisms making it easier to pass bonds.

DON GULLEDGE – IN FAVOR – 25894 LEGACY LN, MIDDLETON, ID 83644

Mr. Gulledge began with the information that he resides at a property that is adjacent to and boarding Mr. Verhoeks previous development. Mr. Gulledge stated the first time he met Mr. Verhoeks was at a Planning and Zoning hearing testifying against him to stop him from building a subdivision next to his house. Mr. Gulledge stated since that night at the hearing he and Mr. Verhoeks have become good friends, Mr. Verhoeks has helped him out with a lot of things as a neighbor and Mr. Gulledge in return has helped Mr. Verhoeks out as a neighbor. Mr. Gulledge explained he is testifying to Mr. Verhoeks character. Mr. Gulledge stated that Mr. Verhoeks compromises, he tries to find winning ground for everybody and that is why you heard the word mitigated from him so much. Mr. Gulledge stated that he heard staff recommend the lots to be larger whereas Nampa City is asking for the lots to be smaller. Mr. Gulledge believes the smaller lots are what is coming next grab if Mr. Verhoeks doesn't get approved. Mr. Gulledge stated that we can postpone development but it is inevitable. Mr. Gulledge stated as a tax payer he would love to see infrastructure proceed growth but the school is already bursting, nothing is going to change

that. Mr. Gulledge stated if you want someone that is good on their word and sticks to what he promises and that is going to do everything he can to work with the neighbors to make them happy and adjust make the next person happy, that is Mr. Verhoeks. Mr. Gulledge didn't believe that at first but now he does, he has only known Mr. Verhoeks a couple years, so he doesn't know him well, he just knows he is a good neighbor. Mr. Gulledge believes you couldn't have a better development for around here and he knows that by looking on the map, there is going to be residential all around. Mr. Gulledge stated that in a perfect system it would be a single well for all the homes because when the City does expand and the city services become available, they can tap into the well, they would have the resource of another pump and a whole water system to hook into, they wouldn't have to do it resident by resident. Mr. Gulledge stated he doesn't know about the plan, he is just a character witness, but if Mr. Verhoeks was his neighbor, Mr. Gulledge would vote for him.

BRANDON LINDAUES – IN FAVOR – 12861 QUAIL RUN LN, CALDWELL, ID 83607

Mr. Lindaues explained he moved into the Haven Ridge development almost two years ago, which is another subdivision led by Mr. Verhoeks and Mr. Ruthenbeck, he is testifying as a character witness. Mr. Lindaues stated there is no better neighbor to have and no body better to work with through this, the mitigations they are doing go above and beyond some of the asks. Mr. Lindaues stated from his experience in his development that Mr. Verhoeks and Mr. Ruthenbeck produce elegant and visual appealing developments. Mr. Lindaues has had great interactions with Mr. Verhoeks for example as Mr. Verhoeks continued to develop the neighborhood with landscape Mr. Lindaues expressed wanting to do the same and Mr. Verhoeks offered to split the cost and do the landscaping. Mr. Lindaues addressed the discussion earlier about larger lot sizes not looking great. Mr. Lindaues stated that is what his property was before it got developed, it was larger lots with overgrowth and trash in some cases, Mr. Verhoeks and Mr. Ruthenbeck took the property and beautified it by putting it into manageable lot sizes. Mr. Lindaues stated it is a great place to be with great neighbors and great people to work with. Mr. Lindaues advised at his development there is a Dairy up the road. Mr. Lindaues addressed the school situation stating you get the kids first and then the money at least Mr. Verhoeks team is willing to not only give the school money but a learning experience as well.

Commissioner Sheets asked if all the houses are sold on Haven Ridge yet. Mr. Lindaues advised they are not. Commissioner Sheets asked how functional the HOA is. Mr. Lindaues stated there is no HOA. Commissioner Sheets asked if there are any shared community assets. Mr. Lindaues advised there are some shared community resources, there is a walking / running track, a sport court, sports center and picnic area. Commissioner Sheets asked how people maintain those common resources. Mr. Lindaues stated it is a new community so maintenance has not been an issue as of yet but there are agreements in place for those in the community that benefit from the resources that will share the cost of maintenance.

TERRY SCANLAN – NEUTRAL – 412 E PARKCENTER #100, BOISE, ID 83706

Mr. Scanlan provided his credentials, Mr. Scanlan is a professional engineer and a professional geologist, who has worked as a hydrogeologist in Southwest Idaho since 1986. Mr. Scanlan stated he was originally hired by the Haven Group to look at this project. Mr. Scanlan conducted a study on what the potential impact would be from individual wells, he did this based on theoretical information that was based on regional aquafer hydraulics, Mr. Scanlan made some conservative assumptions and it all came back with some projections of vary little impact to neighboring wells. Mr. Scanlan stated since then they have actually done an aquafer pumping test on the aquafer there so they now have real onsite data, that data shows it is a lot more productive than the original assumptions so the impact went down. Mr. Scanlan explained the impact was for the domestic pumping at a quarter mile and the projected draw down on other wells would be about one inch. For the irrigation pumping if supplemental irrigation occurred then the impact for the supplemental pump would be about two feet or a quarter mile. Mr. Scanlan stated the

community water system would be two wells, one completely redundant, would have a public drinking water system which is regulated by the Department of Environmental Quality, they require management documentation showing how the system is going to be managed, how the Water User's Association is going to operate the system, and how they will establish a reserve fund for replacement of pump.

Commissioner Sheets asked if the test is using the current supplemental irrigation well. Mr. Scanlan advised that was using an existing domestic well that is 109 feet deep, it was pumped for 3 days at 19 gallons per minute and the draw down on that well and two other surrounding wells on neighboring properties was monitored. Mr. Scanlan advised the monitoring was done by the Department of Water Resources. Commissioner Sheets asked if Mr. Scanlan is familiar with the planned community water system. Mr. Scanlan advised that he is familiar with it and that it is planned at a conceptual level. Commissioner Sheets asked how deep the wells would go. Mr. Scanlan stated it is two wells probably around the area of 150-200 feet deep and the static water level is about 70. Commissioner Sheets asked if 19 gallons per minute is what is estimated to be the draw on the community well. Mr. Scanlan stated the draw on a community well for 24 hours domestic purposes will be about 5 gallons per minute. Commissioner Sheets clarified that the actual draw is estimated to be about a quarter of what they did on the test. Commissioner Sheets asked if Mr. Scanlan is familiar with the irrigation plan. Mr. Scanlan stated he is vaguely familiar with it, he understands it is Boise Project Water that will be delivered to a pond but that they have a permit for supplemental water irrigation for 40 acres so if this development doesn't go through they can put in an irrigation well to do 40 acres, if development does go through the irrigation area will shrink because of roads and that sort of thing.

Commissioner Nevill asked if there is a plan for firefighters to be drawing water from the same aquifers. Mr. Scanlan understands the fire district gave three options but he doesn't have the details.

Commissioner Dorsey asked if after running the 29-hour test if they have a projection for months or years of pulling that kind of water out. Mr. Scanlan stated it was a three-day test and the water level went down an inch at that time. Mr. Scanlan stated the draw down stabilized in about 6 hours and stayed stable so the projections going to be what they got during the test and what they are going to get in sustained pumping. Commissioner Dorsey asked if the supplemental irrigation water had more of an impact. Mr. Scanlan stated the supplemental irrigation well hasn't been drilled yet, if a supplemental irrigation use occurs then yes, there will be more impact because irrigation is really the driver on ground water and with the seasonal use that might occur would draw about 150 gallons per minute. Commissioner Dorsey clarified they have a permit for the supplemental irrigation but not a well. Commissioner Dorsey asked when the permit was obtained. Mr. Scanlan stated this year. Commissioner Dorsey asked if the supplemental irrigation well is going to be turned on when the surface water right has been stopped. Mr. Scanlan advised that is correct.

Commissioner Mathews asked how long they have to drill the well before they lose the supplemental water right. Mr. Scanlan stated they have 5 years with a potential for a 5-year extension.

JIM DANES – IN OPPOSITION – 9731 ROBINSON DR, NAMPA, ID 83686

Mr. Danes stated he lives across the street from where the entrance for the subdivision is proposed. Mr. Danes expressed the thing that concerns him is what Mr. Verhoeks stated earlier about when you look at the map and there is a circle around the area with all these other subdivisions around and this area is an island. Mr. Danes stated everyone is right when they say that area is going to develop in the next few years but he believes they are getting the cart before the horse because there are not any services to that area yet. Mr. Danes stated Mr. Verhoeks is trying to develop first and then services will come later, Mr. Danes believes this is backwards. Mr. Danes stated that many of his neighbors have gone dry in their wells,

Mr. Danes haven't had that experience but all the other neighbors surrounding him have. Mr. Danes addressed there would be 29 more septic systems going to these properties which effect the nitrates. Mr. Danes stated that the water in the area has chloroforms and it is his opinion that will also get effected. Mr. Danes expressed that Mr. Verhoeks comment made him feel like they are getting pushed out because all of a sudden it is wrong for them to live on a piece of property that they bought when they were young and put a lot of blood sweat and tears to pay their property off. Mr. Danes has lived across the street to his neighbor for 36 years and his neighbor has the same concerns. Mr. Danes stated he can't afford to just go out and buy another home but he feels like he is being pushed out. Mr. Danes believes this project is about money and not having a good development.

Commissioner Nevill asked Mr. Danes if he would prefer City services come and then development occur. Mr. Danes stated they need to be congealed together. Commissioner Nevill clarified as the services come development occurs as well. Commissioner Nevill stated when the City comes it is going to be denser. Mr. Danes stated when the City comes the difference is all the people that are feeling like they are being pushed out would then have all the same services available. Mr. Danes stated he lives across the street from the development and nobody has come to his home or talked to him about his concerns. Commissioner Nevill stated with City services sometimes they say you have to pay a hook up fee. Mr. Danes stated he lived in Kuna for 10 years and was living there when they put the city services sewer down and the sidewalk systems and yes, Mr. Danes had to pay to get that done. Commissioner Nevill clarified the thought is development will happen, it might be inevitable but it is not time yet to happen. Mr. Danes stated not until services are provided to everyone that lives in that area.

LARRY PETERSON – IN OPPOSITION – 6411 E LEWIS LANE, NAMPA, ID 83686

Mr. Peterson advised that he and 90 of his neighbors are still adamantly opposed to the rezoning of this property. Mr. Peterson believes the issues have not been mitigated. Mr. Peterson stated the project is not compatible with the current land use and it will negatively impact the character of the area as well as negatively impact the Kuna School District. Mr. Peterson stated water is still an issue, he understands a pump test was done and has the utmost respect for Mr. Scanlan because Mr. Peterson is an engineer as well, but Mr. Peterson thinks Mr. Scanlan would agree that pumping a domestic well is not the same as doing a pump test on the wells that they propose to put in. Mr. Peterson stated there is a similar situation going on in South Boise where developers were allowed to put in large deep wells and now most of the people over there are having to re-drill their wells. Mr. Peterson stated that the septic system is an issue, with having 29 septic systems in that small area there is going to be some kind of impact on the shallow water. Mr. Peterson believes the transportation infrastructure, Emergency Services infrastructure and Kuna School District infrastructure, is inadequate to make this project compatible for current land use. Mr. Peterson believes that Mr. Verhoeks did a great job of making a sales pitch to the Board of Kuna School District but offering them up to $100,000 will not cover the capital improvement costs of two students let alone how ever many students the project brings in. Mr. Peterson stated if you talk to the Kuna administrators they are against anymore development in the Kuna School District with the exception of Mr. Reno because it benefits his students directly. Mr. Peterson stated they are going to sell these lots for a couple hundred thousand dollars, people are going to build million-dollar homes and it is not going to be people from Kuna that are going to be buying these homes, the people buying the homes are going to be used to dense urban areas, they are not going to be accustomed to agricultural. Mr. Peterson believes the people buying the homes are not going to like the smell, the sounds, the sights, and when they get upset they will call the sheriffs to complain and then things will spiral out of control. Mr. Peterson stated he knows this happens because he has had friends from Canyon County that have had that happen to them when development came right up to their small agricultural operations.

Commissioner Villafana asked why Mr. Peterson doesn't believe Emergency Services are not adequate in

the area, how close to the project Mr. Peterson lives and most recently when having to call 911 what he hears from the neighbors in regards to response time. Mr. Peterson stated he has never had to call 911 himself. Mr. Peterson explained the closest Kuna service is about 7 miles away and they are on the other side of very busy railroad track. Mr. Peterson expressed that you have to wait for a train to go by daily and a lot of the times the train will sit on those crossings anywhere from 5 to 30 minutes. Mr. Peterson stated if you are trying to get emergency services to the site and they are on the other side of the train tracks, who knows how long it could be until they get there. Commissioner Villafana asked if the backup emergency services were Nampa on Greenhurst. Mr. Peterson stated he isn't sure but he believes it is the one by Skyview High School which is 3-4 miles away.

Commissioner Williamson stated the Commissioners have documentation from Kuna Fire District saying they have adequate response time so he is trying to understand because what they are saying is different than what Mr. Peterson is saying. Mr. Peterson stated maybe in a perfect situation the response time would be 10-15 minute. Commissioner Williamson stated that is what Kuna Fire District was saying, they also said at the plat stage there would need to be approval for a fire hydrant, sprinkler suppression or a 3rd fire suppression option to help mitigate that 15-minute rough response time. Mr. Peterson stated 15 minutes would be best case if they didn't have to wait for a train.

RAY MOORE – IN OPPOSITION – 7016 EAST LEWIS LANE, NAMPA, ID 83686

Mr. Moore addressed the topic of Emergency Services Response Time. Mr. Moore stated a year ago he had a horse wreck and it took 25 minutes for Kuna to get to him, he had a punctured lung and ended up going to the hospital. Mr. Moore addressed the topic about farming on the property. Mr. Moore farmed this lot for several years from the previous owner, Mr. Moore agrees it is small fields but that is what is normal for the area. Mr. Moore stated he knows Mr. Stewart and not everyone is as lucky as him to have several hundred acres in one spot with pivots, that is a luxury. Mr. Moore stated the current people farming this property also farm approximately 25 hundred acres, have a dairy, and they are farming this lot profitably so Mr. Moore disagrees with Mr. Stewart. Mr. Moore explained this property has had sugar beets, corn seed, silage corn, hay, wheat, barley, it has been productively farmed on and the soil is equal to the soils in that area, Mr. Moore he doesn't see a reason why the property can't continue to be farmed. Mr. Moore stated he doesn't see a run off in the plans and the reason why that is a concern is because there is about 100 inches of runoff water that runs through the property that comes from several properties above it. Mr. Moore stated he is cautious of the water test that was conducted because the testing was done during water season when the wells are running full, it was also done on a record irrigation year so the aquafer is continuously being recharged. Mr. Moore pointed out it wasn't done during the winter when the wells are running dry and no irrigation is going on. Mr. Moore stated if the water goes off in August they are going to turn the supplemental water on and then they are going to have a short aquafer, that is Mr. Moore's opinion with being a farmer his whole life and working around irrigation. Mr. Moore does not believe the development fits in the area and although he feels for Kuna School District he believes it isn't mitigation it is a bribe that is occurring.

Commissioner Williamson asked if Mr. Moore would want larger lot sizes if it was to be developed. Mr. Moore stated he would want one of two things, either larger lot sizes to make it more fitting to what is there now or bring the services out, Mr. Moore understands that would be denser but then that doesn't put the pressure on their wells and the possibility of the wells getting contaminated by the sewer. Mr. Moore stated they would have his support with either of those options but how it is looking right now it is to many lots for sewer and using the water with the same depth a lot of the wells are. Mr. Moore stated he doesn't care if there is one well or twenty-nine wells, you are still using the same water out of the aquafer.

SUE MOROSTACA – IN OPPOSITION – 4596 DYEHECCA, KUNA, ID 83634

Ms. Morostaca provided the information that after she was at the last hearing in February her well went dry in March so she had to drop it down another ten feet, Ms. Morostaca's well is now at a hundred feet. Ms. Morostaca stated a month after the irrigation water came in and everyone was irrigating, she was fine and fine all summer but come January she believes she is going to run dry again because January has low aquafers. Ms. Morostaca stated she is with everyone else, the development either needs to be 3-5 acres to match the area or go with City of Nampa who wants quarter of an acre. Ms. Morostaca believes at one and a half acres it is all going to be grass and it takes a lot of water to keep grass green. Ms. Morostaca stated they will be using all their irrigation water and then go to the well and there well is only going down 150-200 feet, which is the same level as both of her neighbors on either side of her. Ms. Morostaca stated her neighbors aren't having problems now but they probably would. Ms. Morostaca stated she is arranging a meeting with the Kuna School District because so many people are losing faith in the public-school system due to them packing the kids in. Ms. Morostaca stated more people are starting to homeschool or go to charter schools because the public schools are 30 plus kids in a classroom. Ms. Morostaca addressed the calculations of how many kids would come out of this development. Ms. Morostaca stated Kuna School District is figuring .5 kids per home whereas the state average is 2.5 kids per home, so at 29 homes, it would be more like 50 kids not 16. Ms. Morostaca stated she is too far away to tie into the community well and feels they need to wait for City services.

Commissioner Nevill asked how much it cost to drop Ms. Morostaca's well another 10 feet. Ms. Morostaca stated it cost her about three thousand but that wasn't including any pipe because the circumference of the pipe, they can't go down farther through it because she thinks it is only a four inch well casing so now she is below the case. Commissioner Nevill asked if her pump was sitting in uncased well. Ms. Morostaca stated that is correct.

JUSTIN RUTHENBECK – REBUTTAL – 521 N 10th ST, CALDWELL, ID 83605

Mr. Ruthenbeck states he has prepared remarks but there is also at least six things people have brought up so he won't be able to cover all of it therefore he will leave it to the Commissioners to ask questions at the end. Mr. Ruthenbeck expressed this process has been frustrating coming from Planning and Zoning to Board of County Commissioners back to Planning and Zoning, but he thinks it has been good and he is glad it was done because the project has become a lot better and he hopes they have provided more real hard data for people. Mr. Ruthenbeck went into the history of the area. Mr. Ruthenbeck stated sixty years ago the entire area was productive farm land and in 1972 the first significant subdivision went in for 30 homes, at that time people wanted half acre to one-acre home sizes so that is what the subdivision has, then in 1990, the next subdivision was approved for 24 homes at three to four-acre home, then in 2000 there was Conditional Use Permits and several subdivisions at two to four acre lots. Mr. Ruthenbeck explained over time demands have changed in the community and that is why the lot sizes range from half acre to ten-acre lots. Mr. Ruthenbeck stated if you add up the homes there are currently 140 homes surrounding this property with this being the last primary piece of land that doesn't have a home on it. Mr. Ruthenbeck stated at the last hearing there was seven specific concerns that were raised and from his perspective their concerns are all mitigated. Mr. Ruthenbeck addressed Standards B and C. Mr. Ruthenbeck stated the question asks, "is the residential use compatible with the surrounding land uses" what Mr. Ruthenbeck understand with that question is it really is asking, "what is the land primary used for". Mr. Ruthenbeck stated people may have pastures but to figure out what the land is used for look at the map that shows the surrounding land use, at the bottom you'll notice beyond that is all agricultural, that is outside the area of impact and then above that there are all these red dots, those red dots are homes. Mr. Ruthenbeck stated every single one of those parcels with the red dots, the primary purpose of the parcels is to be a primary residence to live at. Mr. Ruthenbeck stated that people have hobby agriculture but the purpose of the land is residential. Mr. Ruthenbeck stated there are variable lot sizes

but even on those larger lots they are used primarily as a residential home. Mr. Ruthenbeck explained you can have a residential land and have accessory agricultural activity at the same time, Mr. Ruthenbeck believes this is what is happening in this area. Mr. Ruthenbeck had staff zoom into the map where the green star is. Mr. Ruthenbeck stated this is north of the land and on the left you'll see two cul-de-sacs and those are the same two cul-de-sacs you'll see on the right. Mr. Ruthenbeck stated on the left there are 10 parcels with 10 houses at half an acre to three quarter acres whereas on the right those lots average 2.2 acres. Mr. Ruthenbeck stated eight of ten houses with the smaller lots are fully utilizing their land and maintaining the entirety of it but on the right side, only three of ten houses are maintaining and fully using their land. Mr. Ruthenbeck believes in the valley larger lots tend to result in more used and more unmaintained land. Mr. Ruthenbeck believes the one to two-acre lot sizes they are proposing is ideal for people, compatible for rural use and they will stay maintained and attractive. Mr. Ruthenbeck addressed Standard D, "would the rezone negatively impact the character of the area". Mr. Ruthenbeck stated it seems to him that locals think with others moving into the area somehow the area will be incompatible with the uses and the locals, when Mr. Ruthenbeck hears this he wonders if the locals have interacted with people that buy these homes. Mr. Ruthenbeck stated he works with the people moving in. Mr. Ruthenbeck presented information on a woman that bought a piece of land from them, her name is Pam, Pam and her husband live in Rural Illinois and they live on a pretty big piece of land. Mr. Ruthenbeck stated Pam and her husband want to move to this area because their son, daughter, and three grandkids live here, the grandkids are all under the age of 6 so they want to help raise them. Mr. Ruthenbeck stated Pam and her husband are accustomed to living in a rural community, they are used to land and use to taking care of it but as they get older they also don't want too much to take care of, that is why they purchased a lot in the one to two-acre lot size. Mr. Ruthenbeck stated if you knew Pam, you would realize Pam is not going to be inconsistent in this neighborhood, Pam is not going to try and change anything, she wants to live in a neighborhood like this and the things the current residence love about it is what Pam wants, she doesn't want to change anything. Mr. Ruthenbeck stated as leaders you have to look at what exists today but also at what is coming. Mr. Ruthenbeck stated the 140 homes that surround the area are benefitting from a 60-year trend to turning land into residential use and he is asking for the same right all the neighboring lands has enjoyed. Mr. Ruthenbeck stated this rezone doesn't hurt anyone else, it doesn't hurt the water, it doesn't hurt the lifestyle and they believe they have mitigations for every concern raised under FCO's B, C and D. Mr. Ruthenbeck welcomes questions and conditions that the Commissioners see is appropriate and he will continue to be available even after this to any neighbor who wants to discuss things with him.

Commissioner Williamson asked out of the 140 homes in the vicinity how many homes have gone through the rezone process, not a conditional rezone or conditional use permit. Mr. Ruthenbeck stated it is his understanding the entire area is still zoned Agricultural even though the residential is down to half an acre lots but staff can probably give details. Commissioner Williamson asked Planner Michelle Barron if that information is available and if it is to difficult he can withdraw the question. While Planner Michelle Barron was looking Mr. Ruthenbeck stated there was some misinformation provided for the supplemental irrigation on when the permit was applied for, Mr. Ruthenbeck clarified when they purchases the property the previous owner told him the property had a supplemental irrigation water right and has had that permit for the last 15 years or so but it lapsed right before they purchased the land so what they did was reinstate the permit that has been on the property for the last 15 years. Commissioner Williamson asked if they got an extension. Mr. Ruthenbeck stated the extension expired so they had to apply for a new one but it is the details that was already in place. Commissioner Williamson clarified this is a new permit. Planner Michelle Barron came back with an answer to the previous question, she stated it is mostly zoned agricultural and provided a map. Commissioner Williamson stated it looks as if it was done prior to zoning law so they are grandfathered in. Mr. Ruthenbeck stated it is his understanding you need to look at the land use and not the zoning in these instances.

Commissioner Mathews asked if they are looking to drill the supplemental irrigation well soon after getting approved. Mr. Ruthenbeck stated if the plan gets approved it is his understanding they can use the wells for the community water for that water draw so in that case yes because they would need to have it drilled as part of the construction. Commissioner Mathews asked if the supplemental well is for irrigation. Mr. Ruthenbeck stated he doesn't know the law details for the difference of the two, his understanding of it is that it is access to a certain amount of water so whether that water comes from one of these community water wells or a separate supplemental well it is still the same impact on the aquafer so you can take it from either.

Commissioner Villafana stated on one of the opposing testimonies they discussed 100 inches of drain water and on the preliminary plat all he sees is the highline canal. Commissioner Villafana asked if that would be the drainage lateral or if they are going to bury it and if they are have they talked to Nampa or Meridian Irrigation District about the process of burying it. Mr. Ruthenbeck stated the main canal would stay as the lateral and what Commissioner Villiafana is referring to would be piped. Mr. Ruthenbeck stated that the pipe was a request from the Irrigation District. Mr. Ruthenbeck stated the east side waste water flows they are going to let that flow without any interruption because the people on the north side rely on that waste water for use.

Commissioner Dorsey asked if there are any other institutions or neighbors that the development has an arrangement to pay or trade in kind other than the Kuna School District. Mr. Ruthenbeck stated they have made agreements with Kuna School District to provide the educational opportunity, the bus stop and donate the lot, they made an agreement with Stewarts Dairy to have specific language they would like to see provided to all the homeowners to let them know what the Dairy's operations are and what to expect, they have agreed with some neighbors to provide the stubs to them for the water, they also made the agreement with the neighbors and IDWR to have those monitoring wells in place, those are the agreements Mr. Ruthenbeck and team have made, no other monetary money is changing hands. Commissioner Dorsey asked for the stubbed domestic water going to the neighbors if there is a cost to the neighbors you who agreed to do the stub and if there is a cost to the other neighbors that want to hook up later. Mr. Ruthenbeck stated he is willing to put in the work and put in the easement for the stub and to also put in the pipe to get to the property line as part of the development but from there the neighbors would need to hook it up to their domestic service, how ever they are going to do that, so that cost would be up to them and then after they are hooked up the shared cost of maintenance. Mr. Ruthenbeck stated it will be a lot cheaper than city hook up fees. Commissioner Dorsey asked if there has been any arrangement for neighbors that don't boarder the property in order to get water to them. Mr. Ruthenbeck stated he would be happy to stub it to his water line but he doesn't want to become a mimicable water company by going under roads and all that. Mr. Ruthenbeck stated if he could he would because the goal is to give people piece of mind. Mr. Ruthenbeck stated this is the best solution him and his team were able to find. Commissioner Dorsey stated he is a little concerned about the supplemental irrigation right and the mixing of the domestic use and the supplemental irrigation well. Mr. Dorsey stated he is not in favor with allowing a supplemental irrigation well for a neighborhood, he understand Mr. Ruthenbeck wants to maintain the green yards. Commissioner Dorsey asked if it is a deal breaker for Mr. Ruthenbeck if the Commissioners didn't allow a supplemental irrigation well for irrigation services. Mr. Ruthenbeck stated that would not be a deal breaker and the reason they have the supplemental irrigation right is for the water suppression to pump out of the holding pond which means the holding pond has to be kept year-round even including the ice level during the winter time, at that time they would use the supplemental irrigation to refill the pond in order to provide the fire suppression. Mr. Ruthenbeck explained that was one of the three options that they had for fire. Mr. Ruthenbeck stated if the Commissioners were really concerned and wanted to make a condition based on that then Mr.

Ruthenbeck could choose one of the other fire suppression approaches and just shut off irrigation at the same time surface irrigation is shut off.

MOTION: Commissioner Nevill moved to close public testimony on Case CR2022-0005, seconded by Commissioner Mathews, voice vote, motion carried.

DELIBERATION:

Chairman Sturgill made a few comments on where the Commissioners stand and where they need to go next. Chairman Sturgill stated this case was remanded back to Planning and Zoning after a recommendation for denial to the Board of County Commissioners, the Commissioners have heard a considerable amount of mitigation from the applicant during this hearing. Chairman Sturgill pointed out they have some draft findings that are probably not as well developed because of the unusual nature of this case so there is going to be some work that is required to integrate the evidence the Commissioners heard during the hearing to put into the findings. Chairman Sturgill believes the Commissioners need to begin with whether it is a recommendation for approval or recommendation for denial and then he is going to ask that whoever makes the motion in that direction to help direct the findings to help support that decision. Chairman Sturgill stated he hopes the Commissioners have been consolidating evidence in each of these criteria to support their motion. Chairman Sturgill reminded the Commissioners this case will go to the Board of County Commissioners with their updated and revised findings. Chairman Sturgill invited anyone who wants to go first to comment, outline where they stand or give thoughts.

Commissioner Nevill stated there are things to like about this project. Commissioner Nevill believes it is great they are going to work with Kuna School District and that they are proposing the community well, however, he agrees with the staff's analysis. Commissioner Nevill stated specifically for question number two, that it is not more appropriate because it is still in productive agriculture and for question number three, that it is not compatible because it is still in productive agriculture and question number four, it will negatively affect the area because as the Soil Conservation District just pointed out it is soil two and three class. Commissioner Nevill stated the people in favor are saying build it because it will get developed anyways and they want to control that. Commissioner Nevill believes if you don't build it maybe they will stay away. Commissioner Nevill stated we have 87% of Canyon County that tells the Commissioners in the surveys that they want to protect Ag land and this is Ag land. Chairman Sturgill clarified when Commissioner Nevill says 2,3, and 4 he is referring to B, C, and D.

Commissioner Villafana stated when looking at the Conclusions of Law A, the comprehensive plan does designate this area as residential. Commissioner Villafana stated when you look at B "when considering the surrounding land uses is the proposed conditional rezone more appropriate" Commissioner Villafana stated no, not only is the land productive agriculture, it is not appropriate to change the land use because the infrastructure is not there. Commissioner Villafana commented that they heard from the Kuna School District that they are at capacity. Commissioner Villafana covered Condition C, "is the proposed conditional rezone compatible with the surrounding land use", although there are a lot of houses in the area Commissioner Villafana agrees with staff on what they wrote. Commissioner Villafana stated for Condition D, "will the proposed conditional rezone affect the character of the area", from listening to opposing testimony Commissioner Villafana does believe it will affect the character. Commissioner Villafana commented that they heard from a dairyman who was in favor that he wouldn't farm the land and they heard from a farmer in opposition who would farm the land, that proves to him that there is someone that would want to farm pieces even if they are small. Commissioner Villafana explained he started farming a 20-acre parcel and he started farming it because nobody else wanted it, that was his opportunity to get into agriculture as a small farmer so with that being said there is

somebody that would want to farm this piece. Commissioner Villafana is supportive of what staff has mentioned.

Chairman Sturgill made note that they have heard two Commissioners express concerns about three criteria. Chairman Sturgill asked if anyone would like to construct an argument in favor and address those three criteria.

Commissioner Williamson stated he is torn because he has heard good evidence from both sides so he is going to play the role of devil's advocate. Commissioner Williamson pointed out they heard in rebuttal a lot of the surrounding land, the adjacent neighbors and in the vicinity are primarily residential use, they are not rezoned but the use is for residential. Chairman Sturgill pointed out Commissioner Williamson is speaking of Criteria C. Commissioner Williamson stated with Criteria C he believes the development could be compatible. Commissioner Williamson covered Criteria D stating the conditional rezone would not negatively affect the character of the area because it is already residential, although the development is proposing a slightly higher density residential when considering the current land uses. Commissioner Williamson read the Condition, "is the conditional rezone more appropriate than the current designation", Commissioner Williamson is on the fence on that one and doesn't believe he could argue different. Commissioner Williamson addressed one of the applicable laws from County Ordinance CCZO section 07-0503 that basically states that the applicant is burdened to provide the proof of everything. Commissioner Williamson pointed out that the applicant covered a lot and showed a lot of mitigation but Commissioner Williamson is still not seeing evidence for the need. Chairman Sturgill asked when Commissioner Williamson says need which criteria would that refer to. Commissioner Williamson stated it is one of the applicable laws they are required to follow not necessarily part of the 8 conditions. Commissioner Sheets asked if this was a devil advocate or if this was Commissioner Williamson's position. Commissioner Williamson stated it is a little bit of both.

Chairman Sturgill commented there is concerns about criteria B, C, and D asked for input for approval or denial.

Commissioner Sheets stated by looking at the testimony they got in relation to specifically Criteria B, when it talks about the property being classified as prime farmland in the area consisting of larger size parcels that do not support R1 zone, Commissioner Sheets agrees with that and the reason is because they heard evidence from the applicant themselves that the reason they are doing this density is because how it penciled out. Commissioner Sheets understands that but it is not supportive of the R1 zone. Commissioner Sheets saw the evidence of the larger parcels that are laying fallow but he believes people buy distance from their neighbors, that is something people think about quite a bit and that is a valuable consideration so to that extent Commissioner Sheets finds it is not appropriate. Commissioner Sheets would agree with the findings from staff when asking "Is it compatible with surrounding land use" and "would the conditional rezone negatively impact the character of the area".

Chairman Sturgill commented that he is sensing a move to agree with staff's position on Criteria B, C, and D which is not finding in favor of the application. Chairman Sturgill asked if anyone has a different view they would like to reflect on those findings and if not if they could start moving toward a motion.

Commissioner Nevill for case number CR2022-0005 Tanner Verhoeks / Haven Creek moves that the Commission recommend denial to the Board of County Commissioners and accept the staff's findings of Facts and Conclusion of Law and Order. Commissioner Nevill agrees with Commissioner Sheets findings and invites Commissioner Sheets to word his justifications so they can be captured by staff.

Commissioner Dorsey Seconds to recommend denial and accept the Findings of Facts Conclusion of Law and Order and submit a recommendation of denial to the Board of County Commissioners.

MOTION: Commissioner Nevill moves to deny Case CR2022-0005. Commissioner Dorsey Seconded.

Discussion on the motion:
Chairman Sturgill gave Commissioner Sheets the opportunity to add to criteria B as requested by Commissioner Nevill.

Commissioner Sheets would add to the finding based upon testimony received at the hearing related to the use of residential land in larger areas being appropriate in the area that the Commission finds that larger parcels are more appropriate in the area. There was some discussion between Planner Michelle Barron and Commissioner Sheets to get the wording correct. They concluded to the wording, based upon testimony received at the hearing about the use of residential land and larger areas being appropriate in the area the Commission finds that larger parcels are more appropriate than the proposed residential use.

Director of Development Services Sabrina Minshall stated she appreciates how the Commissioners are making the decision based on the evidence but she would suggest that if there are other evidence that is making the Commissioners decide their decision to give those to staff. She encourages to move backwards with it and bring it back to the Commissioners as an itinerary. Director of Development Services Sabrina Minshall stated if there is any other evidence the Commissioners feel need to be sited, staff can handle that. Chairman Sturgill confirmed whether it was on those the three criteria they are looking at or any others.

Commissioner Nevill stated his motion was based on the land being productive farmland so that would be a statement that should go into evidence for B and C. Commissioner Nevill stated for finding B it isn't just that it is the soil is classified as prime farmland it is also under productive agriculture and for finding C he is concerned that it is active productive agriculture right now.

Director of Development Services Sabrina Minshall clarified that the new evidence is based on the staff's report, the applicants report and testimony. Commissioner Nevill agreed.

Chairman Sturgill stated they have evidence for Criteria H that they heard from Kuna School District that they do not have capacity for additional students. Chairman Sturgill made a comment that he thinks the work that was done with the applicant and Kuna School District is allottable and he loves it but it doesn't solve the capacity problem.

Commissioner Williamson stated additional evidence for Condition H was there was testimony about railroad traffic potentially delaying Emergency Services from Kuna. Commissioner Williamson asked if that should be something to have included. Chairman Sturgill addressed Commissioner Nevill to see if he wanted to add it to his motion. Commissioner Nevill stated they also heard if Kuna can't make it they can call Nampa and Nampa is closer, he isn't sure if they have sufficient evidence one way or another.

Chairman Sturgill asked the Commissioners if there was any more evidence they wanted to insert whether it was for findings in favor or findings not in favor.

Commissioner Dorsey stated they have evidence under section E for bigger lot sizes but they also received evidence that the lot sizes should be smaller, that the City sewer should be available. Chairman Sturgill asked if they heard opinion or evidence. Commissioner Dorsey stated it was an opinion.

Chairman Sturgill asked if there is any other evidence that needed to be submitted into the findings and if not then he directed his question to Director of Development Services Sabrina Minshall to ask if what they submitted is adequate. Director of Development Services Sabrina Minshall stated what they submitted was good and appreciates the Commissioners giving specific citations for them. Director of Development Services Sabrina Minshall recommended while the Commissioners make the decision, staff has the notations and auto hearing, they will use those to draft the language that matches and bring it back on the 16th to make sure it is accurate. Director of Development Services Sabrina Minshall stated the only item she would ask the Commissioners to address, which is required by state law, is if there is anything the applicant could do by having a different application to achieve approval. Director of Development Services Sabrina Minshall stated they need to make sure that gets cited as part of the FCO's and if the answer to that is no, then that is ok too but at least make sure to address it.

Commissioner Sheets stated he thinks residential development will take place at some point and thinks it would be more appropriate to match the existing surrounding areas to be zoned at RR level. Chairman Sturgill asked if that is sufficient or if that would get them part way there. Commissioner Sheets stated it would get them partway there. Commissioner Sheets stated average lot size found within the vicinity of the subject parcel is 5.35 acres, the median is 4.88, and the average lot size within the approved subdivisions is 3.32 so Commissioner Sheets would say a minimum of 3 acres.

Chairman Sturgill asked if there was anything else the applicant could do to get approval.

Commissioner Nevill stated with adding the evidence that it is productive agriculture that he believes time. Commissioner Nevill believes it may eventually get developed into houses but it probably shouldn't develop until it is the last thing that can happen because it is productive agriculture. Chairman Sturgill clarified the applicant cannot fully mitigate the concerns they have outlined. Chairman Sturgill asked Director of Development Services Sabrina Minshall if that was adequate. Director of Development Services Sabrina Minshall stated yes both comments are good language. Director of Development Services Sabrina Minshall read the language she has stating, "this area is still currently productive agricultural and it would be premature to develop into housing at this time that the applicant cannot fully mitigate at this time but at future time as development reaches it or changes".

Roll call vote: 7 in favor, 0 opposed, motion passed.

Chairman Sturgill provided a personal comment saying he applauds the work the applicants have put into this and it is just a recommendation to Board of County Commissioners. Chairman Sturgill stated this has been one of the most significant improvements he has ever witnessed in the 6 years on the Planning and Zoning where someone tried to address the concerns. Chairman Sturgill thanked the applicants and stated he hope this doesn't attenuate their enthusiasm for developing properties in Canyon County because the County need developers like them putting this kind of work in.

Item 2B:

Case No. CR2023-0006 & SD2023-0009 – Maestrejuan/Flying Arrow Subdivision – The applicant, Martin Maestrejuan, represented by Kurt L. Smith, is requesting a Conditional Rezone of approximately 27.17 acres from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone. The subject property is located at 18257 Batt Corner Rd, also referenced as Parcel R37244011, a portion

of the SW ¼ of Section 34, T4N, R5W, BM, Canyon County, Idaho.

The applicant requests a conditional rezone of approximately 27.17 acres from "A" Agricultural to "R-R" (Rural Residential) zone. The applicant has submitted a subdivision preliminary plat and irrigation plan for approval (SD2023-0009). Each residential lot will have individual well and septic systems. The applicant intends to have twelve (12) residential lots and one private road lot on the property. The property is located within the Homedale impact area and will be serviced by the Homedale School District, Wilder Fire Department and Canyon County Sheriffs will provide emergency services. Irrigation is to be provided by Wilder Irrigation District and the property does have valid water rights.

Declarations-
Commissioner Villafana disclosed two years ago prior to being on the Planning and Zoning Commission he provided written testimony in opposition of this case and his property where he lives is kitty corner or this property and so a conflict of interest. Commissioner Villafana recused himself to hearing the case.

Commissioner Dorsey several years ago he did some custom work for this fellow on this property but it will not impair his judgement.

Planner Dan Lister viewed the Staff report for the record.

Commissioner Sheets asked for clarification that the only real change from the January 22 hearing is the comprehensive plan of 2020 vs the 2030. Planner Dan Lister confirmed that is the only change.

Commissioner Nevill asked if the irrigation storm water retention maintenance plan is the same as an irrigation water users' agreement. Planner Dan Lister stated they have a standard condition for a water users maintenance agreement and in this instance, he combined them together because he just wanted to make sure they are maintained, both the irrigation system that would be shared by this subdivision as well as the storm water drainage to make sure they are maintained; therefore, he didn't separate them out. Planner Dan Lister stated he could separate them if need be. Commissioner Nevill asked if it is basically the water users association where they have to figure out a way for the irrigation water, if they come off of Boise Project and they come in there and everyone has their own head gate, they have to figure out who acts as water master. Planner Dan Lister confirmed that is correct.

Commissioner Williamson clarified the private road width reduction was approved and asked due to this still being a new case if the reduction still applies to the property. Planner Dan Lister stated that although the subdivision, comprehensive plan amendment and the conditional rezone did get denied, the private road name and reduction never got denied, it was approved previously so that was established and the applicant never withdrew that application so they could utilize that still.

Commissioner Mathews asked if they are going to require a pressurized irrigation system. Planner Dan Lister stated that is what the applicant is saying they are providing. Commissioner Mathews has a concern because pressurized irrigation systems are pretty expensive to replace as well as the pumps or any other parts in the system if they need replaced. Commissioner Mathews stated that is a pretty large burden on 12 households to deal with.

Commissioner Dorsey asked why they are able to put a CCNR to block the second dairy home and in

previous hearings they couldn't. Planner Dan Lister advised the code allows Planning and Zoning Commissioner to provide mitigation measures or restrictions as part of the code to mitigate potential impacts to a level less significant to find approval for the request. Director of Development Services Sabrina Minshall clarified these are the conditions, whether they put it in the CCNR or not. Commissioner Dorsey clarified as long as it is a conditional rezone. Director of Development Services Sabrina Minshall and Planner Dan Lister confirmed that is correct. Commissioner Dorsey asked if it is a straight rezone there are no conditions. Director of Development Services Sabrina Minshall clarified even if the applicant didn't put it in the CCNR and if it was a condition in the conditional rezone, then someone wanted to come in and have a secondary residence, they would not be allowed, they were just providing that is the way it will be communicated is in there CCNR. Planner Dan Lister explained that if the development agreement gets signed by both the County and the applicant then it runs with the land, in that instance the owners could change out but the conditions would still remain until they were modified or terminated.

Commissioner Nevill requested more explanation because he remembers there was a subdivision request where the applicant said he would rather have one dwelling and the Commissioners were told they were not able to put that condition in. Planner Dan Lister explained in that hearing it was at the plat stage and the difference is during the rezone process you are determining if the rezone is appropriate for the area, in a conditional rezone you can come up with restrictions and modifications to make it more appropriate for the area and at plat stage it has to be based on only a certain number of standards, so it is a difference between use and what is acceptable for that land division.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

TODD LAKEY – Applicant (Representative) – IN FAVOR – 12905 VENEZIA CT, NAMPA, ID 83651

Mr. Lakey agrees with Planner Dan Listers recommendation for approval with the exception of a few things. Mr. Lakey understand the request based on previous approvals for the building envelope, but Mr. Lakey is requesting the envelope to be an acre and a half instead of an acre to provide a little more flexibility. Mr. Lakey stated he doesn't mind if it is an acre and a half building envelope with a half-acre no build envelope in the back. Mr. Lakey stated this is a small project rezoning the property to Rural Residential within the City of Impact, the City of Homedale and that Mr. Maestrejuan has done his homework by meeting with varies agencies, which is reflected in the staff report and those agencies responses. Mr. Lakey stated this project is compatible with the character of the area, that it will not be a negative change and that it is under the new comprehensive plan. Mr. Lakey doesn't believe the new comprehensive plan should be undervalued, he believes it is substantial that the area of impact has been expanded to include this property where previously it was not. The new comprehensive plan has new goals, new factors, new policies and a new future land use map. Mr. Lakey stated with the new comprehensive plan it seeks to locate development within impact areas and also seeks to limit development outside those areas of impact, this proposal is in the area of impact within that designation. Mr. Lakey commented that part of the philosophy behind that approach for the comprehensive plan is to allow transition development in the impact area to help reduce the demand and pressure outside the area of impact. Mr. Lakey stated his client applied a couple years ago, under the old comprehensive plan and it was denied. Mr. Lakey stated at that time part of how to obtain approval was to demonstrate how the proposal complied with the comprehensive plan and the character of the area, with the new comprehensive plan, that has all changed because the new comprehensive plan supports the application. Mr. Lakey stated this area is where most growth should occur, it is supposed to occur, it is designated as Rural Residential in the comprehensive plan and this is a Rural Residential request for zoning. Mr. Lakey mentioned the Commissioners also have the preliminary plat so they know what the project is going to

look like. Mr. Lakey presented the old comprehensive plan on the screen indicating you can see the area of impact is mostly residential with some light industrial and commercial properties, Mr. Lakey pointed out Mr. Maestrejuan's property is just outside the area of impact to the North. Mr. Lakey then presented the new comprehensive plan and Homedale's City of impact map, Mr. Lakey pointed out you can see it has been increased and now encompasses Mr. Maestrejuan's property which now designates the property as Rural Residential. Mr. Lakey advised City of Homedale uses the same comprehensive plan so they also see this is rural residential and have no objections to this project. Mr. Lakey mentioned the area does have some existing Rural Residential zoning, conditional rezones, commercial, light industrial and some smaller R1. Mr. Lakey stated the area of impact is where growth is supposed to occur because that is what is on the comprehensive plan but the comprehensive plan also talks about the RR designation being a transition area. Mr. Lakey explained that means it calls for a transition between the denser development and the smaller lots sizes, which this impact area has to the south and the agricultural ground to the north. Mr. Lakey stated this project is specifically called out to have 2 acre lots in this particular location to satisfy that transitional area of the RR district. Mr. Lakey stated there is a city well just to the south of this property and the City of Homedale has said they have no concerns with this proposal, they frankly would like to use their well capacity for the commercial and industrial rather than for higher density residential and Mr. Lakey is complying for their request for curb gutter. Mr. Lakey stated not only is this project exactly what the comprehensive plan contemplates for this location but also the purpose of a rural residential district is to provide the rural life styles. Mr. Lakey believes these 2-acre lots fit nicely for that purpose because it provides the option for small scale agriculture such as people having animals, 4H projects, large gardens. Mr. Lakey stated there are 7 plated subdivisions in the area, 48 lots and the average lot size because of the smaller lots to the south are just over an acre so the project is almost double the residential lot size for the rural residential request and then there are also other non-plated lots that conform with the project lot size in the 2 to 3-acre range. Mr. Lakey addressed some of the specific goals and policies in the new plan that support the application. The first one is the comprehensive plan speaks about promoting housing to meet demand, Mr. Lakey stated the Commissioners have letters in the file that demonstrates there is a demand for these lot sizes. Secondly the comprehensive plan talks about balancing residential growth and agriculture that maintains that rural character, Mr. Lakey stated that is the purpose of the designation being a Rural Residential zone. Third the comprehensive plan has agriculture and residential co-existing, the area of impact establishes that those two things particularly can be focused and coexist and it also calls out for the need for diversity and housing choice and because not everyone wants to live on a city size lot with their neighbors 10 feet away, this provides for that. Mr. Lakey discussed a letter of support in the file from the Rudders who are a long time Ag family and have a lot of operations in Canyon County one of which is the 40 acres adjacent to the north. A portion of the letter reads, "while some growth may conflict to our farm and it's operations at time, some growth may be compatible, we do not view Mr. Maestrejuan's proposal to be extreme nor do we think this is something that will drastically change the integrity of the location, for that reason we would like to support Mardin's proposal". Mr. Lakey stated the IDWR water city map in the file show they are in a strong aquafer and they will probably use less irrigation water than what is currently being used on the property. Mr. Lakey has performed an MP study that demonstrates the lots are appropriate for individual septic and well. Mr. Lakey stated he and his team have worked with the Highway District and this project is to small for a transportation impact study and they specifically stated it is not expected to adversely impact that corner of banner road. Mr. Lakey spoke with the Fire District and is willing to meet all their requirements with one exception. In one of the Fire Districts letters they talked about what the fire flow requirements were, Mr. Lakey stated they are satisfied with those potential sprinklers in homes larger than 3600 sq. ft but in another letter the Fire District talks about a secondary access. Mr. Lakey believes this twelve-lot project is to small for a secondary access and typically you see a secondary access at 20 lots. Mr. Lakey stated fire code is 30 residences or less. Mr. Lakey concluded this will be a nice rural residential project that fits squarely within the purpose of the comprehensive plan in the rural residential

impact zone that will also be consistent with the other residential homes in the area.

Commissioner Nevill clarified Mr. Lakey is asking to change the condition that says a one-acre envelope to an acre and a half. Mr. Lakey confirmed that is his preference. Commissioner Nevill asked Planner Dan Lister if he has any conditions that states the development has to meet Wilder Fire Department requirements. Planner Dan Lister explained at the Plat stage it requires prior to signing at the final plat to get a letter from the fire district saying they reviewed it and accepted it. Commissioner Nevill asked if they need to change the language of anything or if Mr. Lakey is just letting us know he doesn't want the Commissioners to put it in the conditions. Mr. Lakey believes it is good to be specific those submissions and what would not be required by the County, Mr. Lakey expressed that is his request. Mr. Lakey stated if need be, they can incorporate an easement but, in his experience, it is not consistent with the fire code and the numbers that they are presenting.

Commissioner Williamson commented with the plots being around two acres, the requested building envelope encompasses 75% of the lots and with that they can build almost anywhere. Mr. Lakey stated it would result in a half acre in the back that is unusable except for Ag buildings. Mr. Lakey believes the people who would be purchasing these properties want flexibility on where their home is located but also, they are going to be the type that wants a pasture with some animals and that is built into the CCR in the description. Commissioner Williamson asked how much flexibility would you be gaining with an additional half acre. Commissioner Williamson commented if they wanted to put their vintage car collection on their property and have a couple tractors that is considered an Ag building. Mr. Lakey stated that perhaps the definition of an Ag building gives them enough flexibility but they just want to make sure the extra flexibility.

Commissioner Sheets asked what happened in the last 20 months, if it was the change in the comprehensive plan or other things as well. Mr. Lakey stated they spent a long time going back and forth on the comprehensive plan so he believes the change is getting undervalued by saying just the comprehensive plan. Mr. Lakey advised a change in the comprehensive plan is a major thing it impacts the use of the property and how you apply for things, the goals and policies are also different, plus the area of impact has expanded, those are what is different from 20 months ago. Commissioner Sheets asked if the application from 2022 to this particular application are fundamentally the same. Mr. Lakey stated to a large degree they are the same although some of the conditions may be a little different to help mitigate some concerns.

Commissioner Mathews stated they just denied a request that was dealing with prime farm land, had a city of impact, and was also listed as residential in the comprehensive plan. Commissioner Mathews asked what is different with this case from that one. Mr. Lakey stated all cases are different, he doesn't know the exact designation for the City of Nampa if it was zoned residential or rural residential but with this case the designation is rural residential which talks about a transition area from Ag and higher density residential that already exists. This is a request for RR not R1, and the cities position is different, the City of Nampa was opposed to the previous case and wanted services extended whereas the City of Homedale in this case has no objection and doesn't mind the development doing two acre lots with individual wells with not tying in to there well. Mr. Lakey stated those are some of the differences.

KURT SMITH - IN FAVOR – 2581 SOUTHSIDE BLVD, MELBA, ID 83641

Mr. Smith introduced himself as the project engineer. Mr. Smith brought to the attention lot 1 is where Mr. Maestrejuan currently lives and his house is toward the south side of the lot with the house being outside the envelope. Mr. Smith stated he would like the Commissioners to consider lot 1 and the existing situation when looking at conditions. Mr. Smith stated he and Mr. Maestrejuan worked with the health

district, they requested an MP study and it came back that the lots could be handled with a regular septic system, they ran a water monitor study to make sure the regular septic would work, they also dug test holes on each lot and as the project engineer Mr. Smith did not see any issues or red flags for the septic systems working or not being in performance with Southwest District Health requirements. Mr. Smith advised they are planning on private wells. Mr. Smith stated when speaking with the City of Homedale they requested the curb and gutter and for the non-rural road section, which the development plan is complying with by providing agriculture access to the west. Mr. Smith advised they have an agreement to the neighbor to the west to provide irrigation water as well as a pump station for him. Mr. Smith addressed the mailbox cluster discussion required by the post office. Mr. Smith stated he wouldn't have any issues installing a mailbox cluster near the entrance or wherever the postal office would like. Mr. Smith stated they are going to provide a pressure irrigation system that pressure irrigation system will have distribution piping to every lot and every lot will have a service that pressure system will be monitored by a variable frequency drive so they will be able to provide the pressure and flow to the individual lots.

Commissioner Nevill asked if the applicants house on lot 1 is outside of the proposed building envelope. Mr. Smith stated it is further south than the language of the current condition that the County has requested, they have requested that north half of the lot basically the north one acre be where the buildings are. Commissioner Nevill asked if lot 1 fits into the envelope that they are proposing to change to. Mr. Smith stated it does not, that the existing house is further south than that. Mr. Smith stated he wanted the Commissioners to be aware of the existing condition so when they come up with their decision that lot was either excluded or was considered so if Mr. Maestrejuan wants to add a building he can do so near his home. Commissioner Nevill asked where the pump station for the neighbor irrigation will be located. Mr. Smith stated it will be in the northwest corner, where the current supply is. Mr. Smith explained it goes through the property and goes to the northwest corner where that station will be proposed and then will run pipes south to Mr. Maestrejuan's farmland which is south of his home at the west side of lot 7. Commissioner Nevill asked that is getting the irrigation water to the neighbor. Mr. Smith, the neighbor to the west, yes. Commissioner Nevill asked if the irrigation internal to the subdivision it will be pressurized. Mr. Smith confirmed it would. Commissioner Nevill asked is there is a second head gate that supplies it. Mr. Smith advised that is correct, that right at the midpoint to the north side of lot 8. Commissioner Nevill clarified there is a head gate there and then there is going to be distribution piping that goes out that is providing pressurized irrigation to all the lots. Mr. Smith confirmed that is correct and that the piping itself will travel along the perimeter of the development. Commissioner Nevill asked if there is going to have to be a water users' agreement. Mr. Smith stated there will be either a water user's agreement or some kind of agreement because the road is also a private road so that will need to be maintained. Mr. Smith believes all the details are spelled out in the CCNR's.

MARDIN MAESTREJUAN – IN FAVOR – PO BOX 250, WILDER, ID 83676

Mr. Maestrejuan made himself available for questions because he knows the details for all aspects of the project. Mr. Maestrejuan stated he agrees with everything that has been said and with staff's findings, he believes he has been transparent by paying for the City of Homedale water's engineer study so they could see what the water pressure was like in their city water system.

Commissioner Sheets asked what is on the property right now. Mr. Maestrejuan advised currently on the property is where he lives and he has owned the property for nine years. Mr. Maestrejuan stated he comes from an agriculture background, raised on a cattle ranch and has he has farmed this land for years himself. Mr. Maestrejuan stated he is knowledgeable about living in the city and growing up on a ranch so he tries to look at everything with balance. Mr. Maestrejuan advised the property is in current agriculture use. Commissioner Sheets asked if the use a pasture for animals. Mr. Maestrejuan advised the use is hay for animals, that the property was leased out this last year as a rotation crop to another farmer.

Commissioner Mathews stated that having a pressurized irrigation system for a 12-home subdivision the replacement can be very expensive. Commissioner Mathews asked if Mr. Maestrejuan has thought about the expense, if there is going to be an HOA and if there is if he is going capitalize enough in the beginning so that pump can be replaced. Mr. Maestrejuan stated the pump currently has a 25-horse power pump that will pump 400 gallons a minute. Mr. Maestrejuan advised he is a journeyman electrician that used to work for Agri-Lines Irrigation so be has the background and knowledge in installing VFD's. Mr. Maestrejuan explained each property is going to get an individual pipe in the individual lot, each service can also have an electric solenoid valve with wires running back to the VFD. The amount of water is also going to be propriated to each lot owner. Commissioner Mathews commented he understands but if the pump itself needs to be replaced it would be a significant expense. Mr. Maestrejuan stated the pump is 25 horse powers right now it is going to pump 400 gallons per minute, if someone is running for something that calls for 400 gallons a minute on an acre, they are going to have a 6 inch pipe coming out of the ground, you don't need a 6 inch pipe coming out of the ground to water an acre, you only need a 2-3 inch pipe, the drive is going to maintain the pressure. Commissioner Mathews stated he is asking if Mr. Maestrejuan had to replace the pump if it fails. Mr. Maestrejuan stated he is sure the HOA is going to have to divide it up. Mr. Maestrejuan advised there will also be a watering schedule that is provided for Wilder Irrigation so there is no discrepancy or dispute about who can use water and when.

Commissioner Williamson rephrased Commissioner Mathews question. Commissioner Williamson explained he thinks the idea is as part of the development as lots are sold. Commissioner Williamson asked if Mr. Maestrejuan is going to leave some funds for the HOA to have a seed money if the pump has to be replaced someday down the road. Mr. Maestrejuan stated he would. Mr. Maestrejuan advised he is going to be the one that puts in the neighbor's water lines to his existing risers and his pump station. Commissioner Williamson confirmed that Mr. Maestrejuan plans on having the HOA get some kind of funds in the event of some kind of failure of the VFD to replace it. Mr. Maestrejuan advised he would and in his CCNR's the HOA is also going to be responsible for weed maintenance where they collectively pay to have someone come out to spray the whole subdivision. Mr. Maestrejuan stated perhaps in the final plat an HOA should be established that will fine people that don't live up to their obligations.

GAIL DELIHANT- IN OPPOSITION – 19761 WHITECAP CT, WILDER, ID 83676

Ms. Delihant introduced herself and advised she represents an Ag organization and has for over 30 years. Ms. Delihand does not believe this project is consistent with the entire agricultural community that is out there because in this area it is all Ag with a few homes dotted around. Ms. Delihant stated in the past rezone of the land has allowed development, that doesn't mean that's good or prudent for the area. Ms. Delihant advised this is prime farm land and farm land is shrinking, with the Treasure Valley being a prime Ag area. Ms. Delihant advised her background is water and agriculture has come up against a lot of problems, especially in California and she sees Idaho doing the same thing for example with the septic tanks in a small confined area. Ms. Delihant addressed with 12 septic tanks that leach nitrates, nitrates of 10 parts per million below the root zone is a violation of federal drinking water laws and farmers could be liable for providing alternative drinking water once that is reached. Ms. Delihant stated she has pressurized irrigation on her property and she has Wilder Irrigation water and it is inconsistent. Ms. Delihant stated she gets the water last and taken away which she is fine with because she wants the farmers to have it first and last but Wilder Irrigation District has a lot of problems and if the problems were investigated you'd see adding 12 more houses with a lot of grass could put a lot of pressure on their irrigation system as far as Homedale is concerned and Wilder. Ms. Delihant advised she saw the notice on the street so she didn't analyze the full 240 pages of the application but she noticed Homedale didn't write a letter of support so they are neutral as far as she is concerned, the fire department didn't write a letter, they are neutral, they didn't support it or oppose it. Ms. Delihant believes if the development is

going to get approved then it should be no less than 5-acre parcels if you are going to want to transition this area to comply with the comprehensive plan. Ms. Delihant advised she opposed this area being in the comprehensive plan but politically it wasn't in the cards so she would recommend 5-acre separations instead of two.

DAVID DELIHANT – IN OPPOSITION – 19761 WHITECAP CT, WILDER, ID 83676

Mr. Delihant addressed the previous case and testimony is similar to this one. Mr. Delihant stated he moved here to be in a rural area, not to have a bunch of houses. Mr. Delihant believes this project is to dense and needs to be 5-acre parcels. Mr. Delihant expressed his concerns about water draw contamination or the septic tanks contamination. Mr. Delihant stated he doesn't want more traffic. Mr. Delihant expressed how important agriculture is. Mr. Delihant believes the CCNR's won't be enforced, especially number 1 because people will get together and they will mitigate any farmers issues with pesticides, he has seen this first hand with being in the real estate business. Another concern Mr. Delihant has is the funding of the HOA in order to support the pub that Commissioner Mathews asked about because there is HOA's in Wilder that have completely resolved, they just quite paying dues and dissolved. Mr. Delihant asks if the project gets approved to make sure that they are going to have the proper reserves in place for the community. Mr. Delihant expressed he is aware that ADU's is a big thing but that the parcels are too small. Mr. Delihant asked what the price points of these homes are going to be because he doesn't believe it is going to be affordable housing. Mr. Delihant stated there is no housing shortage there is an affordability issue.

PAUL KLOSTER – IN OPPOSITION – PO BOX 3, WILDER, ID 83676

Mr. Kloster stated his wife Mrs. Kloster would like to donate her 3 minutes to him so he can read their testimony. There was no objection. Mr. Kloster stated he and his wife are farm kids and they believe that rezoning gives up agricultural land and that plotting it for a subdivision is typical of the valley at this time. Mr. Kloster stated that Canyon County land is being returned to agricultural production. Mr. Kloster addressed that the applicant bought the subject parcel as farm land 9 years ago and it was surrounded by farm land which the applicant installed an irrigation pivot system that returned the parcel to production. Mr. Kloster stated there is nearby farmland that is now in production there is one to the west that was difficult to till irrigate that just produced a crop of onions as well as an abandoned section across the road is in production along with many other parcels that are in the area that is in active production. Mr. Kloster stated that rural residential subdivision developments are difficult to find, they are clustered either along the snake river or the snake river bluff in areas that are extremely difficult to till, irrigate or have poor soil. Mr. Kloster believes the neighbors will be running water irrigation, storm irrigation and drain water on each other which to his knowledge is illegal in the state of Idaho. Mr. Kloster stated that domestic water under the subject parcel is extremely hard and it taste like sulfur but there is a deep aquafer well less than a half mile south that is the City of Homedale's. Mr. Kloster stated that the road that goes down the center of the property is on a burn so it gathers storm water and he believes flowing it to the drain on the west side of the subject property is impossible by gravity flow. Mr. Kloster also addressed the storm water from the borrowed ditches that is behind the northeastern corner of the subject parcel will exasperate current flooding on the southwest corner of Beener and Bat corner Rd which currently floods north over the road. Mr. Kloster stated that storm slide offs at winter are normal for this location due to the ice and that landscaping the burns along Beener and Bat Corner Rd would help mitigate the subdivision flooding public property and public road ways but not solve it. Mr. Kloster stated that having the individual septic systems is problematic for the subject parcel because the Canyon County Treatment Plant is over capacity and they are now making the public aware that the plant is over capacity. Whereas the City of Homedale is currently increasing their sewage pond capacity to receive raw sewage. Mr. Kloster stated that Beener and Bat Corner Rd, west of I-95 which serves the subject property don't have center lanes, fog lines or snow poles. Ustick Rd has center lines but no snow poles or fog lines. Mr. Kloster stated with this being

farm country, tractors often block roadways by the subject property. Mr. Kloster stated that due to increased traffic that entering or existing Highway 95 can become hazardous requiring driving on the shoulder to avoid being run off the road, Mr. Kloster asked if there is a plan with the Highway Distric to provide entrance and exit lanes. Mr. Kloster stated he and his wife have not seen a Homedale policeman north of the Snake River, a Wilder Greenleaf patrol policeman below Garman Hill and that the Wilder Canyon County Sheriff's Department respond late when called. Mr. Kloster stated that pets in subdivisions tend to wonder and in Idaho if the pet is disturbing farmers livestock they can legally put them down. Mr. Kloster pointed out that in the application there is no prevision for a covered school bus stop, the school bus stop remains by Fargo and Beener.

TODD LAKEY – REBUTTAL – 12905 VENEZIA CT, NAMPA, ID 83651

Mr. Lakey began with addressing the traffic concern, he stated the experts are the Highway District, they are the ones familiar with the road capacities, have created the standards and designed the access locations based on their safety site requirements. Mr. Lakey stated the project is adding 11 more residential lots to this area and the Highway District stated there would be no significant impact to the road system. Mr. Lakey stated that a couple of the people who testified aren't their neighbors, they are a couple of miles away at least so Mr. Lakey believes that we should listen to the neighbors such as the Rutters that have a farm north of the property in which they say there isn't going to be a negative impact to their agricultural operations. Mr. Lakey expressed that the property is designated rural residential and that the purpose of that zoning is to transition between the higher density residential and the agricultural that exists outside of the area of impact. Mr. Lakey stated they meet that requirement because the comprehensive plan talks about Ag and residential co-existing and then with the property being designated for rural residential, the project is where it is supposed to be. Mr. Lakey stated he forgot to mention the exemption for lot 1 where Mr. Maestrejuan lives, Mr. Lakey stated the way to address that property is for that lot to be exempt from the setback requirements. Mr. Lakey addressed the funds for replacement of the pump. Mr. Lakey stated those funds could be put in the HOA fund that would also be collected periodically to maintain things. Mr. Lakey stated they got the MP study approved and meet the requirements for Southwest District Health, that they have a drainage plan and storm water has to be retained onsite which is designed for a 100-year storm. Mr. Lakey does not believe the comments are credible. Mr. Lakey expressed they are satisfied with the CCNR conditions and that the conditions will be included into the development agreement. Mr. Lakey believes this is the right type of proposal being brought forward for this location based on the comprehensive plan to provide that transition.

Commissioner Nevill confirmed with Mr. Lakey if the project were to get approved he would like the wording to say that Lot 1 is exempt from the building envelope condition. Mr. Lakey stated that is the easiest way instead of having to try and craft new verbiage because they already have an existing home on the property but the other 11 lots would be subject to the setback requirement.

Planner Dan Lister commented on Commissioner Nevill's discussion about the Fire District. Planner Dan Lister stated that they could add a condition if the condition is appropriate. Planner Dan Lister stated looked at the condition staff has in the plat FCO's and one of the changes they could make is "development should comply with Fire District requirements applicable by Idaho state adoption of the international fire code, evidence shall include written approval from the fire district prior to Board of County Commissioners hearing of the final plat."

Commissioner Dorsey asked for clarification on why the road change was approved. Planner Dan Lister advised when the first application came through for a comprehensive plan amendment rezone and plat as part of the review process, the private road name requirement and the easement reduction was already approved as part of that process and when the 3 applications were denied that road reduction and private

road name didn't get denied it wasn't withdrawn, it was an approved name and approved width reduction and so the applicant is using the previous approval to tie it into the new request.

Commissioner Nevill asked if those approvals were part of the hearing process Directors Decision. Planner Dan Lister advised it is a Director's Decision to come up with street names and if there is an easement reduction required no less than 50 foot can be at the discretion of the Director. Planner Dan Lister advised the Director at that time did approve the name and easement reduction.

MOTION: Commissioner Sheets moved to close public testimony on Case CR2023-0006 and SD2023-0009, seconded by Commissioner Williamson, voice vote, motion carried.

DELIBERATION:
Chairman Sturgill advised these are two cases and both will go in front of Board of County Commissioners. They will start with the conditional rezone.

Commissioner Williamson stated by looking at the evidence before them and the staff report he kind of agrees but he also thinks Condition 2, sub portion B, number 1, he is fine with adding the exception of lot 1 of the building envelope seems it is an existing structure that would be grandfathered in and would not change the 1 acre building envelope as recommended by staff.

Commissioner Nevill expressed he does not agree. Commissioner Nevill stated the concern is the parcel is still in production agriculture land and he believes the Commissioners need to change the findings in condition 2 saying it is not more appropriate because it is in production agriculture, change the findings number 3 saying it is not compatible because it is in production agriculture, and change the findings condition number 4 saying it will negatively impact the character of the area especially considering evidence says and the soil conservation district says this is high class soil.

Commissioner Mathews expressed he agrees with Commissioner Nevill.

Commissioner Sheets stated he has a few issues with some of the findings and at least some of the comprehensive plan consistencies it talks for example when they talk about encouraging development with individual parcels subdivision it does not fragment existing land use patterns, then you go into the actual findings for 2 it talks about residential zoning prominence south of Ustick road that is repeated in finding 2,3, and 4 it talks about things being much more residential at that point, Commissioner Sheets stated when they talk about the timing of this, there is an issue when it comes to the 2030 comp plan and the timing of this because they have the buffer areas and the intent to do that but they don't have supporting evidence for that. Commissioner Sheets believes it is to the extent that they are trying to follow through with the 2030 comp plan but they haven't been handed those tools yet, so based upon the character of the area being prominently agriculture north of Ustick Road and secondarily the inability to fully implement the 2030 comp plan Commissioner Sheets stated he is not in favor of this as proposed.

Chairman Sturgill asked Commissioner Williamson seems he began the motion in favor if he had any thoughts or response. Commissioner Williamson stated they are all valid arguments and a few he hadn't processed through, he wanted to preference what he said is if it were to be in favor he is not necessarily in favor, he was just leaning towards in favor.

Chairman Sturgill asked if Commissioner Dorsey had any thoughts or anything to add. Commissioner Dorsey stated everyone has expressed his concerns. Commissioner Dorsey's concern is what a buffer

zone is, how they are buffering, and the idea that a two-acre lot is still Ag. He understands it is in the comprehensive plan but he doesn't agree.

Planner Dan Lister stated there is one late exhibit he wants to put into exhibit and it is his power point presentation as Exhibit 10. Exhibit 10 was approved into record.

Chairman Sturgill paused to see if there was a motion in favor or not.

Commissioner Nevill moved to recommend denial for the Board of County Commissioners for case number CR2023-0006 and that they change the staff's FCO's and indicate for the standards of evaluation for question 2, that the proposed conditional rezone is not more appropriate and then site as evidence the testimony and all of the exhibits indicating this is still in production agriculture for question number 3, indicate it is not compatible with surrounding land use again siting evidence of testimony that it is in production agriculture and change the findings for question number 4 saying that it will negatively effect the character of the area especially because this is prime soil as identified by the Canyon County soil conservation district.

Commissioner Sheets reminded to state if there is something they could do to make this approvable.

Commissioner Nevill stated he would add to gain approval they have to wait because there may be a time when this is an area that should be developed but at the moment it should be farmed.

Chairman Sturgill asked staff if those proposed changes to the FCO's are adequate. Planner Dan Lister clarified and Commissioner Nevill discussed the verbiage.

Seconded by Commissioner Dorsey.

MOTION: Commissioner Nevill moved to recommend denial Case CR2023-0006 to the Board of County Commissioners and direct staff to provide revised Findings of Fact Conclusion of Law and forward a recommendation for denial to the Board of County Commissioners. Seconded by Commissioner Dorsey.

Roll call vote: 6 in favor, 0 opposed, motion passed.

Commissioner Nevill moves to recommend denial for Case SD2023-0009 to the Board of County Commissioners based on the fact that it doesn't match the zoning.

Planner Dan Lister asked what the applicant can do to gain approval.

Commissioner Nevill stated to give it time.

Commissioner Sheets stated it would have to match the zoning to gain approval for the plat.

Commissioner Mathews commented giving recommendation to wait isn't really that helpful but there isn't much else to say.

Chairman Sturgill stated to his assumption the character of the area will change but not on this property, it will change from other areas and then extend to this property. Commissioner Mathews stated his problem is how the comprehensive plan looks at this even though it is prime farmland and asked why it

is listed as residential. Chairman Sturgill stated that question it is out of the scope for this hearing but a valid question.

Commissioner Sheets seconded.

Motion: Commissioner Nevill moves to recommend denial for Case SD2023-0009 and direct staff to return with revised Findings of Facts and Conclusion of Law and forward recommendation of denial to the Board of County Commissioners. Seconded by Commissioner Sheets.

Roll call vote: 6 in favor, 0 opposed, motion passed.

Item 2C:
Case. No. CR2023-0001- Johns - The applicant, Mark Johns, represented by Richard Green, is requesting a conditional rezone of approximately 2.9 acres from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone – Single-Family Residential) zone. If approved, the applicant will proceed with a subdivision application to split the parcel into 2 lots. The subject property is located at 25220 Kingsbury Rd, also referenced as Parcel R37463010A, a portion of the SW quarter of Section 26, T5N, R2W, BM, Canyon County, Idaho.

Director of Development Services Sabrina Minshall viewed the Staff report for the record.

Late Exhibit Request- Exhibit G7 would be the City of Star letter as well as Exhibit H which is the staff's PowerPoint presentation.

Commissioner Nevill clarified the plan says 1.45 acres but that is not the buildable area because there is an easement. Director of Development Services Sabrina Minshall confirmed that is correct but with the property being zoned 2 it may already have an easement as part of that if it is a private drive, it is only a driveway so it doesn't have to be on a separate lot but that would be covered under plat if they so choose. Director of Development Services Sabrina Minshall stated the applicant didn't present a plat yet because staff recommended to wait to see if this was approved first.

Motion for Late Exhibit: Commissioner Williamson moved to accept staff's presentation as an exhibit into record. Seconded by Commissioner Dorsey

Voice vote, motion carried.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

MARK JOHNS- Applicant (Representative)– IN FAVOR– 25220 KINGSBURY RD, MIDDLETON, ID 83644
Mr. Johns stated he has lived on this property for seven years, he started this process by having his preapplication meeting with the County in 2022. Mr. Johns stated he received an email from Middleton saying they won't oppose the development after he went to all the places that was suggested such as the Fire Department and the Highway Department and nobody was in opposition, he asked Star for an email as well and he never received one. Mr. Johns believes he is meeting all the criteria except the comprehensive plan. Mr. Johns explained he is on the edge of City of Star's area of impact, and when Mr. Johns started this process, that wasn't the case. Mr. Johns expressed he has almost 3 acres and he is able to build a secondary dwelling on the property, he is asking to divide the property so he can irrigate

both properties adequately. Mr. Johns stated he has a cute manufacture home up front that he will probably keep as a rental he just wants to take the field in the back and turn it into a nice beautiful home. Mr. Johns stated as of now the back is field of weeds and before that he used it as a dirt bike track. Mr. Johns stated his neighbors fine with it and there won't be any impact to the area other than beautifying it. Mr. Johns stated he has a subdivision going in right behind him that are doing one acre lots as well. Mr. Johns addressed the lot size and with the easement the front lot will be about 1.29 acres of buildable area and 1.49 acres of buildable area for the back lot. Mr. Johns expressed he just wants to build himself a beautiful house and that he has parcels behind him as well as subdivisions across the street that are all around 1 acre so Mr. Johns believes he fits into the area with what he wants to do.

Commissioner Williamson asked that there is a recent development where the preliminary plat just got approved. Mr. Johns confirmed that they just put in the road. Commissioner Williamson asked if that is Canyon County or Ada County. Mr. Johns stated it is Canyon County. Commissioner Williamson asked if we still have a Hearing Examiner or if it was a case that came before Planning and Zoning. Director of Development Services Sabrina Minshall stated on the staff report on the subdivision lot report it does show preliminary subdivision of Eagle Cap Subdivision next to the property. Director of Development Services Sabrina Minshall stated it is a preliminary plat but not a final plat and advised the subdivision lot sizes were already referenced into the average, the average is 2.05 acre lots, the subdivision is also included into the 36 parcels within the 600 ft.

Chairman Sturgill asked if it is Mr. Johns intention to keep both lots or sell one. Mr. Johns stated he intends to keep them, he wants the front one to be a rental but he also isn't sure what life is going to do and he sells homes for a living so there is that chance. Mr. Johns stated he doesn't know what he wants to do all he wants right now is to divide the property because it is just a dry field with a bunch of weeds in it and he can make it a beautiful nice home. Chairman Sturgill asked for clarification on why dividing the lot allows Mr. John to irrigate the back half of the property. Mr. Johns stated if it is one parcel and he has two homes he is only allowed to irrigate so much, if he splits it he can get the same rights and half enough irrigation for both properties. Chairman Sturgill expressed he is aware he can build a second home and asked if this request is purely to be able to put a lawn in the back half of the lot. Mr. Johns stated it also has to do with ownership because someday he may sell or he may keep the back one and sell the front one. Chairman Sturgill clarified it is for irrigation and the opportunity to sell if Mr. Johns chooses too. Mr. Johns confirmed that is correct. Chairman Sturgill asked if there was any other motivation to go through this process. Mr. Johns stated he went through the process because it is required, he had to go through the plat because it already has the administrative split so he is going through this process. Mr. Johns stated right now he doesn't have irrigation rights to the property so he can't irrigate it to do anything with it, Mr. Johns expressed it is nice to have the space but all the buildings around him are building beautiful homes and he wants to make the area nice too. Mr. Johns stated the back half of his property is a fire hazard with the weeds but he can't really water them so this will better the area.

Commissioner Sheets asked if Mr. Johns has explored a water rights application for domestic expanded use. Mr. Johns stated it is available and it is possible he could get approved over time.

Director of Development Services Sabrina Minshall stated for the record a secondary dwelling unit could be a way to build a second home but the person has to reside on the property it just wouldn't split the lot for that to be the case and as the applicant has eluded to the reason why it requires the process is in comparison to the comprehensive plan is this property has already been split once.

Chairman Sturgill asked if staff recommended to the applicant to have a comprehensive plan amendment. Director of Development Services Sabrina Minshall stated she is does not know the answer to that but in this case, it would be for a specific lot vs an entire area. Director of Development Services Sabrina Minshall explained it would be a different conversation in front of the Commissioners and it wouldn't be a conditional rezone it would be a comprehensive plan with an actual rezone. Director of Development Services Sabrina Minshall stated that typically people don't start with that because it is two steps and more expensive. Director of Development Services Sabrina Minshall stated if the Commissioners choose to deny then a way someone can gain approval is to go through that process which would take the evaluation and require additional comment from the City of Star being in their comprehensive plan.

MOTION: Commissioner Sheets moved to close public testimony on Case CR2023-0001, seconded by Commissioner Mathews, voice vote, motion carried.

DELIBERATION:

Commissioner Sheets stated based upon the testimony they heard tonight there is plenty of reason for the goals that can be achieved that doesn't necessarily upset the comprehensive plan. Commissioner Sheets moved to recommend denial to the Board of Canyon County Commissioners based on the findings of facts conclusions of law for case CR2023-0001 and adopt the findings of facts and conclusions of law as presented.

Seconded by Commissioner Nevill.

Commissioner Dorsey stated he is more inclined to approve this case because that piece of ground would be good for another house and that would take a house out of the County and a little closer.

Commissioner Nevill stated the reason he concurs with the motion is because there is an alternative way to do this and it has been stated by a little bit of investigation that a secondary unit can be placed with water permits without having to split the lot size and change the character of the area.

Director of Development Services Sabrina Minshall confirmed that a way to get approval would be to go through a comprehensive plan amendment process.

Commissioner Sheets amends his motion to include going through the comprehensive plan amendment process as a way to gain approval.

Commissioner Nevill's second stands.

MOTION: Commissioner Sheets moved to recommend denial for Case CR2023-0001 to the Board of Canyon County Commissioners and adopt the findings of facts and conclusion of law as presented with a way to gain approval of going through the comprehensive plan amendment. Seconded by Commissioner Nevill.

Roll call vote: 5 in favor, 2 opposed, motion passed.

APPROVAL OF MINUTES:

MOTION: Commissioner Sheets moved to approve the minutes from 9/21/2023, seconded by Commissioner Dorsey. Voice vote, motion carried.

DIRECTOR, PLANNER, COMMISSION COMMENTS:
Director stated there is no comments at this time.

ADJOURNMENT:
MOTION: Commissioner Sheets moved to adjourn, seconded by Commissioner Villafana. Voice vote, motion carried. Hearing adjourned at 12:25 am.

An audio recording is on file in the Development Services Departments' office.

Approved this 21st day of December, 2023

Brian Sheets, Vice Chairman

ATTEST

Amber Lewter – Hearing Specialist

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, November 16, 2023
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :	Robert Sturgill, Chairman Brian Sheets, Commissioner Harold Nevill, Commissioner Miguel Villafana, Commissioner Matt Dorsey, Commissioner
Staff Members Present:	Sabrina Minshall, Director of Development Services Zach Wesley, Deputy Prosecuting Attorney Debbie Root, Principal Planner Emily Kiester, Associate Planner Amber Lewter, Hearing Specialist Jennifer Almeida, Office Manager

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Villafana read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1A:
Case No. CR2022-0005 / Tanner Verhoeks / Haven Creek– Approve revised FCO's.

MOTION: Commissioner Nevill moved, seconded by Commissioner Sheets to approve the revised Findings of Fact, Conclusions of Law, & Order for Case No. CR2022-0005 / Tanner Verhoeks/Haven Creek. Voice vote, motion carried.

Item 1B:
Case No. Case No. CR2023-0006 & SD2023-0009 / Maestrejuan / Flying Arrow Subdivision– Approve revised FCO's.

MOTION: Commissioner Nevill moved, seconded by Commissioner Sheets to approve the revised Findings of Fact, Conclusions of Law, & Order for Case No. CR2023-0006 & SD2023-0009 /Maestrejuan / Flying Arrow Subdivision. Voice vote, motion carried.

Item 1C:
Case No. CU2022-0036- AK Feeders – The applicant, AK Feeders, represented by Matt Wilke, is requesting a conditional use permit for a Confined Animal Feeding Operation for 3700 beef cattle. The facility is currently located and will be expanded on approximately 80 acres of parcel R37348010 located at 21696 State Line Road, Wilder, ID. The subject property is zoned "A" (Agricultural).

Commissioner Villafana disclosed that he just learned that the Ms. Valene, representing the applicant was known to him from years back when he worked with her father in Twin Falls. He has not spoken with her in a long time and he has not discussed the case. No objections from the Commissioners were voiced.

Planner Debbie Root noted for the record she had received four (4) late exhibits for the P&Z Commissions consideration [Exhibit 67, 68, 69, and 70]. Planner Debbie Root reviewed the staff report for the record.

Commissioner Nevill asked if the proposed facility was moved southwest of the Allen Drain and is the topography as such that everything will drain away from the Allen Drain. Planner Root stated the grading plan reflects that to the waste management facilities. The operator will be required to meet ISDA requirements. The topography is relatively flat but it lends itself to a general gradual slope to the Snake River. Commissioner Nevill referred to Exhibit 60 that discussed the neighborhood meeting and potential changes.

Zach Wesley, stated there is a requirement in County Zoning Ordinance that a neighborhood meeting be held for a conditional use permit prior to acceptance of an application for review by staff. The application was reviewed by staff when the application was submitted. There does not appear to be any significantly major alterations to the project. If the project was changed substantially staff would likely require a second meeting, however, this project is still in the same location, same parcel, and the nature has not changed.

Commissioner Villafana asked if the applicant weighed in on the proposed condition no. 13. Planner Root stated the applicant had the opportunity to comment to staff but did not express any concern.

Chairman Sturgill asked if the operation was for grazing what could the number be. Planner Root stated from a grazing operation standpoint and not meeting the definition of a CAFO, it's not devoid of foliage. Chairman Sturgill asked how many of the residences are adjacent to the 80 acres that is being considered for the CAFO. Planner Root stated none of the five (5) residences are adjacent. The closest residence is the Cardoza residence at approximately 580 ft.

Commissioner Dorsey asked about site setbacks, specifically the 50 ft. requirement. He asked if this was the minimum requirement. Planner Root noted the CAFO criteria have setbacks to be met. The pens located on the property and site plan don't currently met setbacks.

Chairman Sturgill inquired about the Idaho Statute in regard to testimony. DSD Director Minshall addressed Chairman Sturgill's question. She noted that there is a section of Idaho State Code, 67-6529 related to agricultural land and CAFOS. She proceeded to read portions of the statute. She noted that Canyon County's code is silent on the issue. Staff's recommendation was to not limit testimony.

Planner Root clarified a couple of items. She indicated that the original proposed plan was to locate north of the Allen Drain along Stateline Rd., but has since been removed. The number of cattle have also been reduced. It was a reduction to the impact of surrounding properties.

Commissioner Dorsey asked about the 580 ft. from the property line of the 80-acre parcel to the Cardoza property but what is the distance from the corrals/pens. Planner Root said it was approximately 700 plus feet to the first waste facility and the pens are north of that.

MOTION: Commissioner Sheets moved to accept late exhibits 67, 68, 69 and 70, seconded by Commissioner Nevill, voice vote, motion carried.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

MATT WILKE (Representative) – IN FAVOR – P.O. BOX 7, MIDDLETON, ID 83644

Mr. Wilke stated that he had two (2) late exhibits that he just received this evening. One was a letter from Obendorf Farms in favor and the other is a letter from Andy Bishop in favor.

The proposed site is approximately 79.6 acres and will have a 3700-cow capacity with an average weight of 700 lbs. The site location is located in a predominately agricultural area and if approved, would benefit the local agricultural community by providing jobs. The CAFO would create a local market for feed and supplies. CAFOS are a vital part of the sustainability of local farm producers that produce hay and corn. The manure produced is also an excellent fertilizer and is a valuable resource for field operations. The manure produced on site will be utilized on neighboring fields. Research has shown that dry manure typically releases its nitrogen over a five year or longer period once applied to the soil. The slow release is much safer than chemical fertilizers and typically does not leach into aquifers. Manure is the fertilizer of choice for sandy soils. Groundwater and surface water pollution is a low risk for manure applications. There are three (3) stormwater retention ponds and stormwater run-off and wastewater will be retained on site. The design and construction of lagoons will be in compliance and will have a clay liner built to engineering specifications. Prior to the lagoons being implemented they will be tested and approved by ISDA as required. Best management practices for a dry scrape facility will be used and will comply with laws and rules set forth by governing agencies. The lights on site will be downward facing. Mr. Wilke discussed the soil types on the property. Prime farmland would not be taken out of production by the CAFO. The subject property is outside of a nitrate priority area. IDWR has approved a stock water permit for 3700 head of cattle. Mr. Wilke discussed the well log for the well that was dug on site. The well is capable of producing 45 gallons per minute. The nutrient management plan was approved by ISDA on March 2023. The project has been reviewed by the highway district and did not require a traffic impact study. Average daily trips is anticipated to increase by 11 daily trips, which is less than the threshold that would trigger a TIS. The "high risk" score does not have anything to do with the plan it is just because of how the site sits. Mr. Wilke discussed ISDA and risk scores, it is important to note that the risk score does not consider management and mitigation. The site will be regularly inspected by Dept. of Agriculture.

Mr. Wilke's 10 minutes of testimony ended. He requested an additional five (5) minutes.

MOTION: Commissioner Dorsey moved to grant Mr. Wilke an additional five (5) minutes of testimony time, seconded by Commissioner Nevill, voice vote, motion carried with three in favor, and two opposed.

Mr. Wilke discussed a letter from ISDA which discussed mitigation by implementation of best management practices listed in the siting report. The applicant will control odors by pen management, drainage, and removal of manure. Pen density will control moisture. Water trucks can be used if needed to control dust. Habitat management will help control flies (dry scrape). The site has been historically used since 1907 for cattle. Mr. Wilke stated 156 letters of support have been received for the CAFO. All criteria for approval have been met. The applicant has reviewed the conditions and agreed with them.

Commissioner Nevill asked about drainage and whether the intent was that manure would never enter the drainage ponds. Mr. Wilke replied that the drainage ponds were only for storm water runoff. There will be no stormwater runoff that would leave the site. Commissioner Nevill asked if the remaining land

would remain in pasture. Mr. Wilke stated that it would. Commissioner Nevill asked about the history of the site and at what point some of the neighbors moved in and if any predate the use. Mr. Wilke stated that the Cardoza's purchased their home in 2019 and the Case family has been in the area for quite some time. Commissioner Nevill asked what would happen to the pens that don't meet the 50 ft. setback. Mr. Wilke replied that they would be adjusted to meet the setback and it is also a condition of approval.

Commissioner Sheets asked if Mr. Wilke had opportunity to read the letters that were submitted for the request. Mr. Wilke stated that he had. Discussion ensued regarding snow geese and how they can be impactful to ag zones at times. The proposed use would not impact the migration of waterfowl. Mr. Wilke discussed the concerns of neighbors and can provide information regarding property values. Commissioner Sheets asked about the outreach Mr. Wilke or his team had with the area property owners. Mr. Wilke replied that the only contact he had was at the neighborhood meeting. He was unsure about the rest of his team.

Commissioner Villafana stated a lot of the concerns expressed by neighboring property owners are centered around smell manure, etc. He asked where the compost lines would be located? Mr. Wilke stated they would be stored onsite in pens. Each pen would have a mound and will be hauled directly from the site to an offsite location for export. Commissioner Villafana asked that if the ponds ever failed would it be plumbed to pivots. Mr. Wilke stated, no, that is not currently planned and the Engineer can speak to it.

Commissioner Sheets asked if there would be new additional heavy equipment on site, what was anticipated and what are the mitigation methods. Mr. Wilke stated there may be beeping during feed yard operation, however, it is not a huge feed yard. There will be equipment associated with the agriculture, such as combines, hay swathers, etc.

Chairman Sturgill asked if there was a motion to accept the late exhibits that Matt Wilke wanted to submit.

MOTION: Commissioner Dorsey moved to accept the late exhibits. Motion fails for lack of a second.

VALENE CAULHORN – IN FAVOR – 213 CANYON CREST Ste. 100, TWIN FALLS, ID 83301

Ms. Caulhorn is a licensed professional engineer in the State of Idaho working for Ag professionals and has been working on the feedlot design. There are Best Management Practice in place, specifically lining the ponds. There are three ponds on site and are designed to meet IDAPA requirements (Rules Governing Beef Cattle Operations). There are berms located along the Allen Drain as backup. There is a nutrient management plan on site being implemented and the NMP was written for the expansion. The waste management addresses odor, dust, and pest management. They have met with the highway district and Oregon Department of Transportation. The hours of operation are anticipated to be from 6 a.m. to 5 p.m. however, as with any agricultural operation there may be earlier or later hours. Currently there are five employees, with the expansion they anticipate increasing that number to nine. This number does not include truck drivers or seasonal employees. These numbers were included in the traffic count.

Commissioner Nevill inquired about mounding vs. dry scraping. Ms. Caulhorn explained that the pens would be scraped and piled in the middle during the winter months and first thing in spring they will be cleaned and plowed into fields, this also happens in the fall. It will be hauled 2-3 times a year. It is not anticipated that compost would be bagged and sold. However, if there are any 3rd parties that would like to take manure they are free to do that under the Idaho Right to Farm.

Commissioner Nevill asked about 100-year flood events and the design of the drainage ponds. Ms. Caulhorn noted that was not required by the State Department of Agriculture. However, it was her guess with winter storms they would be able to hold the 100 year, especially with the berm. Commissioner Nevill asked about the berm to protect the Allen Drain and whether or not it is upslope. Ms. Caulhorn discussed the slope of the property in various location. Commissioner Nevill stated that the Snake River is the lowest point and if there was a catastrophic event; has there been any consideration about berming so that it cannot go across the road. Ms. Caulhorn said it would be have to be a 1000- or 2000-year storm event to get to the Snake River.

TODD LAKEY – IN FAVOR– 12905 Venezia Ct., Nampa, ID 83651

Mr. Lakey noted that the opposition submitted documents from the Peckham Rd. feedlot case, those are irrelevant. Each case is unique and different. Mr. Lakey stated that he also represents the Peckham feedlot owners. The court recently ruled in their favor and the counties favor on November 2nd and denied the petition for judicial review from the opponents. Mr. Lakey noted that the property and area are zoned agricultural. Mr. Lakey read the definition of agricultural land from the comprehensive plan. Mr. Lakey stated that dairies and feedlots are located in the agricultural zones, it's where they should be located and expanded. There are similar intensive agricultural uses in the area. This is the optimal location for this generational feedlot to be expanded. The use conforms with the comprehensive plan and future land use map. Mr. Lakey discussed the comprehensive plan policies that align with the use. Mr. Lakey noted the numerous letters of support. The use won't be injurious to other property in the immediate vicinity and won't change the essential character of the area, the character of the area is agriculture. The applicant has made many concessions in regard to design; pulled the feedlot back from the drain, reduced numbers of cattle 6,000 to 3,700, setbacks, design, mitigation, etc. Mr. Lakey stated that the siting team high risk score is solely based on the site and does not consider the design, implementation of mitigation plan and management practices.

Commissioner Villafana asked about the positive economic impact this feedlot would have to the Wilder area or Canyon County in general. Mr. Lakey stated that an economic study was not done. However, when you consider the use, it's not just the 3rd parties taking manure that are benefited, it's the purchasing of equipment, supporting the hop growers, which supports their employees also, the impact is broad.

CHYLECE EDGAR – IN FAVOR– 31301 RED TOP ROAD, WILDER, ID 83676

Ms. Edgar read a statement of support from Obendorf Farms. Ms. Edgar also read a neutral statement provided by Andy Bishop. Andy Bishops' statement discussed the history of the property. The history was owned their grandparents and parents and has always been a cow /calf operation [mid 1950's] Their grandparents built the sileage pit and put the feed mill in in the late 1950s.

DEBBIE CARDOZA – IN OPPOSITION– 31252 PECKHAM RD, WILDER, ID 83676

Ms. Cardoza noted her property shares a common boundary with AK feeders to the west. Ms. Cardoza stated that Exhibit 61b is mis-identified, the document is the amended memorandum decision and order granting petitioner's petition for judicial review which was in the index of the staff report. Ms. Cardoza read the "purpose" for conditional use permits from the Canyon County Zoning Ordinance. The proposed use will destroy their property. AK Feeders operation is already violating their constitutional right to use & enjoyment of property. Ms. Cardoza stated that the dust and odors already have a negative impact, and allowing additional cattle will make matters worse. Ms. Cardoza noted the siting team report rating of "high risk." The ground is sand and gravel, and will impact wells. The first encountered groundwater is shallow at 0-25 feet. Ms. Cardoza stated her well is only 6.5 ft deep and approximately 100 ft. from the site's fence line. Ms. Cardoza stated her well would be destroyed in days and requested denial. Further concern was noted about the area's water and property values. Ms. Cardoza stated that the P&Z does

not have the right or authority to do this under the constitution [Exhibit 61B]. Ms. Cardoza stated that the record is incomplete as documents were not put in the record as requested in Exhibit 61.

Ms. Cardoza's 3 minutes of testimony ended. She requested another 1.5 minutes.

MOTION: Commissioner Sheets moved to grant Ms. Cardoza an additional 1.5 minutes of testimony time, seconded by Commissioner Villafana voice vote, motion carried.

Ms. Cardoza continued her testimony in regard to documentation not put into the record in regard to Sunnyside Dairy in Weiser that contaminated wells. Ms. Cardoza discussed the siting team report which states there are no clay layers to stop contamination. The average nitrate within a five-mile radius of the site is 5.3 mg/L. She noted that 25% of test wells already have high nitrates and this does not consider all private wells in the area. Ms. Cardoza disputed staff's statement that the property was not located within a nitrate priority area. She stated that DEQ's entire map wasn't used. Ms. Cardoza stated that based on their constitution and supreme court president outlined on pg. 15 of 61B, the application must be denied. The record is incomplete and if the hearing is continued she asked that record and testimony be kept open.

Ms. Cardoza did not wish to stand for questions.

CHRISTINA MARSTON – IN OPPOSITION– 31396 RED TOP RD. WILDER, ID 83676

Ms. Marston lives north of the subject property. Her property has been in the Marston family for over 100 years. She has owned the property in 2005. She has grown up on a farm that operated a cow/calf operation and row crops. They are a pro agriculture family, but a are for smart agriculture. Ms. Marston noted that the applicant flooded the Commission with 156 petitioners in support. Most of the petitioners don't live near the operation. 14 homeowners that live near the site sent letters in opposition. Ms. Marston felt that the report rebutted their concerns. Red Top Rd. and Peckham Rd. are dangerous roads. She discussed accidents that have taken place in the area, including one she was personally involved in when she was ran off the roadway. She stated that the highway district commissioners are not un-biased. Mr. Levitt tried to put in a multi thousand head pig operation and Andy Bishop once owned the land that AK feeders is located on . The proposed site has been deemed high risk, is next to the Snake River, is in a nitrate priority area, high water table, blow sand, with multiple drainages running through it. How can the neighbors not be worried about their wells? Ms. Marston stated that AK Feeders will violate their constitutional rights to the use and enjoyment of their properties and negatively impact their property values. Ms. Marston stated that based on Idaho Secretary filings Mr. Dapeneddie is not an Idaho or Canyon County resident in addition the parcel of land in this application is owned by a foreign entity. Ms. Marten believes if you were to allow this application the profits would go to California and the feed lot will destroy the homes and properties of lifetime Idahoans. Ms. Marten asks to protect their constitutional rights and see the CAFO will cause damage, hazard and nuisance to this community and to protect the Canyon County residence and not residence of other states.

Ms. Marston did not wish to stand for questions.

Chairman Sturgill advised by not standing for questions it can be difficult to tie testimony to criteria for the Commissioners decision process. Ms. Marston explained they were told not to stand for questions because the Commissioners would try to discredit them.

DEREK MARSTON– IN OPPOSITION– 31396 RED TOP RD. WILDER, ID 83676

Mr. Marston lives north of the subject property and his family has lived there for over 100 years. The

changes AK Feeders have already begun have impeded his right of use and enjoyment to his property, in the last year with the major construction it has changed how AK Feeders operate. The changes have increased the smell and increased the cows bawling. Mr. Marston doesn't believe AK Feeders has a right to farm there because his family was there first. Mr. Marston stated that AK Feeders will violate their constitutional rights to the use and enjoyment of their properties and negatively impact their property values and destroy their wells. Mr. Marston addressed the DEQ map, he showed it to a few Environmental Engineers at Power Engineers where Mr. Marston works and they indicated there is probably not enough well sites tested close enough to this area and they should request additional testing. He is concerned if the head of cattle was counted correctly because of the acreages that has been converted to growing Hops as well is concerned about the 25-year storm.

Mr. Marston stood for questions.

Commissioner Nevill asked how deep Mr. Marston's well is. Mr. Marston advised it is 90 foot deep. Commissioner Nevill asked where his pump sits in the well. Mr. Marston stated he pumps 50 feet of the casing but they went 90 feet to get to it. Commissioner Nevill addressed the noise testimony stating they could run 2,000 cattle or so without change so he is wondering if he is running less than a thousand right now in the feedlot but they could double that by agreeing to go to pasture grazing, would that increase or decrease the noise for Mr. Marston. Mr. Marston stated the noise is the bawling, when they were grazing before there wasn't as much bawling and now if how they are doing it there is more noise, he believes an increased headcount will make it worse.

Commissioner Sheets asked if there is a concern about vehicle noise or if there has been an increase. Mr. Marston stated with the shape of his land he hears all the noise from his road so any increase is bad.

RALEIGH HAWE – IN OPPOSITION– 31453 PECKAM RD. WILDER, ID 83676

Mr. Hawe and his wife have lived on the property south from AK Feeders for 29 years. Mr. Hawe stated the google map showing proof of a feedlot in 1994 is not adequate evidence of a feedlot being there. Mr. Hawe and his wife bought their property in 1994 and at that time the property AK Feeders is on was a cattle and bull operation, they had a sale once a year, there was no feedlot. AK Feeders will violate their constitutional right to the use and enjoyment of their property and destroy their properties values. Mr. Hawe stated the feedlot is high risk. This area has a high-water table and the toxic nitrates from the cattle will contaminate their wells and the Snake River and destroy their properties. Mr. Hawe stated The Supreme Court said substantial rights were harmed when property values are impacted or when there is an interference with use or enjoyment of property.

Mr. Hawe did not wish to stand for questions.

TIM ALDERSON – IN OPPOSITION– 22440 STATELINE RD. PARMA, ID 83662

Mr. Alderson began with quoting County Zoning regulations state 07-07-01 states that the purpose of a conditional use permit is for "every use that requires the granting of a conditional use permit is declared to have characteristics which require view and appraisal by the Commission to determine or not the use would cause any damage, hazard nuisance or other detriment to person or property within the vicinity." Mr. Alderson states that is what AK Feeders is doing to them. One cow produces about 8 gallons of urine a day times and about 65 lbs. of feces a day times that by the 3700 head of cows. By the Idaho Supreme Court, AK Feeders is wanting to violate their constitutional rights and destroy the property values of the neighbors and local citizens.

Mr. Alderson's 3 minutes of testimony ended. Mr. Alderson requested an additional 5 minutes.

MOTION: Commissioner Sheets moved to grant Mr. Alderson an additional 3 minutes of testimony time, seconded by Commissioner Nevill voice vote, motion carried.

Mr. Alderson continued testimony stating ground water is high in the area meaning all the toxic water with urine and feces waste will flow into their aquafer causing all their wells to be contaminated. The toxic nitrates are the common chemical that destroys wells, the average toxic nitrate level in their ground water within a 5-mile radius is 5.3 milligrams, at 10 milligrams the ground water is poison. Mr. Alderson stated based on Idaho Secretary's base findings the owner of AK Feeders is not a resident of Canyon County or Idaho. Mr. Alderson moved to Idaho in 1976 and at that time the Snake River was as clear as the Boise River is now but today the Snake River is terrible with moss beds everywhere you aren't able to run a jet boat and the river is incredibly polluted. Mr. Alderson stated according to Buck Ryan from the Snake River Water Keepers the primary pollution to the Snake River from Idaho Falls to Brownlee Reservoir is CAFO's. Also, when speaking to Emily Montog with Department of Environmental Quality and Mitch Renero with Best Management Practice, these agencies monitor CAFO's along the Snake River for pollution violations and they told him there is a huge lawsuit right now going on against the CAFO in Grandview Idaho all three agencies are aware of AK Feeders CAFO proposal and indicate they would be monitoring the progress of this proposed feedlot.

Mr. Alderson did not wish to stand for questions.

VICTORIA CASE – IN OPPOSITION– 30769 RED TOP RD. WILDER, ID 83676

Mrs. Case began with her family history. The Case family has lived on the Red Top Rd property since the late 1800's, there is currently 5 generations on their property with her in-laws living there since 1950, her husband for the last 53 years, and she herself has lived there for the last 30 years. Mrs. Case and her family have angus cattle so they are not there to argue against the applicant having his current operation because there is history in this area of people raising cattle and farming but on a smaller scale then the proposed multiple thousand head feedlot. In south of Nampa there is large Feedlots and Dairy's but there is also thousands of empty acres and houses with no wells on them. Mrs. Case stated the area doesn't look like what it used to, there is more houses more traffic and less peace, she would rather look at the tops of head of cow than rooftops. The impact of the proposed feedlot will be damaging on multiple fronts, the road infrastructure is already terrible, Mr. Wilke said there would be no traffic impact, her and her husband have fixed their fence four times and now have a concrete barricade and with a 24-hour 7 day a week operation, they need to be somewhere there isn't homes nearby. Mrs. Case stated there will be devastating further effects on the wells and the 3 drains in that vicinity, one of which has been said dumps into the Snake River, there is many other suitable locations for an operation of this magnitude and it isn't fair to the families that was there before the applicant.

Mrs. Case stood for questions.

Commissioner Nevill asked how deep Mrs. Case's well is and where the pump is trying to gain understanding on several testimony regarding their wells. Mrs. Case stated she believes it is 35 feet where the pump is and the casing goes further down. Commissioner Nevill asked if they have enough water. Mrs. Case confirmed they do. Commissioner Nevill asked if Mrs. Case has any 3rd party assessments of the loss of property value because of the siting of a CAFO. Mrs. Case advised she does not have that information. Commissioner Nevill stated there was concern about the increase of the number of cattle so asked if Mrs. Case is ok with a certain number of cattle and if the increase in the number is a concern, if it is what concerns does that number bring. Mrs. Case advised the number is a concern and it brings noise and traffic, traffic being her number one concern. Commissioner Nevill asked if flies or dust were a concern. Mrs. Case confirmed it all is a concern for her at the increased level of cow.

Commissioner Dorsey asked if Mrs. Case could quantify the traffic such as number of loads of cattle from current to the expansion. Mrs. Case stated Mr. Wilke answered that question at 10 extra trucks a day but she doesn't see how that could be true. But it would be probably 3 times more than it is now.

Chairman Sturgill stated during testimony Mrs. Case spoke about cattle operations South of Nampa with thousands of empty acres with no wells. Mrs. Case stated she meant to say no houses. Chairman Sturgill asked for clarification on what causes that effect. Mrs. Case stated in her area the community is already populated and it seems like someone is trying to come in and fit this operation into this small spot when there is so many other places that it could be. Chairman Sturgill confirmed with Mrs. Case that she believes this operation would be better located in that area.

DEE DEE ALDERSON– IN OPPOSITION– 22440 STATELINE RD. PARMA, ID 83660

Ms. Alderson stated her property is about a half mile from AK Feeders proposed CAFO, she moved into her home about 4 years ago. Ms. Alderson stated there is already changes being made, the cattle are in the new pens where before they would graze and now you hear them bawling all the time and the smell has increased. Ms. Alderson pointed out right after the neighborhood meeting they immediately started building a CAFO. She is not opposed to AK Feeders having their cows there she is opposed to allow them to have more cows and all in a tight area. It will lower her property values and being a realtor for many years she knows nobody wants to live next to a feed lot because they smell. Feedlots belong in the middle of nowhere.

Ms. Alderson stood for questions.

Commissioner Nevill stated he is trying to get a better quantification of the loss of property value. Commissioner Nevill asked with Ms. Alderson being a realtor in the past perhaps she can give better explanation. Ms. Alderson stated when you take a client out to look at a property, they have their list of wants. So, when you look at a list of properties, any realtor can pull this up, they put the wants then for example a house that is 1400 sq. feet and has 2 acres on it with a garage and take a look at the price that is next to a feedlot and one that isn't. The price difference will show. Commissioner Nevill asked if Ms. Alderson can give a guess if you lose half the value or what the quantification is. Ms. Alderson stated if she were to guess you are losing at least a third of your property value.

Commissioner Sheets asked if there is an appreciable difference in property value loss in an operation that is a thousand head compared to a three thousand head operation. Ms. Alderson stated there was because when you drive up to a place where there are cows grazing compared driving up to a place where cows are pooping on cement, you are going to keep on driving for the smell and the looks.

SUSAN ISAAK– IN OPPOSITION– 31492 RED TOP RD. WILDER, ID 83676

Ms. Isaak advised her and her family live across the street from AK Feeders. Ms. Isaak addressed that exhibit 61 is incomplete because it does not include all records for the CU2020-0001 case and the lawsuit that followed as requested. The reason for the request was because they planned on using some of those documents for this hearing for various reasons so they believe the information is cherry picked and inaccurate. Ms. Isaak believes the inaccurate information in the FCO's are, how the CAFO's are regulated by the STA, AK Feeders being consistent with the 2020 comprehensive plan, the word mitigated, line regulation ponds being regulated by the ISDA, that you are led to believe the location is not in a high nitrate area.

Ms. Isaak's 3 minutes of testimony ended. Ms. Isaak requested an additional 2 minutes.

MOTION: Commissioner Sheets moved to grant Ms. Isaak an additional 2 minutes of testimony time, seconded by Commissioner Nevill voice vote, motion carried.

Ms. Isaak continued her testimony. Ms. Isaak believes it is untrue that it will not affect or damage the area and now has evidence proving it will. There constitutional rights have been denied because the complete testimony was denied by not putting the documentation that was requested into the official file. AK Feeders is already violating their constitutional right to the use and enjoyment of their property and destroy their properties values.

Ms. Isaak did not wish to stand for questions.

MATT WILKE– REBUTTAL – P.O. BOX 7, MIDDLETON, ID 83644

Mr. Wilke addressed that they have listened to the neighbors they conceded from going to 6,000 to 3,700 cows because of the neighborhood meeting, AK Feeders is proposing massive setbacks, professions have spoken on this project that know about the aquafer and the data, knowing how to line the ponds to prevent any intrusions into the aquafer such as nitrates. There is no proof this is a toxic feed yard. AK Feeders will benefit a lot of people. Mr. Wilke stated he is a licensed broker in the State of Idaho and can give prices of property value pretty well especially in Ag areas Mr. Wilke provided examples and prices from past years. There isn't a significant change to anything in the area such as the traffic, property value, and cows.

Commissioner Dorsey asked what the added value of AK Feeders property would be if the feedlot would get approved or the decrease if not approved. Mr. Wilke stated the value increase would definitely go up if it was approved and if not approved it would hinder operations and would not be good for the County.

Commissioner Nevill stated from previous testimony they mentioned elevated nitrate level would destroy the neighbor's wells. Commissioner Nevill asked if elevated nitrate level in a well would destroy the value or are there ways to mitigate the elevated nitrate level to allow you to maintain the property. Mr. Wilke stated nitrates are not a big deal in well water in the Valley and typically you can do a reverse osmosis system. He doesn't see nitrates to be a big deal.

Deputy Prosecuting Attorney Zach Wesley had a few issues of evidence that needed to be cleared up for the record. The first was that there were several participants in the hearing that had transcribed copies of their testimony they read from and provided them to staff presumably to enter into the record. If we could have a motion on those as to whether they are going to be entered into the record exhibits or not would be helpful.

Chairman Sturgill stated he believes all the participants that provided a written testimony was reading from the testimony so that might cover it but asked if there was a motion. No motion followed.

Deputy Prosecuting Attorney Zach Wesley addressed the second issue of evidence was raised a couple of times, when the planner and the notices go out asking for comments those comments that are received are marked with exhibits and automatically set up for the record in advance, a couple of those letters included requests to add documents from other county files or from court files into the record, he thinks in particular there was two requests to enter the complete file from CU2020-0001 which is the Peckham Road Trust case and then to enter in the complete legal file from CB142110123, both of those files are going to be over 2500 pages, potentially larger. Deputy Prosecuting Attorney Zach Wesley thought it was an important question to be addressed to the Commissioners if they want to include those into their

record.

Commissioner Sheets asked if those documents are accessible to the public. Deputy Prosecuting Attorney Zach Wesley stated they could be accessible through the County doing a public record request also the ones through the court could be accessible through the request of the court. Commissioner Sheets confirmed what they received was a request for staff to include these documents into record by a comment that was submitted. Commissioner Sheets stated he understands that the people that are asking for the burden of truth should be able to provide those documents not necessarily give the burden to the county. Deputy Prosecuting Attorney Zach Wesley stated that is correct, with these hearings that is the typical procedure. Commissioner Sheets asked as an example if he wanted to request for the entire Encyclopedia of Britannica be added to the report, they wouldn't do that. Deputy Prosecuting Attorney Zach Wesley stated that is correct but he could add a copy of the Encyclopedia of Britannica to his comments to be submitted into the record. Commissioner Sheets stated he is not inclined to support supplementing this record with an entire case file with a prior hearing as well as an entire case hearing from a civil court proceeding.

Chairman Sturgill weighed in because he was the only Commissioner present that participated in the Peckham case and that was thousands of pages into evidence and he believes it was three hearings with Planning and Zoning before it was concluded and frankly without knowing what in the case they need to reference, in his opinion it is an unfair burden to Planning and Zoning to review thousands of pages from a prior case without knowing specifically what they are to reference and understand. Chairman Sturgill will entertain a motion but he isn't sure what it would benefit.

Commissioner Nevill asked if the fact that the county was not going to honor the request get conveyed to the requester.

Director of Development Services Sabrina Minshall advised when staff receives a public comment through part of that process it is not a direction to staff but the comment is put into the record. Commissioner Nevill advised he remembers seeing in the exhibit 61 the request so they got that and they are aware of the fact that someone asked. Commissioner Nevill stated that they got the request but it wasn't necessary to honor the request because they asked for something that staff doesn't normally do. Director of Development Services Sabrina Minshall clarified the exhibit in reference is a comment on the case file, Staff does not go in and respond to everything in each individual record so yes there is no necessity to staff to respond to any part of comments because comments are part of the record that the Commissioners review. Director of Development Services Sabrina Minshall advised if the Commissioners wanted to request additional information to be added they could continue the case and do so.

Planner Debbie Root stated at the time exhibit 61 was submitted to Staff, they also got submitted four court documents and could have through the public request could have requested those same documents and provided them similarly to the court documents they provided to Staff.

MOTION: Commissioner Nevill moved to close public testimony on Case CU2022-0036, seconded by Commissioner Sheets, voice vote, motion carried.

DELIBERATION:

Chairman Sturgill began with asking if anyone has any findings they would like to modify based on evidence they heard.

Commissioner Sheets stated with going through the findings he believes they reflect what was in the record and he thinks they match what he heard. His recommendation for the Commission going forward is see if there are conditions they need to insert, modify or work with to adequately condition this conditional use permit. He agrees with the findings.

Commissioner Dorsey agrees with the findings and conditions, that the findings and conditions were very well thought out and backed by state agencies that regulate these types of operations.

Commissioner Nevill stated there is one condition that he would like them to review, condition 11. Commissioner Nevill stated he believes evidence established that the Allen drain is fairly safe because of berms and the capacities of the ponds, it doesn't say anything about the Snake River, he would feel more comfortable if condition 11 said they can't discharge to the Allen drain or the Snake River to keep everything on the property, he thinks it could be mitigated by a berm. Chairman Sturgill confirmed that Commissioner Nevill is requesting adding the words that the storm water from the feedlot cannot be discharged to the Allen drain or Snake River.

Commissioner Villafana stated he looked through the findings and thinks they are thorough and agrees with them and is in favor with the condition Commissioner Nevill pointed out.

Commissioner Sheets discussed the evidentiary burden, there was a lot of evidence that provided to them that they had the opportunity to review, they had the opportunity to review to hear testimony, ask questions and that is the real reason for the questions, it is getting to the truth of the matter, it is similar to a cross examination, to figure out what is going on, how they can best help, when they have the opportunity to ask questions it helps them understand the evidence and enter into the record to deliberate upon. The statements about constitutional rights being violated and as well property values being decreased, Commissioner Sheets stated knowing how to present evidence of how property values decrease he didn't see that, it was difficult for him to take statements that didn't have evidence that demonstrated the decrease in property values.

Chairman Sturgill stated he is disappointed because there were a few people that had strong views and potential evidence to support either modification of findings or additional conditions of mitigation and unfortunately without getting to ask questions to investigate further it makes it difficult for them.

Commissioner Nevill addressed the lack of evidence with interference of property rights, property rights go both ways, the applicant that owns the land have property rights and the neighbors that live around have property rights. What articles 5 and 14 of the constitution require is no person may be deprived of life, liberty or property without due process, this is what the hearing is all about and they need answers to their questions.

Commissioner Dorsey stated for condition 11 it goes without saying they are not going to discharge into the river.

Commissioner Villafana gave a suggestion to review the farm laws.

MOTION: Commissioner Sheets moved to approve Case CU2022-0036, and adopt the Findings of Fact and Conclusions of law prepared by staff, with an amendment to condition 11: the applicant shall not discharge CAFO process water or storm water from the feedlot and or settling the lagoon to the Allen drain or Snake River. Motion seconded by Commissioner Nevill.

Roll call vote: 5 in favor, 0 opposed, motion passed.

APPROVAL OF MINUTES:

MOTION: Commissioner Nevill moved to approve the minutes from 10/5/2023, seconded by Commissioner Sheets Voice vote, motion carried.

DIRECTOR, PLANNER, COMMISSION COMMENTS:

Director of Development Services Sabrina Minshall reminded that they will take additional comments or discussions into the FCO's, legal will review them and bring them back on the second hearing in December. Director of Development Services Sabrina Minshall confirmed with the Commissioners there will be no hearing December 7, 2023. Director of Development Services Sabrina Minshall announced the new Associate Planner Emily Kiester. Associate Planner Emily Kiester introduced herself and gave her professional background. Director of Development Services Sabrina Minshall advised the case load is not slowing down and they are currently only using Planning and Zoning with no Hearing Examiner at the moment. Commissioner Nevill stated it would be helpful to get feedback for the future if cases get appealed or how they can prevent them to get appealed. Director of Development Services Sabrina Minshall advised that discussion will be ongoing and they will work through it.

ADJOURNMENT:

MOTION: Commissioner Sheets moved to adjourn, seconded by Commissioner Villafana. Voice vote, motion carried. Hearing adjourned at 10:51 pm.

An audio recording is on file in the Development Services Departments' office.

Approved this 21st day of December, 2023

Brian Sheets, Vice Chairman

ATTEST

Amber Lewter – Hearing Specialist

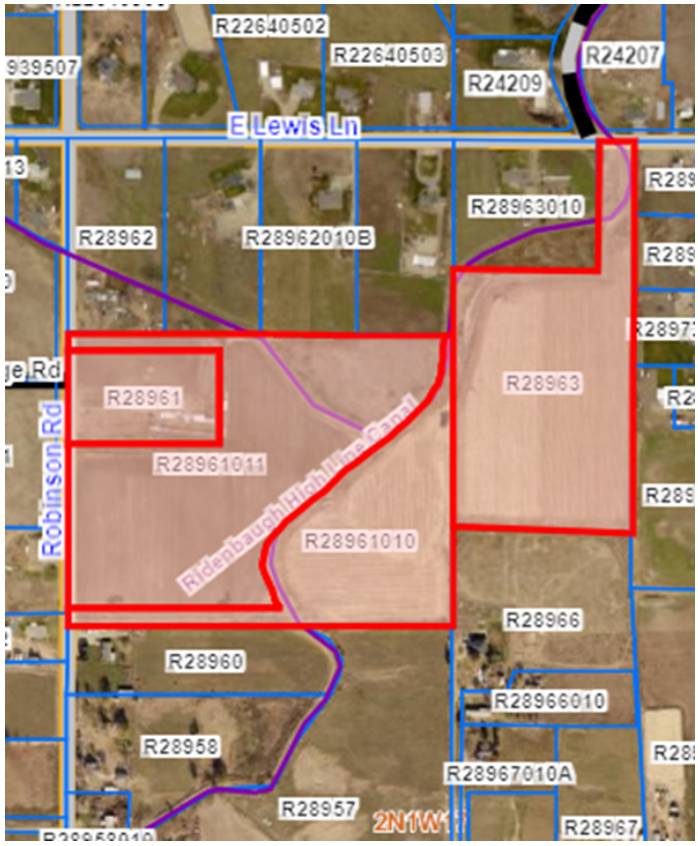
Exhibit 7

PLANNING AND ZONING COMMISSION

STAFF REPORT ADDENDUM

CR2022-0005 Tanner Verhoeks, Haven Idaho

HEARING DATE:	November 2, 2023
OWNER:	Haven Idaho LLC
APPLICANT/REP:	Tanner Verhoeks
PLANNER:	Michelle Barron, Principle Planner
CASE NUMBER:	CR2022-0005
LOCATION:	R28963, R2891010, R2891011 and R28961 9814 Robinson Rd., Nampa, ID (+/- 43.95 acres)



EXECUTIVE SUMMARY:

On September 14, 2023, the Board of County Commissioners held a public hearing to consider this application. After having reviewed the Staff Report and noting that several items had not been seen by the Planning and Zoning Commission prior to making their recommendation of denial, the Board asked if the applicants would like to go back before the Planning and Zoning Commission so that they could hear the new evidence. After agreeing, the Board of County Commissioners remanded CR2022-0005 back to the Planning and Zoning Commission.

There was one comment received after the Board hearing on September 14, 2023, and prior to the deadline for comments from Sue Marostica (Exhibit H).

The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011, and R28961, approximately 43.95 acres, from "A" (Agricultural) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 29 lots with a public water system in substantial conformance with the concept plan. The subject property is located at 9814 Robinson Rd., Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.

Parcel R28961, originally approximately 30 acres, was divided in 1991 by deed (PI2020-0039). Parcel R28963 was created by land division in 1999 (LS2002-475). If approved, platting per CCZO §07-17-09 is required. A preliminary plat for Haven Creek Subdivision was submitted concurrently with the conditional rezone application (SD2022-0013). The Plat has been placed on hold until Conditional Rezone conditions are decided.

Since the Planning and Zoning Commission hearing, the applicant has reached out to the Kuna School District and has come to an agreement for a project with one of the schools in the district. This partnership has changed the stance of the

Kuna School District regarding having room for more students that would be added with 29 new homes. (Exhibit C, Attachment 1)

An agreement to place a monitoring well has been made between the applicant and the Idaho Department of Water Resources. A pumping test was conducted to gain information about the impact on groundwater from the development. The applicant has also firmed up irrigation and drainage issues along with a landscaping plan that will be formally addressed at the time of the Preliminary Plat. The developer had a Traffic Threshold Analysis completed. (Exhibit B, Attachment 3) These items were not seen by the Planning and Zoning Commission.

The developer has also decided to put in place a community water system for the 29-lot concept plan. They have also garnered support from a local dairy operation. The dairy feels that a larger lot size development would help buffer the agriculture production from the denser city. (Exhibit D, Attachment 1)

The Planning and Zoning Commission recommended the denial of the Conditional Rezone and signed the FCOs on February 16, 2023 (Exhibit F).

DECISION OPTIONS for Conditional Rezone:

- The Planning and Zoning Commissioners may recommend **approval of** the conditional rezone as conditioned and/or amended;
- The Planning and Zoning Commission may recommend **denial of** the conditional rezone and direct staff to return with findings that support the decision; or
- The Planning and Zoning Commission may **continue the discussion** and request additional information on specific items.

ATTACHMENTS/EXHIBITS:

Exhibit A: Draft P & Z FCO's
Exhibit B: Updates from Applicant
- Attachment 1: Email Overview
- Attachment 2: Updated Letter of Intent
- Attachment 3: Appendices
- Attachment 4: Idaho Press Article
- Attachment 5: Email from Developer in reference to City of Nampa Discussion

Exhibit C: Agency Comments received at or after the Planning and Zoning Hearing
- Attachment 1: Kuna School District dated May 5, 2023
- Attachment 2: Kuna School District letter of understanding dated June 15, 2023
- Attachment 3: Idaho Transportation Department

Exhibit D: Public Comments received after the Planning and Zoning Hearing
- Attachment 1: Stewart Dairy
- Attachment 2: Janne Goetz
- Attachment 3: Sue Marcostica
- Attachment 4: Larry Peterson
- Attachment 5: Keri Smith email with drone footage

Exhibit E: Planning and Zoning Minutes for February 2 and 16, 2023
Exhibit F: Planning and Zoning signed FCO's CR2022-0005
Exhibit G: Planning and Zoning Staff Report
- Attachment 1: Draft FCO's
- Attachment 2: Letter of Intent, Land Use Worksheet
- Attachment 3: Neighborhood Meeting
- Attachment 4: 26 Lot Concept Plan
- Attachment 5: 29 Lot Concept Plan
- Attachment 6: SWDH Pre-Development Meeting
- Attachment 7: Nutrient Pathogen Study
- Attachment 8: Secondary Dwelling Letter – Atlas

Attachment 9: Communication about the Nitrate Priority Area
Attachment 10: SPF Letter – Water Study/Atlas Geotechnical Investigation
Attachment 11: Maps
- 11a Zoning & Class.
- 11b. Soils
- 11c. Prime Farmland
- 11d. Soils & Prime Farm Land Report
- 11e. NP Wells
- 11f. Plats & Subs
- 11g. Lot Report
- 11h. Future Land Use
- 11i. Nampa Future Land Use Map

Attachment 12: Agency Comments
- 12a. City of Nampa Engineering
- 12b. City of Nampa Engineering Department Waiver Request Response
- 12c. Nampa Meridian Irrigation District
- 12d. Boise Project Board of Control
- 12e. Nampa Highway District Variance Approval
- 12f. Kuna Fire

Attachment 13: Late Exhibits (for Planning and Zoning February 2, 2023 hearing)
- 13a. Curtis Kessel
- 13b. Victor and Sue Marostica
- 13c. Larry Peterson
- 13d. Victor and Sue Marostica
- 13e. Roxanne Geyer
- 13f. Kuna School District
- 13g. Ted & Sherry Zahradnicek
- 13h. Michael & Carol Locknane
- 13i. Email between planner Michelle Barron and P & Z Commissioner Williamson
- 13j. Cindy R Teuscher
- 13k. David Duvall, Nampa & Meridian Irrigation District
- 13l. Letter from neighbors
- 13m. HDR Memo dated January 20, 2023 – Community Water

Exhibit H: Public Comment: Sue Marostica Letter

Exhibit A

Findings of Fact, Conclusions of Law, and Order

Conditional Rezone – CR2022-0005

Findings of Fact

1. The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011, and R28961, approximately 43.95 acres, from "A" (Agricultural) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 29 lots with a public water system in substantial conformance with the concept plan. The subject property is located at 9814 Robinson Rd., Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.
2. The subject property is designated as "residential" on the 2020 Canyon County Future Land Use Map.
3. The subject property is located within Nampa's Area of City Impact. The City designates the property as "low density residential" on their future land use map.
4. The subject property is located within Nampa Highway District No. 1, Kuna Fire District, and Kuna School District.
5. The neighborhood meeting was held on November 18, 2021, and January 11, 2022, pursuant to CCZO §07-01-15.
6. Notice of the public hearing was provided as per CCZO §07-05-01: Affected agencies and the City of Nampa were notified on September 24, 2023. Full political notice was sent on September 24, 2023. Property owners within 600 ft. were notified by mail on September 24, 2023. A newspaper notice was published on September 24, 2023. The property was posted on September 29, 2023.
7. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on November 2, 2023, and all information contained in the DSD case file, CR2022-0005.

Conclusions of Law

For this request, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Conditional Rezone (§07-06-07(6)):

A. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The request is generally consistent with the 2020 Canyon County Comprehensive Plan.

Finding: The property is designated as "residential" on the Future land use map within the 2020 Canyon County Comprehensive Plan (Exhibit G, Attachment 11h).

The request is generally consistent with the following policies and goals of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Population Policy No. 2: "Encourage high-density development to locate within incorporated cities and/or areas of city impact."

- Land Use Goal No. 3: *"Use appropriate techniques to mitigate incompatible land uses."*
- Land Use Goal No. 4: *"To encourage development in those areas of the county which provide the most favorable conditions for future community services."*
- Land Use Goal No. 5: *"Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Housing Policy No. 1: *Encourage a variety of housing choices that meet the needs of families, various age groups, and incomes.*
- Land Use Policy No. 2: *"Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate."*
- Public Services, Facilities, and Utilities Policy No. 3: *Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.*
- Land Use Component - Residential (Page 37 of the Comprehensive Plan): *Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.*

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: The request is not more appropriate than the current zoning designation due to the property being classified as prime farmland and the area consisting of larger parcel sizes that currently do not support an "R-1" zone.

Finding: The parcel consists of best and moderately-suited soils that are gravity irrigated. The entire property is classified as prime farmland (Exhibit 11b, c, & d).

The average lot size found within the vicinity of the subject parcel is 5.35 acres with a median of 4.88 acres (Exhibit 11g). There are 13 approved subdivisions within a one-mile radius of the subject parcel. The average lot size is 3.32 acres. Based on the average lot sizes and agricultural character, the area does not support the purpose of the "R-1" zone which is to "*promote and enhance predominantly single-family living areas at a low-density standard*" (CCZO Section 07-10-25(3).

C. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The request is not compatible with the surrounding land uses.

Finding: There isn't similar zoning near the property, and several of the surrounding land divisions/subdivisions are larger than the proposed average lot size by double. The Planning and Zoning Commission has concerns about the nearby larger agricultural operations in the area and adding residential uses (Exhibit E).

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed conditional rezone will negatively affect the character of the area.

Finding: The character of the area is predominantly agricultural (Exhibit G, Attachment 11c and 11d). The property is considered best-suited and moderately-suited soils and prime farmland if irrigated (Exhibit G, Attachment 11b and Attachment 11d). By adding

additional residential lots in the area and public roads, it would no longer give the character of an agricultural area.

Area neighbors have testified and requested a denial of the Conditional Rezone because of the potential loss of well water, loss of farm ground, increased traffic, and the change of character of the area (Exhibit E).

The applicant has proposed mitigation through more rural-looking public roads with no curb, gutter, sidewalk, or streetlights. They would use more native-looking landscaping.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

Conclusion: Adequate facilities will be available through proposed mitigation such as a community well, specific septic systems recommended by SWDH, irrigation plan, and drainage plan proposed along with the future subdivision. There are utility easements in place to provide services.

Finding: Developer will install a community well on the site to serve the 29 residential lots. The SER was approved by Southwest District Health and recommendations were made for the type of septic systems to be used. Irrigation and drainage have been addressed after the Planning and Zoning Commission public hearing. The Commission did not have the opportunity to review this information during its first review. The application includes a proposal for a public water system to service the subdivision.

F. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?

Conclusion: The developer requested and received a variance from the Nampa Highway District for new access from Robinson Road, a public road.

Finding: Future access will be required to meet CCZO §07-10-03 & Canyon County Code §09-11-19 unless waived.

Nampa Highway District #1 approved a request for a single point of access. No additional comments were received from Nampa Highway District #1. (Exhibit G, Attachment 12e)

G. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Conclusion: Impacts on existing and future traffic patterns are not anticipated. Public street improvements would not be required unless directed from the Nampa Highway District. No measures have been taken to mitigate traffic impacts.

Finding: The subject property has current legal access off of Robinson Road. The request is for only one access. The request, as conditioned, is not anticipated to require a traffic impact study. Nampa Highway District will require an access approach and dedication at the time of the plat to minimize potential traffic and access impacts (Exhibit G, Attachment 12e).

The developer did have a Traffic Threshold Analysis (Exhibit B, Attachment 3) done after the Planning and Zoning Commission's first public hearing.

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the use.

Finding: The developer contacted the Kuna Fire District and confirmed that the response time would be 10 – 12 minutes (Exhibit B, Attachment 3).

The developer has worked with the Kuna School District and has worked out a partnership. The developer proposes working with the Kuna School District to help with their technical school students (Exhibit B, Attachments 1, 2,3,4 and Exhibit C, Attachments 1 and 2).

Conclusions of Law - Area of City Impact

The property is within Nampa's Area of City Impact. The city designates the area as "low-density residential". Pursuant to Canyon County Code §09-11-21(1) of the Nampa Area of City Impact Agreement, a notice was provided to the City of Nampa on May 20, 2022. The City of Nampa provided comments, summarized as follows:

- No city services are available; over two miles from the subject property. The largest lot size allowed in the Low-Density Residential designation is 32,000 square feet. The City of Nampa opposes the request.
- The applicant confirmed the desired density from the City of Nampa as seen in Exhibit B, Attachment 5.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case # CR2022-0005, a conditional rezone of parcels R28963, R2891010, R2891011 and R28961, from "A" (Agricultural) to "CR-R-1" (Conditional Rezone – Single Family Residential).

DATED this _____ day of _____, 2023.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____ day of _____, in the year 2023, before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(she) executed the same.

Notary: _____

My Commission Expires: _____

Michelle Barron

From: Tanner Verhoeks <tanner@havenidaho.com>
Sent: Thursday, June 22, 2023 4:07 PM
To: Michelle Barron
Cc: Justin Ruthenbeck; Isaac Josifek; Becky Yzaguirre
Subject: Re: [External] Re: Haven Creek (CR2022-0005 & SD2022-0013) - BoCC Hearing Prep
Attachments: Haven Creek - KSD - V3 signed 06062023 EXECUTED.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Michelle,

Here's an up-to-date snapshot of everything.

- Haven Creek Updated Letter of Intent_23-0508
- Haven Creek Updated Letter of Intent_23-0508_APPENDIX ATTACHMENTS
  - The Updated Plat you are looking for starts on Page 14 of this appendix
- You should have also received a letter from Stewart Dairy (I think you acknowledged that this came in last month)
- We have also, since putting together all of our docs, formalized our partnership with KSD - see attached for the executed doc. The appendix also has that letter of support from KSD.
  - https://www.smore.com/9sjm5
  - https://www.idahopress.com/news/local/agreement-between-developer-and-kuna-school-district-could-lead-to-new-cte-program/article_001fb08e-070f-11ee-9425-27d42e8c3761.html
  - https://www.youtube.com/watch?v=MbtdAKGt2nQ&t=5284s

Let me know if you need anything else. Also looped Isaac and Becky back into the thread.

Thanks!

Tanner Verhoeks, PE
Land Development :: Principal
208.391.3838
Tanner@HavenIdaho.com
www.havenidaho.com

On Thu, Jun 22, 2023 at 3:35 PM Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Tanner,

I am just putting the signed FCO's from P & Z, the minutes from the public hearing and from the meeting that they signed the FCO's and the Staff Report with late exhibits on the website in the Preliminary Hearing

Exhibit B, Attachment 1

May 8, 2023

Canyon County Development Services
111 N 11th Ave.
Caldwell, ID 83605

Re: Haven Creek Subdivision CR2022-0005 | Addendum Letter of Intent

Dear Canyon County Development Services Department, Planning and Zoning Commission, and Board of County Commissioners,

Please find attached our updated Haven Creek project documents, including all project reports, documents, exhibits, and diligence items. The majority of these items were previously provided to Staff prior to February 2023 in preparation of the original Staff Report.

The *Executive Summary* covers the adjustments and additional data gathered since the original Staff Report was prepared.

The subsequent *FCCO Responses*, *Proposed Development Agreement*, and *Appendices* provide detailed discussion of the relevant topics.

We are excited to move this project forward to the Board of County Commissioners and to do what's best for the project and community.

Sincerely,

Justin Ruthenbeck
Principal and Manager, Haven Idaho LLC
Justin@HavenIdaho.com
208-504-1140

Tanner Verhoeks, PE
Principal, Haven Idaho LLC
Tanner@HavenIdaho.com
208-391-3838

Exhibit B, Attachment 2

EXECUTIVE SUMMARY

Haven Creek is a county subdivision located in Nampa, Idaho. The proposed Conditional Rezone of 44 acres to R-1 is intended to facilitate the construction of 29 single-family residential lots, three common lots, with a minimum lot size of 1.04 acres, an average lot size of 1.26 acres, and a maximum lot size of 1.86 acres. The project is within the City of Nampa's Area of Impact and is situated south of Lewis Lane and east of Robinson Road in Canyon County.

On March 9, 2022, the Conditional Rezone and Preliminary Plat applications were submitted to Canyon County Development Services Department. However, the applicant was advised by staff to remove the Preliminary Plat application and focus solely on getting the Conditional Rezone approved.

The Staff Report, which was focused only on the Conditional Rezone, found the project to be consistent with the Comprehensive Plan's "Residential" designation, compatible with the area, and recommended approval. However, staff did recommend the inclusion of a community water system instead of individual wells.

On February 2, 2023, the project was heard at the Planning and Zoning Commission. The Planning and Zoning Commission recommended denial of the project, citing concerns about adjacent agricultural zoning, incompatibility with nearby commercial Agricultural uses, and uncertainty regarding the ability of facilities to serve the project (groundwater, septic, irrigation, fire, and schools).

After the Planning and Zoning Hearing, we carefully reviewed the comments that we received from Staff and the commission and got to work to address the issues raised. Our goal was to come up with a solution that would meet the needs of all stakeholders and ensure a successful outcome at the Board of County Commissioners hearing.

After four months of diligent work, we are excited to present our Conditional Rezone Application to the Board of County Commissioners. Our team has come up with several solutions that we believe will address the issues at hand. These solutions include:

1. The initial proposal to Staff and the Planning and Zoning Commision included two options:
    a. 26 building lots with individual wells or
    b. 29 building lots with community water.

    Our team received feedback from the Planning and Zoning Commision to make a concrete decision instead of presenting multiple options. As per their suggestion, we propose a Development Agreement for 29 buildable lots and a community water system.

2. We invited neighbors to participate again. Based on feedback, we established a water guarantee program for adjoining landowners with at-risk wells. Multiple neighbors have engaged with us and joined that program.[1]
3. Water quantity, quality, and aquifer recharge measurements have been made, with continued monitoring installed in multiple wells at the corners of the property.[2]
4. We commissioned two additional studies to understand surrounding land use compatibility and traffic patterns.[3]
5. We have clarified septic, irrigation, and fire design for clarity and consistency.
6. We engaged with the school district to identify project impact and potential mitigations. Adjustments were made based on their feedback.[4]
7. We engaged with the largest commercial agriculture user in the area (Stewart Dairy) to discuss compatibility with heavy agriculture uses in the area. Adjustments were made based on their feedback.[5]

We assure the Board of County Commissioners that we have worked hard to understand and present solutions to the concerns raised by Staff and the Planning and Zoning Commision. We look forward to presenting these solutions and receiving approval for the Conditional Rezone Application.

The solutions mentioned above have been elaborated in detail in the following appendices **A** through **G**. We have provided all the data, reports, and findings to support our project.

This land is the last commercial piece of farmland in the immediate area, surrounded by residential homes on previously subdivided land. We propose building small-acreage homes next to existing small-acreage homes and assert that the proposed zoning is appropriate, fair, and includes creative solutions to each substantial concern that has been raised.

We appreciate the opportunity to present this application to the Board of County Commissioners. If you have any questions, please do not hesitate to contact our office at (208) 504-1140 or email Creek@HavenIdaho.com.

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[1] *See: Project Impact - Water Guarantee*
[2] *See: Appendix D, Item D-2*
[3] *Appendix G, Item G-1* and *Appendix F, Item F-4*
[4] *See Project Impact - Swan Falls House*
[5] *Appendix G, Item G-5*

FCCO RESPONSES

A few of the FCCOs in the original Staff Report made note of needing more discussion and several were modified at the Planning and Zoning hearing. We believe these changes resulted primarily from incomplete information and unsubstantiated claims based on assumptions made during public testimony.

A. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed zone change is consistent with the 2020 Future Land Use Map and Comprehensive Plan.

Finding: The property is designated as "residential" on the Future land use map within the 2020 Canyon County Comprehensive Plan. The request is generally consistent with the following policies and goals of the 2020 Canyon County Comprehensive Plan:

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: The request is more appropriate than the current zoning designation and is consistent with the future land use map designation of residential.

Finding: The surrounding land use is mostly agricultural with scattered home sites. The parcels are in agriculture production currently. This finding needs to be discussed at the Public Hearing to determine if the change to a Residential zone can be supported with conditions to make it more appropriate.

The Comprehensive Plan encourages development within City Areas of Impact and in areas designated as "residential" on the Future Land Use map. This project is consistent with both of these goals. It is also surrounded by existing subdivided home parcels - residential zoning is more appropriate than the current Agricultural zone.

C. Is the proposed conditional rezone compatible with surrounding land uses?

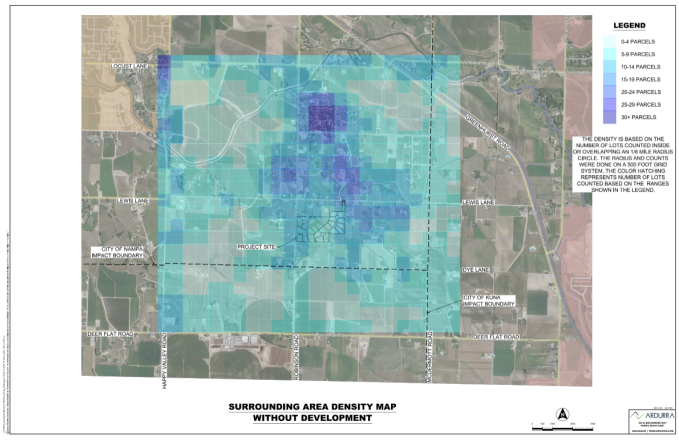
Conclusion: The request is not compatible with the surrounding land uses.

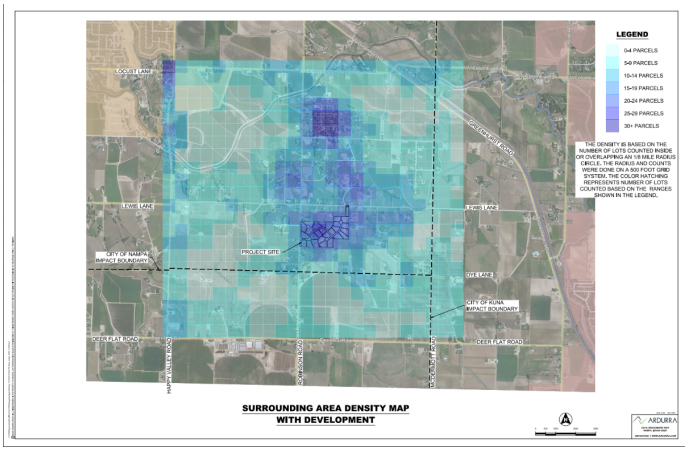
Finding: There isn't similar zoning near the property, and several of the surrounding land divisions/subdivisions are larger than the proposed average lot size by double.

Residential parcel sizes within a ½ mile radius of the project vary from 1 acre to 5+ acres. As shown in the density map, the property is surrounded by residential density, including denser subdivision development approximately ½ mile to the north.

The heaviest commercial agriculture user to the south (Stewart Dairy) has reviewed the project for compatibility with their agricultural operations and indicated the project is compatible.

The proposed rezone is consistent with previously approved subdivision density in the area. The below density maps show pre-project (on the left) and post-project (on the right) surrounding density.





D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed conditional rezone will negatively affect the character of the area.

Finding: The surrounding area is being utilized as predominantly agricultural, this land use change does not align with the current uses and character of the area. The proposed use also has issues with adequate emergency services and drainage/irrigation issues.

The data and aerial photo surveys show that the surrounding area is predominantly residential with accessory agriculture uses. Some residents have horses, others have large lawns, others grow cover crops for personal use, others have fallow land. New residents and new energy will affect the character of the area, but those new residents are seeking a non-city lifestyle – they will add to the character of the area. The project is designed such that existing residents maintain the freedom to enjoy their home and land the same way they do today without impact.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

Conclusion: There are not adequate facilities and services provided to accommodate the conditional rezone.

Finding: Nampa City Services are not available in the area (nearest service being approximately two miles from the subject property). The developer has not proven that irrigation could be properly administered to the lots and they do not have a clear drainage plan.

Nampa City Services are not necessary for this project. A Community Water service system is proposed. We have also coordinated with South West District Health and Idaho Deparment of Environment Quality, who has reviewed and preliminarily approved the L1NP study indicating Advanced Treatment Septic systems are adequate to properly administer sewer service to the community. Development Agreement items §3 and §6 propose requirements for pressurized irrigation supplied to all lots and that existing off-site drainage patterns that impact neighbors are to be maintained. The engineering for these items is straightforward and feasible - it will be provided for review on the preliminary plat.

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will not be provided to accommodate the use.

Finding: Testimony was given that fire district response times were not adequate. Kuna School District has given direction that they are at capacity.

Kuna Rural Fire District has provided guidance that response times are in the 10-15 minute time frame, which is considered adequate. Further, the project proposes hydrant and/or fire sprinkler service to each home per current international fire code, decreasing likelihood and impact of fire relative to older surrounding homes.

Kuna School District's comments were "default comments" and provided on the day of the Planning and Zoning Commisioners hearing. After sharing project plans, Kuna School District has indicated support for the project.

Conclusions of Law - Area of City Impact

The property is within Nampa's Area of City Impact. The city designates the area as "low density residential". Pursuant to Canyon County Code §09-11-21(1) of the Nampa Area of City Impact Agreement, a notice was provided to the City of Nampa on May 20, 2022. The City of Nampa provide comments, summarized as follows:

- No city services are available; over two miles from the subject property. The largest lot size allowed in the Low-Density Residential designation is 32,000 square feet. The City of Nampa opposes the request.

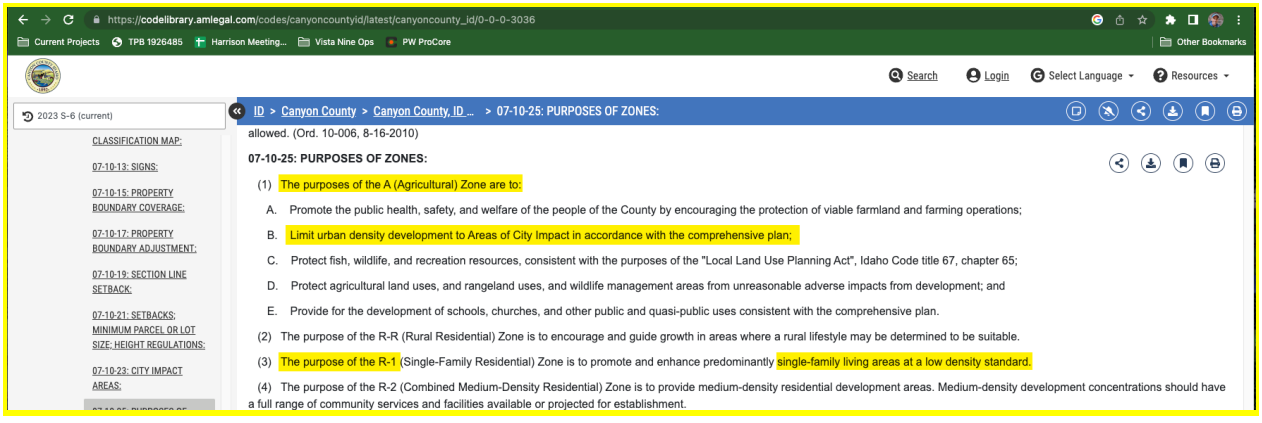
The request for a Conditional Rezone is in accordance with Canyon County's Comprehensive Plan of low density residential. The subject parcels are located in the City of Nampa's Area of Impact with a future zoning designation of Low Density Residential. This development is in line with the comprehensive plans of both Canyon County and the City of Nampa. We belive it strikes a balance between current needs and future aspirations.

Potential Impacts:
The request may promote "R-1" zoning and development adjacent to active agricultural properties that are still predominately zoned "A" (Agricultural).

Due to the area still being predominantly agricultural, the request does not meet the following goals and policies of the comprehensive plan:

- Population Goal No. 1: *"Consider population growth trends when making land use decisions."*
- Population Policy No. 3: *"Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."*
- Land Use Goal No. 2: *"To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."*
- Land Use Residential Policy No. 2: *"Encourage residential development in areas where agricultural uses are not viable."*
- Natural Resources - Agricultural Policy No. 1: *"Preserve agricultural lands and zoning classifications."*
- Natural Resources - Agricultural Policy No. 3: *"Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development."*
- Natural Resources Goal No. 1: *"To support the agricultural industry and preservation of agricultural land."*

Many of these goals and policies can be subjective and arguments can be made either way. The land involved is known by those who have farmed it as marginal farmland because of rock shelves in the area – this, combined with surrounding residential use and direction to locate new residential uses within City Areas of Impact, indicate the highest and best use of this land is for residential development. By developing here, we can answer both the goal of providing housing AND the goal of avoiding sprawl further into prime agricultural land.



Historically, Agriculture land has been converted to Residential use through the Conditional Use Permit process instead of rezoning. This is the case for much of the land surrounding the Haven Creek project.

We propose a conditional R-1 zone for this land because, per §07-10-25, residential development should be pursued within City Areas of Impact. We are proposing low-density home sites (instead of “urban density” in an effort to gracefully match existing residential use surrounding the project. See Appendix item G-2 for further discussion.

PROPOSED DEVELOPMENT AGREEMENT

In addition to standard requirements, we propose additional Development Agreement requirements as follows:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The subject parcel shall be in subject to the Canyon County Zoning Ordinance Chapter 7, Article 17 for platting and substantial compliance of the conceptual site plan (Attachment B) subject to the following restrictions:
    a. Secondary dwellings (CCZO §07-10-27 & 07-14-25) are allowed on the subdivision lots so long as designed total effluent flow (based on total number of bedrooms) does not exceed 500 gpd[6], or as otherwise restricted by Southwest District Health and IDEQ prior to approval of Preliminary Plat.
3. HIstoric irrigation lateral, drain and ditch flow patterns shall be maintained and protected. Modifications or improvements shall be approved in writing by the local Irrigation District.
4. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: “All conditional rezones for a land use shall commence within two (2) years of the approval of the board.
5. **Lot Count.** Future development is limited to 29 residential building lots.
6. **Pressurized Irrigation.** All residential lots shall be served by pressurized irrigation, managed and maintained by the proposed Haven Creek HOA.
7. **Community Water.** Domestic water shall be supplied through an approved community water system, managed and maintained by the proposed Haven Creek HOA.
8. **Fire Protection.** All homes will be served by either fire hydrant or residential fire sprinklers per Kuna Rural Fire District requirements.
9. **Schools.** Developer and Kuna School District shall pursue formal agreement in good faith, substantially similar to conceptual proposal presented to Kuna School District Board of Trustees on April 11, 2023.
10. **Water Guarantee.** Developer shall execute water guarantee agreement with neighbors who previously elected to participate in Developer’s subsurface water monitoring program.

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6 Appendix C, Item C-4

PROJECT IMPACT

Development projects such as this can have positive impacts beyond the property lines of the project. Based on neighbor and community feedback, this project proposes a lot density that funds the following voluntary positive community impacts:

1. **The Swan Falls House:** This partnership with Kuna School District allocates one building lot for educational purposes as part of Swan Falls' CTE program. The purpose of the program is to prepare kids for careers in the building trades. As part of this proposed partnership, Swan Falls HS students will assist in the design, permitting, and construction of this home, with all profits directed to the CTE program. Additional lot density makes this partnership possible.

2. **Community Water:** By adopting a Community Water system, the project accesses deep aquifer resources, alleviating the risk of new wells impacting existing ones. It has been sited so that the City of Nampa, once services are extended to the area along Robinson Road, can assume operational responsibility for the water system, if desired. Additional lot density makes this system financially possible.

3. **Grading:** The NE corner of the property along Lewis Rd currently floods and turns into a swamp area during irrigation season because grading and wastewater handling is not sufficient. The project proposes regrading and solving this wastewater problem so that runoff continues flowing to downstream properties (as requested) without causing swamp problems on adjacent properties.

4. **Perimeter Fencing:** The project proposes installation of new perimeter fencing to separate new lots from neighboring lots. This was an aesthetic and functional improvement request heard during neighborhood meetings and individual conversations.

5. **Landscaping:** The HOA will specify landscape design and maintenance requirements to maintain an attractive community. Specific language requested during individual neighbor conversations will be added to ensure the landscape and property uses remain visually attractive when viewed from surrounding properties.

6. **Water Guarantee:** An invitation to the Water Guarantee program has been extended to neighbors who expressed concern around groundwater and previously accepted our invitation to find solutions related to well-water availability. This is geared towards adjacent parcel owners with existing at-risk shallow wells. In exchange for allowing monitoring of their domestic well for data gathering purposes, the project has agreed to stub a Community Water line to the neighboring property line. If the neighbor's well encounters future productivity problems, the neighbor may elect to join the Community Water supply program. To be clear: all well testing measurements indicate plentiful sub-surface water resources. This program aims to calm fears for those who are already at-risk.

Appendix A - Project Concept Plat

A-1	Original Letter of Intent	Haven Idaho, LLC. Tanner Verhoeks, P.E. (Principal)	FOR REFERENCE

Summary: The original Letter of Intent detailed our thought process, trade offs, and reasoning for the project prior to Staff feedback and P&Z Commission hearing.

A-2	Conceptual Plat & Review Letter	Ardurra Isaac Josifek, P.E. (Project Manager) Mike Hickman (Keller Associates, Inc.)	PLAT UPDATED AND READY FOR RESUBMITTAL

Summary: Version 1 of the Preliminary Plat was reviewed by Keller with minor comments. The current version will be re-submitted for approval after rezone completion.

A-3	Landscaping Plans	T-O Engineers Jamie Snyder (Landscape Architect)	MEETS CITY OF NAMPA SUBDIVISION CODE

Summary: Landscaping plans have been drafted to ensure the project is thoughtfully designed to support City of Nampa landscaping requirements as the City eventually grows to encompass this location.

A-4	Project Renderings	Haven Idaho, LLC. Tanner Verhoeks, P.E. (Principal)	FOR REFERENCE

Summary: Digital Renderings to show what the project is planned to look like.

Appendix B - Neighbor Coordination

B-1	Neighborhood Meeting #1	Required Meeting Held	COMPLETE

Summary: Our primary neighborhood meeting was held on 12/02/2021 at New Horizons Dual Language School. It was well attended with 17 sign-ins and an estimated 35 people in attendance. At this meeting, we heard six themes discussed repeatedly, some of which we had data and answers for and some of which we did not.

B-2	Voluntary Meeting #2	Voluntary Second Meeting w/ Expert Consultants Present	COMPLETE

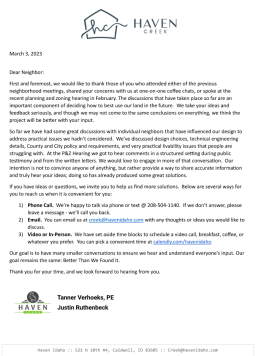
Summary: Approximately 45 days later, on 01/21/2022, we voluntarily invited neighbors to a followup meeting. Based on feedback, we chose a location in central Nampa that was available later in evening hours. At this meeting, we prepared detailed data and information for the six themes we heard in the first meeting. The full summary of this meeting can be found in the original Haven Creek Letter of Intent.

B-3	Additional Neighbor Outreach	Invitation to Breakfast morning after P&Z Additional Letter Sent One-on-One phone calls with Neighbors	COMPLETE

Summary: Continued providing invitations to engage and find new ideas, solutions to challenges, and incorporate additional feedback.

Invitation #3: Breakfast the morning after P&Z Hearing

Invitation #4: Additional letter sent March 2023 to all neighbors with multiple ways to connect


HAVEN CREEK

March 3, 2023

Dear Neighbor:

First and foremost, we would like to thank those of you who attended either of the previous neighborhood meetings, shared your concerns with us at one-on-one coffee chats, or spoke at the recent planning and zoning hearing in February. The discussions that have taken place so far are an important component of deciding how to best use our land in the future. We take your ideas and feedback seriously, and though we may not come to the same conclusions on everything, we think the project will be better with your input.

So far we have had some great discussions with individual neighbors that have influenced our design to address practical issues we hadn't considered. We've discussed design choices, technical engineering details, County and City policy and requirements, and very practical livability issues that people are struggling with. At the P&Z Hearing we got to hear comments in a structured setting during public testimony and from the written letters. We would love to engage in more of that conversation. Our intention is not to convince anyone of anything, but rather provide a way to share accurate information and truly hear your ideas; doing so has already produced some great solutions.

If you have ideas or questions, we invite you to help us find more solutions. Below are several ways for you to reach us when it is convenient for you:

1) **Phone Call.** We're happy to talk via phone or text @ 208-504-1140. If we don't answer, please leave a message - we'll call you back.
2) **Email.** You can email us at creek@havenidaho.com with any thoughts or ideas you would like to discuss.
3) **Video or In-Person.** We have set aside time blocks to schedule a video call, breakfast, coffee, or whatever you prefer. You can pick a convenient time at calendly.com/havenidaho

Our goal is to have many smaller conversations to ensure we hear and understand everyone's input. Our goal remains the same: Better Than We Found It.

Thank you for your time, and we look forward to hearing from you.

HAVEN CREEK
Tanner Verhoeks, PE
Justin Ruthenbeck

Haven Idaho :: 521 N 10th Av, Caldwell, ID 83605 :: Creek@HavenIdaho.com

Invitation #5: One-on-One phone and in-home conversations

Appendix C - Septic and Geotech

C-1	Geotechnical Report	Atlas Technical Consultants, LLC Monica Saculles (Senior Geotechnical Engineer)	REPORT COMPLETE FAVORABLE

Summary: A Geotechnical Report was completed by Atlas Technical Consultants. The scope of this investigation included review of geologic literature and existing available geotechnical studies of the area, visual site reconnaissance of the immediate site, subsurface exploration of the site, field and laboratory testing of materials collected, and engineering analysis and evaluation of foundation materials.Based on the subsurface conditions encountered during this investigation and available information regarding the proposed development, the site is adequate for the planned construction.

C-2	Septic (L1NP)	Atlas Technical Consultants, LLC Monica Saculles (Senior Geotechnical Engineer)	REPORT COMPLETE FAVORABLE

Summary: A Level-1 Nutrient Pathogen Study was completed by Atlas Technical Consultants. The report concluded that “Considering the estimated input parameters, the results of the nitrogen mass-balance approach indicated that the down-gradient nitrate concentration using a 40 percent nitrate reducing system is 6.4 mg/L. Thus for the entire site, the Point of Compliance Nitrate Concentration value of 6.4 mg/L was not exceeded when analyzing for the 40 percent nitrate reducing septic systems. The report has been reviewed by DEQ and SWDH.

The report will be updated as applicable and resubmitted following conditional rezone approval as facilitated by the preliminary plat approval process.

C-3	SWDH Pre-Development	SWDH Jack Nygaard	PRE-DEVELOPMENT MEETING COMPLETE

Summary: A Pre-Development meeting with SWDH was held on 1/10/23 with Jack Nygaard. Haven, SWDH, and Atlas were in attendance. SWDH reviewed the Geotech Report and L1NP and agreed with our approach and analysis. We determined that secondary dwellings could be allowed if looking at a combined effluent flow for the property. Septics are feasible. Need to continue with L1NP process and SER process after Rezone is approved

C-4	L1NP 29 Lot Memo w/ Secondary Dwellings	Atlas Technical Consultants, LLC Monica Saculles (Senior Geotechnical Engineer)	REPORT COMPLETE FAVORABLE

Summary: Atlas looked at effluent flow for primary and secondary homes, using 29 lots and a worst case scenario of a 1 acre lot. As long as the lot width is adequate and 65% nitrate reducing systems are used, then the site will meet the point-of-compliance down-gradient nitrate concentrations as required by SWDH and IDEQ.

Appendix D - Domestic Water

D-1	Water Use Assessment & Follow-up Assessment	SPF Water Engineering, LLC Terry M. Scanlan, P.E., P.G. (Principal Engineer/Hydrogeologist) Andrew Francis, P.G. (Project Hydrogeologist)	MEMOS AND ANALYSIS SHOW NEGLIGIBLE IMPACT

Summary: SPF did a water-use assessment for the Haven Creek project that concluded "The water-level impact on existing nearby wells that may result from the pumping of new wells at the Subdivision will be a few tenths of a foot or less. This impact is insignificant relative to the productivity of existing wells and will not negatively affect existing water users."

SPF updated the assessment based on feedback after the first neighborhood meeting. This report added analysis if domestic irrigation from the new wells was put into practice. The report concluded that "The additional groundwater pumping that will result from the Subdivision will have a minimal effect on the existing groundwater conditions in the area. Groundwater pumping for domestic use with the occasional irrigation demand is insignificant when compared to groundwater pumping from large municipal and irrigation wells in the Kuna area. These wells often pump as much as 2000 gpm for extended periods of time without adverse local impacts"

D-2	Monitoring Program Authorizations & IDWR Monitoring Data	IDWR Dennis Owsley	(3) MONITORING WELLS ADDED TO THE PROGRAM

Summary: Partnering with IDWR to collect data about our specific aquifer - working with neighbors to gain signed authorizations to enter them into the monitoring program with IDWR - helps us to understand what is going on before we can discuss any well guarantee programs

D-3	Pumping Test Memo	HDR Terry M. Scanlan, P.E., P.G.	REPORT COMPLETE FAVORABLE

Summary: An aquifer pumping test was conducted in April 2023 using the existing domestic well and well pump at 9814 Robinson Road. The purpose of the test was to evaluate aquifer water-level response to well pumping for the purpose of projecting impacts from future groundwater development at the proposed Haven Creek subdivision. The test indicates that the shallow aquifer at the Haven Creek site is highly productive. Pumping for residential domestic purposes at the proposed subdivision will have a negligible impact on local groundwater levels. Pumping for supplemental irrigation purposes will likely have a measurable impact on nearby wells, although the magnitude of impact is not anticipated to be injurious.

D-4	Community Water Memo	HDR Terry M. Scanlan, P.E., P.G.	COMMUNITY WATER VIABLE, BUT COSTLY

Summary: As an alternative to individual wells, a community water system is currently under consideration. The community water system would provide drinking water to 29 residential lots. This memo describes the required components and permitting requirements for a new community water system. Estimated cost to develop a community water system to serve Haven Creek is approximately $1.6M. Upon final approval, a community water system will be regulated by IDEQ and the local health district.

D-5	Water Resources Guidebook	Haven, IDWR, CC Engineering, and HDR	ENGAGING IN DISCUSSION AND SEEKING TO BE A PART OF THE SOLUTION

Summary: We co-authored (with IDWR, Canyon County Engineering, and HDR) a draft guidebook geared towards owners, developers, and neighbors of development land. It seeks to share basic hydrology concepts, along with options, trade offs, and mitigations for use of groundwater in residential development. The ultimate goal is to make discussions around groundwater easier for everyone involved. The guidebook is out for review and contribution by others.

Appendix E - Irrigation, Storm, and Ag Wastewater

E-1	Irrigation District Coordination & Review (including crossing)	Nampa-Meridian Irrigation Dave Duval (Assistant Water Superintendent) Greg Curtis (Water Superintendent)	DUE DILIGENCE COMPLETE FAVORABLE

Summary: NMI has approved of conceptual plans, including a single canal crossing as proposed and piping of the Fielselmen lateral as shown on the conceptual plat. Additional requirements for canal maintenance access and easements are understood and incorporated into the conceptual plat.

E-2	Community Pressurized Irrigation	Boise Projects Board of Control Ray Moore (Watermaster for Division 3)	DUE DILIGENCE COMPLETE FAVORABLE

Summary: The proposed pressure irrigation (PI) system consists of a pressurized pipe network around and through the development with service stubs to each lot. The pipe network is pressurized by a pump station that draws water from an irrigation pond in the common lot in the northeast corner of the development. The pond will be filled routinely by an existing private irrigation lateral that is located at the southeast corner of the development. Piping of the irrigation lateral through the site will be maintained for downstream users. Please reference the Conceptual Plat for more information.

E-3	Storm Water Retention	Ardurra	Design Complete

Summary: All stormwater runoff onsite will be collected and managed onsite. Runoff will be conveyed by roadside borrow ditches and culverts to retention ponds at the entrance to the development and in the common lot at the northeast corner of the development where the water will infiltrate back into the ground within 24 hours. Reference the Conceptual Plat for locations of retention ponds.

E-4	Historical Irrigation Runoff	Ardurra	Design Complete

Summary: The existing irrigation wastewater ditch on the east side of the property will be piped, keeping its same alignment and function. Downstream users expressed a preference for continued access to this wastewater. The drain crosses the Burke Canal by siphon then Crosses E Lewis Lane in a box culvert. Please reference the Conceptual Plat for more information.

Appendix F - Services (Fire, School, Traffic)

F-1	Fire Comments Approved Plans	Kuna Rural Fire District	COORDINATION COMPLETE FIRE SUPPORTIVE

Summary: The Kuna Fire District has provided multiple options for meeting fire suppression requirements, including fire hydrants, sprinklered homes, or nearby year-round water sources. Proposed fire hydrant locations have been reviewed and approved. Fire hydrants will be fed via the Community Water system, storage tank, or pond storage and pump station. Correspondence with the CFM and Fire Chief show response times are reasonable. Their detailed requirements will be reflected in the Preliminary Plat process.

F-2	Kuna School District	Danielle Horas Robbie Reno KSD Board of Trustees	PARTNERSHIP APPROVAL - KSD SUPPORTIVE

Summary: The school district provided feedback on facility and program needs they have when considering how to serve new students. We mutually proposed a partnership known as:*The Swan Falls House*[7] to the Board of Trustees, including both a building lot donation and partnership to deeply involve high school students in the design, permitting, and construction of one Haven Creek home. The Board is seeking creative approaches such as this to solve for their educational challenges; we are actively working out details with their enthusiastic support.

F-3	Access Approved	Nampa Highway District #1 Eddy Theil (ROW Agent)	VARIANCE GRANTED

Summary: Access of Robinson variance was approved on Aug 31, 2021. This approval will need to be re-issued as part of the preliminary plat processing.

F-4	Traffic Technical Memo	Ardurra	No measurable Impact to I/S LOS

Summary: A traffic threshold analysis study for Robinson Road and the project adjacent intersection concluded that, even with the trip gains noted at Robinson Road/Lewis Lane, as the nearest impacted intersection to the Haven Creek Subdivision, that LOS should be more than sufficient to accommodate development trips. This transportation threshold determination would confirm the County's TIS requirement position that no additional LOS analysis should be needed, given project trip impacts do not substantially impact Canyon County and Nampa Highway District Roadways. A two day weekday traffic count completed shows that 89% of traffic is only two-axle vehicles which is a typical range of vehicle class for a minor arterial.

[7] https://www.youtube.com/live/s7SOlNLpYnE?feature=share&t=10612

Appendix G - Density & Compatibility

G-1	Density HeatMap	Ardurra	CONSISTENT W/ EXISTING DENSITY

Summary: Residential parcel sizes surrounding the project vary from 1 acre to 5+ acres. As shown in the density map, the property is surrounded by residential density, including denser subdivision development ½ mile to the north - the proposed rezone is consistent with existing density in the area. The below density maps show pre-project (on the left) and post-project (on the right) density surrounding the project.

G-2	CUP VS Rezone Historical	Haven and Ardurra	ZONING MAPS ARE INCONSISTENT W/ TODAY'S USES

Summary: The subject property is surrounded by County subdivisions that were approved by use of a Conditional Use Permit in an area that is zoned Agricultural. Predominant use should be weighted alongside zoning – historically, in the early 2000s, people used CUPs instead of rezones.

Commissioners brought up this topic at the BoCC meeting on 3/2/23 4:30-6:00 pm meeting. Reference audio from at approximately 1:00:50 timestamp
https://agenda.canyoncounty.id.gov/SupportDoc/GetSupportingDoc?supportDocID=136

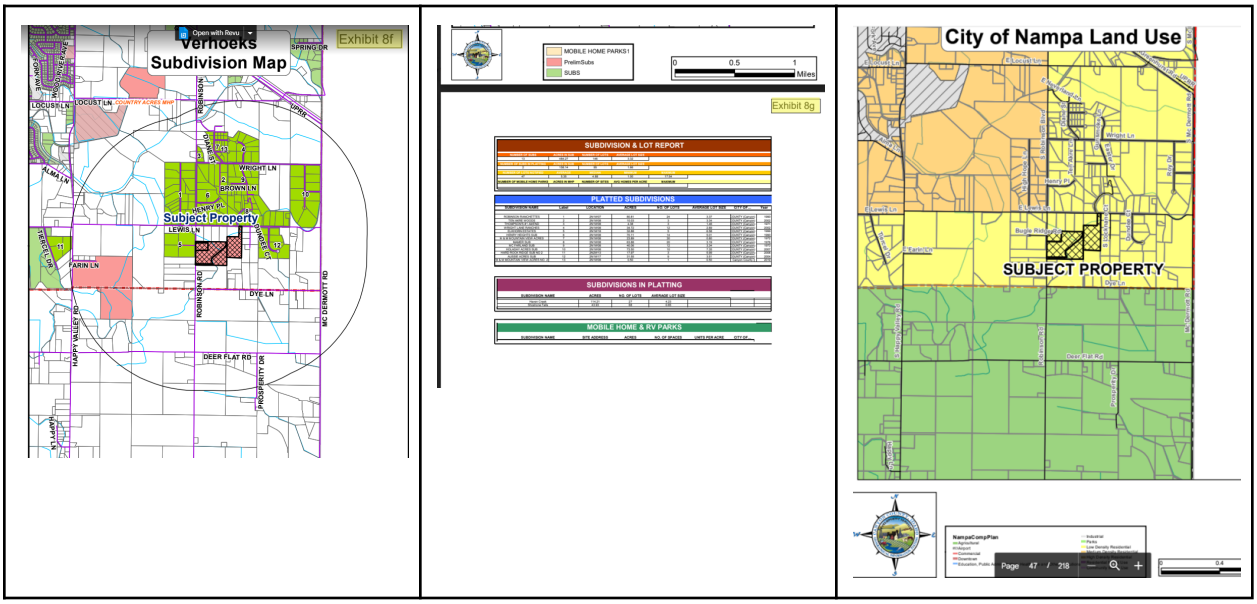
In summary, it was stated that the zoning maps are not aligned with current uses today. Lots of previous CUPs were approved and allowed new uses within Ag zones and the zoning maps are now disconnected with the actual uses today. "We should be looking at what is reality, not just what is on a map"
The Robinson Rd/Lewis Area in Canyon County SE of Nampa is a prime example of this disconnect and should be considered when bringing zoning maps into alignment with current uses.

G-3	Surrounding Subdivisions	Haven and Ardurra	ADJACENT TO EXISTING SUBDIVISIONS

Summary: The conditional rezone request complies with Canyon County's current comprehensive plan of Low Density Residential. These subject parcels are also located in the City of Nampa's Area of Impact with a Future land use zoning designation of Low Density Residential. This development complies with both comprehensive plans and believe this is an excellent compromise of what the County wants this area to be today and what Nampa has envisioned for the future.

This area has clearly started the transition from AG to Residential long before us. However, these subdivisions were created in the past through conditional use permits and avoided the process of rezoning.

Existing subdivisions around the property are provided in the Staff Report.



G-4	City of Nampa Comments	Daniel Badger	REVIEW COMPLETE (deferral to County)

Summary: City of Nampa denied the project due to the desire for more density. However, annexation at this time is not feasible due to city services being located too far away. The project tries to strike a balance of the density that the County desires and the density the City desires. The community water system is also designed in such a way to be incorporated into the future City water distribution system. The project is also taking into account all of the necessary ROW and Landscape requirements to fit within the City as it grows in this direction in the future.

G-5	Large AG Coordination	Stewart Dairy	DETERMINE COMPATIBLE AFTER FEEDBACK INCORPORATED

Summary: After testimony at the P&Z hearing that large agricultural users within the vicinity of the project were not compatible with the project, we sought to discuss directly with these users and gather their feedback about the project to see if a new subdivision was compatible with the area. Stewart Dairy heard we were seeking feedback and reached out.

Stewart Dairy was supportive for a few reasons:

(1) the property has rock shelves and results in lower agriculture productivity,
(2) large AG supports creating growth within the area of impact to protect the commercial farmland outside the impact area,
(3) small acreage lots create a transitional buffer and the 1.0-1.75 range are manageable and valuable,
(4) developer wants to work with Stewart Dairy to make sure RTF acknowledgements are customized to this area

HAVEN CREEK
UPDATED LETTER OF INTENT
APPENDIX
ATTACHMENTS

Exhibit B, Attachment 3

ATTACHMENT A-1: ORIGINAL LETTER OF INTENT

HAVEN CREEK SUBDIVISION

Letter of Intent
Rezone and Preliminary Plat Submittal
March 14, 2022

To: Canyon County Planning and Zoning Staff

This letter outlines our thinking and, crucially, tradeoffs considered as part of our rezone and preliminary plat submittal. Our application attempts to balance the needs of all stakeholders while solving water, encroachment, and access issues that have been long standing issues for neighboring property owners.

Summary

We envision Haven Creek as a “Community in the Country” - the right combination of home and land so that owners have the privacy and space of rural living while keeping land maintainable and tidy. Located within the City of Nampa area of impact and targeted for future growth, we propose a gross lot density of 1.69 acres per lot (43.9 acres into 26 buildable lots) with meandering rural roads, landscaped medians, internal trail system, and three pocket neighborhood cul-de-sacs. While not the most economically optimized design, we aim to create a special place that promotes rural community by allowing residents and their families opportunities to meet and engage with each other when they wish to do so.

Trade-Offs

In preparing this design, we had to make several key trade-offs:

Canals
Both the Ridenbaugh Canal and Feiselman Lateral traverse through the subject land. While piping both of these was an option, we chose to embrace the Ridenbaugh as a main design element, designing the roads to mimic this meandering organic shape. The lots are designed along with the Canal to provide a natural privacy boundary. We propose piping the more angular Feiselman Lateral to decrease maintenance for future homeowners and neighbors.

Lot Size
Neighboring properties on all sides of the subject property - north, south, east, west - are residential use and vary in size. Most neighbors vocalized a preference for larger lots, while others vocalized concerns over new owners not using or maintaining land above a certain size. At the same time, we need the project to be economically viable and support the roads, bridge, and proposed voluntary enhancements in our application. The resulting 1.69 acre/lot density, along with other elements described later

(pressurized irrigation, proposed grading, water and septic design, etc) attempts to balance all of these needs by making necessary trade-offs.

Existing Problems Impacting Neighbors
During the Neighborhood Meetings, we heard about a number of practical issues that have impacted neighbors of the subject property for some time. These include irrigation water distribution from the 317 & 318, drainage in the NE corner area rendering land unusable, insufficient access to neighbors' land, and property line encroachment. The proposed plat provides enough economic cushion that we can commit to permanently solving these long-standing problems.

Technical Design Summary

We are submitting this rezone and preliminary plat application with a development agreement for your consideration. Below you will find the highlights of the proposed development.

- Zoning
    - Existing Zoning - Ag
    - Proposed Zoning - CR-R1
    - Canyon County FLUM - Residential
    - Nampa FLUM - Low Density Residential
    - City of Nampa Area of Impact: Yes
- ROW/Roads
    - 50' dedicated ROW along S Robinson Rd and E Lewis Lane
    - 56' ROW dedicated for internal public streets
    - Approved access variance w/ Nampa Highway District on Robinson Rd
- Landscaping
    - Landscape median at entryway street (E Rosecrest Dr)
    - Landscape median near corner of S Marquette Pl
    - Landscape median on S Sweetvine Pl
    - Landscape buffer adjacent to Robinson - 15'-20'
    - Three common lots: (1) Common Space/ Future connection (2)Storm drain and Irrigation facilities (3) Landscape Median
    - Recreational pathway through subdivision for future public use
- Density
    - 1.68 acres per lot gross density / 1.4 acres per lot buildable
- Geotech
    - Report completed - supports CR-R1 layout as proposed
- Groundwater
    - Report completed - supports CR-R1 layout as proposed
    - Further analysis performed demonstrating worst case scenarios based on 1st Neighborhood Meeting feedback
- Septic

    - L1NP study completed - supports CR-R1 layout as proposed
- Highway District
    - Variance approved for access from S Robinson Road. Access off of E Lewis Lane not feasible due to irrigation easement along Ridenbaugh Canal.
- Irrigation Districts
    - Includes both Boise Projects and Nampa-Meridian Irrigation.
    - Preliminary design and diligence completed with both irrigation districts. Existing and proposed irrigation supports CR-R1 layout as proposed.

Conditional Rezone - R1 Zoning

As referenced earlier in the "Trade-Offs" section, we considered various densities for the project based on market demand, neighborhood context, groundwater and septic conditions, traffic patterns, existing property owner's needs, economics, needs of future owners, resolution of existing problems for neighbors, and our desire to execute a project we are proud of. The result is a proposed conditional R1 rezone with development agreement limiting development to 26 lots (1.69 ac/lot gross density).

In general, we feel that larger lots are appropriate for this particular area. However, pursuing the CR-R1 rezone at this density allows us to solve issues and include a number of desirable features that will improve the character of the neighborhood and the project. The proposed CR-R1 rezone enables:

A. Drainage in the NE Corner
Existing waste and stormwater collects in the NE area of the land, turning neighboring land into unusable swamp. With the CR-R1 zoning, we propose to fix this existing condition for neighbors by retaining, grading, and piping water so it correctly conveys to the drainage system north of Lewis Rd. This will involve, with permission, work on both our land and neighbors' land.

B. Landscaping on S Robinson Rd
We propose both landscaping and a pedestrian walkway along S Robinson Rd. The landscaping voluntarily meets City of Nampa code for future incorporation into the City. The proposed pathway would connect to other recreational pathway(s) within the project.

C. Public Roads
New roads in the project are proposed as public roads, opening the area to public access and ensuring long term road maintenance and conformance.

D. Road Median Landscaping
We propose three median landscaping areas with mature trees to provide a more organic and meandering feel to paved areas. This is intended to limit long sight lines

and help maintain a natural feel for the roadways that blend well with surrounding properties.

E. Varying Lot Sizes

Our application intentionally sites larger area lots on the exterior, adjoining existing neighbors. This is done to minimize the number of new neighbors each existing neighbor needs to interact with, while intentionally blending the proposed layout with existing neighbor parcels.

F. Micro Neighborhoods

The proposed CR-R1 zoning allows for the creation of three micro neighborhoods. These cul-de-sac areas provide a safe central shared space for neighbors (including, importantly, kids) to gather and interact. It promotes, for example, trick-or-treating at Halloween. It encourages serendipitous interaction. Enabling this sense of community in housing we design and build is core to what motivates us to undertake these projects.

G. Recreational Trail(s)

To further promote rural community, our application proposes approximately 1.4 miles of pathway suitable for walking, biking, or horse riding. These HOA-maintained areas are intentionally designed to enhance quality of living for future homeowners, connectability to future City of Nampa trail system, and overall community improvement.

H. Alignment with City of Nampa Subdivision Code

The above voluntary design elements serve to better align the built project for future City of Nampa annexation and are informed by discussions with the City.

I. Assist Neighbor in SE

Our neighbor in the SE corner has a known potential building encroachment based on prior surveys. He also has long desired to divide his land so his children can build houses of their own, but is prevented from doing so because of insufficient road width access to his land. With the CR-R1 zoning, we propose dedicating land to him sufficient to resolve the potential encroachment issue, along with providing access from our newly proposed public roads such that he can divide his land for family use. With coordinated design, we can solve for his needs while also solving our own.

From a practical perspective, the proposed density…

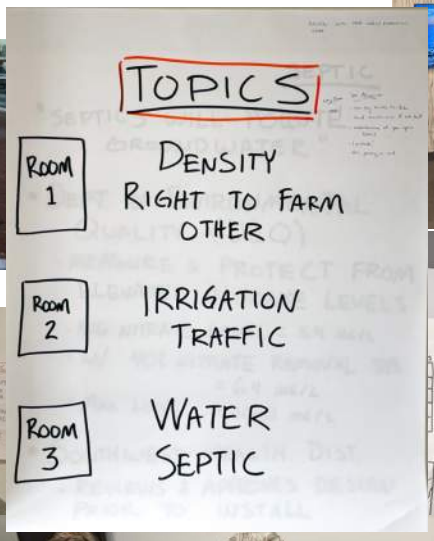
(a) still meets intent of the proposed new FLUM for area of Transitional Ag
(b) means marginally less farmland converted to housing, relative to lower density designs, for the same number of new residents
(c) addresses neighborhood concerns about owners taking aesthetic care of larger lots. HOA maintenance of shared areas combined with 1.4ac buildable lots is intended to be a balance between density and maintainability.

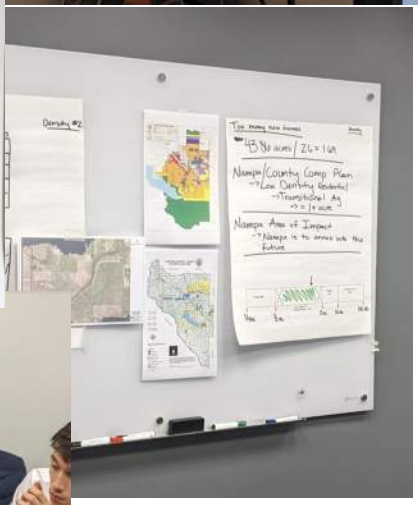
The proposed CR-R1 zoning (1.69 ac/lot gross density) is not based on maximizing financial gain – it is based on maximizing the quality of life for future residents while maintaining community character. This is a lower gross density than we originally targeted, but we confidently feel the benefits enabled by this proposed density far outweigh the marginally higher density we are proposing relative to RR zoning. The land (water, septic) supports the proposed density. Infrastructure supports the proposed density. And, we feel, the proposed density would result in a far superior outcome for both current and future residents.

Neighborhood Meeting

Our primary neighborhood meeting was held on 12/02/2021 at New Horizons Dual Language School. It was well attended with 17 sign-ins and an estimated 35 people in attendance. At this meeting, we heard six themes discussed repeatedly, some of which we had data and answers for and some of which we did not.

Approximately 45 days later, on 01/21/2022, we voluntarily invited neighbors to a followup meeting. Based on feedback, we chose a location in central Nampa that was available later in evening hours. At this meeting, we prepared detailed data and information for the six themes we heard in the first meeting:





This meeting was also well attended and was organized such that consultants or experts on each topic were available in each room to further discuss each area of concern. This approach yielded some valuable 1-on-1 collaborative conversations that helped us identify specific issues and ideas that are addressed and included in our proposal. However, the majority of discussion was around groundwater and potential impact on neighboring wells. The primary and supplementary reports referenced in this letter were prepared by SPF Water based on these concerns – we are confident based on all available monitoring well data, historical data, geologic understanding of the aquifer, and conclusions in the Water Assessment report, that the proposed wells for this project will not adversely affect groundwater availability for neighbors in any meaningful way.

Based on worst case scenarios outlined in the Water Assessment Report, and to be double sure our proposed development does not adversely affect adjacent neighbors, we have begun a pre-development well monitoring effort to establish baseline water table numbers that can be compared to post-development numbers. We are committed to mitigating impact on adjacent parcel wells if data shows our proposed development does, in fact, negatively impact those existing adjacent wells within the first 18 months.

Specific feedback incorporated into project plans from this meeting include:

1. Multiple neighbors are concerned that new owners won't take care of or understand the amount of work required to maintain rural land in an attractive state. Proposed mitigations are (a) manageable lot sizes, (b) HOA maintenance of areas perceived to be common, (c) HOA rules requiring that land be maintained, whether irrigated or not, and (d) pressurized irrigation for simpler owner operation.

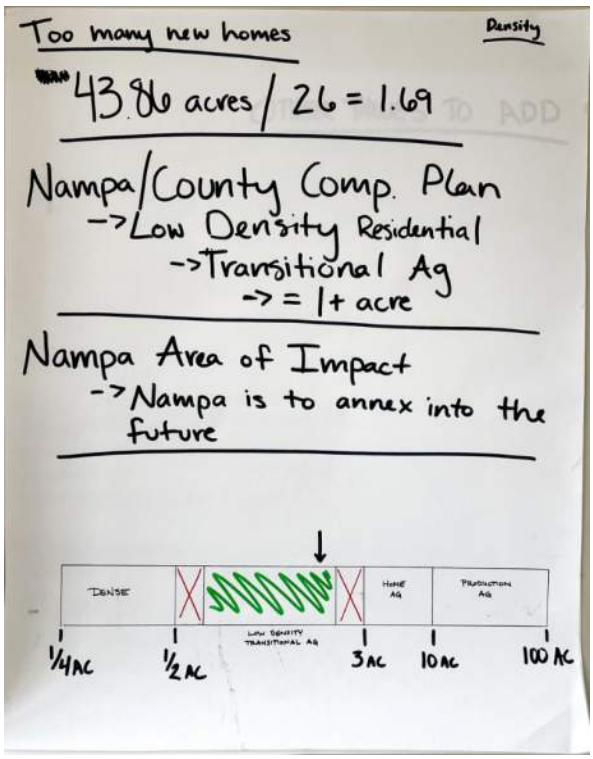
2. Concerns about new neighbors living in RVs. Proposed mitigation is enforcement of existing Canyon County rules, along with explicit HOA rules about RVs and 5th Wheels.

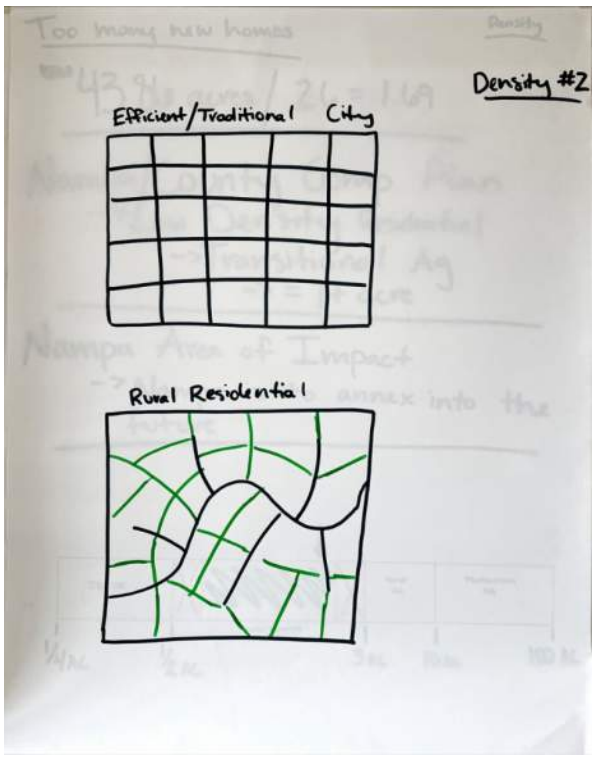
3. Further discussion about irrigation water rotation and waste water. Proposed mitigation is reflected in our current pressurized irrigation proposal. The irrigation pond is located and sized to provide maximum flexibility to neighbors who practice flood irrigation so that we can coordinate surface water scheduling to meet everyone's needs.

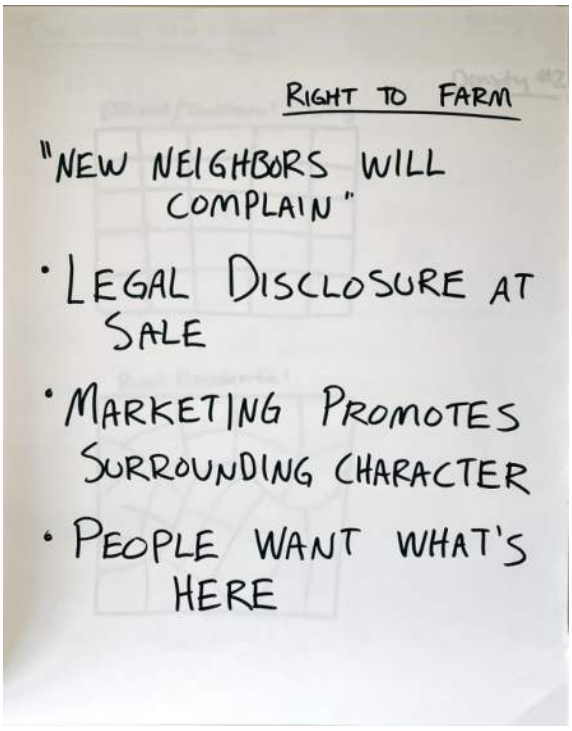
4. Existing condition issues, described in this document, that can be resolved as part of the CR-R1 proposal.

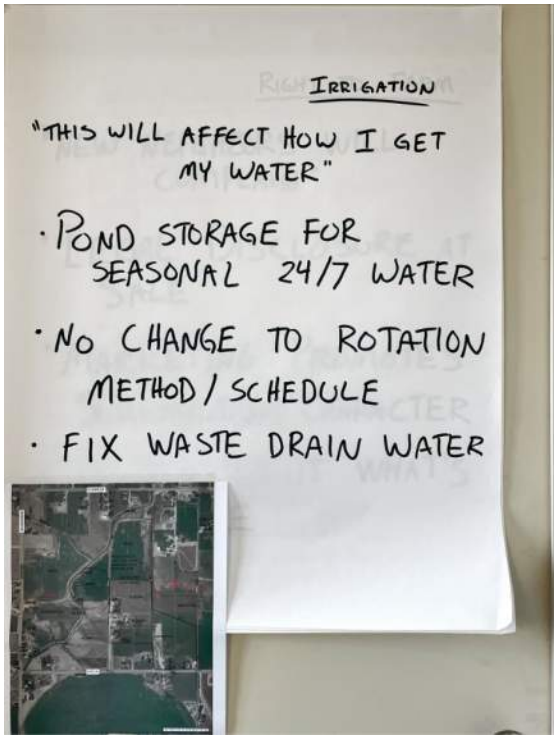
Meeting #2 - Addressing the 6 Themes from Meeting #1

Density, Right to Farm, Irrigation, Water, Traffic, Septic





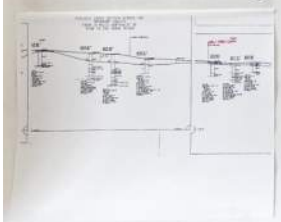




WATER

"My Well Will Go Dry"

- Single Aquifer (26 wells = community well)
- Monitoring Wells - DWR
- Well failure causes
- 24/7 Pumping ⇒ drawdown



TRAFFIC

"TOO MANY CARS"

- HIGHWAY DISTRICT REQUIRES TRAFFIC STUDY FOR DEVELOPMENT OVER 50 LOTS
- AVERAGE DAILY TRIP COUNT DOES NOT WARRANT ENTRANCE TURN LANE.
- INTERIOR ROADS ONLY CONNECT TO ROBINSON RD.
- FUTURE PLANNING FOR ROBINSON WIDENING
- PUBLICALLY MAINTAINED ROADS

SEPTIC

"SEPTICS WILL POLLUTE GROUNDWATER"

- DEPT. OF ENVIRONMENTAL QUALITY (DEQ)
  - MEASURE & PROTECT FROM ELEVATED NITRATE LEVELS
    - AVG NITRATE LEVEL = 5.4 MG/L
    - W/ 40% NITRATE REMOVAL SYS = 6.4 MG/L
    - MAX LEVEL = 10.0 MG/L
- SOUTHWEST HEALTH DIST.
  - REVIEWS & APPROVES DESIGN PRIOR TO INSTALL

Map Amendment Criteria

Per application submittal requirements, the following addresses criteria outlined in CCZO §07-06-05 & 07-06-07(6):

- Is the request generally consistent with the comprehensive plan?
    - Yes. The current comprehensive plan has a land use of residential for these parcels.

- When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
    - Yes. There are residential single family dwellings to the north, south, east, and west. Directly to the east are 2-3 acre lots. Surrounded by residential use, there are no large-scale farming practices immediately adjacent to the project.

- Is the request compatible with surrounding land uses?
    - Yes. Surrounding land uses are residential homes, along with small acreage hobby farms. The project is within the City of Nampa area of impact.

- Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
    - No. We believe the project will improve the character of the area and create single family homes that will be taken care of, architecturally blend into the neighborhood, and maintain consistency with City of Nampa's landscaping and subdivision requirements. While doing so, the project will retain the rural character of the area, including County style roads with borrow ditches instead of curb, gutter and sidewalk. We propose native tree planting along right-of-ways to further blend new and existing.
    - Mitigation #1: The project roads, lot layouts, and lot frontages with neighbors have been intentionally designed to blend with the character of the area.
    - Mitigation #2: An HOA will ensure maintenance is completed regularly, safeguard "Right to Farm" conditions, and provide a mechanism to ensure both County and community land use rules are enforced.
    - Mitigation #3: Pressurized irrigation will be supplied to all lots in the project, ensuring a simple irrigation experience for future homeowners. By making use of irrigation water simple, the project enables responsible use of shared groundwater resources.

- Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
    - Septic: Yes. L1NP assessment has been completed, indicating soil conditions are adequate to support individual septic for >26 lots. Report completed by Atlas.

    - Domestic Water: Yes. Water Use Assessment has been completed, indicating adequate aquifer support for >26 lots. In the vicinity of the Haven Creek subdivision, reported static water levels in the drillers logs are consistent with closest IDWR wells which has shown steady water levels over the past 60+ years. Also the area around the subdivision within at least a 4 mile radius is one continuous aquifer with similar hydrogeologic conditions and no annual water-level decline. In the worst case scenario using a conservative transmissivity rate of 10,000 gpd/ft for groundwater recharge, based on existing well drillers reports, drawdown for the 27 new individual wells would be 0.4 feet at 500 feet and 0.1 feet at a radius of one mile. Report and addendum completed by SPF Water.
    - Drainage: Yes. All drainage will be retained onsite and handled with drainage ponds.
    - Irrigation: Yes. Land has water rights adequate to support 26 lots, with excess water rights available to transfer to neighboring properties. Pressurized Irrigation supported by a storage pond supplied through Boise Project Control Board.
    - Utilities: Yes. Electric utilities are adjacent to and adequate to serve the project.

- Does legal access to the subject property for the request exist or will it exist at the time of development?
    - Yes, we have an approved variance from the Highway District for access off of Robinson Rd.

- Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
    - No. Project is small in scale and does not require a traffic impact study. We are working with Highway District to install proper public improvements along S Robinson Rd and E Lewis Ln, along with deeding frontage for future road widening required by future development within this Area of Impact.

- Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
    - No. The project is small enough in scale that we do not anticipate impact on public services and facilities.

- Conditional rezone requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.
    - See Preliminary Plat
    - Proposed Conditional Rezone with the following conditions:
        - Limits the number of new buildable lots to 26

- Landscaping requirements consistent with the preliminary plat
    - Consistent with City of Nampa Impact Area
    - Landscape Entryway and Trees throughout
- Right to Farm Disclosures
- Private Pressurized Irrigation
- Public Roadways

NOTE:
1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or the hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION: When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

Respectfully submitted,

Tanner Verhoeks, PE
Canyon County Resident
Principal, Haven Idaho

ATTACHMENT A-2: CONCEPTUAL PLAT

L:\21059\03_ACAD\DWG\SHEETS\PRELIMINARY PLAT\21059-C-PP-LO1 COVER.DWG, 4/13/2023

PRELIMINARY PLAT FOR
HAVEN CREEK SUBDIVISION

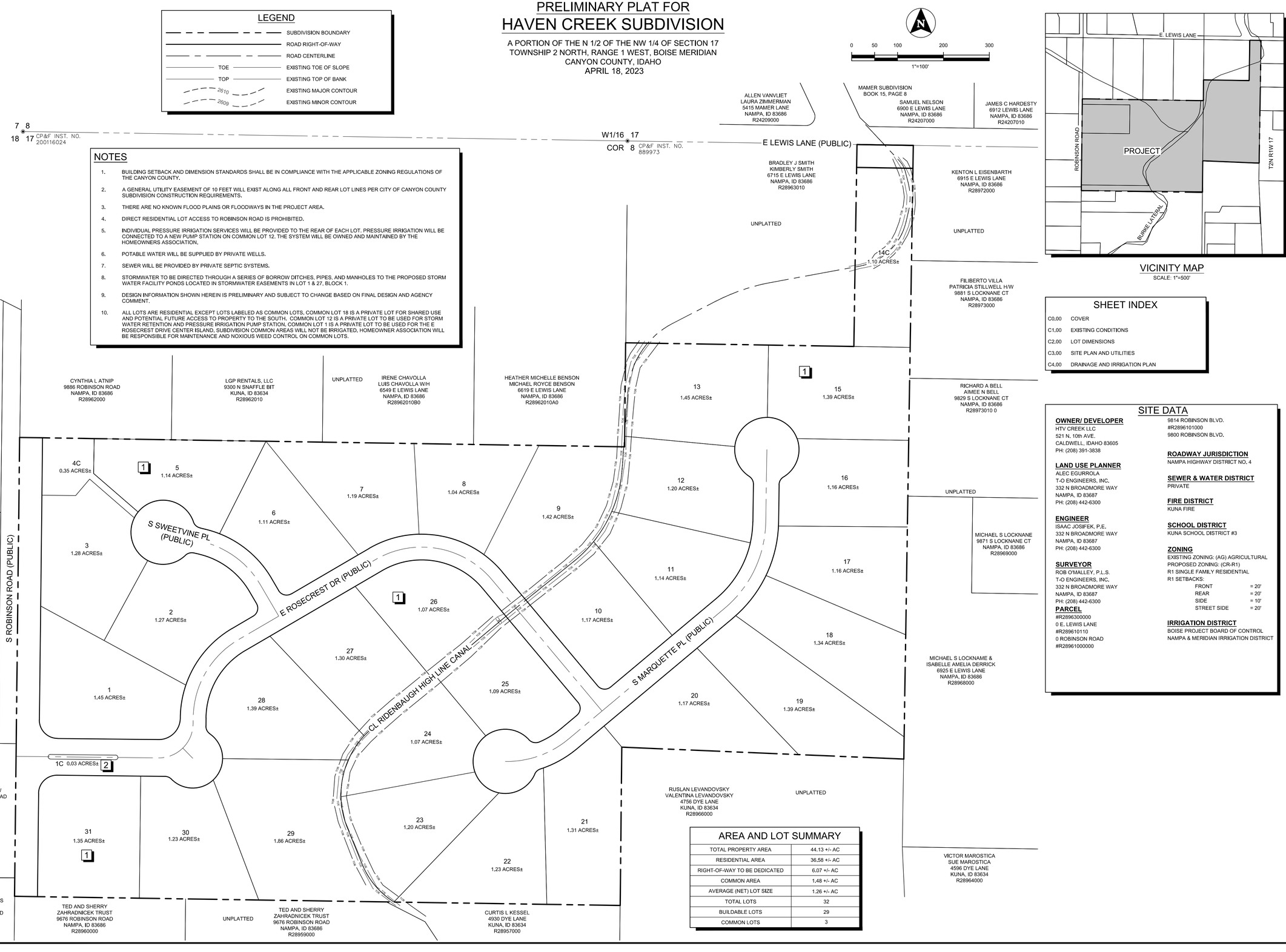
A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 17
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
APRIL 18, 2023

LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- TOE — EXISTING TOE OF SLOPE
- TOP — EXISTING TOP OF BANK
- 2610 — EXISTING MAJOR CONTOUR
- 2609 — EXISTING MINOR CONTOUR

NOTES

1. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CANYON COUNTY.
2. A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES PER CITY OF CANYON COUNTY SUBDIVISION CONSTRUCTION REQUIREMENTS.
3. THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
4. DIRECT RESIDENTIAL LOT ACCESS TO ROBINSON ROAD IS PROHIBITED.
5. INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT. PRESSURE IRRIGATION WILL BE CONNECTED TO A NEW PUMP STATION ON COMMON LOT 12. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. POTABLE WATER WILL BE SUPPLIED BY PRIVATE WELLS.
7. SEWER WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
8. STORMWATER TO BE DIRECTED THROUGH A SERIES OF BORROW DITCHES, PIPES, AND MANHOLES TO THE PROPOSED STORM WATER FACILITY PONDS LOCATED IN STORMWATER EASEMENTS IN LOT 1 & 27, BLOCK 1.
9. DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.
10. ALL LOTS ARE RESIDENTIAL EXCEPT LOTS LABELED AS COMMON LOTS. COMMON LOT 18 IS A PRIVATE LOT FOR SHARED USE AND POTENTIAL FUTURE ACCESS TO PROPERTY TO THE SOUTH. COMMON LOT 12 IS A PRIVATE LOT TO BE USED FOR STORM WATER RETENTION AND PRESSURE IRRIGATION PUMP STATION. COMMON LOT 1 IS A PRIVATE LOT TO BE USED FOR THE E ROSECREST DRIVE CENTER ISLAND. SUBDIVISION COMMON AREAS WILL NOT BE IRRIGATED. HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND NOXIOUS WEED CONTROL ON COMMON LOTS.



VICINITY MAP
SCALE: 1"=500'

SHEET INDEX

SITE DATA

OWNER/ DEVELOPER
HTV CREEK LLC
521 N. 10th AVE.
CALDWELL, IDAHO 83605
PH: (208) 391-3838

LAND USE PLANNER
ALEC EGURROLA
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

ENGINEER
ISAAC JOSIFEK, P.E.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR
ROB O'MALLEY, P.L.S.
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

PARCEL
#R2896300000
0 E. LEWIS LANE
#R289610110
0 ROBINSON ROAD
##R28961000000
9814 ROBINSON BLVD.
#R2896101000
9800 ROBINSON BLVD.

ROADWAY JURISDICTION
NAMPA HIGHWAY DISTRICT NO. 4

SEWER & WATER DISTRICT
PRIVATE

FIRE DISTRICT
KUNA FIRE

SCHOOL DISTRICT
KUNA SCHOOL DISTRICT #3

ZONING
EXISTING ZONING: (AG) AGRICULTURAL
PROPOSED ZONING: (CR-R1)
R1 SINGLE FAMILY RESIDENTIAL
R1 SETBACKS:
FRONT = 20'
REAR = 20'
SIDE = 10'
STREET SIDE = 20'

IRRIGATION DISTRICT
BOISE PROJECT BOARD OF CONTROL
NAMPA & MERIDIAN IRRIGATION DISTRICT

AREA AND LOT SUMMARY

TOTAL PROPERTY AREA	44.13 +/- AC
RESIDENTIAL AREA	36.58 +/- AC
RIGHT-OF-WAY TO BE DEDICATED	6.07 +/- AC
COMMON AREA	1.48 +/- AC
AVERAGE (NET) LOT SIZE	1.26 +/- AC
TOTAL LOTS	32
BUILDABLE LOTS	29
COMMON LOTS	3

PROFESSIONAL ENGINEER
LICENSED
19574
STATE OF IDAHO
ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	J.HURD
CHECKED	J. JOSIFEK
APPROVED	J. JOSIFEK

NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	09/16/2022
2	3RD SUBMITTAL	08/03/2022

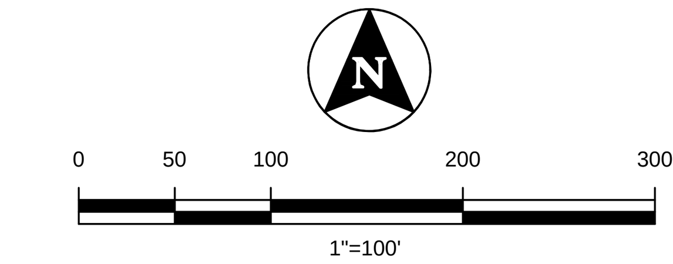
REVISIONS

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:
HAVEN CREEK SUBDIVISION
COVER

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: April 18, 2023
PROJECT: 210590
SHEET: C0.00



LEGEND

- SUBDIVISION BOUNDARY
- EP — EXISTING EDGE OF PAVEMENT
- X — EXISTING FENCE
- TOP — EXISTING TOP OF BANK
- OHP — EXISTING OVERHEAD POWER LINES
- 2610 — EXISTING MAJOR CONTOUR
- 2609 — EXISTING MINOR CONTOUR
- DRAINAGE FLOW DIRECTION
- DRAINAGE DITCH / CANAL FLOWLINE

PROFESSIONAL ENGINEER LICENSED 19574 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	J. HURD
CHECKED	J. JOSIFEK
APPROVED	J. JOSIFEK

REVISIONS

NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	05/18/2022
2	3RD SUBMITTAL	08/03/2022

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:
HAVEN CREEK SUBDIVISION
EXISTING CONDITIONS

ATTENTION:
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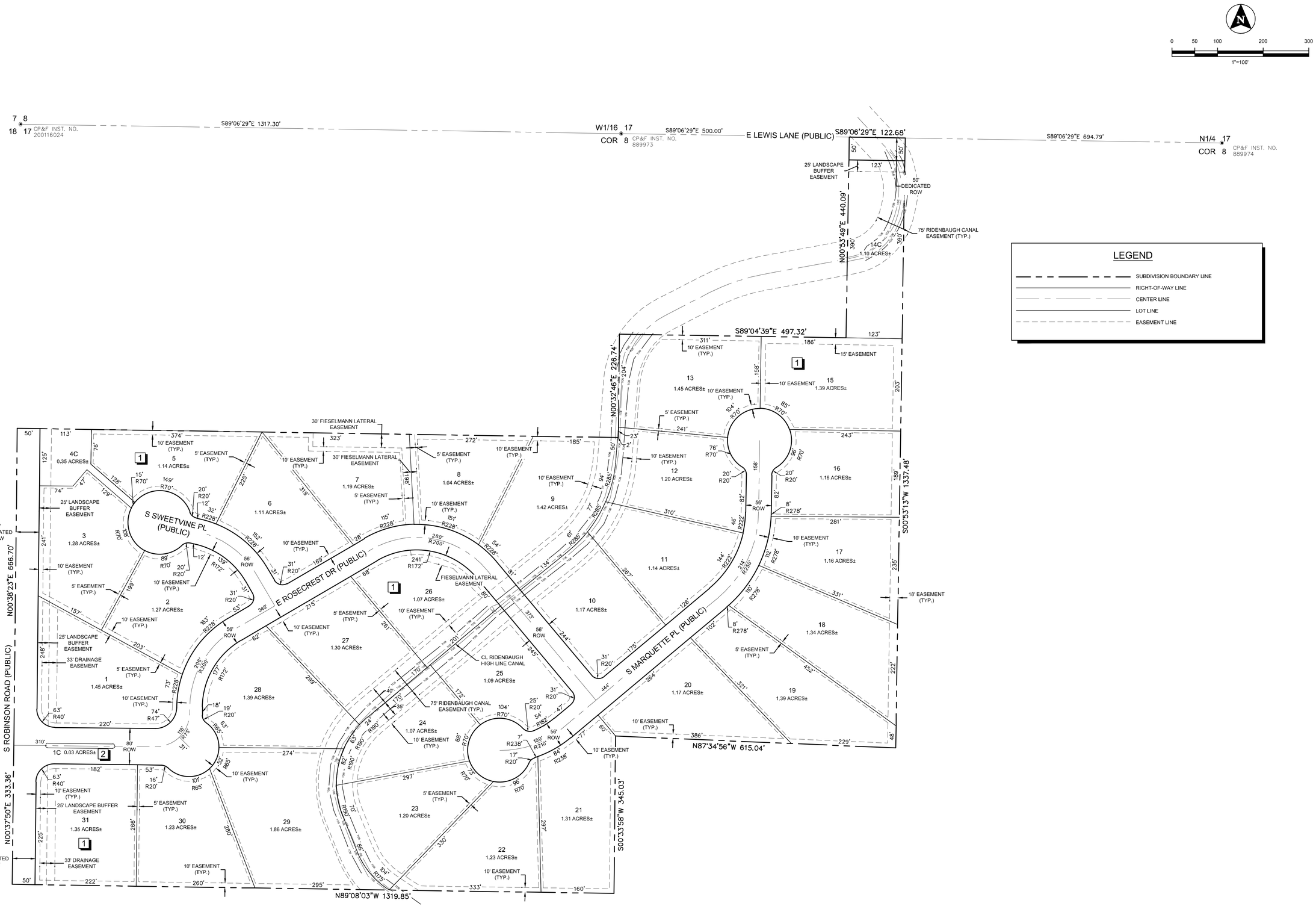
PROJECT: 210590
SHEET: C1.00



PROFESSIONAL ENGINEER LICENSED 19574 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE:	22"x34"
DESIGNED	J. JOSIFEK
DRAWN	L. MILLER
CHECKED	J. HURD
APPROVED	J. JOSIFEK

REVISIONS

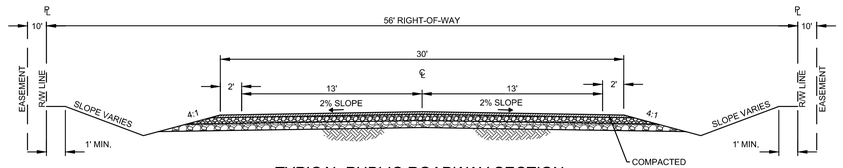
NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	08/18/2022
2	3RD SUBMITTAL	08/03/2022

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

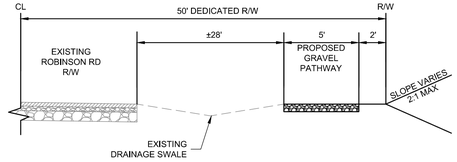
PRELIMINARY PLAT FOR:
HAVEN CREEK SUBDIVISION
LOT DIMENSIONS

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

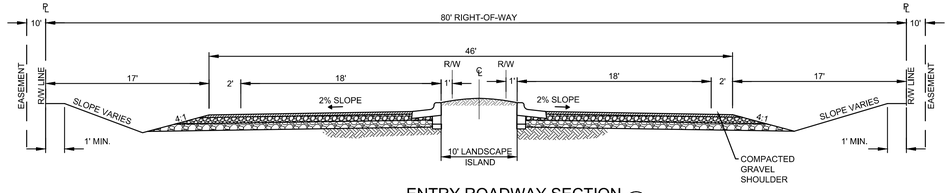
DATE: April 13, 2023
PROJECT: 210590
SHEET: C2.00



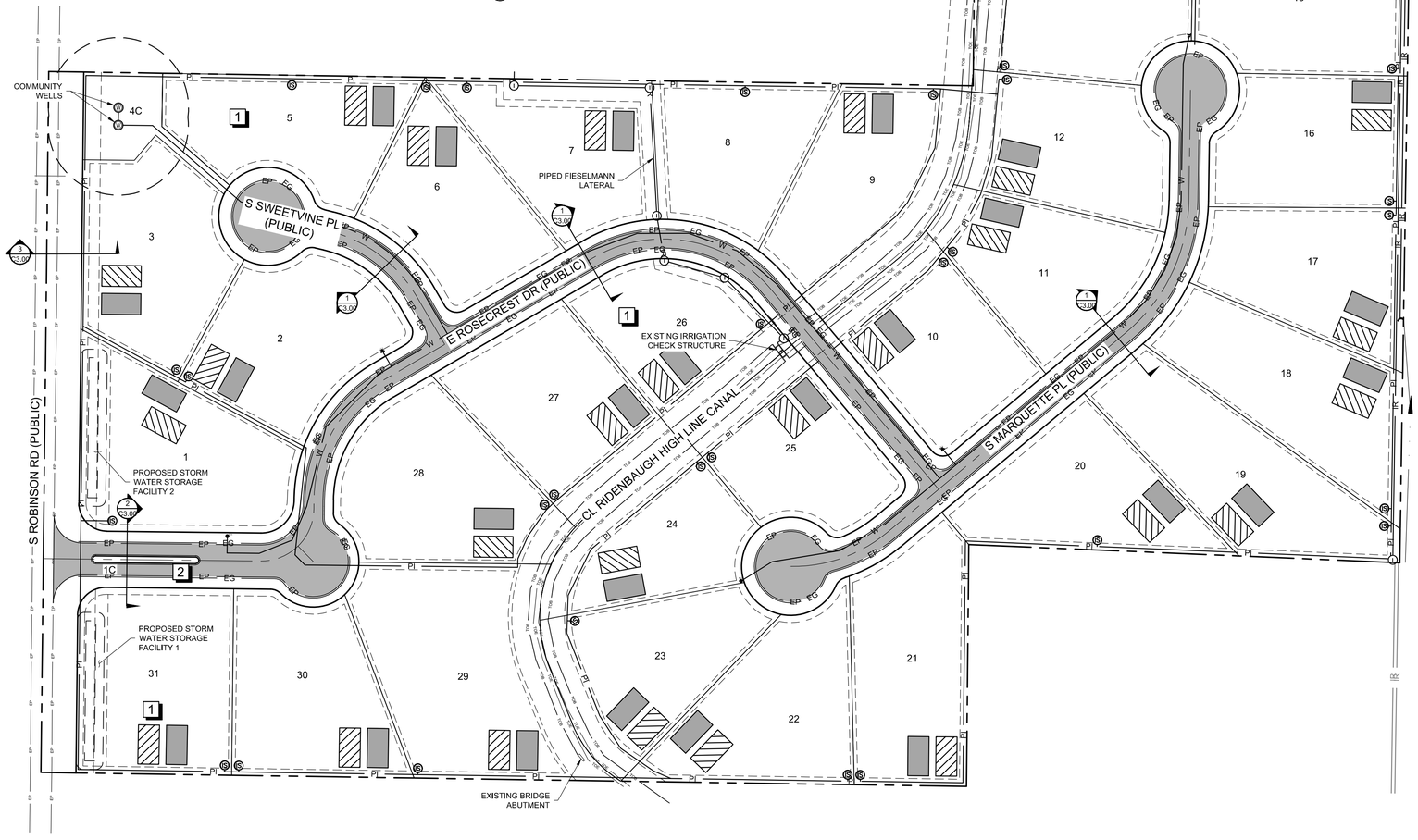
TYPICAL PUBLIC ROADWAY SECTION (1)
SCALE: NTS



E ROBINSON ROAD DEDICATED R/W SECTION (3)
SCALE: NTS



ENTRY ROADWAY SECTION (2)
SCALE: NTS



LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- PROPOSED EASEMENT
- EP — EXISTING EDGE OF PAVEMENT
- EP — PROPOSED EDGE OF PAVEMENT
- EG — PROPOSED EDGE OF GRAVEL
- 1 — BLOCK NUMBER
- 1 — LOT NUMBER
- 1C — COMMON LOT NUMBER
- WELL SET BACK BOUNDARY
- W — PROPOSED COMMUNITY WELL
- SD — PROPOSED STORM DRAIN STRUCTURE
- SD — PROPOSED STORM DRAIN LINE
- IS — PROPOSED PRESSURE IRRIGATION SERVICE
- PI — PROPOSED PRESSURE IRRIGATION LINE
- IR — EXISTING GRAVITY IRRIGATION LINE
- IR — PROPOSED GRAVITY IRRIGATION LINE
- I — PROPOSED GRAVITY IRRIGATION STRUCTURE
- W — PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- B.O. — PROPOSED BLOW-OFF
- PROPOSED SEPTIC DRAIN FIELD AREA
- PROPOSED REPLACEMENT DRAIN FIELD AREA

0 50 100 200 300
1"=100'

PROFESSIONAL ENGINEER LICENSED 19574 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE 22"x34"
DESIGNED L. MILLER
DRAWN J. HURD
CHECKED J. JOSIFEK
APPROVED J. JOSIFEK

REVISIONS

NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	09/16/2022
2	3RD SUBMITTAL	08/03/2022

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-8300 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

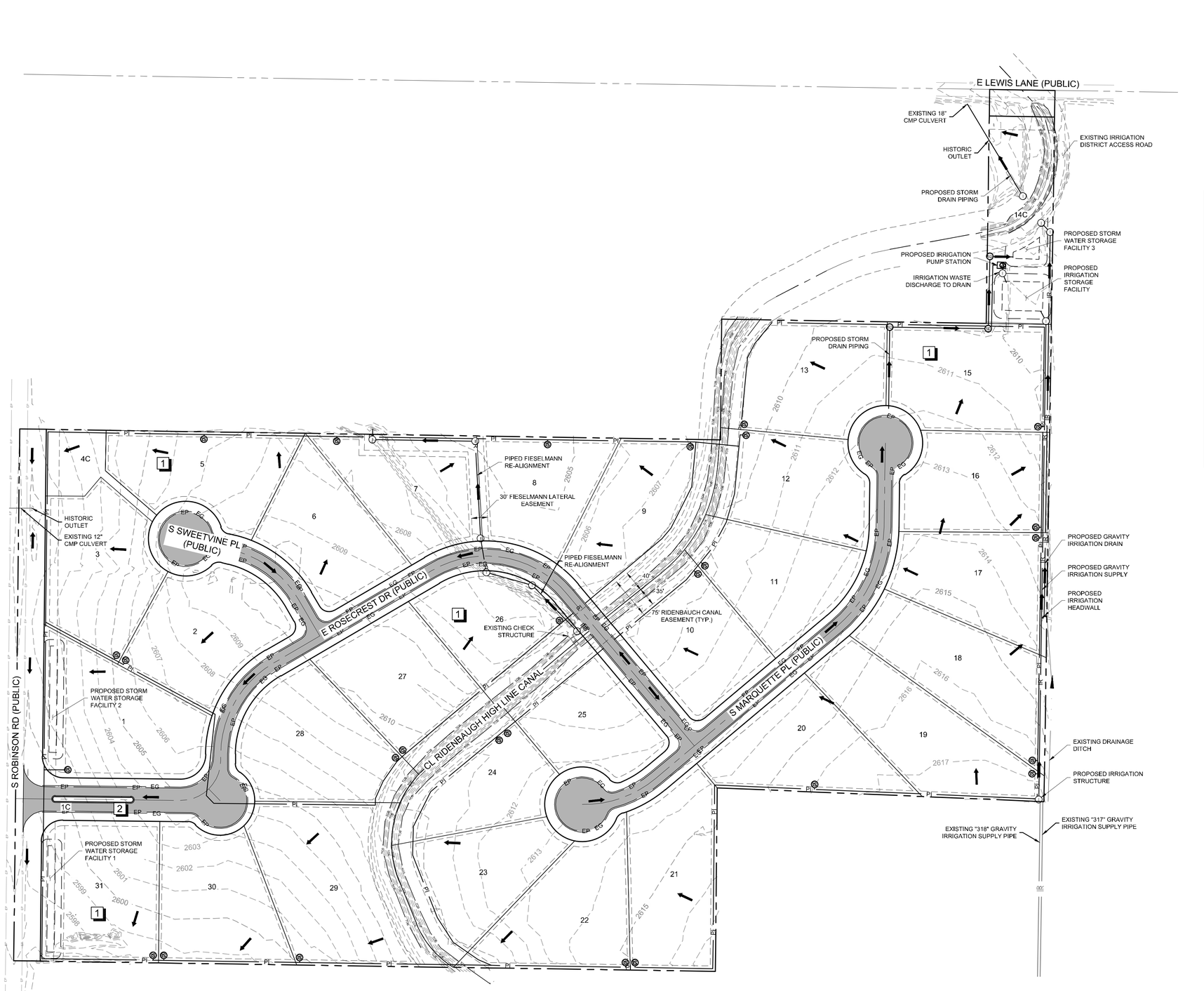
PRELIMINARY PLAT FOR:

HAVEN CREEK SUBDIVISION

SITE PLAN AND UTILITIES

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: April 18, 2023
PROJECT: 210590
SHEET: C3.00



0 50 100 200 300
1"=100'

LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- PROPOSED EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF GRAVEL
- EXISTING TOE OF BANK
- EXISTING TOP OF BANK
- BLOCK NUMBER
- LOT NUMBER
- COMMON LOT NUMBER
- PROPOSED STORM DRAIN STRUCTURE
- PROPOSED STORM DRAIN LINE
- EXISTING GRAVITY IRRIGATION LINE
- PROPOSED GRAVITY IRRIGATION LINE
- PROPOSED GRAVITY IRRIGATION STRUCTURE
- WATER FLOW DIRECTION

PROFESSIONAL ENGINEER LICENSED 19574 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE:	22"x34"
DESIGNED	L. MILLER
DRAWN	J. HURD
CHECKED	J. JOSIFEK
APPROVED	J. JOSIFEK

REVISIONS

NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	09/16/2022
2	3RD SUBMITTAL	08/03/2022

T-O ENGINEERS
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208-442-6300 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:

HAVEN CREEK SUBDIVISION

DRAINAGE AND IRRIGATION PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: April 13, 2023
PROJECT: 210590
SHEET: C4.00

ATTACHMENT A-2: ORIGINAL PLAT REVIEW LETTER

KELLER ASSOCIATES

100 E Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

December 7, 2022

Ms. Stephanie Hailey
Engineering Coordinator
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Haven Creek Subdivision Preliminary Plat Application

Dear Ms. Hailey,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Haven Creek Subdivision dated August 3, 2022. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

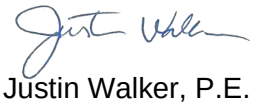
1. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company. Any modifications or discharges into the Ridenbaugh Highline Canal and/or Fieselmann Lateral shall be approved by the owner of the canals.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. If roadside borrow/swale areas are intended for infiltration and not just conveyance, propose a short-term plan that will protect the roadside swales from disturbance as a result of home construction on individual lots. How will the swales be protected / repaired?
4. If roadside borrow/swale areas are intended for infiltration and not just conveyance, prior to final plat approval, provide a long-term plan for protection and maintenance of roadside swales (i.e. planting of trees, filling / regrading swale, and damage as result of roadside parking).
5. Plat shall comply with requirements of the local highway district.
6. Plat shall comply with irrigation district requirements.
7. Plat shall comply with Southwest District Health requirements.

We recommend that the **Preliminary Plat be approved with the conditions above.** Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.



Justin Walker, P.E.
County Engineer

cc: File

ATTACHMENT A-3: LANDSCAPING PLANS

GENERAL LANDSCAPE NOTES:

1. ALL CONTRACTOR WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ISPWC (IDAHO STANDARD PUBLIC WORKS CONSTRUCTION), 2013; AND CANYON COUNTY, ID CODES, STANDARDS AND STATE AND LOCAL REGULATIONS.
2. ALL STRUCTURES, SITE IMPROVEMENTS AND UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION AND PROTECTED. CALL DIG-A-LINE 1-800-342-1585 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO STRUCTURES, UTILITIES OR CONCRETE WILL BE REPLACE AT CONTRACTOR'S EXPENSE.
3. COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR PAVING, UTILITIES AND GRADING INFORMATION.
4. PREPARE SITE FOR PLANTING BY GRUBBING AND REMOVING WEEDS. IF NECESSARY APPLY ROUND-UP (OR EQUIVALENT HERBICIDE), USING A CERTIFIED APPLICATOR. REMOVE ROCKS AND OTHER MATERIALS OVER 3".
5. ALL LAWN AREAS SHALL HAVE MIN 6" OF TOPSOIL AND AND FILL TREE PITS WITH TOPSOIL. TOPSOIL SHALL BE FRIABLE LOAM, PH RANGE 5.5 TO 7, A MINIMUM OF 5% ORGANIC MATERIAL, FREE OF STONES 1 INCH OR LARGER OR ANY OTHER EXTRANEOUS MATERIALS. IT IS ACCEPTABLE TO AMEND NATIVE SOILS TO MEET THIS TOPSOIL SPECIFICATION IF SOIL TEXTURE IS LOAMY.
6. FINE GRADE TO ELEVATIONS SET BY ENGINEER'S PLANS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES. REFER TO ENGINEER'S PLANS FOR GRADING INFORMATION.
7. SURFACE WATER DRAINAGE IS TO BE CONTAINED WITHIN EACH LOT UNLESS EXPRESSLY ALLOWED OTHERWISE BY APPROVED ENGINEERING PLANS.
8. IF WORK IS IN THE SPRING, BETWEEN THE MONTHS MARCH TO MAY, THEN APPLY PRE-EMERGANT TO ALL NON-PAVED LANDSCAPE AREAS, EXCEPT AREAS RECEIVING GRASS SOD, PRIOR TO PLANTING.
9. BERMING AND GRADING AS SHOWN ON PLANS SHALL HAVE GRADUAL TRANSITIONS TO EXISTING OR ENGINEER PROPOSED GRADES. GRADING SHALL NOT CHANGE FLOW OR DIRECTION OF SURFACE DRAINAGE SWALES AS SHOWN ON ENGINEERS PLANS.
10. ESTIMATED QUANTITIES ARE SHOWN FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITY ESTIMATES.
11. LAY SOD WITHIN 24 HOURS OF HARVESTING. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS AND EVEN GRADES.
12. CONTRACTOR RESPONSIBLE FOR KEEPING LANDSCAPED AREAS CLEAN. REMOVE ALL DEBRIS, SPOILS AND TRASH FROM SITE FOR DISPOSAL AT APPROVED LANDFILL OR WASTE DISPOSAL SITE.
13. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM FEDERAL STANDARDS AS REGULATED BY ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK. PLANTS NOT MEETING THESE STANDARDS FOR QUALITY, OR PLANTS DETERMINED TO BE UNHEALTHY BY OWNER'S REPRESENTATIVE, WILL BE REJECTED.
14. INSTALL ONLY SPECIFIED PLANTS. PLANT SUBSTITUTES MUST BE APPROVED BY LANDSCAPE ARCHITECT. UNAPPROVED PLANT SUBSTITUTES WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF STRUCTURES, OR FACILITIES.
16. TREES SHALL NOT BE PLANTED WITHIN CLEAR VISION TRIANGLES.
17. NO TREES SHALL BE PLACED WITHIN 50' OF STOP SIGN.
18. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
19. ROOT BARRIERS MUST BE USED FOR TREES IN STREET PLANTERS WITH A MINIMUM WIDTH OF SIX (6) FEET. ROOT BARRIERS ARE REQUIRED TO EXTEND 18 INCHES BELOW THE SUB GRADE ON THE SIDEWALK SIDE AND SHALL EXTEND 2 FEET BELOW SUB GRADE ON CURB SIDE. BARRIER SHALL BE CONSTRUCTED WITH THE STREET AND SIDEWALK AND SHALL RUN CONTINUOUSLY ALONG SIDEWALK AND CURB.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 30 DAYS BEGINNING A THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL DEAD OR UNHEALTHY PLANT MATERIAL IMMEDIATELY WITH SAME TYPE AND SIZE AT NO COST TO THE OWNER.
21. ALL LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM OPERATED BY ONE CONTROLLER, AND DESIGNED WITH HYDRO-ZONES THAT FUNCTION WELL WITHIN THE WATER SERVICE PROVIDED FOR HEALTHY GROWTH OF PLANT MATERIAL.
22. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED WITH THE FOLLOWING SPECIFICATIONS:
    - COVERAGE FOR DIFFERENT HYDROZONES:
      - A. LAWNS - POP-UP SPRINKLER BODIES WITH MP ROTATOR NOZZLES OR ROTOR BODIES . 100% DOUBLE COVERAGE.
      - B. PLANTING BEDS - MICRO (DRIP) IRRIGATION
    - SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
    - SEPARATE HYDROZONES SHALL BE USED FOR LAWNS AND TREES/SHRUBS/GROUND COVER AREAS.
    - SPRINKLERS SHALL NOT OVERSPRAY ONTO IMPERVIOUS SURFACES, BUILDING OR STRUCTURES DURING CALM WIND CONDITIONS.
23. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF DESIGN/BUILD IRRIGATION SYSTEM AND/OR ANY MATERIALS OR PRODUCT SUBSTITUTES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL INCLUDE AT MINIMUM: DESIGN LAYOUT, BACKFLOW SYSTEM, CONTROLLER AND VALUE LOCATIONS, SLEEVE LOCATIONS AND SUPPLY LINE SIZE AND LOCATION.
24. IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR FOR ALL SLEEVES THAT NEED TO BE INSTALLED TO ALLOW EFFICIENT IRRIGATION PIPING.
25. IRRIGATION CONTROLLERS SHALL BE PEDESTAL MOUNTED IN PLANTING BEDS. CONTROLLER LOCATIONS SHALL BE EASILY ACCESSIBLE, BUT VISIBLY DISCRETE.

SHEET INDEX

DEVELOPER

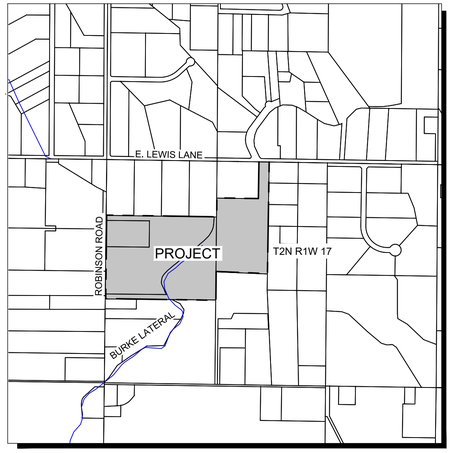
HTC CREEK, LLC
521 N. 10th AVE.
CALDWELL, IDAHO 83605
(208) 391-3838

LANDSCAPE ARCHITECT

JAIME SNYDER, ASLA
T-O ENGINEERS
2471 TITANIUM PLACE, MERIDIAN ID 83642
(208) 323-2288

811 CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.



VICINITY MAP
NTS

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'	2" Cal.	B&B	2	II	50`X40`	25
	Green Mountain Sugar Maple	Acer saccharum `Green Mountain` TM	2" Cal.	B&B	3	II	50`x30`	22
	Common Hackberry	Celtis occidentalis	2" Cal.	B&B	1	II	45`x40`	17
	Emerald City Tulip Poplar	Liriodendron tulipifera `JFS-Oz` TM	2" Cal.	B&B	1	II	50`X35`	19
	Bloodgood London Plane Tree	Platanus x acerifolia `Bloodgood`	2" Cal.	B&B	2	III	60`x40`	3
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	Compact Austrian Pine	Pinus nigra 'Compacta'	10` Ht.	B&B	2	Evergreen	60`X20`	4
SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	Isanti Red Twig Dogwood	Cornus sericea 'Isanti'	2-3 gal.	Pot	2	Shrub	5`x`5	33
	Little Henry Virginia Sweetspire	Itea virginica `Sprich` TM	2 gal.	Pot	2	Shrub	3`x3`	5
	Pfitzer Juniper	Juniperus chinensis `Pfitzeriana`	2 gal.	Pot	1	Evergreen Shrub	6`X10`	31
	Hidcote Blue English Lavender	Lavandula angustifolia 'Hidcote Blue'	1 gal.	Pot	1	Perennial	3`x3`	8
	Mugo Pine	Pinus mugo `Pumilio`	2 gal.	Pot	1	Evergreen Shrub	5`x5`	19
	Double Knock Out Rose	Rosa x 'Radtko'	2-3 gal.	Pot	1	Shrub	3`x4`	8
GRASSES	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`	1 gal.	Pot	1	Orn Grass	3`x3`	7

NOTES
1. SEE GENERAL LANDSCAPE NOTES, THIS SHEET. ALSO SEE SHEETS L3.0 FOR PLANTING DETAILS
2. WATER ZONES SHOWN IN THE MINIMUM NUMBER OF IRRIGATION APPLICATIONS PER MONTH REQUIRED FOR HEALTHY GROWTH (SEE BOISE PARKS AND RECS WATER CONSERVATION GUIDELINES and SALT LAKE CITY HYDROZONE SCHDL. 2013)
3. FINAL LOCATION AND QUANTITY OF PERENNIALS TO BE DETERMINED IN CONSTRUCTION PLANS. TOTAL PLANT COVERAGE IN PLANTER BEDS TO BE MINIMUM 60% WITHIN 3 YEARS.

DRAFT
STATE OF IDAHO
JAIME SNYDER
LA
LICENSED LANDSCAPE ARCHITECT

BORDER SIZE 22"x34"
DESIGNED N. POKHREL
DRAWN N. POKHREL
CHECKED J. SNYDER
APPROVED J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT LANDSCAPE PLANS FOR :

HAVEN CREEK

COVER SHEET

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: May 5, 2023
PROJECT: 210590
SHEET: L1.0

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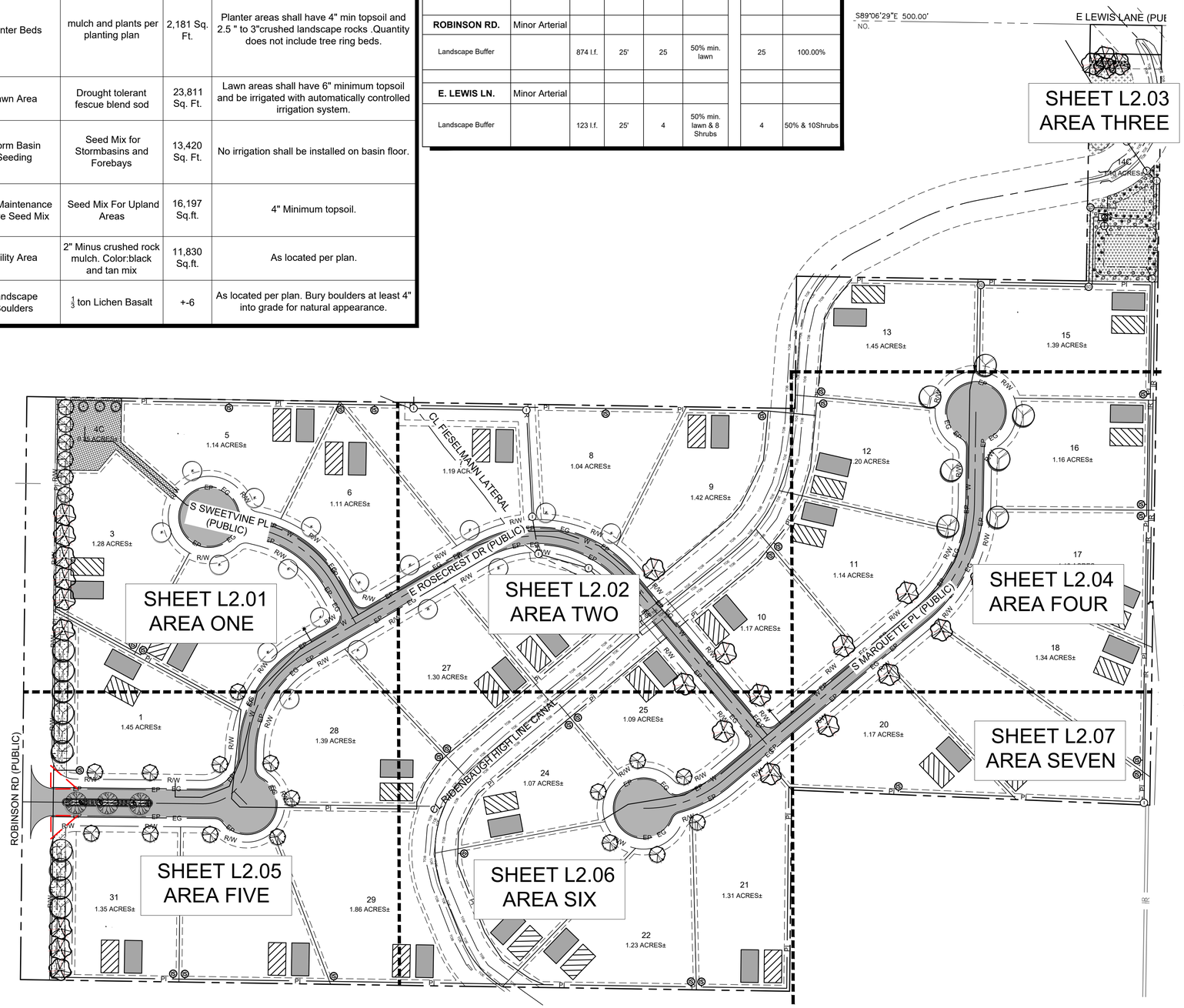
MASTER LANDSCAPE MATERIALS SCHEDULE

Key	Description	Material	Qty	Notes
	Planter Beds	mulch and plants per planting plan	2,181 Sq. Ft.	Planter areas shall have 4" min topsoil and 2.5 " to 3"crushed landscape rocks .Quantity does not include tree ring beds.
	Lawn Area	Drought tolerant fescue blend sod	23,811 Sq. Ft.	Lawn areas shall have 6" minimum topsoil and be irrigated with automatically controlled irrigation system.
	Storm Basin Seeding	Seed Mix for Stormbasins and Forebays	13,420 Sq. Ft.	No irrigation shall be installed on basin floor.
	Low Maintenance Native Seed Mix	Seed Mix For Upland Areas	16,197 Sq.ft.	4" Minimum topsoil.
	Utility Area	2" Minus crushed rock mulch. Color:black and tan mix	11,830 Sq.ft.	As located per plan.
	Landscape Boulders	¼ ton Lichen Basalt	+-6	As located per plan. Bury boulders at least 4" into grade for natural appearance.

LANDSCAPE CALCULATIONS - LANDSCAPE BUFFERS

LOCATION	STREET TYPE	REQUIRED				PROVIDED	
		Linear Frontage	Landscape Buffer Width	Deciduous Shade Tree	Lawn Area & Shrubs	Deciduous Shade Tree	Lawn Area
ROBINSON RD.	Minor Arterial						
Landscape Buffer		874 l.f.	25'	25	50% min. lawn	25	100.00%
E. LEWIS LN.	Minor Arterial						
Landscape Buffer		123 l.f.	25'	4	50% min. lawn & 8 Shrubs	4	50% & 10Shrubs



OVERALL PLANTING PLAN

0' 50' 100' 200' 300'

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acer platanoides 'Emerald Queen'	Emerald Queen Norway Maple
	Acer saccharum `Green Mountain` TM	Green Mountain Sugar Maple
	Celtis occidentalis	Common Hackberry
	Liriodendron tulipifera `JFS-Oz` TM	Emerald City Tulip Poplar
	Platanus x acerifolia `Bloodgood`	Bloodgood London Plane Tree
EVERGREEN TREES	**BOTANICAL NAME**	**COMMON NAME**
	Pinus nigra 'Compacta'	Compact Austrian Pine
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**
	Cornus sericea 'Isanti'	Isanti Red Twig Dogwood
	Itea virginica `Sprich` TM	Little Henry Virginia Sweetspire
	Juniperus chinensis `Pfitzeriana`	Pfitzer Juniper
	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue English Lavender
	Pinus mugo `Pumilio`	Mugo Pine
	Rosa x 'Radtko'	Double Knock Out Rose
GRASSES	**BOTANICAL NAME**	**COMMON NAME**
	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L3.0 FOR PLANTING DETAILS

L:\210590\3_ACAD\DWG\MODEL\210590-L-PP.DWG, 5/5/2023

STATE OF IDAHO SNYDER LICENSED LANDSCAPE ARCHITECT LA
DRAFT

BORDER SIZE 22"x34"
DESIGNED N. POKHREL
DRAWN N. POKHREL
CHECKED J. SNYDER
APPROVED J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE

T-O ENGINEERS
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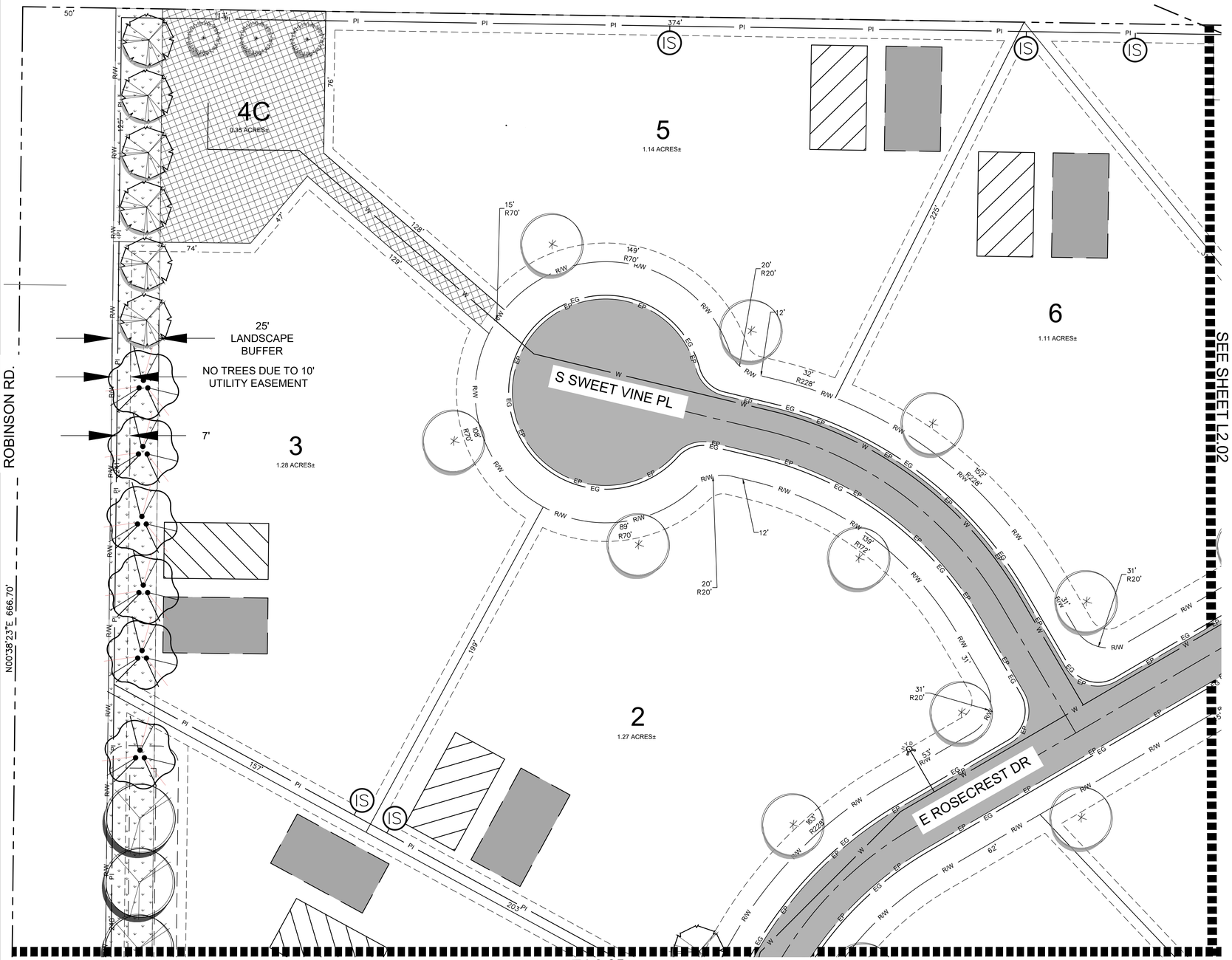
PRELIMINARY PLAT LANDSCAPE PLANS FOR:
HAVEN CREEK
OVERALL PLANTING PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: May 5, 2023
PROJECT: 210590
SHEET: L2.0



PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME
	Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'
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	Bloodgood London Plane Tree	Platanus x acerifolia `Bloodgood`
EVERGREEN TREES	**COMMON NAME**	**BOTANICAL NAME**
	Compact Austrian Pine	Pinus nigra 'Compacta'
SHRUBS	**COMMON NAME**	**BOTANICAL NAME**
	Isanti Red Twig Dogwood	Cornus sericea 'Isanti'
	Little Henry Virginia Sweetspire	Itea virginica `Sprich` TM
	Pfitzer Juniper	Juniperus chinensis `Pfitzeriana`
	Hidcote Blue English Lavender	Lavandula angustifolia 'Hidcote Blue'
	Mugo Pine	Pinus mugo `Pumilio`
	Double Knock Out Rose	Rosa x 'Radtko'
GRASSES	**COMMON NAME**	**BOTANICAL NAME**
	Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L3.0 FOR PLANTING DETAILS

PLANTING PLAN - AREA ONE

0' 15' 30' 60' 90'

DRAFT
STATE OF IDAHO
SNYDER
LICENSED LANDSCAPE ARCHITECT
LA

BORDER SIZE	22"x34"
DESIGNED	N. POKHREL
DRAWN	N. POKHREL
CHECKED	J. SNYDER
APPROVED	J. SNYDER

NO.	DESCRIPTION	DATE
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PRELIMINARY PLAT LANDSCAPE PLANS FOR:

HAVEN CREEK
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0 1/2 1
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DATE: May 5, 2023
PROJECT: 210590
SHEET: L2.01

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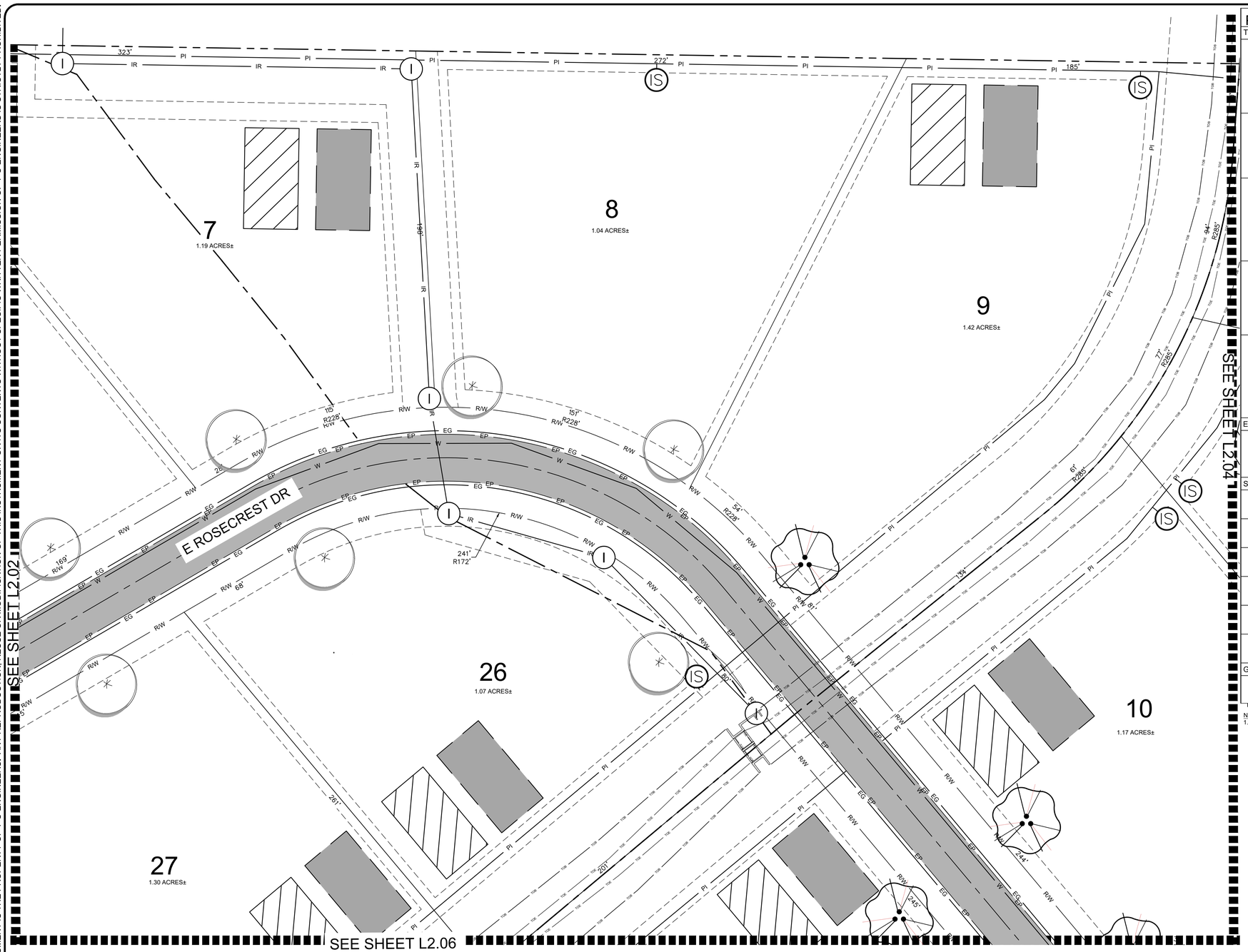

PLANTING PLAN- AREA TWO

0' 15' 30' 60' 90'

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME
	Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'
	Green Mountain Sugar Maple	Acer saccharum `Green Mountain` TM
	Common Hackberry	Celtis occidentalis
	Emerald City Tulip Poplar	Liriodendron tulipifera `JFS-Oz` TM
	Bloodgood London Plane Tree	Platanus x acerifolia `Bloodgood`
EVERGREEN TREES	**COMMON NAME**	**BOTANICAL NAME**
	Compact Austrian Pine	Pinus nigra 'Compacta'
SHRUBS	**COMMON NAME**	**BOTANICAL NAME**
	Isanti Red Twig Dogwood	Cornus sericea 'Isanti'
	Little Henry Virginia Sweetspire	Itea virginica `Sprich` TM
	Pfitzer Juniper	Juniperus chinensis `Pfitzeriana`
	Hidcote Blue English Lavender	Lavandula angustifolia 'Hidcote Blue'
	Mugo Pine	Pinus mugo `Pumilio`
	Double Knock Out Rose	Rosa x 'Radtko'
GRASSES	**COMMON NAME**	**BOTANICAL NAME**
	Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L3.0 FOR PLANTING DETAILS

STATE OF IDAHO
J. SNYDER
LICENSED LANDSCAPE ARCHITECT
LA
DRAFT

BORDER SIZE	22"x34"
DESIGNED	N. POKHREL
DRAWN	N. POKHREL
CHECKED	J. SNYDER
APPROVED	J. SNYDER

NO.	DESCRIPTION	DATE
	REVISIONS	

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HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT LANDSCAPE PLANS FOR:

HAVEN CREEK

PLANTING PLAN

ATTENTION:
0 1/2 1
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DATE:	May 5, 2023
PROJECT:	210590
SHEET:	L2.02

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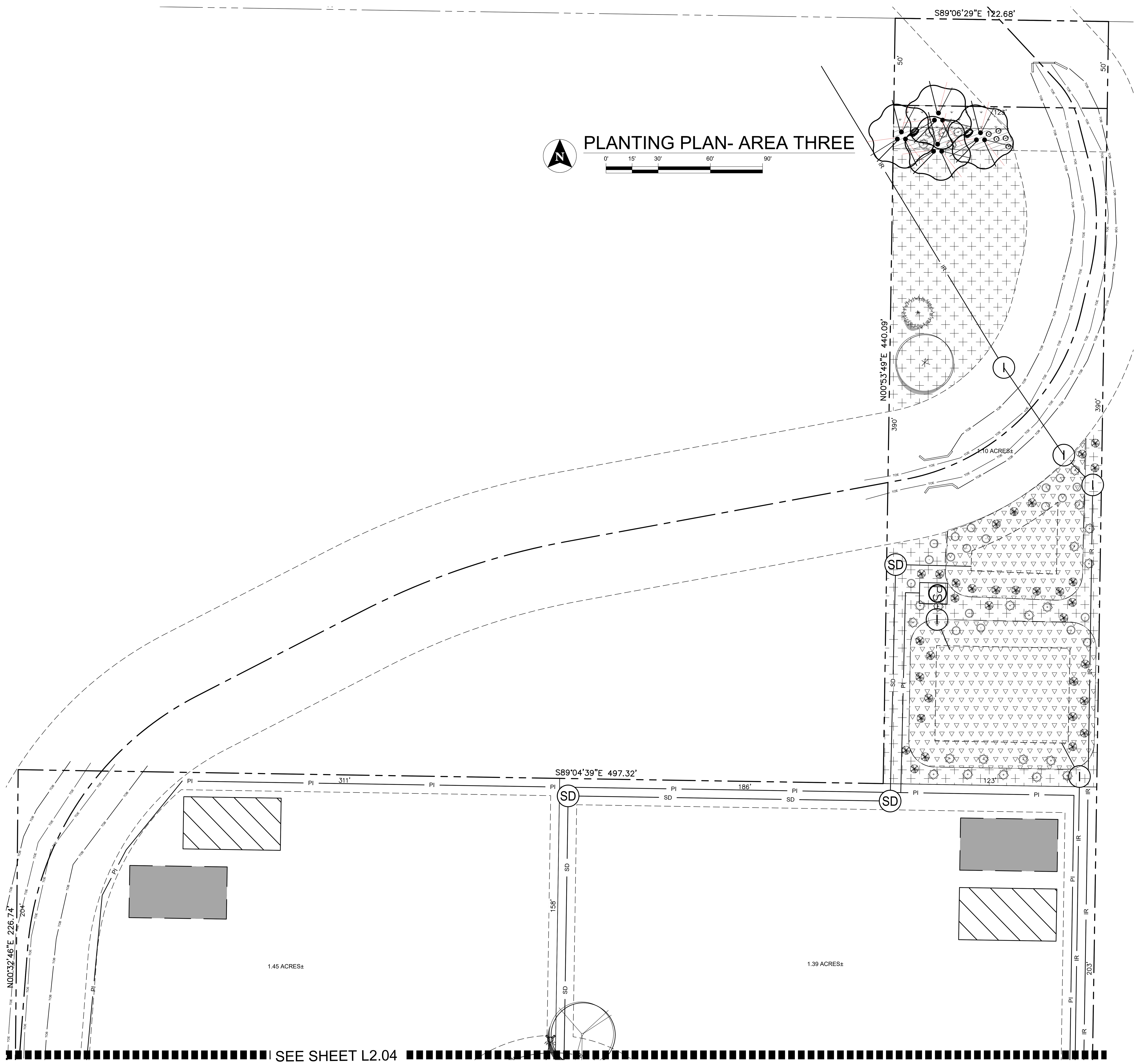
PLANTING PLAN- AREA THREE



SEE SHEET L2.04

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME
	Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'
	Green Mountain Sugar Maple	Acer saccharum `Green Mountain` TM
	Common Hackberry	Celtis occidentalis
	Emerald City Tulip Poplar	Liriodendron tulipifera `JFS-Oz` TM
	Bloodgood London Plane Tree	Platanus x acerifolia `Bloodgood`
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME
	Compact Austrian Pine	Pinus nigra 'Compacta'
SHRUBS	COMMON NAME	BOTANICAL NAME
	Isanti Red Twig Dogwood	Cornus sericea 'Isanti'
	Little Henry Virginia Sweetspire	Itea virginica `Sprich` TM
	Pfitzer Juniper	Juniperus chinensis `Pfitzeriana`
	Hidcote Blue English Lavender	Lavandula angustifolia 'Hidcote Blue'
	Mugo Pine	Pinus mugo `Pumilio`
	Double Knock Out Rose	Rosa x 'Radtko'
GRASSES	COMMON NAME	BOTANICAL NAME
	Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L3.0 FOR PLANTING DETAILS

DRAFT

BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	N. POKHREL	N. POKHREL	J. SNYDER	J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT LANDSCAPE PLANS FOR :

HAVEN CREEK

PLANTING PLAN

ATTENTION:
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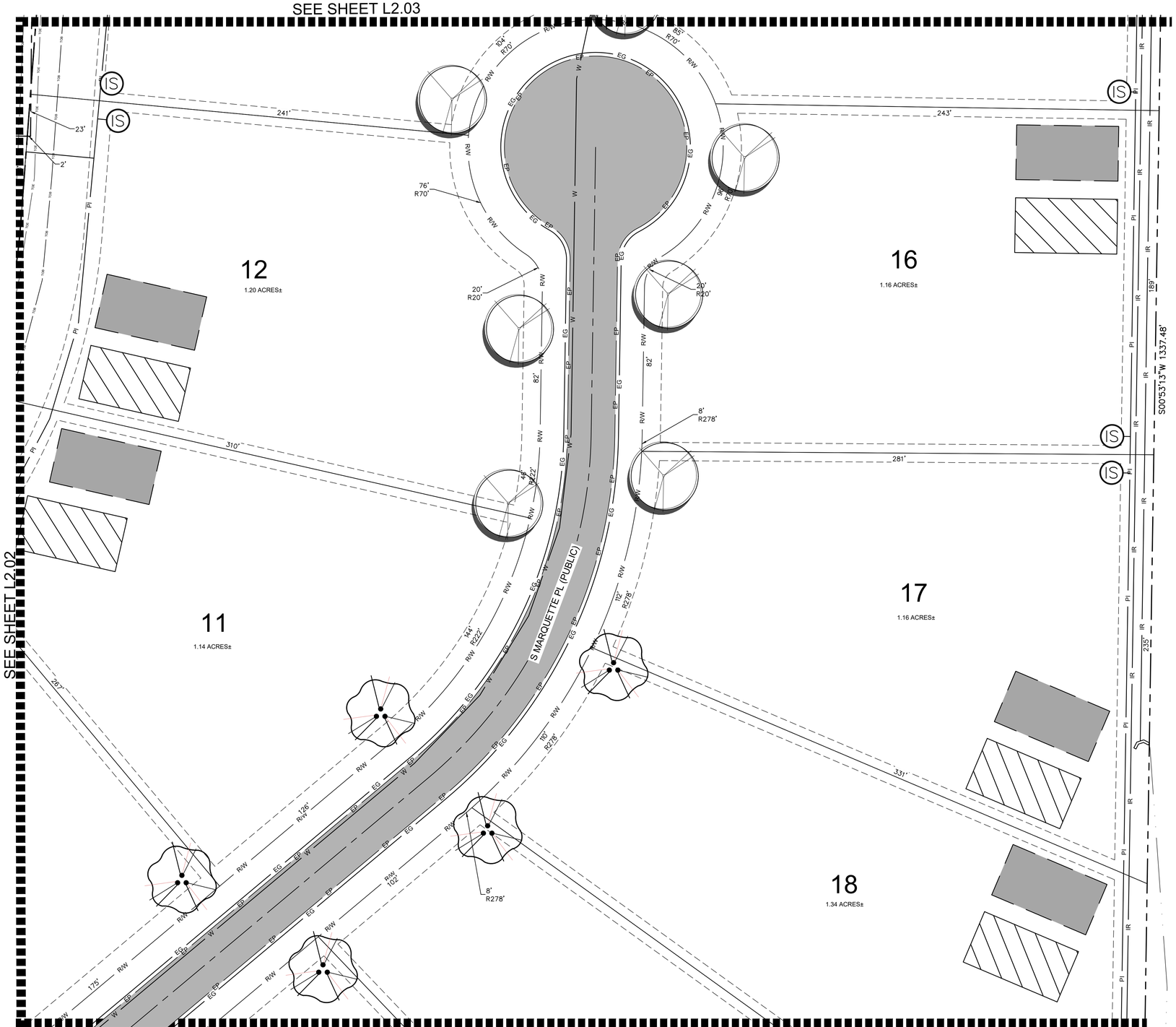
DATE: May 5, 2023
PROJECT: 210590
SHEET: L2.03

SEE SHEET L2.03



SEE SHEET L2.06

PLANTING PLAN-AREA FOUR

0' 15' 30' 60' 90'

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME
	Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'
	Green Mountain Sugar Maple	Acer saccharum `Green Mountain` TM
	Common Hackberry	Celtis occidentalis
	Emerald City Tulip Poplar	Liriodendron tulipifera `JFS-Oz` TM
	Bloodgood London Plane Tree	Platanus x acerifolia `Bloodgood`
EVERGREEN TREES	**COMMON NAME**	**BOTANICAL NAME**
	Compact Austrian Pine	Pinus nigra 'Compacta'
SHRUBS	**COMMON NAME**	**BOTANICAL NAME**
	Isanti Red Twig Dogwood	Cornus sericea 'Isanti'
	Little Henry Virginia Sweetspire	Itea virginica `Sprich` TM
	Pfitzer Juniper	Juniperus chinensis `Pfitzeriana`
	Hidcote Blue English Lavender	Lavandula angustifolia 'Hidcote Blue'
	Mugo Pine	Pinus mugo `Pumilio`
	Double Knock Out Rose	Rosa x 'Radtko'
GRASSES	**COMMON NAME**	**BOTANICAL NAME**
	Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L3.0 FOR PLANTING DETAILS

BORDER SIZE 22"x34"
DESIGNED N. POKHREL
DRAWN N. POKHREL
CHECKED J. SNYDER
APPROVED J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE

T-O ENGINEERS
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PRELIMINARY PLAT LANDSCAPE PLANS FOR :

HAVEN CREEK

PLANTING PLAN

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DATE: May 5, 2023
PROJECT: 210590
SHEET: L2.04

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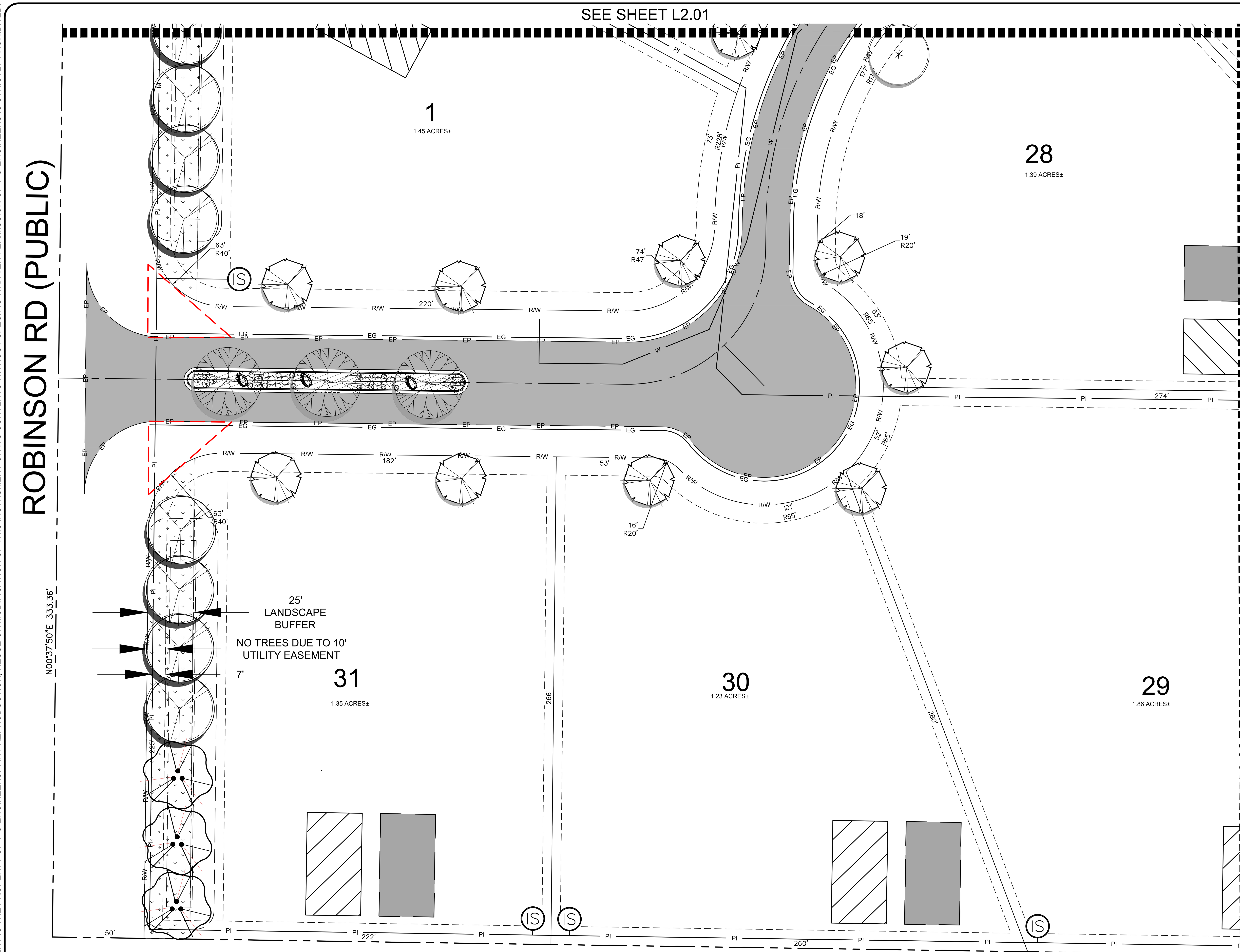

PLANTING PLAN - AREA FIVE

0' 15' 30' 60' 90'

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME
	Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'
	Green Mountain Sugar Maple	Acer saccharum `Green Mountain` TM
	Common Hackberry	Celtis occidentalis
	Emerald City Tulip Poplar	Liriodendron tulipifera `JFS-Oz` TM
	Bloodgood London Plane Tree	Platanus x acerifolia `Bloodgood`
EVERGREEN TREES	**COMMON NAME**	**BOTANICAL NAME**
	Compact Austrian Pine	Pinus nigra 'Compacta'
SHRUBS	**COMMON NAME**	**BOTANICAL NAME**
	Isanti Red Twig Dogwood	Cornus sericea 'Isanti'
	Little Henry Virginia Sweetspire	Itea virginica `Sprich` TM
	Pfitzer Juniper	Juniperus chinensis `Pfitzeriana`
	Hidcote Blue English Lavender	Lavandula angustifolia 'Hidcote Blue'
	Mugo Pine	Pinus mugo `Pumilio`
	Double Knock Out Rose	Rosa x 'Radtko'
GRASSES	**COMMON NAME**	**BOTANICAL NAME**
	Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L3.0 FOR PLANTING DETAILS

DRAFT — LICENSED LANDSCAPE ARCHITECT — LA — J. SNYDER — STATE OF IDAHO

BORDER SIZE	22"x34"
DESIGNED	N. POKHREL
DRAWN	N. POKHREL
CHECKED	J. SNYDER
APPROVED	J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE

T-O ENGINEERS
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PRELIMINARY PLAT LANDSCAPE PLANS FOR :

HAVEN CREEK

PLANTING PLAN

ATTENTION:
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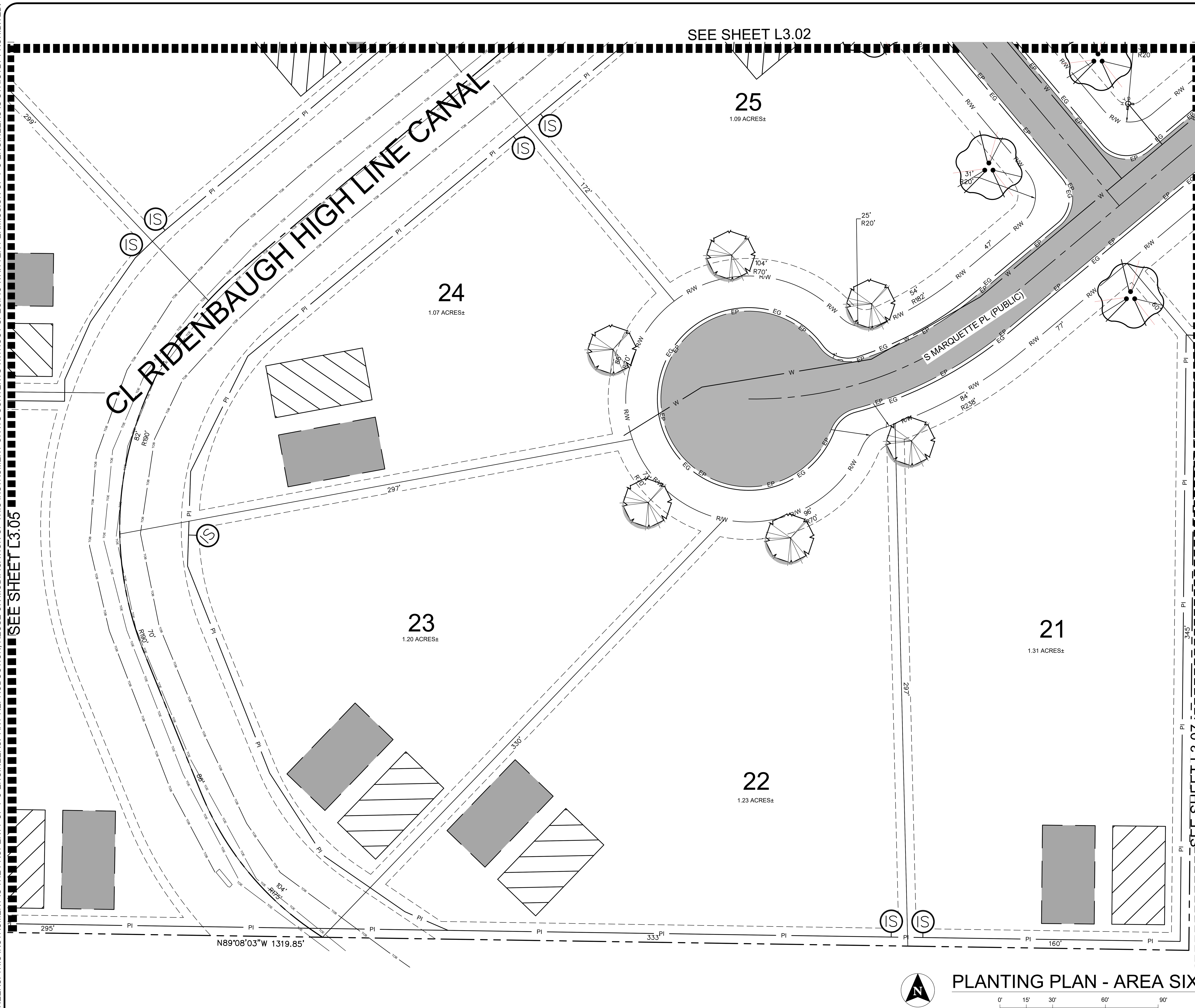
DATE:	May 5, 2023
PROJECT:	210590
SHEET:	L2.05



PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME
	Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'
	Green Mountain Sugar Maple	Acer saccharum `Green Mountain` TM
	Common Hackberry	Celtis occidentalis
	Emerald City Tulip Poplar	Liriodendron tulipifera `JFS-Oz` TM
	Bloodgood London Plane Tree	Platanus x acerifolia `Bloodgood`
EVERGREEN TREES	**COMMON NAME**	**BOTANICAL NAME**
	Compact Austrian Pine	Pinus nigra 'Compacta'
SHRUBS	**COMMON NAME**	**BOTANICAL NAME**
	Isanti Red Twig Dogwood	Cornus sericea 'Isanti'
	Little Henry Virginia Sweetspire	Itea virginica `Sprich` TM
	Pfitzer Juniper	Juniperus chinensis `Pfitzeriana`
	Hidcote Blue English Lavender	Lavandula angustifolia 'Hidcote Blue'
	Mugo Pine	Pinus mugo `Pumilio`
	Double Knock Out Rose	Rosa x 'Radtko'
GRASSES	**COMMON NAME**	**BOTANICAL NAME**
	Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L3.0 FOR PLANTING DETAILS

DRAFT

BORDER SIZE	22"x34"
DESIGNED	N. POKHREL
DRAWN	N. POKHREL
CHECKED	J. SNYDER
APPROVED	J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT LANDSCAPE PLANS FOR:
HAVEN CREEK
PLANTING PLAN

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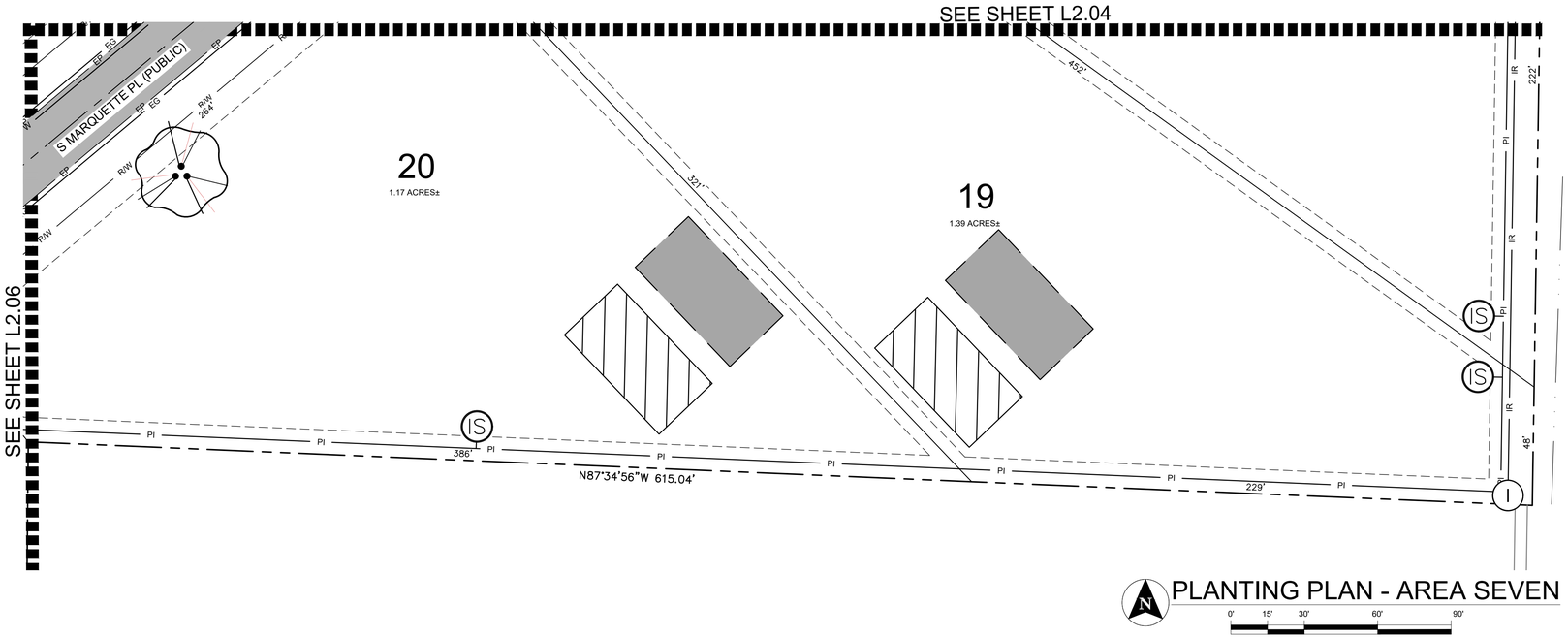

PLANTING PLAN - AREA SEVEN

0' 15' 30' 60' 90'

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME
	Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'
	Green Mountain Sugar Maple	Acer saccharum `Green Mountain` TM
	Common Hackberry	Celtis occidentalis
	Emerald City Tulip Poplar	Liriodendron tulipifera `JFS-Oz` TM
	Bloodgood London Plane Tree	Platanus x acerifolia `Bloodgood`
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME
	Compact Austrian Pine	Pinus nigra 'Compacta'
SHRUBS	COMMON NAME	BOTANICAL NAME
	Isanti Red Twig Dogwood	Cornus sericea 'Isanti'
	Little Henry Virginia Sweetspire	Itea virginica `Sprich` TM
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	Hidcote Blue English Lavender	Lavandula angustifolia 'Hidcote Blue'
	Mugo Pine	Pinus mugo `Pumilio`
	Double Knock Out Rose	Rosa x 'Radtko'
GRASSES	COMMON NAME	BOTANICAL NAME
	Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`

NOTES
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L3.0 FOR PLANTING DETAILS

DRAFT
STATE OF IDAHO
SNYDER
LICENSED LANDSCAPE ARCHITECT
LA

BORDER SIZE	22"x34"
DESIGNED	N. POKHREL
DRAWN	N. POKHREL
CHECKED	J. SNYDER
APPROVED	J. SNYDER

NO.	DESCRIPTION	DATE

REVISIONS

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PRELIMINARY PLAT LANDSCAPE PLANS FOR:

HAVEN CREEK
PLANTING PLAN

ATTENTION:
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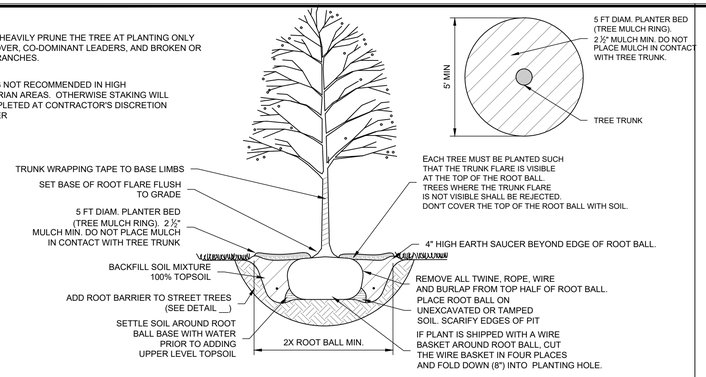
PROJECT: 210590
SHEET: L2.07

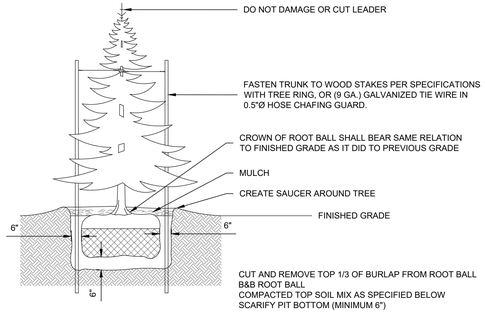
DO NOT HEAVILY PRUNE THE TREE AT PLANTING ONLY CROSSOVER, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES.

STAKING NOT RECOMMENDED IN HIGH PEDESTRIAN AREAS. OTHERWISE STAKING WILL BE COMPLETED AT CONTRACTOR'S DISCRETION HOWEVER



NOTES:
1. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES
2. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR HOWEVER ANY TREES DISTURBED FROM PLUMB CONDITION DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE
3. WATER PLANTS THOROUGHLY WITHIN 4 HOURS AFTER INSTALLATION
4. TOPSOIL SPECIFICATION - SEE NOTES
5. ADD ROOT BARRIER TO STREET TREES PER PLANS AND SPECIFICATIONS

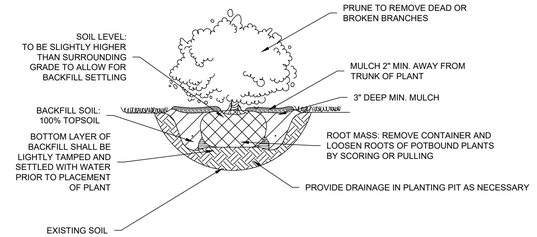
X TREE PLANTING DETAIL
N.T.S.



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. TOPSOIL MIX, SEE SPEC.

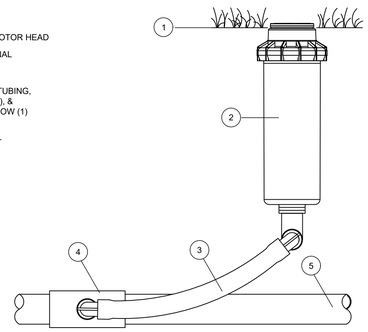
X EVERGREE TREE PLANTING DETAIL
N.T.S.

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS



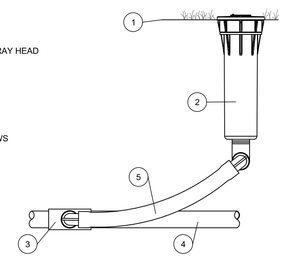
X SHRUB PLANTING DETAIL
N.T.S.

1. FINISH GRADE
2. MODEL: PGP ULTRA ROTOR HEAD
   CHECK VALVE OPTIONAL
3. SWING JOINT: HUNTER 'PRO-FLEX' TUBING, HSBE-075 ELBOWS (2), & MARLEX STREET ELBOW (1)
4. LATERAL TEE OR ELL
5. LATERAL PIPE



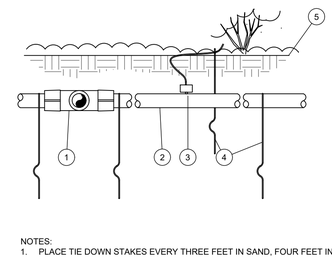
X ROTOR BODY SPRINKLER
N.T.S.

1. FINISH GRADE
2. MODEL HUNTER PRO-SPRAY HEAD
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. SWING JOINT: FLEX TUBING, HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)



NOTE:
USE HUNTER MP ROTATORS MODELS 2000-3500 TO ACHIEVE 100% DOUBLE COVERAGE

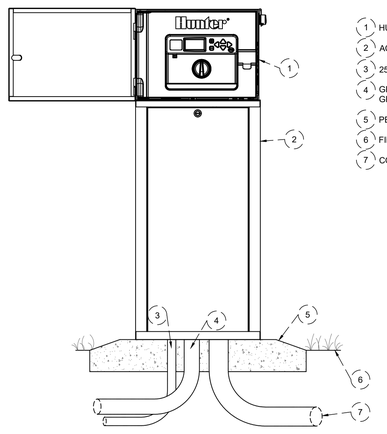
X POP-UP SPRAY BODY SPRINKLER - 4"
N.T.S.



1. EASY FIT COMPRESSION TEE: RAINBIRD MDCF-TEE
2. POLYLINE
3. TORO DRIP EMITTER OR EQUAL
4. TIE DOWN STAKE (TYP)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

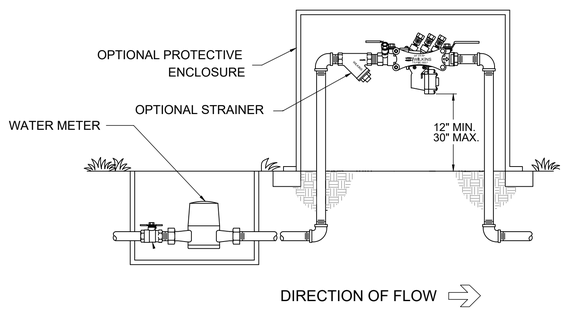
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

X DRIP SYSTEM INSTALLATION
N.T.S.



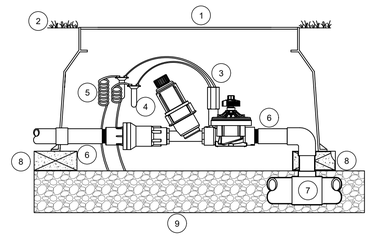
1. HUNTER MODEL IC-3600M-PED
2. ACC-PED
3. 25MM POWER CONDUIT: 1½" PER LOCAL CODE
4. GROUND WIRE CONDUIT, MIN. 50MM. GROUND PER ASIC GUIDELINES
5. PEDESTAL BASE: CONCRETE OR PREFABRICATED
6. FINISH GRADE
7. CONDUIT FOR CONTROL WIRES

X IRRIGATION CONTROLLER PEDESTAL MOUNTED
N.T.S.



NOTES:
1. CONTRACTOR TO VERIFY IRRIGATION POINT OF CONNECTION PRIOR TO CONSTRUCTION.
2. POINT CONNECTION TO MUNICIPAL WATER SOURCE MUST BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY.
3. THE SELECTED BACKFLOW PREVENTION ASSEMBLY MANUFACTURER AND MODEL NUMBER MUST BE INCLUDED ON THE USC FOUNDATION "LIST OF APPROVED ASSEMBLIES" AND MUST COMPLY WITH ISPC CODE 603.5.6 AND ALL OTHER LOCAL ORDINANCES.

X POINT OF CONNECTION
N.T.S.



1. JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT MODEL HUNTER ICZ 101 WITH FILTER (TIP 45 DEGREES) REGULATOR 25 OR 40 PSI
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL

X DRIP SYSTEM CONTROL VALVE
N.T.S.

DRAFT
STATE OF IDAHO
SNYDER
LICENSED LANDSCAPE ARCHITECT
LA

BORDER SIZE	22"x34"
DESIGNED	N. POKHREL
DRAWN	N. POKHREL
CHECKED	J. SNYDER
APPROVED	J. SNYDER

REVISIONS

NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT LANDSCAPE PLANS FOR :

HAVEN CREEK
LANDSCAPE DETAILS

ATTENTION:
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IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: May 5, 2023
PROJECT: 210590
SHEET: L3.00

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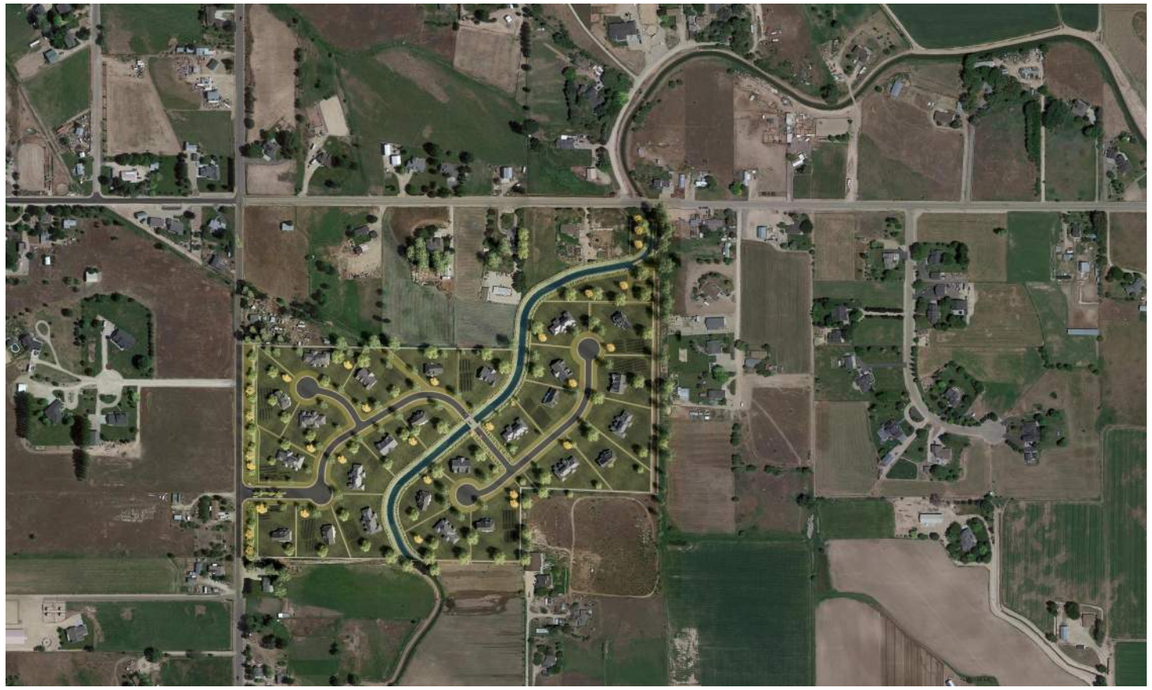
ATTACHMENT
A-4:
RENDERINGS




HAVEN

ATTACHMENT C1:
GEOTECH REPORT &
C2: L1NP REPORT

PROVIDED
PREVIOUSLY TO P&Z
STAFF

ATTACHMENT C-3:
SWDH
PRE-DEVELOPMENT
SUMMARY

Southwest District Health

Pre-Development Meeting
Planned Unit/Commercial

Environmental Health Services
13307 Miami Lane
Caldwell, ID 83607
208.455.5400
FAX 208.455.5405

Name of Development: Haven Creek
Applicant: Tanner Verhoeks
P.E./P.G.: Isaac Josifek
All others in Attendance: Monica Saculles
Becky Yzaguirre
Justin Ruthenbeck EHS #'s 32 Date 01/10/23

Number of Lots or Flow: 26 buildable Acreage of Proposed Development: 43.86
Location of Development: Robinson Rd./Lewis Lane, Nampa, ID

Project in Area of Concern: Yes Groundwater/Rock <10' Yes -
Level 1 NP Necessary for N: Yes - Completed

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☑, City ☐, Community ☑, Public Water Supply ☐
BRO meeting for PWS, Com: Possible community well system.

Information Distributed: SER ☑, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments:
Robinson and Lewis
P &Z Hearing - 2/2/23
NP Study Completed in 2021
40% Reduction in NP requried - Fritz review still required
50' Setback from Canals - Keeping all canals but going to pipe one (25')
Community Well may be the route taken - would add 3 lots: 29 Buildable
Wanting additional dwelling units - Looking into Flow generation
4 Bedroom dwelling + 2 bed ADU: 500 gallons per day
Community Water System Req'd if community wells installed
Test holes possible for Febraury
Atlas has excavated ~ 16 THs ? - Could use this data from Atlas if consist

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

ATTACHMENT C-4:
L1NP 29 LOT W/ SECONDARY DWELLINGS MEMO

January 20, 2023

Atlas No. B212203g

Mr. Tanner Verhoeks
Haven Idaho
521 North 10th Avenue #4
Caldwell, ID 83605

Subject: **Accessory Dwelling Unit Letter – Level 1 Nutrient Pathogen Study**
Haven Creek Subdivision
9814 Robinson Road
Kuna, ID

Dear Mr. Verhoeks:

Atlas previously conducted a Nutrient Pathogen (NP) Study for the above-mentioned project (Atlas File Number B212203g). The previous study was based on a total of 26 residential lots, with each residence assumed to be 4 bedrooms in size. This equated to a per lot wastewater flow of 300 gallons per day (gpd). Results of that study indicated that 40 percent nitrate reducing septic systems would be required for each lot in order to meet down-gradient nitrate concentration limits required by the Southwest District Health (SWDH) and Idaho Department of Environmental Quality (IDEQ). The NP Study has been submitted to SWDH and IDEQ for review, though results of that review are not yet available.

Atlas has since been informed that it is desirable to increase the number of residential lots to 29, and that accessory dwelling units (ADUs) may be constructed on at least some of the lots. Atlas preliminarily re-analyzed the site assuming that up to 500 gpd of wastewater flow would be used for each of the proposed 29 lots, which would allow for a 4-bedroom residence and 2-bedroom ADU on a single lot. Wastewater flow could be adjusted as needed for each structure on any given lot, though the total effluent is limited to 500 gpd per lot. Atlas also assumed a minimum lot size of 1 acre in the re-analysis. Results of the analysis indicate that as long as each individual lot width perpendicular to groundwater flow direction is at least 145 feet and advanced treatment capable of 65% nitrate reduction is implemented, the site will meet the point-of-compliance down-gradient nitrate concentrations as required by SWDH and IDEQ. Smaller lots widths perpendicular to groundwater flow could also be considered for lots where no ADUs are planned and flow rates are less than 500 gpd. Once Atlas is provided a revised lot layout showing the proposed 29 lots, a revised NP Study will be prepared and submitted to SWDH and IDEQ for review and approval.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

Monica Saculles, PE
Senior Geotechnical Engineer

ATTACHMENT D-1:
WATER USE
ASSESSMENT

SPF WATER ENGINEERING

MEMORANDUM

DATE: September 29, 2021

TO: Tanner Verhoeks
Justin Ruthenbeck

FROM: Andrew Francis P.G.
Terry Scanlan P.E., P.G.

RE: Haven Creek Subdivision Water Supply Assessment

Summary

1. The Haven Creek Subdivision will be irrigated using surface water supplied through a pressurized irrigation system. Domestic water supply will be from 27 individual wells.

2. Pumping 27 wells for domestic use will induce less than 0.5 feet of drawdown at a radius of 500 feet from the center of the Subdivision after one year of continuous pumping.

3. The addition of 27 domestic wells to this area will not injure nearby well owners or have a negative impact on local groundwater resources in the area.

Introduction

The Haven Creek Subdivision (Subdivision), consisting of 27 lots, has been proposed in Canyon County, approximately 5 miles east of Lake Lowell. The Subdivision is located south of Lewis Lane and east of Robinson Road in the NW ¼ of Section 17, Township 2 North, Range 1 West, and has a total area of 43.93 acres.

Each residential lot will have its own domestic well and it is anticipated that water from these wells will be used for indoor domestic use only. The residential lots and common areas will be irrigated from water supplies delivered by the Boise Project Board of Control through a pressurized irrigation system.

The purpose of this memorandum is to estimate the impact on local wells due to domestic well pumping at the Subdivision and to make recommendations for the construction of 27 new domestic wells.

To characterize hydrogeologic conditions, driller's reports for wells near the Subdivision were downloaded from the Idaho Department of Water Resources (IDWR) database to determine lithology and existing well capacities. IDWR groundwater-level monitoring data were reviewed to determine regional trends in groundwater levels. The following is an outline of items covered in this document:

1. Driller's Reports
    a. Well Construction
    b. Lithology and Aquifer Conditions
    c. Water Levels
    d. Well Yields and Aquifer Transmissivity
2. Hydrographs
    a. Regional Trends
3. Drawdown Analysis
4. Recommendations for Well Construction
5. Conclusions

1. Driller's Reports

A total of 13 well logs within approximately one-half mile of the proposed Subdivision were obtained from IDWR's *Find a Well* map interface. Well locations are presented in Figure 1 with important construction information in Table 1. The well labels in Figure 1 correspond to log numbers in Table 1. Wells 1 through 12 were constructed for domestic water supply and well 13 was constructed for waste disposal/injection purposes (likely for an open-loop heat pump system).

Four well logs within 3 miles of the proposed Subdivision were reviewed for pumping test information. This information was used to determine a range of aquifer transmissivity based on pumping test results. The well locations are presented in Figure 2 with corresponding construction and pumping test information in Table 2.

All well logs reviewed are included in Appendix A.

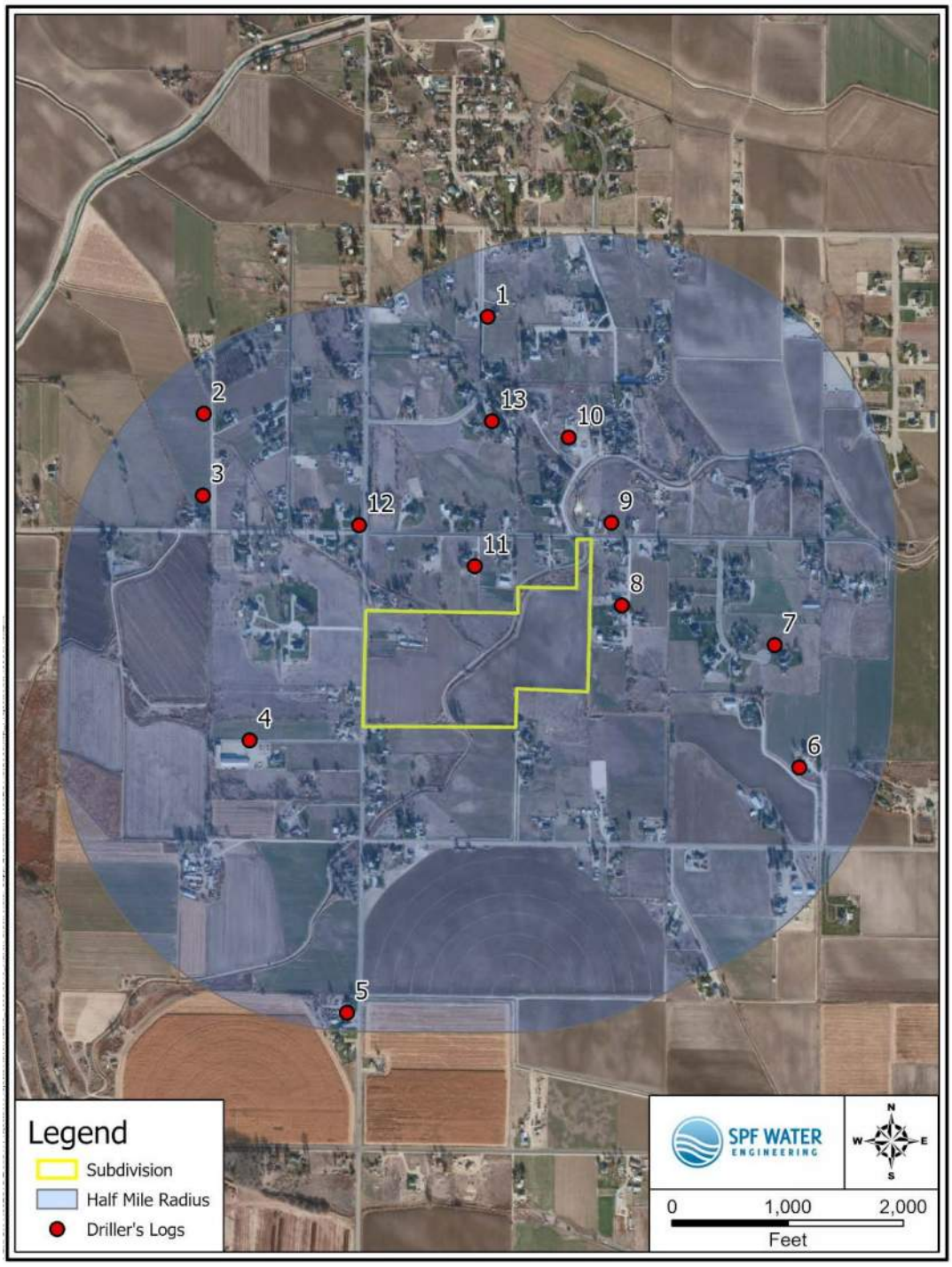


Figure 1. Drillers logs within ½ mile of the proposed Subdivision.

Table 1. Well Construction

Well ID	Total Depth (feet)	Screen Inteval (feet bgs)	Screen Length (feet)	Water Bearing Material	Year of Construction	Static Water Level (feet)	Yield (gpm)	Well Type
1	114	109-114	5	Sand & Gravel	2015	33	60	Domestic
2	90	No Screen	No Screen	Fractured Basalt	1981	16	200	Domestic
3	70	No Screen	No Screen	sandy clay, sand/shale	1988	20	40	Domestic
4	84	44-84	40	Fractured Basalt	2014	18	80	Domestic
5	188	174-190	16	Sand Medium	2008	66	100	Domestic
6	155	145-150	5	Sand	1991	75	43	Domestic
7	110	100-110	10	Sand mixed with gravel	2004	64	80	Domestic
8	97	86-96	10	Fractured Basalt	2004	62	40	Domestic
9	118	111-116	5	Sand and Gravel	1993	63	40	Domestic
10	100	60-100	40	Fractured Basalt	2019	40	55	Domestic
11	140	No Screen	No Screen	Fracture Basalt and Gravel	2015	48	75	Domestic
12	108	No Screen	No Screen	Fracture Basalt and Sand/Gravel	1996	40	75	Domestic
13	105	No Screen	No Screen	Gravel and Sand	1992	45	30	Waste/Injection

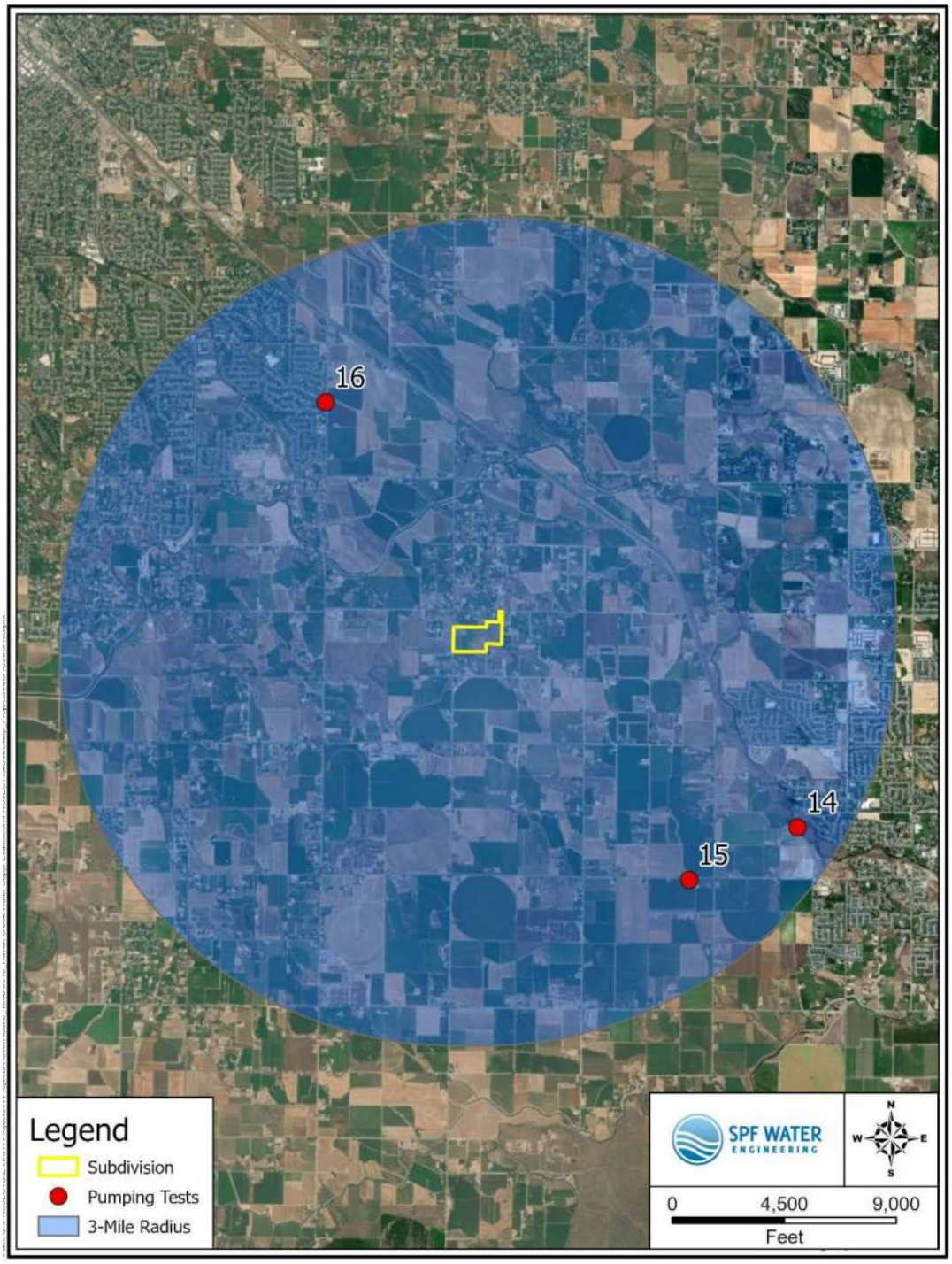


Figure 2. Well Pumping Test Locations

Table 2. Well Testing

Log ID	Yield (gpm)	Static (feet)	Drawdown (feet)	Specific Capcity (gpm/ft)	Transmissivity (gpd/foot)	Screen Interval	Well Type
14	1450	75	110	13	26000	346-475	Muncipal
15	900	90	50	18	36000	100-250	Irrigation
16	400	22	68	6	12000	91-120	Irrigation

a. Well Construction

The depths for the 13 wells reviewed within a half mile of the proposed Subdivision ranged between 70 feet and 188 feet. Eight (8) of the 13 wells are constructed with 6-inch diameter steel casings and either stainless-steel or PVC well screens between 4 and 6 inches in diameter. The remaining five wells are constructed with 6-inch steel casing and produced from an open borehole without screens.

b. Lithology and Aquifer Conditions

The lithologic logs from the driller's reports indicate the subsurface near the Subdivision is primarily alternating layers of alluvial materials and fractured basalt. The water producing zones are fractured basalt or sand/gravel.

c. Water Levels

Depth to water (DTW) listed on well driller's reports for the 13 wells within a half-mile radius of the subdivision was between 16 and 75 feet below ground surface (bgs).

The water-bearing zones tapped by local wells are generally considered "confined" or "semi-confined" because static water levels in completed wells rise to higher elevations than first encountered water and above the tops of the water-bearing zones. Local domestic wells are generally completed within 100 feet of the water-table. Water-bearing zones near the water table are "semi-confined" because pumping impacts can eventually propagate upward to the water table.

Groundwater flow direction in the local area is westerly, based on regional groundwater contour maps presented for spring 1996, fall 1996, spring 1998, fall 1998, spring 2000, fall 2000, and fall 2001 in Appendix E of Characterization of Ground Water Flow in the Lower Boise River Basin (Petrich and Urban, 2004, IWRRI-2004-01).

d. Well Yields and Aquifer Transmissivity

Hydraulic parameters of water-bearing zones can be estimated based on the character of the aquifer materials and from well pumping tests.

Typical hydraulic conductivity (K) for sands, gravels, and basalts range between 100 and 10,000 gallons/day/foot^2 (Freeze and Cherry, 1979). An aquifer thickness of 100 feet was used based on the description of water-bearing units in the irrigation driller's logs. Using the range of potential K for sands and gravels and a saturated thickness of 100 feet results in a range of estimated transmissivity (T) values between 10,000 and 1,000,000 gallons/day/foot (gpd/ft). It should be noted that the 100-foot thickness is conservative, as the aquifer system is likely more than 1000-feet thick in this area.

Storativity (S) values can be estimated based on the specific storage values for sands and gravels and an assumed aquifer thickness of 100 feet. The resulting S value is approximately 0.005, which is typical for semi-confined aquifer zones in the Treasure Valley.

Three well logs within 3 miles of the proposed Subdivision were reviewed for pumping test information. This information was used to determine a range of aquifer transmissivity based on pumping test results. The well locations are presented in Figure 2 with corresponding construction and pumping test information in Table 2.

Table 2 includes the results from well tests reported in the driller's logs. The yield in gallons per minute (gpm) and drawdown in feet from the static water level were used to calculate the specific capacity which indicates the amount of water produced per foot of drawdown (i.e., specific capacity in gpm/ft). The results from these wells are between 6 and 18 gpm/ft. Well testing results from the domestic wells were not used to calculate specific capacity values and aquifer parameters as most were tested by air-lifting which typically underestimate actual well capacities. The shorter screen interval is also less likely to be reflective of the larger aquifer. All of the domestic wells are screened in discrete sand

lenses that are connected to the larger aquifer system consisting of multiple sand lenses. The larger irrigation and municipal wells are screened over multiple sand lenses, so testing results are considered more representative of aquifer parameters. For confined aquifers, specific capacity multiplied by 2000 provides an empirical estimate of transmissivity (T) in gpd/ft.

A nearby municipal well (14) was constructed in 1998 and was test pumped at a rate of 1450 gpm with a drawdown of 110 feet. This results in a specific capacity of 13 gpm/ft and a T of approximately 26,000 gpd/ft. An irrigation well (15) constructed in 2009 was test pumped at 900 gpm with a drawdown of 50 feet resulting in a specific capacity of 18 gpm/ft and a T of about 36,000 gpd/ft. A second irrigation well (16) construed in 1991 was tested at 400 gpm with a drawdown of 68 feet resulting in a specific capacity of 6 gpm/ft and a T of 12,000 gpd/ft. These T values are within the lower end of the range estimated based on aquifer materials.

2. Hydrographs

Hydrographs from IDWR monitoring wells were reviewed to understand regional groundwater level trends. Locations for IDWR hydrographs are presented in Figure 3. The most recent season high water levels at each of the well locations are labeled. These wells are all within four miles from the Subdivision.

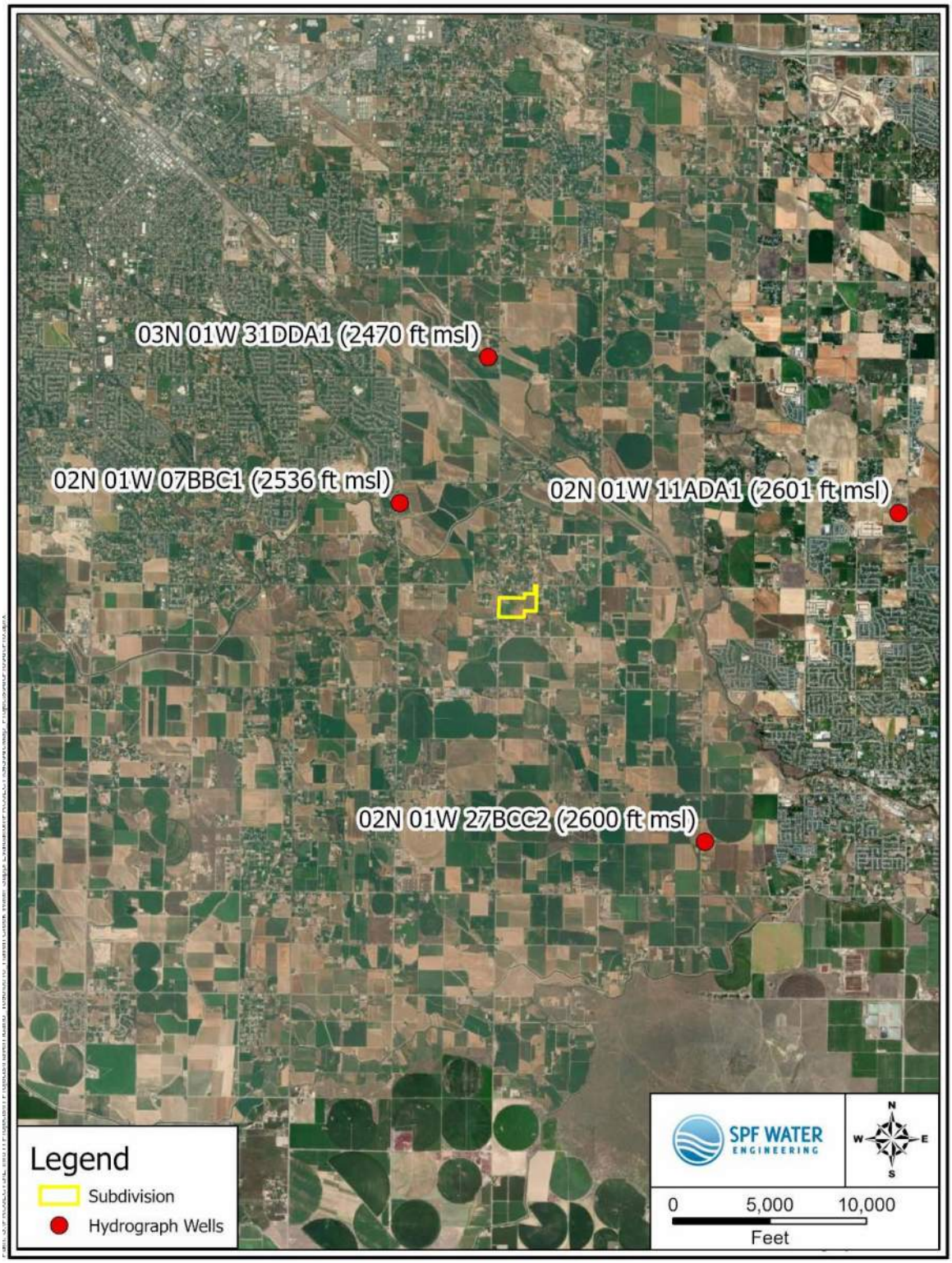


Figure 3. Hydrograph Locations

a. Regional Trends

The individual hydrographs are presented in Figure 4. Water level measurements date back from the early 1950s to current, with groundwater elevations between 2600 and 2450 feet above mean sea level (feet msl). Water levels at **02N 01W 11ADA1** and **02N 01W 27BCC2**, both of which are approximately three miles to the east from the Subdivision, indicate stable to slightly increasing water levels over the past 15 years. Well **02N 01W 07BBC1** located approximately 1.5 miles to the northwest of the Subdivision has exhibited very stable to slightly declining water levels from 1953 to present. Well **03N 01W 31DDA1** is located approximately 2 miles north of the Subdivision and has shown stable water levels since 1969. Included in Figure 4 is an equation representing the slope of each line which represents the average decline or increase in water levels. The average yearly change in water levels for the four monitoring wells range between an increase of 0.07 feet per year and a decrease of 0.1 foot per year.

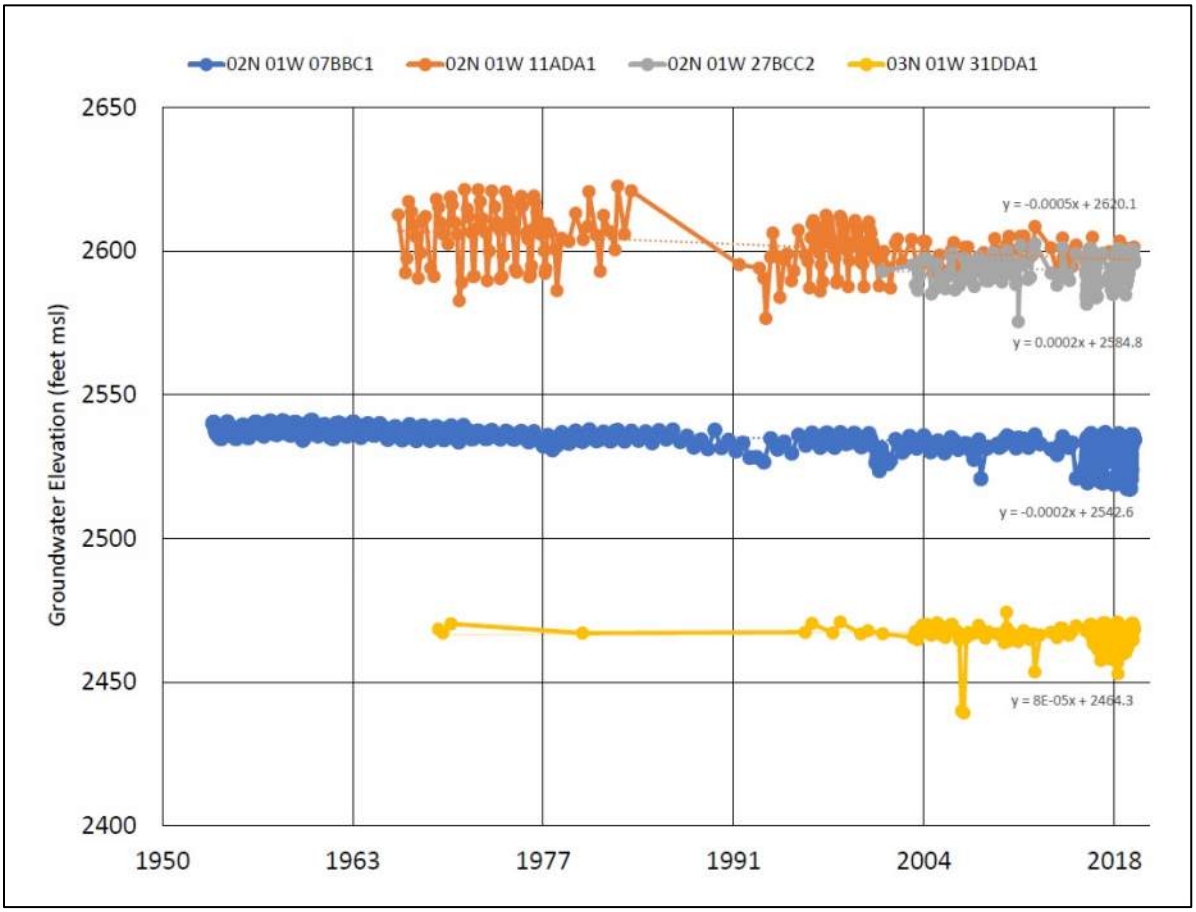


Figure 4. Regional Hydrographs

3. Drawdown Analysis

The predicted drawdown due to the addition of 27 new domestic wells was determined by assuming a daily average use of 300 gallons per day per household. This results in an average year-round, 24-hour per day, demand of 6 gpm for the entire subdivision.

A drawdown analysis was performed using the Theis method to determine the impact of the addition of 27 domestic wells on local groundwater levels. The Theis Non-equilibrium Well Equation is a common analytical approach for determining drawdown from pumping of wells that tap confined aquifers. Drawdown can be calculated for any distance from a pumping well and for any duration of pumping. The Theis equation has a number of assumptions (i.e., no recharge, horizontal flow, infinite aquifer lateral extent, fully penetrating wells, and homogenous hydraulic conductivity) which are never fully satisfied in nature, but are adequately approximated in most conditions to allow reliable estimates of well interference impacts.

The analysis utilized the estimated aquifer transmissivity values determined from the results of well tests and the aquifer materials described in the driller's logs. The water producing zones are comprised of sand, gravels, and fractured basalts. Based on these materials and well test results, it was determined that transmissivity values could range between 10,000 and 36,000 gpd/ft.

The results for the low transmissivity (10,000 gpd/ft) value analysis are presented in Figure 4; the high transmissivity (36,000 gpd/ft) value analysis is presented in Figure 5. These figures represent drawdown with increasing distance from the hypothetical well over different time periods. Drawdown was determined at distances of 500 feet to one mile between 30 and 365 days. Figure 4 shows that with an assumed transmissivity value of 10,000 gpd/ft (low estimate), the drawdown after 365 days of continuous pumping at 6 gpm was 0.4 feet at a radius of 500 feet and 0.1 feet at a radius of one mile. Under the high transmissivity value (36,000 gpd/ft) conditions, the estimated drawdown at 500 feet and one mile were 0.1 feet and 0.06 feet, respectively.

In our experience within this portion of the Treasure Valley, the transmissivity estimates of 10,000 gpd/ft and 36,000 gpd/ft estimates are likely conservative values for calculating long-term drawdown impacts. For pumping durations of longer than a few days or weeks, the aquifer responds as a whole, with effective transmissivities exceeding 100,000 gpd/ft. Similarly, drawdown impacts from shallow aquifer zones propagate upward to the water table, increasing the effective storativity. Lastly, recharge from annual irrigation activities maintain water levels. The result is that drawdown impacts from shallow aquifer pumping typically stabilize after a few days or weeks of pumping, and the projected drawdowns for pumping durations of 180 and 360 days shown in Figures 4 and 5 are overestimates of the anticipated drawdowns.

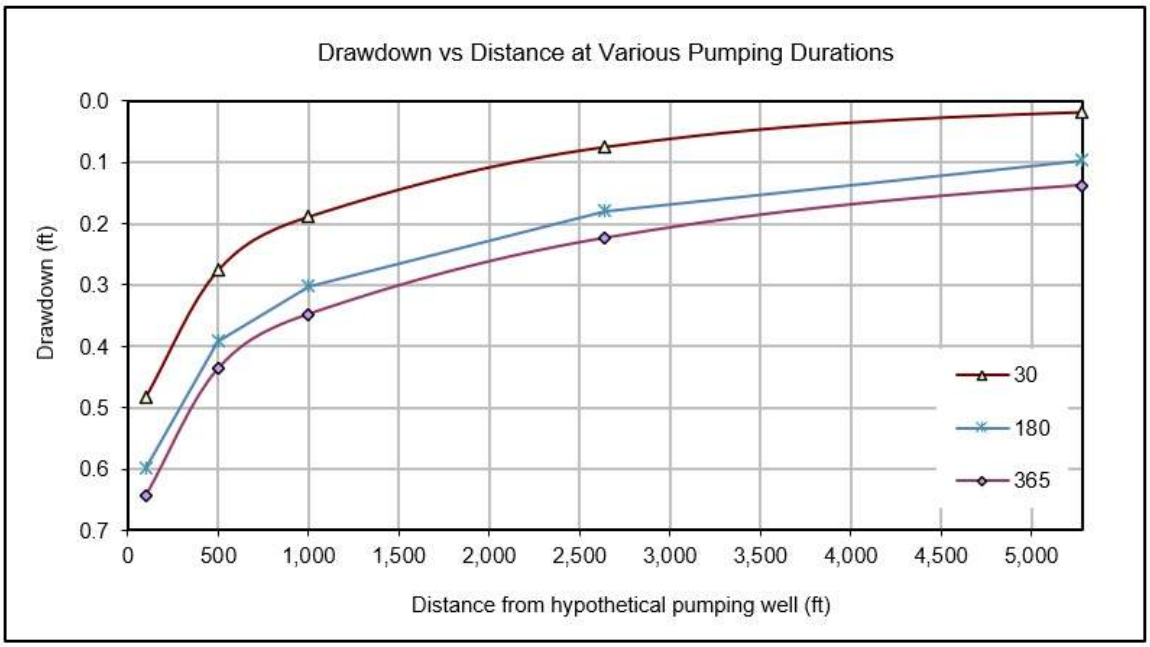


Figure 4. Low Transmissivity Drawdown Analysis.

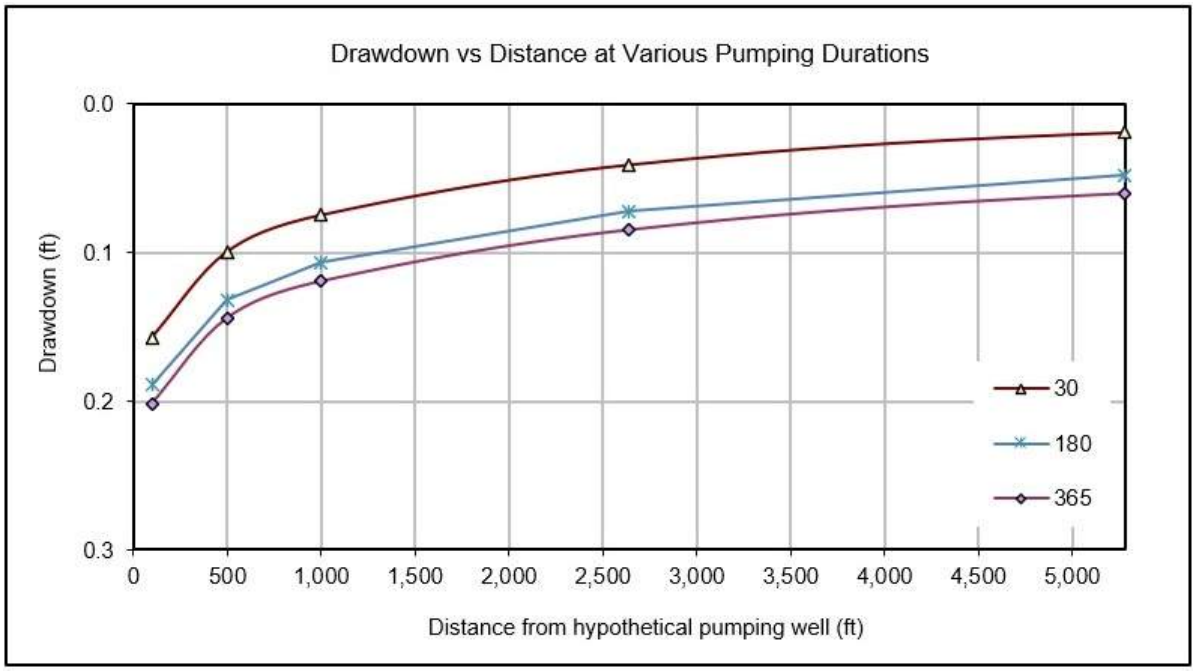


Figure 5. High Transmissivity Drawdown Analysis.

4. Recommendation for Well Construction

Wells constructed with properly sized well screens are less likely to produce sand and are less likely to lose productivity due to plugging of screens and perforations. Many (perhaps most) well failures are not caused by water-level declines in an aquifer, but rather because of either excessive sand production or loss of productivity caused by plugging of well screens or perforations, or by collapse of open boreholes. In other words, wells generally do not "go dry". Instead, they more often fail due to loss of productivity resulting in excessive drawdown. Properly constructed wells, of adequate depth and using appropriate well screens, are much more resistant to failure.

The following recommendations for well construction are based on the well logs closest to the Subdivision. There are generally two different types of well construction in the area. Wells screened in alluvial materials and wells drilled into basalts that are open hole. Wells west of the Subdivision are more likely to be located in basalts while the wells to the east are more likely to be in alluvial materials. The following includes two potential options for well construction in the Subdivision:

Eastern/Alluvial Wells

- 6-inch steel casing
- 10-foot stainless steel screen (5-inch diameter, 0.018-inch slot size) at depths between 100-150.
- 4-inch diameter pumps set at ~ 80-90 feet.

Western/Basalt Wells

- 6-inch steel casing to a depth between 30 and 60 feet.
- 6-inch borehole drilled to a depth between 100 and 150 feet.
- 4-inch diameter pumps set at ~ 70 feet.

5. Conclusions

The drawdown analysis suggests that the addition of 27 new domestic wells to the area will have a minimal impact on current groundwater levels near the Subdivision. In addition, regional IDWR monitoring wells have shown very stable water levels over the past 15 years. Reported static water levels in the well logs within a half mile of the Subdivision were all between 18 and 75 feet bgs with deeper water levels generally occurring to the east.

Most wells in the area tap water-bearing zones that are 50 to 100 feet below the static water level. This allows pumps to be set tens of feet below the water level, with pumping water levels of less than 100 feet below ground surface. The water-level impact on existing nearby wells that may result from the pumping of 27 new wells at the Subdivision will be a few tenths of a foot or less. This impact is insignificant relative to the productivity of existing wells and will not negatively affect existing water users.

References

Freeze, R.A., and Cherry, J.A., 1979, Groundwater: Englewood Cliffs, NJ, Prentice-Hall

Petrich, C.R., and Urban, S.M., 2004, Characterization of Ground Water Flow in the Lower Boise River Basin. Idaho Department of Water Resources

Appendix A

Form 238-7
6/07

63

1

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0068895
Drilling Permit No. 418721 - 814778
Water right or injection well # _____

2. OWNER:
Name Svetlana Zhuchkova
Address 8300 S. Greenhurst Rd.
City Kuna State ID Zip 83634

3.WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 8 _____ 1/4 (10 acres) NW 1/4 (40 acres) SW 1/4 (160 acres)
Gov't Lot _____ County Canyon
Lat. 43 ° 31.368 (Deg. and Decimal minutes)
Long. 116 ° 29.370 (Deg. and Decimal minutes)
Address of Well Site 10 Akre Lane - 1/4 mile South off of Wright Lane (Give at least name of road + Distance to Road or Landmark) City Nampa
Lot. 2 Blk. 1 Sub. Name 10 Akre Woods

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

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/4 Bent.	0'	97'	62 bags	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2	106'	.250	Steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 106'

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

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
109'	114'	.25	N/A	5"	SS	N/A

Length of Headpipe 10' Length of Tailpipe _____
Packer ☒ Y ☐ N Type K-packer

10.FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
None				

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____
Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 40' Static water level (ft) 33'
Water temp. (°F) 56° Bottom hole temp. (°F) _____
Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
47'	60 GPM	45 min.	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments: Hardness 13 Iron .1 PH 8.0

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0'	1'	Topsoil		X
10"	1'	9'	Hard Pan		X
10"	9'	40'	Lava		X
10"	40'	60'	Fractured Lava	X	
10"	60'	93'	Lava		X
10"	93'	97'	Fractured Lava w/Gray Clay		X
6"	97'	101'	Gray Clay		X
6"	101'	114'	Sand & Gravel	X	

RECEIVED
APR 01 2015
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 114'
Date Started: Mar 23, 2015 Date Completed: Mar 25, 2015

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Adamson Pump & Drilling Co. No. 457
*Principal Driller Dave Adamson Date Mar 27, 2015
*Driller Sam Navarro Date Mar 27, 2015
*Operator II _____ Date _____
Operator I Josh Young Date Mar 27, 2015

* Signature of Principal Driller and rig operator are required.

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of W
within 30 days after the completion or abandonment of the wel

Location Corrected by IDWR To:
T02N R01W Sec. 7 NESWSE
By: mciscell 2012-09-06

2

1. WELL OWNER
Name Mark Hartman
Address Nampa, Idaho
Owner's Permit No. _____

2. NATURE OF WORK
☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning) _____

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

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

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

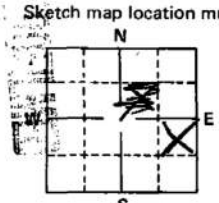
Thickness	Diameter	From	To
.250 inches	8 inches +	1 feet	18 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 18 Material used in seal: ☐ Cement grout ☐ Puddling clay ☒ Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port _____

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



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
NE ¼ SE ¼ Sec. 7, T. 2 N/S, R. 1 E/W.

7. WATER LEVEL
Static water level 16 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____

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

Discharge G.P.M.	Pumping Level	Hours Pumped
200	41	1

9. LITHOLOGIC LOG
73538

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
11"	0	5	Brown Clay		☒
11"	5	16	Black rock		☒
8"	16	18	" "		☒
8"	18	25	" "		☒
8"	25	90	Black rock with cracks		☒

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JUN 29 1981
MAR 2 1982
Department of Water Resources
Western Regional Office
Department of Water Resources

10. Work started 3/16/81 finished 3/18/81

11. DRILLERS CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Frank Skinner Well Driller Firm No. 212
Address Meridian, Ida Date 4/4/81
Signed by (Firm Official) Frank Skinner
and
(Operator) Frank Skinner

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

Form 238-7
9/82

C

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

USE TYPEWRITER OR PRINT

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Department of Water Resources

3

1. WELL OWNER

Name Robert L. Vaughn

Address 1552 High Hope Lane

Owner's Permit No. 63-88-2-173

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☐ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	_____ inches +	1 feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☐ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 19 Material used in seal: ☐ Cement grout ☐ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port Sanitary Well Seal

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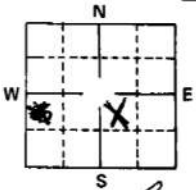
Department of Water Resources

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name Robinson Ranchettes
Lot No. 6 Block No. 2
County Canyon
NW ¼ SE ¼ Sec. 7, T. 2 N/S, R. 1 E/W.

7. WATER LEVEL

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

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
40	60 ft.	2

103525

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
10"	0	2	Top Soil		✓
10"	2	16	Brown clay		✓
10"	16	19	Black lava Rock		✓
6"	19	70	" " " w/ cracks at bottom & water	✓	

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JUN 30 1989
Department of Water Resources
Western Regional Office

JULY 1 1989

10.

Work started 6/8/88 finished 6/10/88

11. DRILLERS CERTIFICATION

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

Firm Name Can-Ada Well Drilling Rt. 1 Firm No. 304
Address Kuna, Id. 83634 Date Sept. 26, 1988
Signed by (Firm Official) Earl Skinner
and
(Operator) Earl Skinner

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

63

Form 238-7
6/07

4

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0067277
Drilling Permit No. 9606764 - 872823
Water right or injection well #

2. OWNER:
Name Gordon Cooper
Address 920 W. Ash St.
City Caldwell State ID Zip 83605

3.WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 18 ____ 1/4 (10 acres) SE 1/4 (40 acres) NE 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat. 43 ° 30.762 (Deg. and Decimal minutes)
Long. 116 ° 29.828 (Deg. and Decimal minutes)
Address of Well Site 9605 S. Robinson Rd.
(Give at least name of road + Distance to Road or Landmark) City Nampa
Lot. ____ Blk. ____ Sub. Name ____

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

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other ____

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other ____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/8 Bentonite	0'	58'	29 bags	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2'	58'	.250	Steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 58'

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

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
84'	44'	.20		4-1/2"	PVC	SDR17

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

10.FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
None				

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) ____
Describe control device ____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 30' Static water level (ft) 18'
Water temp. (°F) 56 Bottom hole temp. (°F) ____
Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
67'	80 GPM	30 minutes	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments: ____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0'	2'	Topsoil		X
10"	2'	12'	Tan Clay		X
10"	12'	30'	Black Basalt		X
10"	30'	32'	Broken Black Basalt	X	
10"	32'	50'	Black Basalt		X
10"	50'	55'	Broken Black Basalt	X	
10"	55'	58'	Black Basalt		X
6"	58'	76'	Black Basalt w/Cracks	X	
6"	76'	85'	Red Basalt	X	
6"	85'	90'	Gravel	X	

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AUG 08 2014
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 84'
Date Started: Jul 29, 2014 Date Completed: Jul 30, 2014

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Adamson Pump & Drilling Co. No. 457
*Principal Driller Dave Adamson Date Aug 6, 2014
*Driller John Sefton Date Aug 6, 2014
*Operator II Mate Date ____
Operator I Mateo Chapa Date Aug 6, 2014

* **Signature of Principal Driller and rig operator are required.**

Form 238-7
6/07

5

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

906779-854183

1. WELL TAG NO. D D0053304
Drilling Permit No.
Water right or injection well #

2. OWNER
Name Steve Lambson
Address 9151 Robinson Rd Blvd
City Kuna State ID Zip 83634

3. WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 18 NE 1/4 (10 acres) SE 1/4 (40 acres) SE 1/4 (160 acres)
Gov't Lot County Canyon
Lat. 43 30 ° 22.5 (Deg. and Decimal minutes)
Long. 116 29 ° 38.0 (Deg. and Decimal minutes)
Address of Well Site same
City
(Give at least name of road + Distance to Road or Landmark)
Lot Blk. Sub. Name

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
bentonite	0'	19'	550 lbs	poured

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2.	178	.250	steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 178.5

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

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
185'	190'	.018		5"	ST ST	
174'	190'			5"	screen ass.	

Length of Headpipe 11.8" Length of Tailpipe
Packer ☒ Y ☐ N Type

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)
Describe control device

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) Static water level (ft) 66
Water temp. (°F) Bottom hole temp. (°F)
Describe access port

Well test: **Test method:**

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
180	100+	2 hrs	☐	☐	☒	☐
120	70	1 hr				
100	42	1 hr				

Water Quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0'	2'	top soil		X
10"	2'	3'	white baked clay		X
10"	3'	19'	basalt black		X
8"	19'	25'	basalt black		X
8"	25'	45'	red basalt		X
8"	45'	78'	black basalt		X
6"	78'	98'	sand & gravel	X	
6"	98'	138	silty sand	X	
6"	138	141	tan clay		X
6"	141	148	tan clay & sand strips	X	
6"	148	152	tan clay		X
6"	152	169	tan clay & sand strips	X	
6"	169	175	tan clay with cracks	X	
6"	175	180	tan clay		X
6"	180	188	sand medium	X	
			added 32 inches		
			to top of casing		

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DEC 17 2008
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable) 188
Date: Started 11-05-08 Completed 11-08-08

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Down Right Drilling & Pump,Inc Co. No. 637
*Principal Driller Date 12-15-08
*Driller Date 12-15-08
*Operator II Date
Operator I Date
* Signature of Principal Driller and rig operator are required.

Form 238-7
9/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

USE TYPEWRITER OR BALLPOINT PEN

6

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

1. WELL OWNER

Name Earl Ward

Address P.O. Box 491 Meridian Ida 83642

Owner's Permit No. 63-91-W-091-000

2. NATURE OF WORK

☑ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE

☑ Domestic ☐ Irrigation ☐ Test ☐ Municipal

☐ Industrial ☐ Stock ☐ Waste Disposal or Injection

☐ Other ______ (specify type)

4. METHOD DRILLED

☐ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary

☑ Cable ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Casing schedule: ☑ Steel ☐ Concrete ☐ Other

Thickness	Diameter	From	To
.258 inches	8 inches	+3 feet	23 feet
.250 inches	6 inches	+1'6" feet	145 feet
.258 inches	5 inches	138 feet	155 feet
inches	inches	feet	feet

Was casing drive shoe used? ☑ Yes ☐ No

Was a packer or seal used? ☑ Yes ☐ No

Perforated? ☐ Yes ☑ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation ______ inches by ______ inches

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

Well screen installed? ☑ Yes ☐ No

Manufacturer's name Houston

Type 304 Stainless Model No.

Diameter 5 Slot size 20 Set from 145 feet to 150 feet

Diameter ____ Slot size ____ Set from ____ feet to ____ feet

Gravel packed? ☐ Yes ☑ No ☐ Size of gravel

Placed from ______ feet to ______ feet

Surface seal depth 23 Material used in seal: ☑ Cement grout ☑ Bentonite ☐ Puddling clay ☐

Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☑ Overbore to seal depth

Method of joining casing: ☐ Threaded ☑ Welded ☐ Solvent ☐ Cemented between strata

Describe access port Top of casing

MICROFILMED AUG 1 1 1992

Retake

6. LOCATION OF WELL

Sketch map location must agree with written location.

MICROFILMED MAY 0 5 1992

N / W X E / S

Subdivision Name

Lot No. ______ Block No. ______

County Canyon

SE ¼ NE ¼ Sec. 17, T. 2 (N)S, R. 1 E(W)

7. WATER LEVEL

Static water level 24 feet below land surface.

Flowing? ☐ Yes ☑ No G.P.M. flow

Artesian closed-in pressure ______ p.s.i.

Controlled by: ☐ Valve ☐ Cap ☐ Plug

Temperature ____ °F. Quality 17 grain

Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☑ Air ☐ Other

Discharge G.P.M.	Pumping Level	Hours Pumped
23	100	2

9. LITHOLOGIC LOG 079887

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
10	0	1	Top Soil		X
10	1	5	hardpan		X
10	5	23	Lava		X
8	23	95	Lava		X
6	95	116	gravel	X	
6	116	133	clay		X
6	133	155	sand	X	

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RECEIVED AUG 12 1991 Department of Water Resources Western Regional Office

10. Work started 6-15-91 finished 7-19-91

11. DRILLERS CERTIFICATION

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

Firm Name Du-Sa Well Drilling Firm No. 399

Address 837 W. Iowa Nampa, Id. 83651 Date 7-20-91

Signed by (Firm Official) [signature]

and

(Operator) Same

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

63

850969

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

6

Office Use Only
Well ID No. 304436
Inspected by _____
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D D0052693
DRILLING PERMIT NO. Prev. # 63-91-W-091-000
Water Right or Injection Well No. _____

2. OWNER
Name Earl Ward
Address 4188 Dye Ln.
City Kuna State Id Zip 83634

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 ____ 1/4 (10 acres) SW 1/4 (40 acres) NE 1/4 (160 acres)
Gov't Lot _____ County Canyon
Lat: 43:30:730'N Long: 116:28:752'W
Address of Well Site Same
City Kuna
(Give road name of road + Distance in Road or Landmark)
Lt. _____ Blk. _____ Sub. Name _____

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

5. TYPE OF WORK check all that apply (Replacement etc.)
☐ New Well ☒ Modify ☐ Abandonment ☒ Other Prev. #724549

6. DRILL METHOD:
☐ Air Rotary ☒ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume		Seal Placement Method
#5 Bentonite	-4	20	500	lbs.	pour between 8" & 6" casing

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 150'
Was drive shoe seal tested? ☐ Y ☒ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	1.5	150	.250	Steel	☒	☐	☒	☐
5"	146	151	.258	Steel	☐	☒	☒	☐
5"	161	163	.258	Steel	☐	☒	☒	☐

Length of Headpipe 5.0 Length of Tailpipe 2.0
Packer ☒ Y ☐ N Type Rubber K-Packer

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method _____
Screen Type & Method of Installation Johnson / Pullback

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
151	161	.020	304	5"	Stainles	☐	☒
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight/Volume	Placement Method
N/A				

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

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

Yield gal./min.	Drawdown	Pumping Level	Time
43 GPM	126'	143'	1 HR.

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

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
6"	145	161	Brown Sand	X	
	161	163	Brown Clay		X

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MAR 31 2008
WATER RESOURCES
WESTERN REGION

Completed Depth 163' (Measurable)
Date: Started 3/28/08 Completed 3/31/08

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Dennis Phipps Well Drilling Inc. Firm No. 332
Principal Driller _____ Date 3/31/08
and
Driller or Operator II _____ Date 3/31/08
Operator I _____ Date 3/31/08
Principal Driller and Rig Operator *Required*.
Operator I must have signature of Driller/Operator II.

FORWARD COPY TO WATER RESOURCES

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

7

Office Use Only
Well ID No. 812208
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0031126
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 851
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 3 North ☒ or South ☐
Rge. 3 East ☐ or West ☒
Sec. 17, NW 1/4 (10 acres) NE 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat: : : Long: :
Address of Well Site So. off of Lewis Ln.
City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. 6 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Envirosplug	0	100	1500 lbs	10" overbore
				Dix Poor 100-4

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 100-4
Was drive shoe seal tested? ☐ Y ☐ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	100-4	.250	Steel	☐	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe 5" Length of Tailpipe 0
Packer ☒ Y ☐ N Type 6-R-6

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson Set pull back

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
100	110	18		4 1/2	S.S.	☐	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
64 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:
Soni Seal well Cap

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

Yield gal./min.	Drawdown	Pumping Level	Time
80		105'	2 hrs.

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: Good clear color
NO Smell
Depth first Water Encounter ____

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	3	Top Soil		X
	3	8	Clay mixed with Hardpan		X
	8	32	Solid Lava		X
	32	41	Red Cinders & Lava		X
	41	47	Fractured Lava		X
	47	64	Solid lava		X
	64	74	Fractured lava	X	
	74	88	Solid Lava some Fract.	X	X
6	88	94	Fractured	X	
6	94	110	Sand mixed with gravel	X	
			pulled off ordered		
			new hammer bit		

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WATER RESOURCES
WESTERN REGION

Completed Depth 110' (Measurable)
Date: Started 3/25/04-5/19/04 Completed 5/24/04

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

Company Name Precision well drilling Firm No 522
Principal Driller Jeff Lawson Date 5/24/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____

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

FORWARD WHITE COPY TO WATER RESOURCES

812958

Form 238-7
3/95-C96

8

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

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

1. DRILLING PERMIT NO. __ - __ -D -0030 -969
Other IDWR No. _____

2. OWNER:
Name Larry Hays
Address 292 W. Boise St.
City Kuna State ID Zip 83634

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

N
W E
S

Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 1/4 (10 acres) NE 1/4 (40 acres) NW 1/4 (160 acres)
Gov't lot _____ County Canyon
Lat: : : Long: : :
Address of Well Site Lewis Ln. Between Robinson & McDermott City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. _____ Blk. _____ Sub. Name Tem.#4799

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	19'	550#'s	Overbore

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____
Was drive shoe seal tested? ☐ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
8"	+1'	19'	.250	Steel	☒	☐	☐	☐
6"	16'	96'	Sc40	PVC	☐	☒	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

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

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
86'	96'	1/4"	300	6"	PVC	☐	☒
		X3"				☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
62ft. below ground Artesian Pressure _____ lb
Depth flow encountered _____ ft. Describe access port or control devices: _____

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

Yield gal/min.	Drawdown	Pumping Level	Time
40		80'	1 Hr.

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: Nitrate 0
Hardness 16 Depth first Water Encountered 80'

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
12"	0	2'	Topsoil		☒
12"	2'	7'	Brown Dry Clay		☒
12"	7'	12'	Cleachey Burnt Clay		☒
12"	12'	19'	Solid Black Lava		☒
8"	19'	60'	Solid Black Lava		☒
8"	60'	70'	Cracks in Black Lava		☒
8"	70'	80'	Solid Black Lava		☒
8"	80'	94'	Cracks in Black Lava	☒	
8"	94'	97'	Brown Sand & Gravel	☒	

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APR 21 2004
WATER RESOURCES
WESTERN REGION

Completed Depth: 97 (Measurable)
Date: Started 04/12/04 Completed 04/12/04

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

Firm Name Down Right Drilling & Pum Firm No. 637
Firm Official _____ Date 4-13-04
Supervisor or Operator _____ Date 4-13-04
(Sign once if Firm Official & Operator)

Date: 4/13/2004 Time: 9:58 AM

Form 238-7
4/92

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

Location Corrected by IDWR To:
T02N R01W Sec. 8 SESESW
By: mciscell 2012-12-26

9

1. WELL OWNER
Name Melvin Griffith
Address 6902 E. Lewis Ln Nampa Id. 83651
Drilling Permit No. 63-93-W-0207
Water Right Permit No. _____

2. NATURE OF WORK
☐ New well ☐ Deepened ☒ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

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

4. METHOD DRILLED
☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

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

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 feet	110 feet
.258 inches	5 inches	106 feet	111 feet
.258 inches	5 inches	116 feet	118 feet

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

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

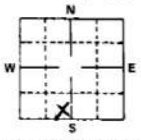
Well screen installed? ☒ Yes ☐ No
Manufacturer Wesco Type 304
Top Packer or Headpipe 4' 8"
Bottom of Tailpipe 2'

Diameter 5 Slot size .020 Set from 111 feet to 116 feet
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout
☒ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port Weld Seal

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



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
Address of Well Site 6902 E. Lewis Ln
(give at least name of road)
SE ¼ SW ¼ Sec. 8, T. 2 N ☒ or S ☐, R. 1 E ☐ or W ☒

7. WATER LEVEL
Static water level 63 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

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

Discharge G.P.M.	Pumping Level	Hours Pumped
40		1

9. LITHOLOGIC LOG 082804

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	2	Top Soil		X
	2	4	Hard Pan		X
	4	75	Lava Rock		X
	75	104	Lava Rock	X	
	104	118	Sand & Gravel	X	

RECEIVED
AUG 04 1993
Department of Water Resources
Western Regional Office
AUG 05 1993

10.
Work started 3-25-93 finished 4-4-93

11. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Dennis Phipps Firm No. 332
Address Meridian, ID. Date 4-29-93
Signed by Drilling Supervisor Dennis Phipps
and
(Operator) _____ *(if different than the Drilling Supervisor)*

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

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DEC 13 2019
WATER RESOURCES WESTERN REGION

Form 238-7
6/07

63

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

10

1. WELL TAG NO. D D0083411
Drilling Permit No. 892569
Water right or injection well #

2. OWNER:
Name Allen Perkins
Address 5307 Mamer Ln.
City Nampa State Idaho Zip 83686

3.WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 8 ____ 1/4 SE 1/4 SW 1/4
(10 acres / 40 acres / 160 acres)
Gov't Lot ____ County Canyon
Lat. 43 ° 31.197'N (Deg. and Decimal minutes)
Long. 116 ° 29.209'W (Deg. and Decimal minutes)
Address of Well Site Same
(Give at least name of road + Distance to Road or Landmark) City Nampa
Lot. 6 Blk. ____ Sub. Name Mamer Sub.

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

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/8" Bentonite	0	50	1100 lbs.	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	2	57	.250	Steel	☒	☐	☐	☒
4.5"	40	60	SD17	PVC	☐	☒	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 57'

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☒ Y ☐ N Type Certa-Lock PVC Screens
Method of installation Drop In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
60	100	.020	40'	4.5"	PVC	SDR17

Length of Headpipe 20' Length of Tailpipe N/A
Packer ☐ Y ☒ N Type ----------

10.FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
N/A				

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) ----------
Describe control device ----------

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) ---------- Static water level (ft) 40'
Water temp. (°F) Cold Bottom hole temp. (°F) ----------
Describe access port 6" Turtle Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
80'	55 GPM	1 HR.

Test method:

Pump	Bailer	Air	Flowing artesian
☐	☐	☒	☐
☐	☐	☐	☐

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0	2	Top Soil		X
	2	6	Hard Pan		X
	6	14	Coarse Sand & Gravel		X
	14	42	Black Lava Rock		X
	42	45	Red Lava Rock	X	
	45	84	Black Lava Rock	X	
6"	84	87	Clay		X
	87	92	Black Lava Rock	X	
	92	100	Red Cinders	X	
	100		Sand & Gravel	X	

Completed Depth (Measurable): 100'
Date Started: Dec 10, 2019 Date Completed: Dec 11, 2019

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling In Co. No. 332
*Principal Driller _____ Date Dec 12, 2019
*Driller _____ Date _____
*Operator II _____ Date Dec 12, 2019
Operator I _____ Date Dec 12, 2019

*** Signature of Principal Driller and rig operator are required.**

11

816081

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Inspected by
Twp Rge Sec
1/4 1/4 1/4
Lat: : : Long: : :

Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. DRILLING PERMIT NO. D 0031457
Other IDWR No. «Other_IDWR_No»

2. OWNER:
Name John Defferies
Address 2012 Stuart Ln.
City Nampa State ID Zip 83687

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

N
W E
S

Twp 2 North ☒ or South ☐
Rge 1 East ☐ or West ☒
Sec 17 «QQQ» (10 acres) NE 1/4 (40 acres) NW 1/4 (160 acres)
Gov't lot County Canyon
Lat: : : Long: : :
Address of Well Site 6549 E. Lewis Ln.
City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. «Lt» Blk. «Blk» Sub. Name «Subname»

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	18	600	overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 140
Was drive shoe seal tested? ☒ Y ☐ N How? Air

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	140	250	steal	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe Length of Tailpipe

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

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

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
48 ft. below ground Artesian Pressure lb
Depth flow encountered 100-140ft. Describe access port or control devices: Cap

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

Yield gal/min.	Drawdown	Pumping Level	Time
75	135	135	1hr

Water Temp. 56 Bottom hole temp. 56
Water Quality test or comments:
Depth first Water Encountered 60

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
10	0	2	Top Soil		X
10	2	3	Broken up Lava		X
10	3	18	Lava		X
6	18	25	Lava		X
6	25	41	Red Lava		X
6	41	60	Lava		X
6	60	63	Broken up Lava	X	
6	63	95	Lava & Clay		X
8	95	100	Broken Up Lava & Clay	X	
6	100	140	Gravel	X	

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JUN 24 2004
WATER RESOURCES
WESTERN REGION

Completed Depth: 140 (Measurable)
Date: Started 6/18/04 Completed 6/22/04

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

Firm Name Treasure Valley Drilling Firm No. 560
Firm Official Date 6/24/04
Supervisor or Operator Date 6/24/04
(Sign once if Firm Official & Operator)

Date: 6/23/2004 Time: 11:28 AM

Form 238-7
3/95

12

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

057613

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

1. DRILLING PERMIT NO. 63 - 96 - W-6735-000
Other IDWR No. _____

2. OWNER:
Name Larry Conger
Address 6125 E. Lewis
City Nampa State ID Zip 83686

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

N / W / E / S

Twp. 2 North ☒ or South ☐
Rge. 4 East ☐ or West ☒
Sec. 7, ____ 10 acres 1/4 SE 40 acres 1/4 SE 160 acres 1/4
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site 6216 Lewis
City Nampa
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentik	0	18	1/50	Pour

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____
Was drive shoe seal tested? ☒ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	58	250	Steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

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

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

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
40 ft. below ground Artesian pressure _____ lb.
Depth flow encountered 106 ft. Describe access port or control devices: CAP

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

Yield gal./min.	Drawdown	Pumping Level	Time
75	100	100	3 Hr

Water Temp. 56 Bottom hole temp. 56
Water Quality test or comments: _____
Depth first Water Encountered 61

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	2	Top Soil		
	2	16	Brn Sandy Clay		
	16	18	Lava		
6	18	104	" " Cracked	X	
	104	108	Red Clay		
	108		Sand & Gravel	X	

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NOV 0 1 1996
Department of Water Resources

RECEIVED
NOV 0 1 1996
Department of Water Resources

RECEIVED
OCT 22 1996
MICROFILMED WATER RESOURCES WESTERN REGION
DEC 0 6 1996

Completed Depth 108 (Measurable)
Date: Started 9-30-96 Completed 9-31-96

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

Firm Name Treasure Valley Drilling Firm No. 566
Firm Official [signature] Date 10-11-96
and
Supervisor or Operator [signature] Date 10-11-96
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
4/92

13

KJ

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

Location Corrected by IDWR To:
T02N R01W Sec. 8 NESWSW
By: mciscell 2012-05-04

1. WELL OWNER

Name William Knipe
Address 6603 Henry Pl. Nampa, ID
Drilling Permit No. 63-92-W-0790-000
Water Right Permit No. 63-W-666

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☒ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____
(backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 2 feet	28 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

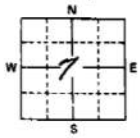
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☐ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 20 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port Top of Well

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name HENRY
Lot No. 5 Block No. 1
County CANYON
Address of Well Site 6603 HENRY Pl. NAMPA
(give at least name of road)
NE ¼ NE ¼ Sec. 7, T. 2 N ☒ or S ☐, R. 2 E ☐ or W ☒

7. WATER LEVEL

Static water level 45 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
30		½

9. LITHOLOGIC LOG

70550

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8"	0	6	Top Soil		
"	6	28	Lava		
"	28	105	Lava		
"	105	–	Gravel & Sand	X	

RECEIVED
SEP 28 1992
Department of Water Resources
Western Regional Office

FEB 09 1994

10.

Work started 9/18/92 finished 9/18/92

11. DRILLER'S CERTIFICATION

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

Firm Name Adamson Pump & Drilling Firm No. 457
Address Nampa, ID Date 9/21/92
Signed by Drilling Supervisor Dave Adamson
and
(Operator) John Post
(If different than the Drilling Supervisor)

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

pg. 1 of 2

Form 238-7
3/95

14

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

065427

Office Use Only
Inspected by _____
Twp____ Rge____ Sec____
____1/4 ____1/4 ____1/4
Lat: : : Long: : :

1. DRILLING PERMIT NO. 63 97 W-0455 000
Other IDWR No. 63 12394

2. OWNER:
Name City of Kuna
Address PO Box 13
City Kuna State ID Zip 83634

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Department of Water Resources

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

N / W / E / S

Twp. 2 North XX or South ☐
Rge. 1 East ☐ or West XX
Sec. 22, ____ 10 acres 1/4 N/W 40 acres 1/4 S/E 160 acres 1/4
Gov't Lot ____ County Ada
Lat: : : Long: : :
Address of Well Site +/- 200' west of N end of Mulhuland Court
(Give at least name of road + Distance to Road or Landmark)
City Kuna
Lt. 24 Blk. 5 Sub. Name Discovery Creek Sub #3

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

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

6. DRILL METHOD
☐ Air Rotary XX Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
bentonite chips	0	75	11,500#	poured
8-12 Colorado sand	293	6"-503	36,700#	poured

Was drive shoe used? XX Y ☐ Shoe Depth(s)
Was drive shoe seal tested? XX Y ☐N How? drawdown

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
20"	+3	346	.375	steel	XX	☐	XX	☐
10"	296	346	.365	steel	☐	XX	XX	☐
10"	376	415	.365	steel	☐	XX	XX	☐

Length of Headpipe 52'6" Length of Tailpipe 11'

9. PERFORATIONS/SCREENS
☐ Perforations Method
XX Screens Screen Type Johnson 304 stainless vee wire

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
346	376	.35		10"	stnls	☐	XX
415	475	.35		10"	stnls	☐	XX
						☐	☐

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

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AUG 0 3 1998
WATER RESOURCES
WESTERN REGION

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

Yield gal./min.	Drawdown	Pumping Level	Time
1450	110'	185'	6 hr

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

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
24	0	5	clay topsoil		X
	5	75	basalt		X
20	75	98	gravel & sand	X	
	98	105	sand & gravel	X	
	105	160	sand	X	
	160	165	sand/clay streaks	X	
	165	170	cemented sand & clay streaks	X	
	170	195	sand	X	
	195	205	sand/clay streaks	X	
	205	228	brown clay		X
	228	236	sand	X	
	236	245	brown clay & sandy clay		X
	245	260	sand/clay streaks	X	
	260	285	sand	X	
	285	320	cemented sand	X	
	320	342	sandy clay	X	
	342	346	sticky sandy clay		X
	346	370	sand	X	
	370	375	sand & cemented sand	X	
	375	382	cemented sand & clay streaks	X	
	382	385	brown clay		X
	385	400	blue clay		X
	400	415	green clay		X
	415	437	fine green sand	X	
	437	440	brown clay		X
	440	475	fine sand	X	
	475	495	fine sand & clay streaks	X	
	495	503	green clay		X
			MICROFILMED		
			SEP 2 3 1998		
			10" 375'9" 486'9" .365 steel		

Completed Depth 486'9" (Measurable)
Date: Started April 1998 Completed July 1998

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

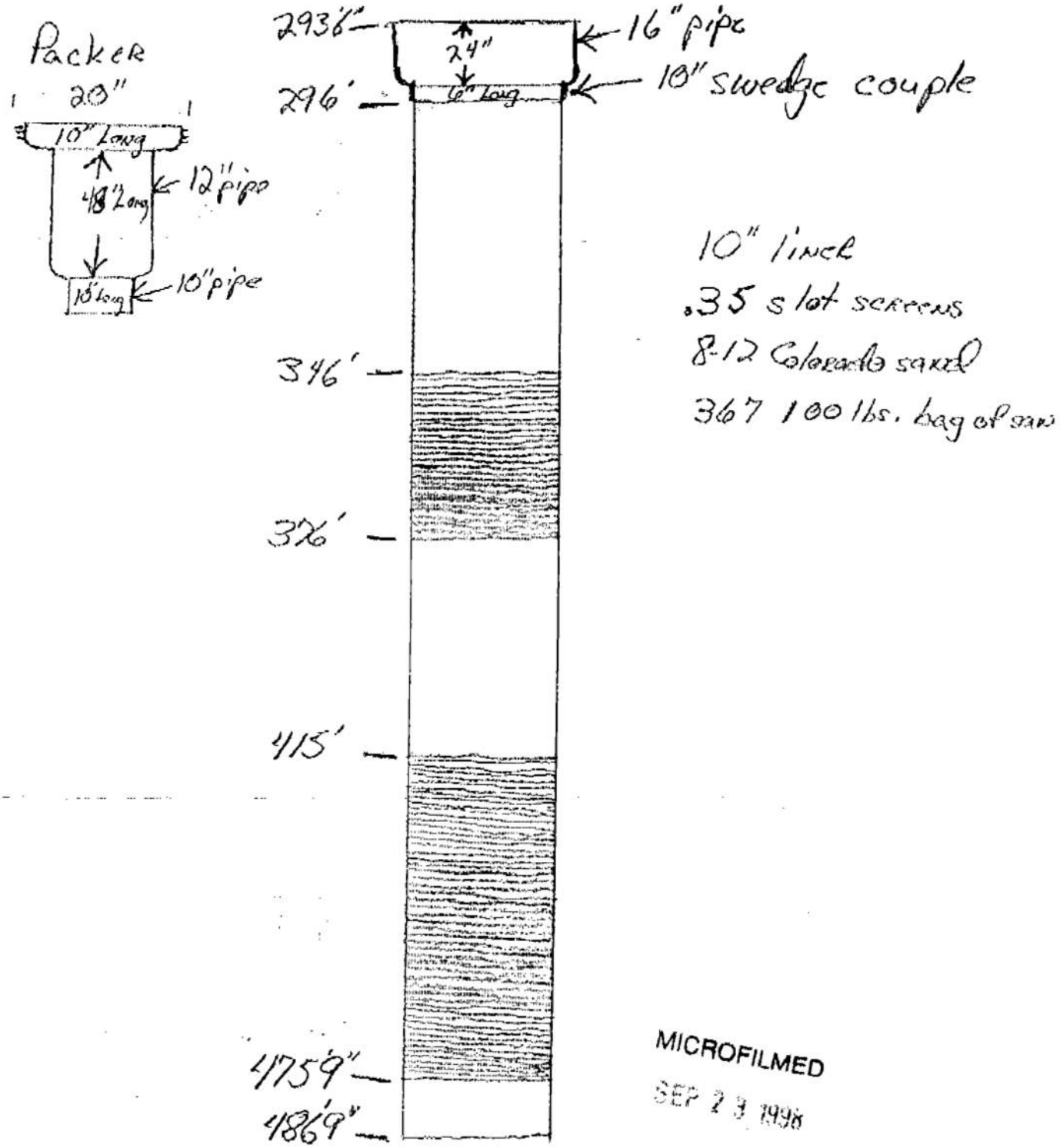
Firm Name Stevens & Sons Firm No. 153
Firm Official Ron Stevens Date 7/25/98
Supervisor or Operator ____ Date ____
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

2N 1W Sec 22 NW SE

City of
Kuna Well #5
Permit # 63-97411155000
Water Right 63-12394

065428



Form 238-7
6/07

857085

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IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0055841
Drilling Permit No. 908528-857085
Water right or injection well # 63-12207

2. OWNER: Layne Thornton
Name Layne Thornton
Address 3224 Swan Falls Rd
City Kuna State ID Zip 83634

3.WELL LOCATION:
Twp. 2 North ☑ or South ☐ Rge. 1 East ☐ or West ☑
Sec. 28 NW 1/4 (10 acres) NE 1/4 (40 acres) NE 1/4 (160 acres)
Gov't Lot ____ County ADA
Lat. 43° 29.286 (Deg. and Decimal minutes)
Long. 116° 27.446 (Deg. and Decimal minutes)
Address of Well Site ½ mi. west of intersection of Kuna Rd and Blacktail Rd. City Kuna
(Give at least name of road + Distance to Road or Landmark)
Lot. ____ Blk. ____ Sub. Name ____

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

5. TYPE OF WORK:
☑ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other ____

6. DRILL METHOD:
☐ Air Rotary ☐ Mud Rotary ☑ Cable ☐ Other ____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
Bentonite	0	60	5000 lbs.	overbore - dry pour
5/8 chip				

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
12	+2	250	¼	steel	☑	☐	☑	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☑ Y ☐ N Shoe Depth(s) 250

9. PERFORATIONS/SCREENS:
Perforations ☑ Y ☐ N Method Factory slot
Manufactured screen ☐ Y ☑ N Type ____
Method of installation Driven

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
100	250	⅛ X 3	3600	12	steel	¼

Length of Headpipe — Length of Tailpipe —
Packer ☐ Y ☑ N Type ____

10.FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☑ N Artesian Pressure (PSIG) ____
Describe control device ____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 90 Static water level (ft) 90
Water temp. (°F) 61 Bottom hole temp. (°F) 61
Describe access port 2" pipe weld into casing

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
~~AIR~~	~~TESTED~~	
50	900	120

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

Water quality test or comments: GOOD

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
20	0	8	TOPSOIL		
20	8	13	BASALT - Broken		
20	13	30	BASALT SOLID		
20	30	35	CINDERS - BLACK & ORANGE		
20	35	40	BASALT - SOLID		
16	40	110	BASALT - SOLID	✓	
16	110	121	TAN CINDERS / ASH	✓	
12	121	145	PEA GRAVEL - DIRTY	✓	
	145	155	Gravel - smaller - SAND COARSE	✓	
	155	165	SAND - CLEAN ø050	✓	
	165	180	SAND CLEAN ø040	✓	
	180	196	SAND BROWN HEAVES	✓	
	196	202	TAN YELLOW CLAY		
	202	210	SAND BROWN ø025	✓	
	210	221	SAND - WHITE some gravel	✓	
	221	235	SAND BROWN - SILTY	✓	
	235	250	CLAY WHITE		
	250	-	SAND ø040	✓	
			2 BAGS CEMENT PLACED IN BOTTOM		

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WATER RESOURCES
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Completed Depth (Measurable): 240
Date Started: 9/7/09 Date Completed: 11/10/09

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Johnston Drilling Co. No. 92
*Principal Driller Sam Johnston Date 12/5/09
*Driller Sam Johnston Date 12/5/09
*Operator II ____ Date ____
Operator I ____ Date ____

* Signature of Principal Driller and rig operator are required.

WELL ID 504427

Form 238-7
6/89

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

16

WELL DRILLER'S REPORT

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

1. WELL OWNER location 43° 32.472 -116° 30.788

Name PLINE FARMS

Address 2805 LAKE HAZEL/NAMPA, ID. 83687

Owner's Permit No. 63-W-90-083

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	12 inches +	1 feet	29 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 28 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing
☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.

N / W / E / S

Subdivision Name [illegible]
Lot No. _____ Block No. _____

County CANYON

SE ¼ NE ¼ Sec. 1 T. 2N N S R. 2W E

7. WATER LEVEL

Static water level 22 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below

8. WELL TEST DATA

☒ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
400	90	4

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
16	0	28	SAND & CLAY		X
12	28	91	HARD BASALT		X
12	91	110	SAND W/ SOME CLAY	X	
12	110	120	CEMENTED GRAVEL	X	

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APR 1 8 1991
Department of Water Resources

10. Work started 3/27/91 finished 4/13/91

11. DRILLERS CERTIFICATION

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

Firm Name BILL DOTY DRILLING CO., INC. Firm No. 42
Address 106 CALLOWAY Date 4-16-91
CALDWELL, ID. 83605
Signed by (Firm Official) [signature]
and
(Operator) [signature]

DEC 09 1994

ATTACHMENT D-1:
WATER USE ASSESSMENT FOLLOW-UP

SPF WATER ENGINEERING

MEMORANDUM

DATE: January 14, 2022

TO: Tanner Verhoeks
Justin Ruthenbeck

FROM: Andrew Francis P.G.
Terry Scanlan P.E., P.G.

RE: Haven Creek Subdivision Water Supply Assessment

Summary

1. The highest potential groundwater demand was determined by the legal limit for irrigating with a domestic well (1/2 acre per well). A demand of 9 gpm per acre was used resulting in a total demand of 121 gpm for 13.5 acres.

2. The period of irrigation was based on historic records from the Boise Project for the date of last delivery for surface water supplies. Drawdown after two months was 11 feet a distance of 100 feet from the center of the subdivision and 2.4 feet of drawdown at a distance of a half mile.

3. Regional cross-sections indicate geology is consistent from regional monitored wells to the Subdivision. The regional geology consists of a relatively thin layer of top soil and alluvium (i.e., sand, gravel, and clay) overlying basalt approximately 100 feet in thickness, underlain by alluvium. The area within a 4-mile radius of the subdivision is one continuous aquifer with similar hydrogeologic conditions.

4. The Mountain Home Groundwater Management Area is an example of an area in Idaho experiencing significant groundwater decline.

Introduction

A hearing with the Canyon County Board of Commissioners was held in December 2021 to discuss the approval of the Haven Creek Subdivision (Subdivision). A water supply assessment was provided by SPF prior to the initial hearing which characterized the impacts of 27 new domestic wells used for indoor use only. This water supply assessment found that there would be less than 0.5 feet of drawdown within 500 feet of the Subdivision. Residents who live near the proposed subdivision raised concerns that (1) the new domestic wells could be used for irrigation and (2) the information indicating drawdown has not occurred is not reflective of conditions near the Subdivision. The purpose of this memorandum is to determine impact the 27 domestic wells being used to irrigate up to ½ acre per well, show that the IDWR monitoring wells are representative of conditions near

the subdivision, and to provide an example of an area where groundwater decline is a problem.

The following outlines the sections covered in this memo:

1. Additional Drawdown Analysis
2. IDWR Monitored Well/Geologic Cross-Sections
3. Areas of Decline in Idaho
4. Conclusions

1. Additional Drawdown Analysis

The original drawdown analysis was performed under the assumption that all groundwater pumping was indoor use only. An additional analysis was performed in order to determine the impact of pumping for short term irrigation when surface water supplies may not be available.

As a follow up to the December hearing, another drawdown analysis assumed 27 domestic wells would be used for irrigation for up to two months. A period of two months was selected based on historical records for the Boise Project surface water supplies. In 1992, surface water supplies were cut off in early August, the earliest curtailment in more than 30 years. With an early August curtailment of surface water supplies, it is assumed that irrigation would continue through the end of September using groundwater. A pumping rate of 9 gpm per acre (i.e., one miner's inch per acre) was used, which is the typical maximum allowable rate for irrigation water rights. The maximum allowable area for irrigation from a domestic well without an irrigation water right (i.e., the domestic exemption of Idaho Code 42-111) is ½ acre resulting in a total demand of 121 gpm for 13.5 acres for 27 domestic wells. Drawdown was determined with the low-end transmissivity estimate of 10,000 gpd/foot. Results are presented in Figure 1.

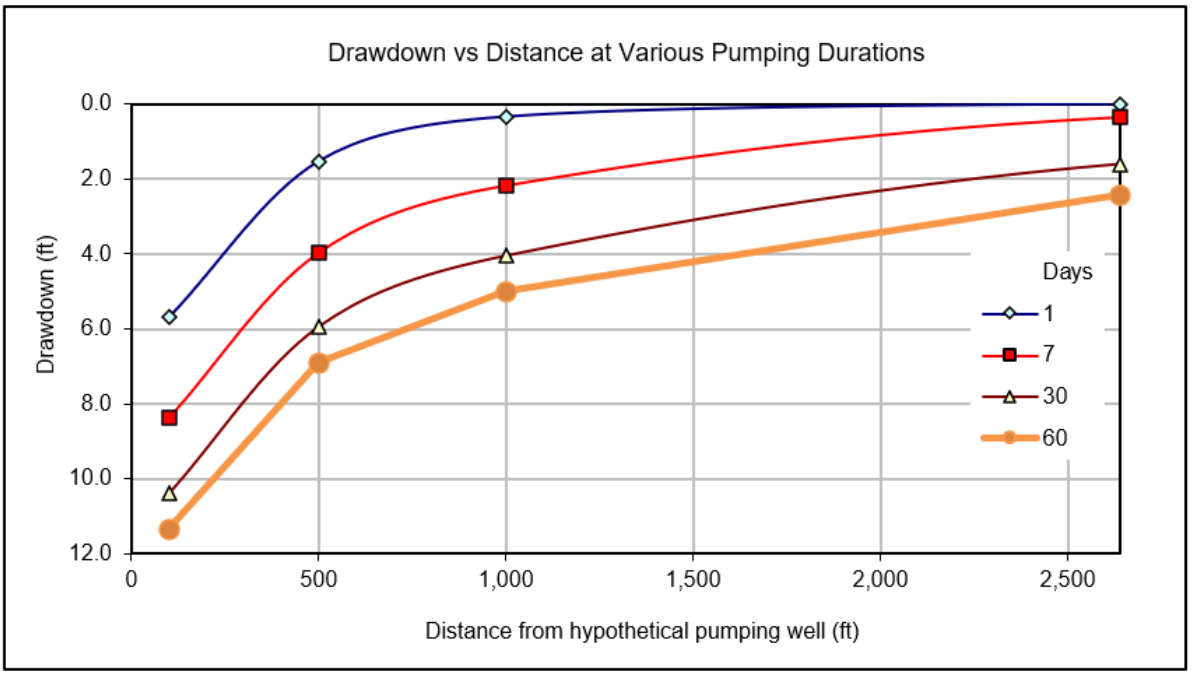


Figure 1. Drawdown due to irrigation

The total drawdown after 60 days of continuous pumping at 121 gpm is just over 11 feet within 100 feet of the center of pumping and just under 2.5 feet drawdown at a distance of a half mile from the subdivision. The drawdown at increased distances from the Subdivision is presented in Figure 2. Figure 2 also includes the location of nearby well driller's logs with additional information presented in Table 1.

It should be noted that the drawdown projection in Figure 2 is considered "worst-case" because it assumes an aquifer transmissivity of only 10,000 gpd/ft. The 10,000 gpd/ft value is useful for determining maximum short-term impacts between wells completed in the same layers of the aquifer at distances of a few hundred feet. As noted in the previous analysis, the pumping durations of longer than a few days or weeks, the aquifer responds as a whole, with effective transmissivities exceeding 100,000 gpd/ft. Similarly, drawdown impacts from shallow aquifer zones propagate upward to the water table, increasing the effective storativity. Lastly, recharge from annual irrigation activities maintain water levels. The result is that drawdown impacts from shallow aquifer pumping typically stabilize after a few days or weeks of pumping, and are expected to be substantially less than the impacts depicted in Figure 2.

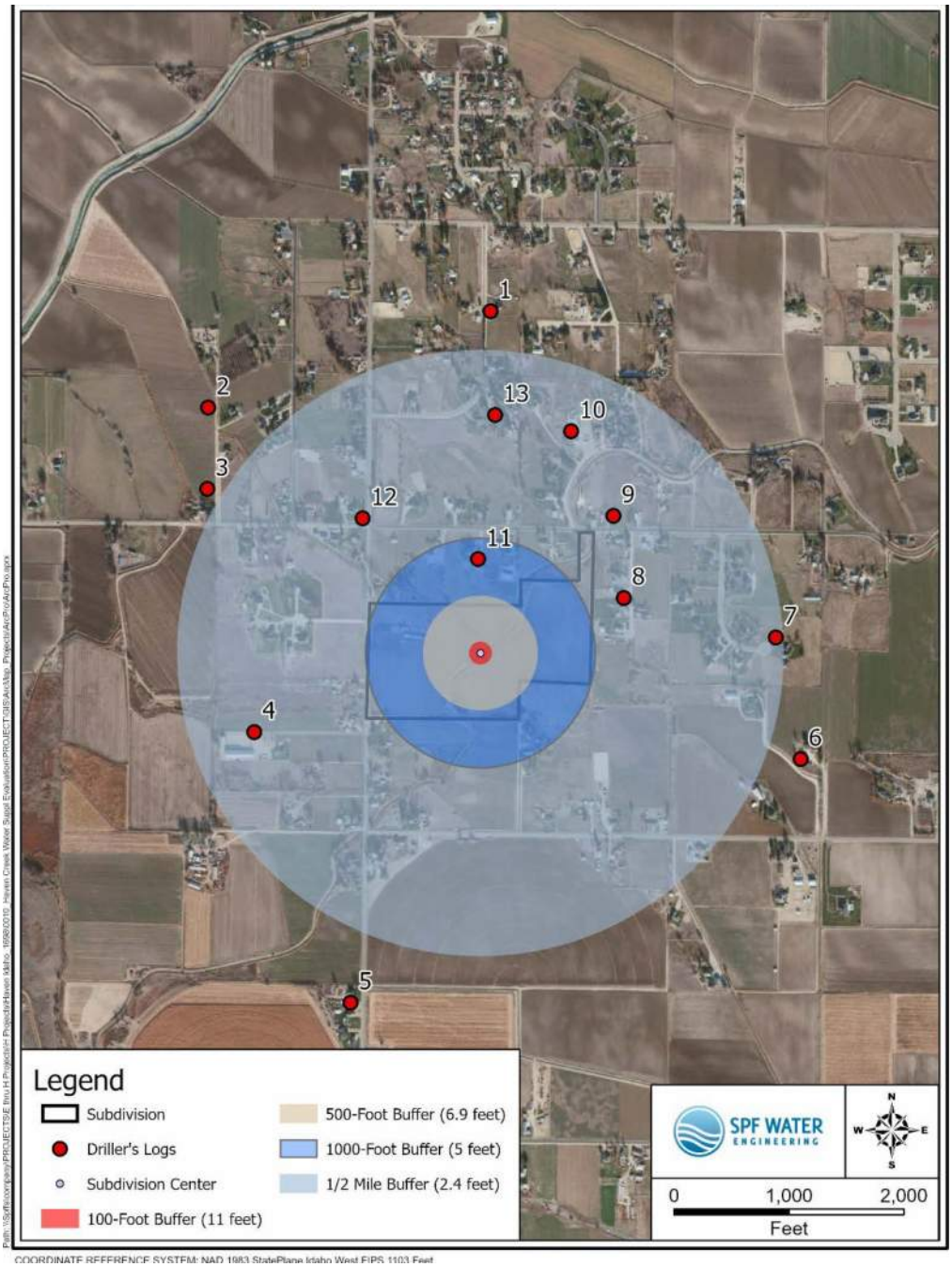


Figure 2. Drawdown at increasing distances from the Subdivision.

Table 1. Well Construction

Well ID	Total Depth (feet)	Screen Inteval (feet bgs)	Screen Length (feet)	Water Bearing Material	Approximate Elevation	Year of Construction	Static Water Level (feet)	Approximate Water Level Elevation	Well Type
1	114	109-114	5	Sand & Gravel	2570	2015	33	2537	Domestic
2	90	No Screen	No Screen	Fractured Basalt	2562	1981	16	2546	Domestic
3	70	No Screen	No Screen	sandy clay, sand/shale	2555	1988	20	2535	Domestic
4	84	44-84	40	Fractured Basalt	2570	2014	18	2552	Domestic
5	188	174-190	16	Sand Medium	2631	2008	66	2565	Domestic
6	155	145-150	5	Sand	2627	1991	75	2552	Domestic
7	110	100-110	10	Sand mixed with gravel	2603	2004	64	2539	Domestic
8	97	86-96	10	Fractured Basalt	2599	2004	62	2537	Domestic
9	118	111-116	5	Sand and Gravel	2602	1993	63	2539	Domestic
10	100	60-100	40	Fractured Basalt	2586	2019	40	2546	Domestic
11	140	No Screen	No Screen	Fracture Basalt and Gravel	2587	2015	48	2539	Domestic
12	108	No Screen	No Screen	Fracture Basalt and Sand/Gravel	2576	1996	40	2536	Domestic
13	105	No Screen	No Screen	Gravel and Sand	2587	1992	45	2542	Waste/Injection

2. IDWR Monitored Wells/ Geologic Cross-Section

The purpose of this section is to provide additional information on IDWR monitored wells and how they are representative of conditions near the Subdivision. The construction and water level of monitored wells and well logs are compared. Also, regional geology based on past studies was compared to the descriptions of driller's logs.

Locations for IDWR hydrographs are presented in Figure 3. The most recent season high water levels at each of the well locations are labeled. These wells are all within 4 miles from the Subdivision. Information on these well's construction is presented in Table 2.

Table 2. Monitor Well Construction

Well Name	Total Depth (feet)	Opening/Screen Interval (feet)	Ground surface elevation
02N 01W 07BBC1	103	97-102	2547
02N 01W 27BCC2	220	145-220	2689
02N 01W 11ADA1	205	141-196	2685
03N 01W 31DDA1	130	31-67	2482

Historical water levels from IDWR monitored wells are presented in Figure 4. Also represented in this figure are the range of approximate water level elevations for reported static water levels on driller's logs near the Subdivision. Groundwater elevations for driller's logs ranged between 2535 and 2565 feet msl. Surface elevations for well logs were determined from Google Earth. The range of water level elevations reported in driller's logs is consistent with the closest IDWR monitored well **02N 01W 07BBC1** for which the most recent measurement was 2536 feet msl. Approximate ground surface and water level elevations for driller's logs are included in Table 1.

To further evaluate whether the IDWR monitored wells were representative of conditions near the Subdivision, a cross-section used for the development of the Treasure Valley Groundwater Flow Model is included in Appendix A. The cross-section runs from south to north, from the Snake River to 1.5 miles northwest of Star. The area between Kuna and Nampa consists of approximately 10 feet of top soil and alluvium overlaying basalt ranging in in thickness from 50 to 100 feet, and the basalt is underlain by alluvium. This geology is consistent with the descriptions provided in the driller's logs near the Subdivision. The consistent geology suggests that the area is one continuous aquifer. A diagram of the local aquifer based on both the cross-section and the description from nearby well driller's logs is presented in Figure 5. Also represented in this figure is the typical construction for a domestic well and approximation of drawdown conditions. Here a static water level of 40 feet is depicted with over 50 feet of available drawdown given the typical construction for a domestic well in the area (Table 1). The well depicted is approximately 105 feet deep with 10 feet of screen.

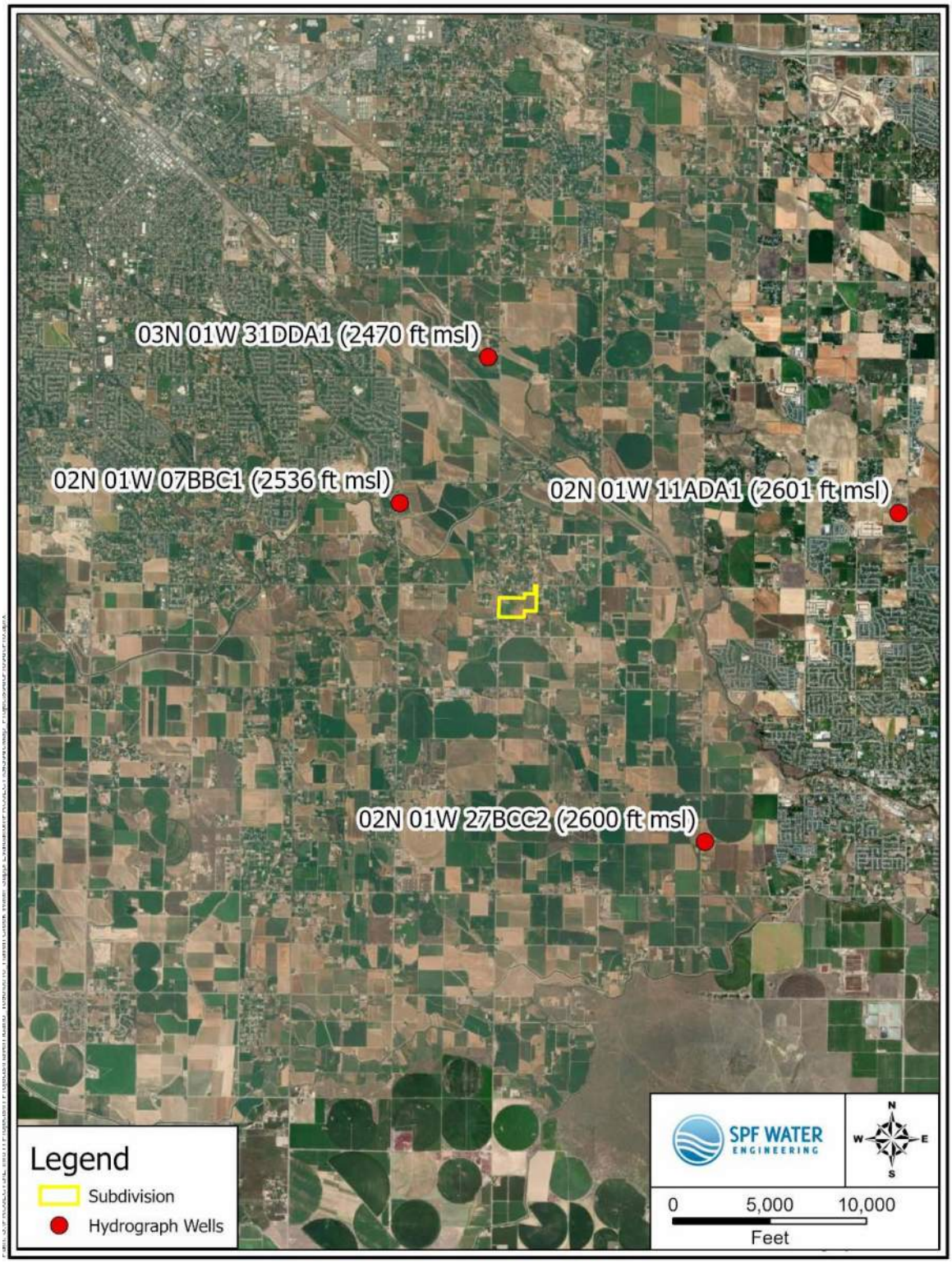


Figure 3. Hydrograph Locations

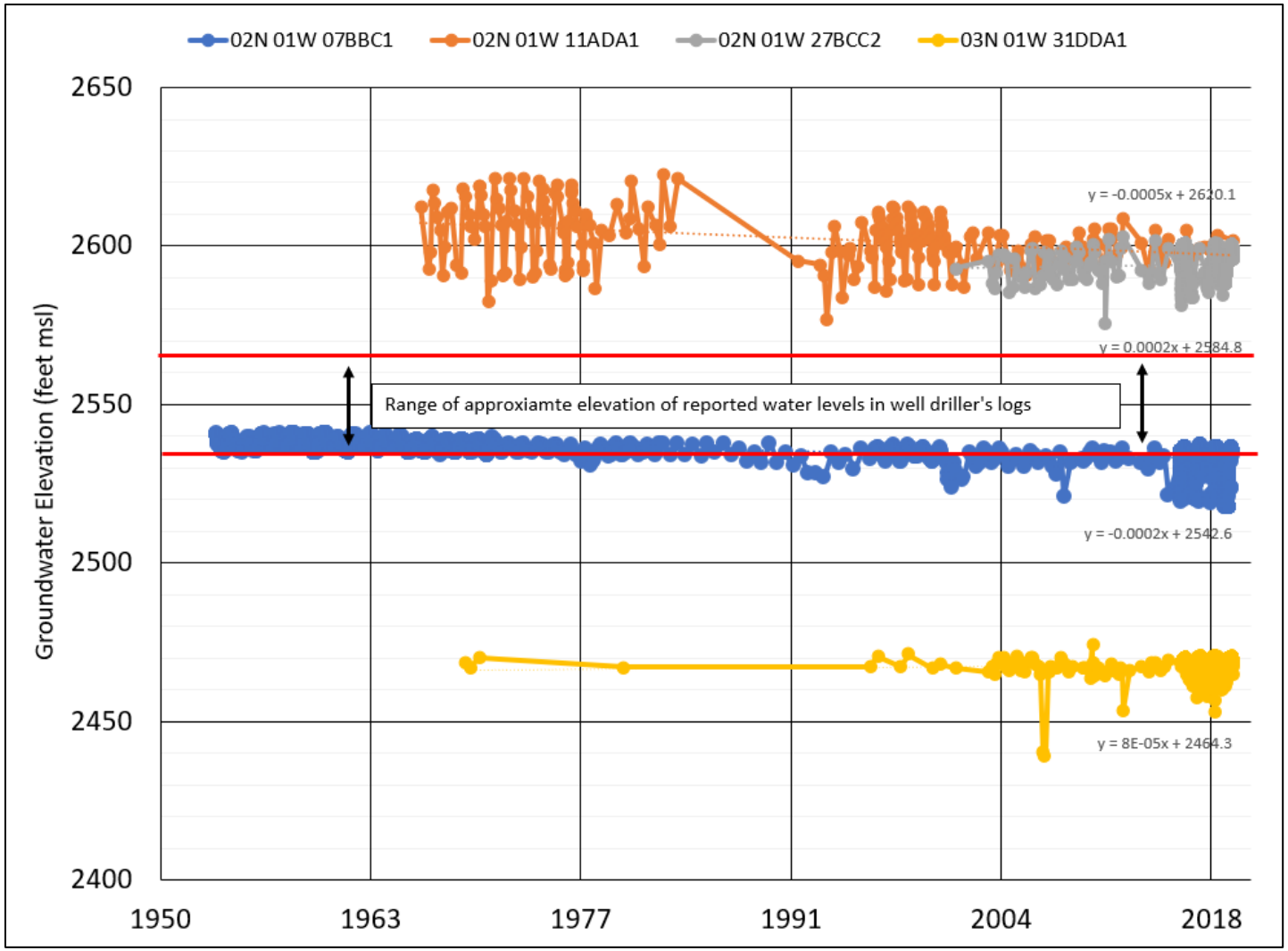


Figure 4. IDWR Monitored Wells

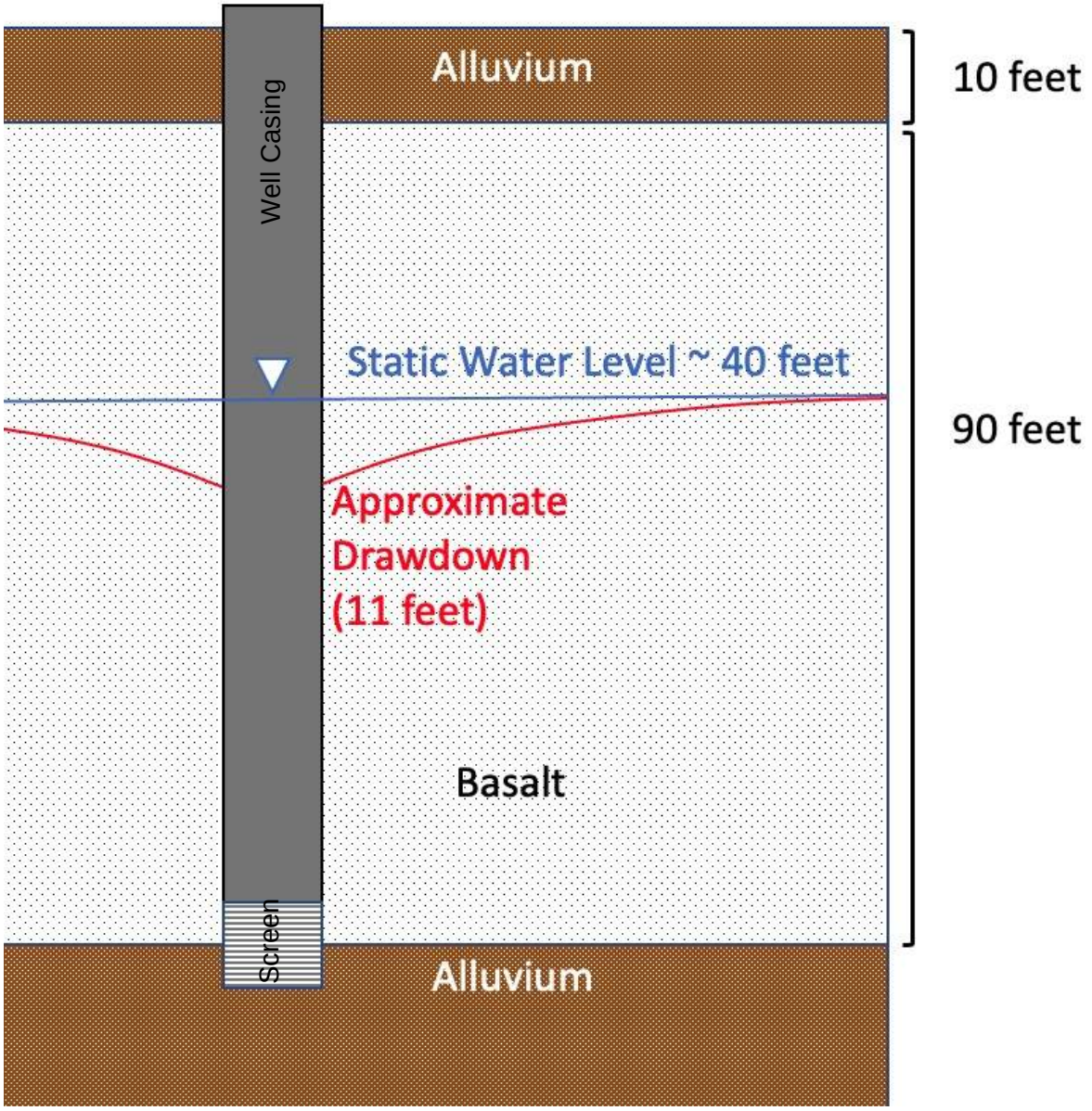


Figure 5. Local Aquifer Diagram and typical Well Construction

3. Areas of Decline in Idaho

A hydrograph for a well located in the Mountain Home Groundwater Management Area is presented in Figure 6. This has been provided in order to provide an example of an area in the State where groundwater decline has been a problem. The Mountain Home Groundwater Management Area is located in Elmore and western Ada County and was designated in 1982 as a result of declining water levels. Water levels at this well have

declined over 50 feet since 1975, and continues to decline each year. In contrast, **02N 01W 07BBC1** has only declined 6 feet going back to 1953 (Figure 4), and shows essentially no decline in the past 20 years.

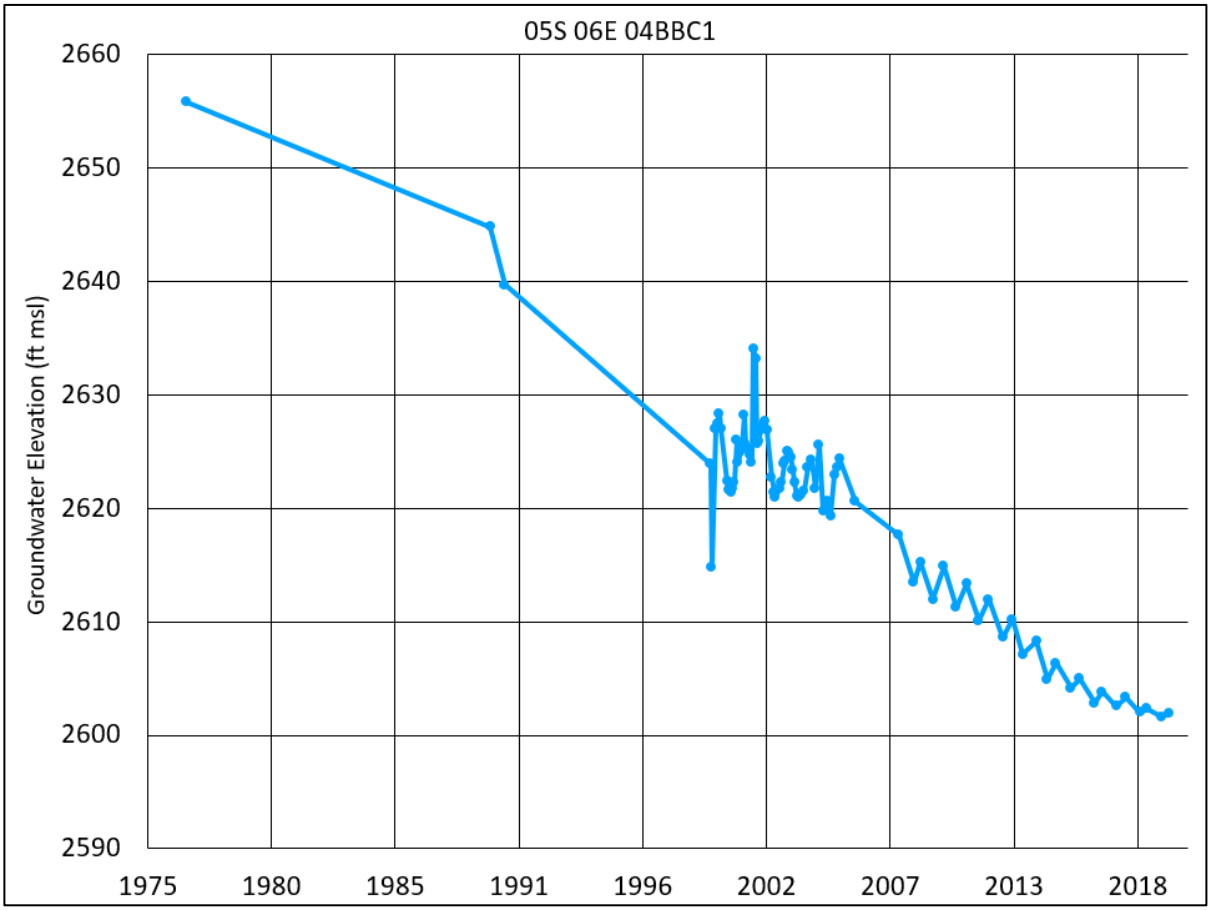


Figure 6. Hydrograph from Mountain Home Groundwater Management Area.

4. Conclusions

Pumping of wells can have two types of impacts on groundwater levels and existing wells.

1. The first impact is caused by direct well interference, where pumping of a well (or group of wells) temporarily lowers the aquifer water levels to induce flow into the well (or wells). This impact recovers after cessation of pumping. The magnitude of such an impact can be calculated. For Haven Creek Subdivision, a worst-case drawdown analysis indicated that two months of continuous irrigation pumping for 13.5 acres would result in less than 3 feet of drawdown at a distance of ½ mile from the subdivision. This analysis does not account for recharge to the aquifer which will lessen the impact of additional pumping. It is also important to note that water levels recover to near static levels when wells are not actively pumping.

2. The second impact of groundwater pumping can be chronic annual water-level declines if pumping exceeds available recharge. Regional IDWR monitored wells are considered to be reflective of groundwater conditions near the Subdivision based on regional geology and similar well construction. In areas where groundwater pumping exceeds the annual aquifer recharge, IDWR monitored wells show chronic annual water-level as is the case for the well near Mountain Home depicted in Figure 6. In the vicinity of Haven Creek Subdivision, reported static water levels in the driller's logs are consistent with the closest IDWR well **02N 01W 07BBC1** which has shown steady water levels over the past 60+ years. In addition to the steady water levels, regional cross-sections used to develop the Treasure Valley Flow model indicate a consistent geology between Nama and Kuna. The regional cross-section and well driller's logs indicate the area consist of a thick basalt layer bounded by alluvium. The area around the subdivision within at least a 4-mile radius is one continuous aquifer with similar hydrogeologic conditions and no annual water-level decline. The lack of annual water-level decline indicates that the aquifer is adequately recharged and can withstand additional development without injury to existing water rights.

The additional groundwater pumping that will result from the Subdivision will have a minimal effect on the existing groundwater conditions in the area. Groundwater pumping for domestic use with the occasional irrigation demand is insignificant when compared to groundwater pumping from large municipal and irrigation wells in the Kuna area. These wells often pump as much as 2000 gpm for extended periods of time without adverse local impacts.

ATTACHMENT D-2:
WELL MONITORING
AUTHORIZATIONS

March 17, 2023

Well Monitoring Program Authorization

This Well Monitoring Authorization and Access Agreement (Agreement) is between Haven Idaho, LLC ("Haven") on behalf of The Idaho Department of Water Resources ("IDWR") and HTV Creek LLC located at 9814 Robinson Rd, Nampa ID (the "Property Owner").

The Property Owner, Haven, and IDWR would like to measure the depth-to-water of the property owner's well (the "Well") for regional water level monitoring purposes. Note this monitoring and data collection is not for regulatory or usage purposes.

The parties agree as follows:

1. If available, Property Owner will share known well characteristics of subject Well with IDWR upon commencement of this agreement.
2. A Contractor hired by Haven will install a Monitoring Tube in the well casing (1" Schedule 40 PVC tube or similar) to separate monitoring practices from well and pump operation equipment.
    - ☑ Haven will pay for Monitoring Tube installation
    - ☐ Haven and Property Owner will split the cost of Monitoring Tube installation
    - ☐ Property Owner will pay for Monitoring Tube installation
3. Once the Monitoring Tube is installed, monitoring and associated recording equipment and various other tools and equipment (Equipment) will be deployed in the Well by IDWR.
4. Any Equipment deployed in or near the Well shall remain the property of IDWR and IDWR will be responsible for its maintenance. Equipment will be removed by IDWR at its own expense within a reasonable time after the expiration or termination of this Agreement.
5. The Equipment shall not be used by the Owner unless written permission is obtained from IDWR.
6. The Owner consents and agrees to the presence of IDWR personnel and authorized IDWR contractors on the Property for the purpose of water quality and water level monitoring. The Owner grants to IDWR, its employees and agents, the right to reasonable ingress and egress.
7. IDWR will measure water levels periodically throughout the year. Weather and road conditions will dictate the available times in which the Well can be accessed but ideally will occur in the spring and fall of each year. A continuous recording water level measuring device may be installed in the Well to collect water levels on a daily frequency.
8. IDWR shall follow all standard equipment sanitization and decontamination regulations.
9. IDWR will provide the Owner with reports of the monitoring every year upon request as well as host the data on its public, accessible database.

10. This Agreement shall be for a term of five (5) years, commencing on the date signed by both parties. The Agreement term shall automatically renew unless either party terminates by written notice no less than 30 days before the end of the term.
11. The Property Owner may terminate this agreement upon sixty (60) days' written notice to IDWR.

The parties have signed this Agreement on the date following their respective signatures.

Haven

Tanner Verhoeks

Tanner Verhoeks

Principal

03/17/2023

Date

Property Owner

Justin Ruthenbeck

Justin Ruthenbeck

Well Owner

03/17/2023

Date

March 17, 2023

Well Monitoring Program Authorization

This Well Monitoring Authorization and Access Agreement (Agreement) is between Haven Idaho, LLC ("Haven") on behalf of The Idaho Department of Water Resources ("IDWR") and Andrea Eisenbarth located at 6915 E Lewis Ln, Nampa 83686 (the "Property Owner").

The Property Owner, Haven, and IDWR would like to measure the depth-to-water of the property owner's well (the "Well") for regional water level monitoring purposes. Note this monitoring and data collection is not for regulatory or usage purposes.

The parties agree as follows:

1. If available, Property Owner will share known well characteristics of subject Well with IDWR upon commencement of this agreement.
2. A Contractor hired by Haven will install a Monitoring Tube in the well casing (1" Schedule 40 PVC tube or similar) to separate monitoring practices from well and pump operation equipment.

    - [x] Haven will pay for Monitoring Tube installation
    - [ ] Haven and Property Owner will split the cost of Monitoring Tube installation
    - [ ] Property Owner will pay for Monitoring Tube installation

3. Once the Monitoring Tube is installed, monitoring and associated recording equipment and various other tools and equipment (Equipment) will be deployed in the Well by IDWR.
4. Any Equipment deployed in or near the Well shall remain the property of IDWR and IDWR will be responsible for its maintenance. Equipment will be removed by IDWR at its own expense within a reasonable time after the expiration or termination of this Agreement.
5. The Equipment shall not be used by the Owner unless written permission is obtained from IDWR.
6. The Owner consents and agrees to the presence of IDWR personnel and authorized IDWR contractors on the Property for the purpose of water quality and water level monitoring. The Owner grants to IDWR, its employees and agents, the right to reasonable ingress and egress.
7. IDWR will measure water levels periodically throughout the year. Weather and road conditions will dictate the available times in which the Well can be accessed but ideally will occur in the spring and fall of each year. A continuous recording water level measuring device may be installed in the Well to collect water levels on a daily frequency.
8. IDWR shall follow all standard equipment sanitization and decontamination regulations.
9. IDWR will provide the Owner with reports of the monitoring every year upon request as well as host the data on its public, accessible database.

10. This Agreement shall be for a term of five (5) years, commencing on the date signed by both parties. The Agreement term shall automatically renew unless either party terminates by written notice no less than 30 days before the end of the term.
11. The Property Owner may terminate this agreement upon sixty (60) days' written notice to IDWR.

The parties have signed this Agreement on the date following their respective signatures.

Haven

Tanner Verhoeks

Tanner Verhoeks

Principal

03/17/2023

Date

Property Owner

Andrea Eisenbarth

Andrea Eisenbarth

Well Owner

03/20/2023

Date

March 17, 2023

Well Monitoring Program Authorization

This Well Monitoring Authorization and Access Agreement (Agreement) is between Haven Idaho, LLC ("Haven") on behalf of The Idaho Department of Water Resources ("IDWR") and RUSLAN LEVANDOVSKY located at 4756 DYE LN., KUNE ID 83634 (the "Property Owner").

The Property Owner, Haven, and IDWR would like to measure the depth-to-water of the property owner's well (the "Well") for regional water level monitoring purposes. Note this monitoring and data collection is not for regulatory or usage purposes.

The parties agree as follows:

1. If available, Property Owner will share known well characteristics of subject Well with IDWR upon commencement of this agreement.
2. A Contractor hired by Haven will install a Monitoring Tube in the well casing (1" Schedule 40 PVC tube or similar) to separate monitoring practices from well and pump operation equipment.
    - ☑ Haven will pay for Monitoring Tube installation
    - ☐ Haven and Property Owner will split the cost of Monitoring Tube installation
    - ☐ Property Owner will pay for Monitoring Tube installation
3. Once the Monitoring Tube is installed, monitoring and associated recording equipment and various other tools and equipment (Equipment) will be deployed in the Well by IDWR.
4. Any Equipment deployed in or near the Well shall remain the property of IDWR and IDWR will be responsible for its maintenance. Equipment will be removed by IDWR at its own expense within a reasonable time after the expiration or termination of this Agreement.
5. The Equipment shall not be used by the Owner unless written permission is obtained from IDWR.
6. The Owner consents and agrees to the presence of IDWR personnel and authorized IDWR contractors on the Property for the purpose of water quality and water level monitoring. The Owner grants to IDWR, its employees and agents, the right to reasonable ingress and egress.
7. IDWR will measure water levels periodically throughout the year. Weather and road conditions will dictate the available times in which the Well can be accessed but ideally will occur in the spring and fall of each year. A continuous recording water level measuring device may be installed in the Well to collect water levels on a daily frequency.
8. IDWR shall follow all standard equipment sanitization and decontamination regulations.
9. IDWR will provide the Owner with reports of the monitoring every year upon request as well as host the data on its public, accessible database.

10. This Agreement shall be for a term of five (5) years, commencing on the date signed by both parties. The Agreement term shall automatically renew unless either party terminates by written notice no less than 30 days before the end of the term.
11. The Property Owner may terminate this agreement upon sixty (60) days' written notice to IDWR.

The parties have signed this Agreement on the date following their respective signatures.

Haven

Tanner Verhoeks

Tanner Verhoeks

Principal

03/17/2023

Date

Property Owner

Ruslan Levandovsky

RUSLAN LEVANDOVSKY

Well Owner

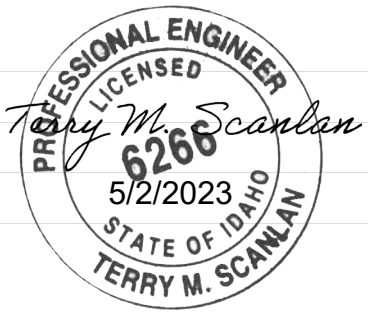
03/24/2023

Date

ATTACHMENT D-3:
PUMPING TEST
MEMO

Memo

Date:	Tuesday, May 02, 2023
Project:	Haven Creek Subdivision Water Supply
To:	Tanner Verhoeks and Justin Ruthenbeck
CC:	Dennis Owsley
From:	Terry Scanlan, P.E., P.G.
Subject:	Robinson Road Well Aquifer Pumping Test



An aquifer pumping test was conducted in April 2023 using the existing domestic well and well pump at 9814 Robinson Road. The purpose of the test was to evaluate aquifer water-level response to well pumping for the purpose of projecting impacts from future groundwater development at the proposed Haven Creek subdivision.

The test indicates that the shallow aquifer at the Haven Creek site is highly productive. Pumping for residential domestic purposes at the proposed subdivision will have a negligible impact on local groundwater levels. Pumping for supplemental irrigation purposes will likely have a measurable impact on nearby wells, although the magnitude of impact is not anticipated to be injurious.

Test Description

The aquifer test consisted of pumping the 9814 Robinson Road well for three days (10:40 am April 10 through 5:37 pm April 13) while monitoring water levels in the pumping well and in two nearby domestic wells. The domestic wells are located at 6915 E Lewis Lane (2000 feet northeast of the pumping well) and 4756 Dye Lane (1400 feet southeast of the pumping well). The Lewis Lane well has a current depth of 75 feet and the Dye Lane well has a current depth of 98 feet. The Robinson Road well has a current depth of 109 feet. Therefore, all three wells draw water from the shallow zone of the aquifer.

Well driller's reports and data regarding current depths are provided in Attachment A. A well driller's report was not located for the 6915 East Lewis Lane well.

Pumping rate was determined by measuring fill time for a 5-gallon bucket. Initial pumping rate for the first 20 minutes of pumping was approximately 5 gpm and then increased to an average rate of 19 gpm for the duration of the test.

HDR, River Quarry at Parkcenter, 412 E Parkcenter Blvd Suite 100, Boise, ID 83706
(208) 872-9500

Water-level monitoring was conducted by Idaho Department of Water Resources personnel (Dennis Owsley) using data-logging pressure transducers at five-minute intervals. Water levels were monitored beginning four days prior to starting the pumping test and for fourteen hours after the pumping test. Water levels were manually measured with an electric-line well sounder upon installation and removal of the pressure transducers.

Test Results

Test data are plotted in Attachment B. All three wells showed similar water-level trends before and after the pumping test. The Robinson Road well had a rising trend of 0.05 feet per day prior to testing and a rising trend of 0.03 feet during recovery.

Trends in the three wells were also similar during the pumping period, except that the pumping well showed an initial drawdown of 0.7 feet that was attributable to well loss. This 0.7 feet was recovered immediately upon stopping of the pump.

Interpretation of the responses to pumping is difficult due to the small magnitude of response and the significant water-level fluctuations due to barometric pressure influences. All three wells appear to drawdown approximately 0.2 to 0.3 feet during the first 500 minutes of pumping, and then stabilize with barometric fluctuation for the next three days. A semi-logarithmic plot of the trend from the first 500 minutes suggests a transmissivity in the range of 15,000 gpd/ft, but overall aquifer transmissivity appears to be substantially higher due to the stabilization of water levels after 500 minutes. The stabilization is potentially a delayed yield response as the drawdown response propagated to the water table.

Although a 0.2 to 0.3-foot drawdown was observed at each well during the first 500 minutes of pumping, surprisingly a similar recovery was not observed during the first 500 minutes of recovery. This could indicate that the apparent drawdown in the first 500 minutes of pumping was due primarily to something other than pumping of the Robinson Road well, such as a change in barometric pressure. Also odd is that the manual measurements collected at the end of the test were approximately 0.2 feet higher than indicated by the water level transducers. This is likely a barometric influence, as the same water-level sounder was used for all manual measurements.

Conclusions

The pumping test demonstrates that the shallow aquifer below Haven Creek is very productive, with a short-term transmissivity of approximately 15,000 gpd/ft, and a higher

long-term effective transmissivity as suggested by stabilization of drawdown at approximately 500 minutes.

The 19-gpm pumping rate test can be used to project the impact of water use at Haven Creek. Domestic water use by approximately 30 homes, each using 250 gallons per day, is equivalent to an average 24-hour pumping rate of 5 gpm. The impact of 5 gpm will be approximately 26 percent of the impact of the 19-gpm pumping test. Therefore, anticipated drawdowns at distances of 1400 to 2000 feet (the two observations wells) will be approximately 0.07 feet (i.e., 26% of the average 0.25-foot drawdown measured during the test). This impact of approximately one inch is considered negligible.

Similarly, the 19-gpm pumping rate can be used to estimate the impact of pumping groundwater for supplemental irrigation. Assuming an irrigated area of 30 acres, and a supplemental irrigation requirement of 5 gpm per acre, average pumping rate would be approximately 150 gpm, or nearly 8 times the 0.25-foot impact measured from the 19-gpm pumping test. Therefore, drawdown of 2 feet might be expected at 1400 to 2000 feet from a supplemental irrigation well.

In summary, the drawdown projections from the aquifer pumping tests are an indication of likely impacts from groundwater development on the Haven Creek property. The impact of domestic pumping will be negligible. The impact of pumping for supplemental irrigation is likely to be measurable, but unlikely to be injurious to use of local domestic wells.

Attachment A
Well Data

Scanlan, Terry

From: Tanner Verhoeks <tanner@havenidaho.com>
Sent: Tuesday, April 4, 2023 5:48 PM
To: Scanlan, Terry
Subject: Monitoring Tubes Set - Haven Creek

QTY	DESCRIPTION
3	MONITOR WELLS 9814 ROBINSON RD. 6"X109.3' STATIC-62.5.5' PUMP SET ON 94' OF 1" GALV SOUNDER TUBE SET @ PUMP SETTING 6915 E. LEWIS LN. 6"X75.4' STATIC-61.4' PUMP SET ON 63' OF 1" GALV SOUNDER TUBE SET @ PUMP SETTING 4756 DYE LN 6"X97.7' STATIC-70.2' PUMP SET ON 84' OF 1 1/4" GALV SOUNDER TUBE SET @ PUMP SETTING

Form 238-7
4/92

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name Orrin J Gardner
Address 9814 Robinson Rd Nampa
Drilling Permit No. 63-92-W-1034-000
Water Right Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☒ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 2 feet	18 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

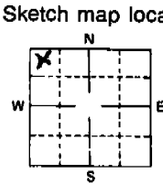
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout ☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata

Describe access port Port on Sanitary Seal

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
Address of Well Site 9814 Robinson Rd Nampa
(give at least name of road)
NW ¼ NW ¼ Sec. 17, T. 2 N ☒ or S ☐, R. 1 E ☐ or W ☒

7. WATER LEVEL

Static water level 71 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature 60 °F. Quality Clear
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
35	100	1/2

9. LITHOLOGIC LOG

082812

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	1	Soil		X
8	1	7	Broken Lava		X
8	7	18	Solid Lava		X
6	18	27	Solid Lava		X
6	27	35	Broken Lava		X
6	35	37	Red Cinder		X
6	37	109	Solid Lava		X
6	109	113	Orage Cinder	X	
6	113	–	Gravel	X	

RECEIVED
DEC 2 8 1992
Department of Water Resources

RECEIVED
DEC 16 1992
Department of Water Resources
Western Regional Office

AUG 0 9 1993

10.

Work started 11/25/92 finished 11/25/92

11. DRILLER'S CERTIFICATION

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

Firm Name Domestic Pump & Drill Firm No. 483
Address 12630 Orchard Nampa Date 11/27/92
Signed by Drilling Supervisor [signature]
and
(Operator) [signature]
(If different than the Drilling Supervisor)

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

Form 238-7
8/90

RECEIVED
OCT 15 1991
Department of Water Resources

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

USE TYPEWRITER OR BALLPOINT PEN

1. WELL OWNER

Name Harold Coon
Address 4756 Dye Lane
Nampa, Idhao 83686
Drilling Permit No. 63-91-w-277
Water Right Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches +	2 feet	39 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

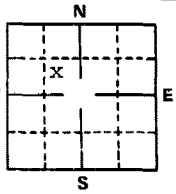
Was casing drive shoe used? ☐ Yes ☒ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 39 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing
☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port well seal

6. LOCATION OF WELL

Sketch map location must agree with written location



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
SE ¼ NW ¼ Sec. 17, T. 2 N S ☐ R. 1 W E ☐ W ☐

MICROFILMED
DEC 04 1991

7. WATER LEVEL

Static water level 59 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

71224

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	5	Top soil/hard pan		x
	5	7	Loose lava		x
	7	28	Solid lava		x
	28	35	Lava crevices		x
	35	37	Solid lava		x
	37	38	Lava crevices		x
6	38	65	Solid lava		x
	65	73	Lava crevices	x	
	73	94	Loose lava/crevices		x
	94	98	Lava/gravel	x	
	98	101	Sand/gravel	x	

RECEIVED
OCT 10 1991
Department of Water Resources
Western Regional Office

10.

Work started 8/5/91 finished 8/5/91

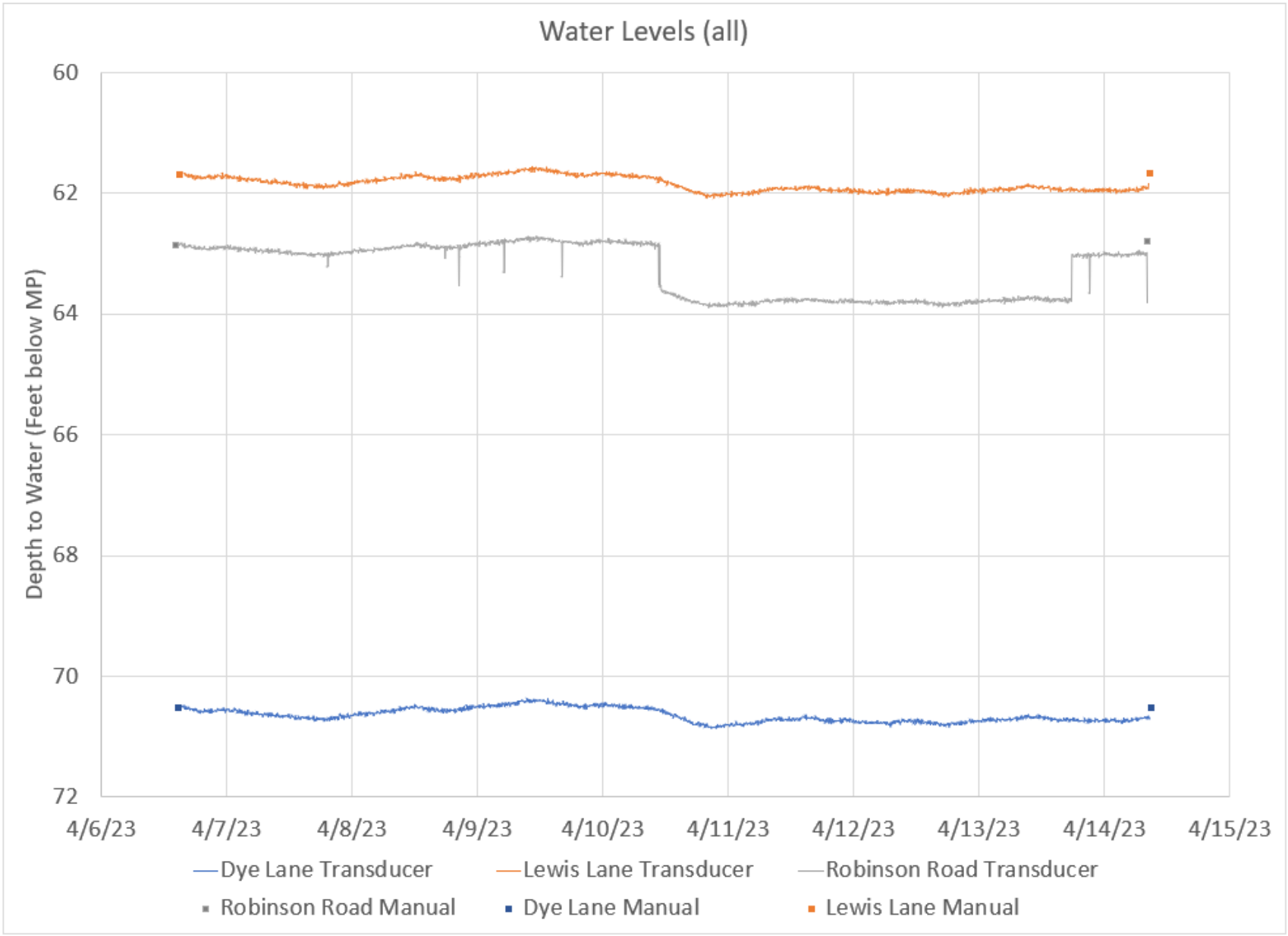
11. DRILLERS CERTIFICATION

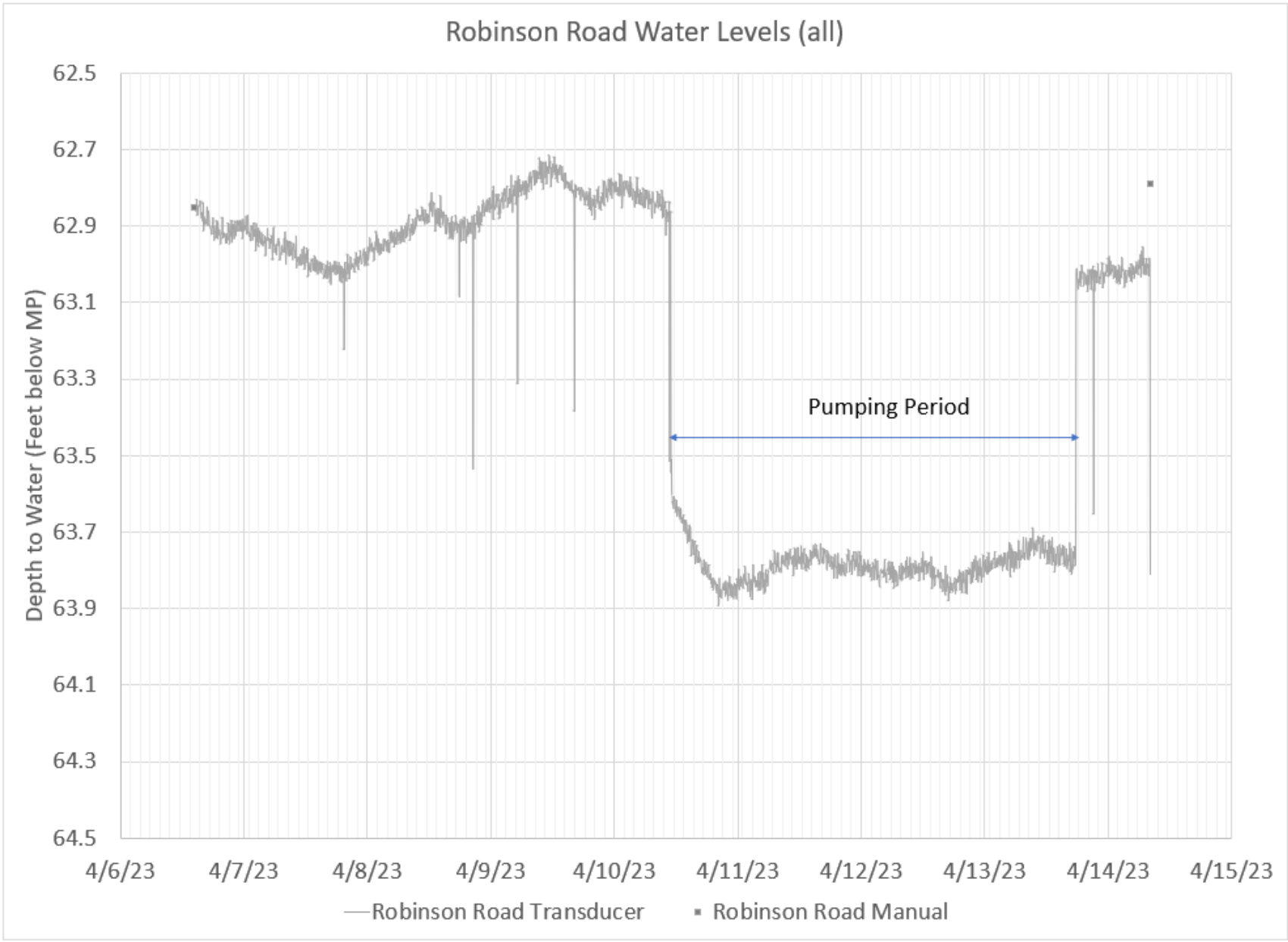
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

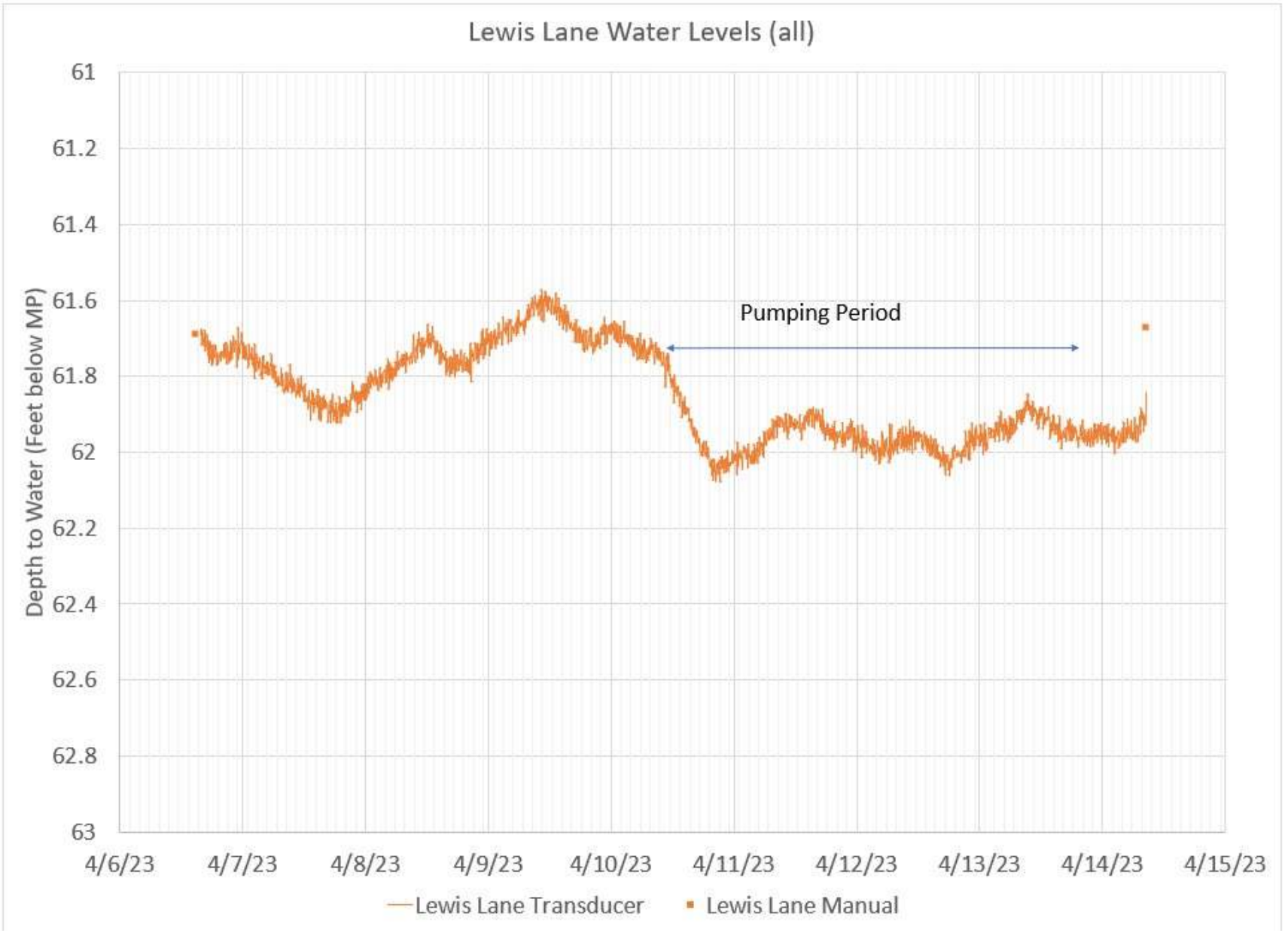
DAVIS WELL & PUMP CO.
Firm Name 1515 N. PITT LANE Firm No. 101
NAMPA, IDAHO 83687
Address _____ Date 10-9-91
Signed by (Firm Official) Charles M Davis
and
(Operator) Charles Davis

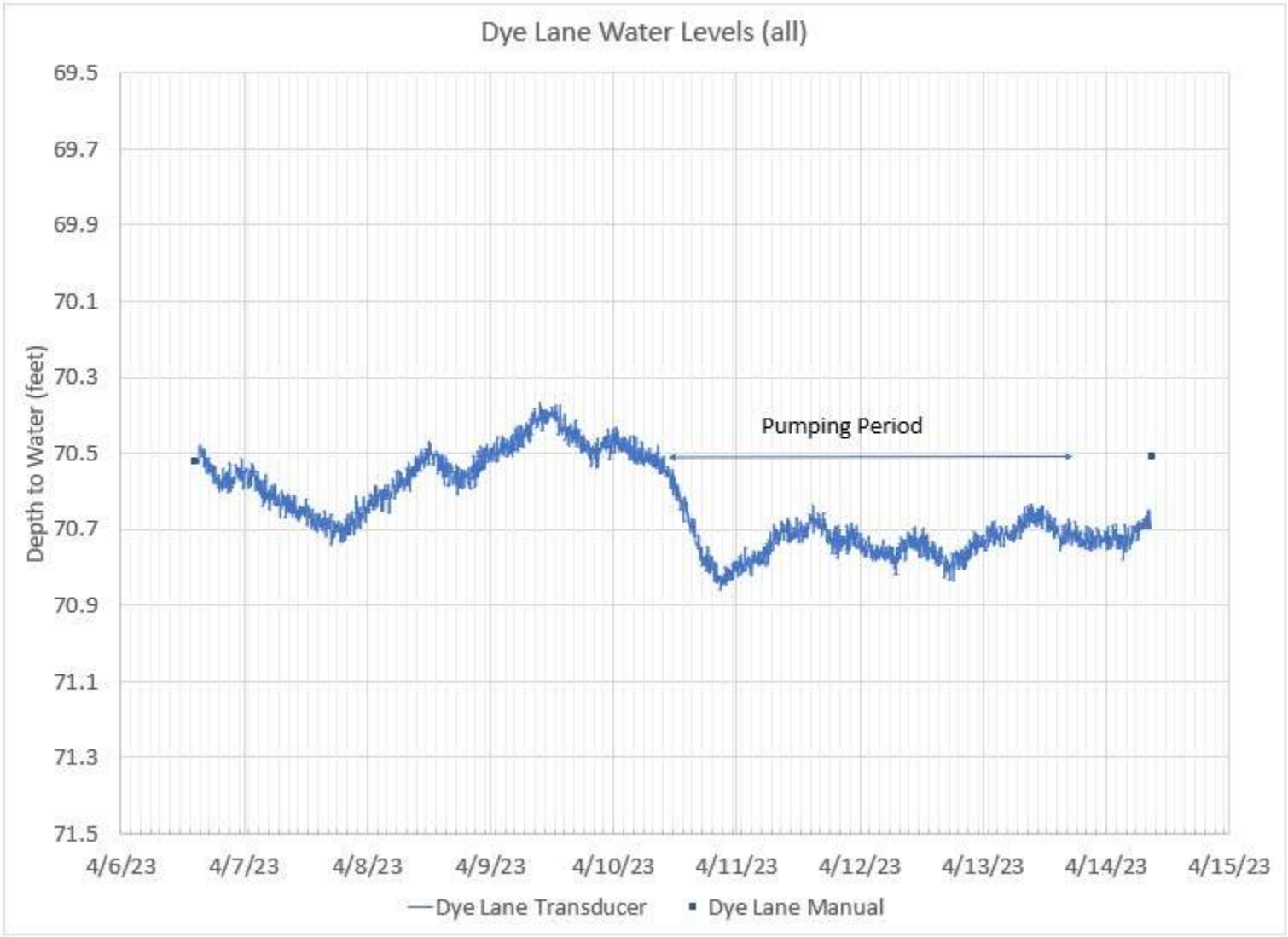
USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

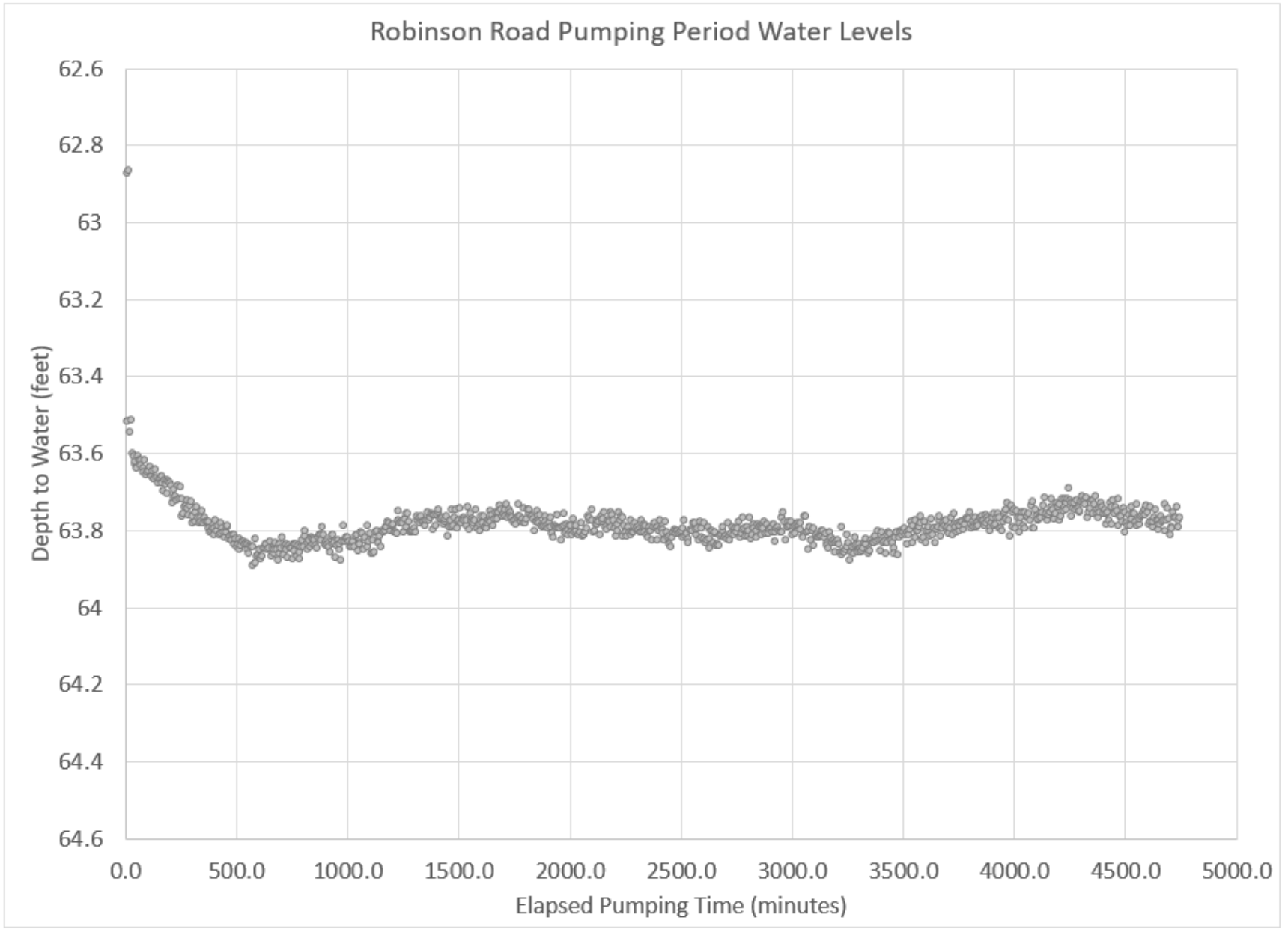
Attachment B
Aquifer Test Data

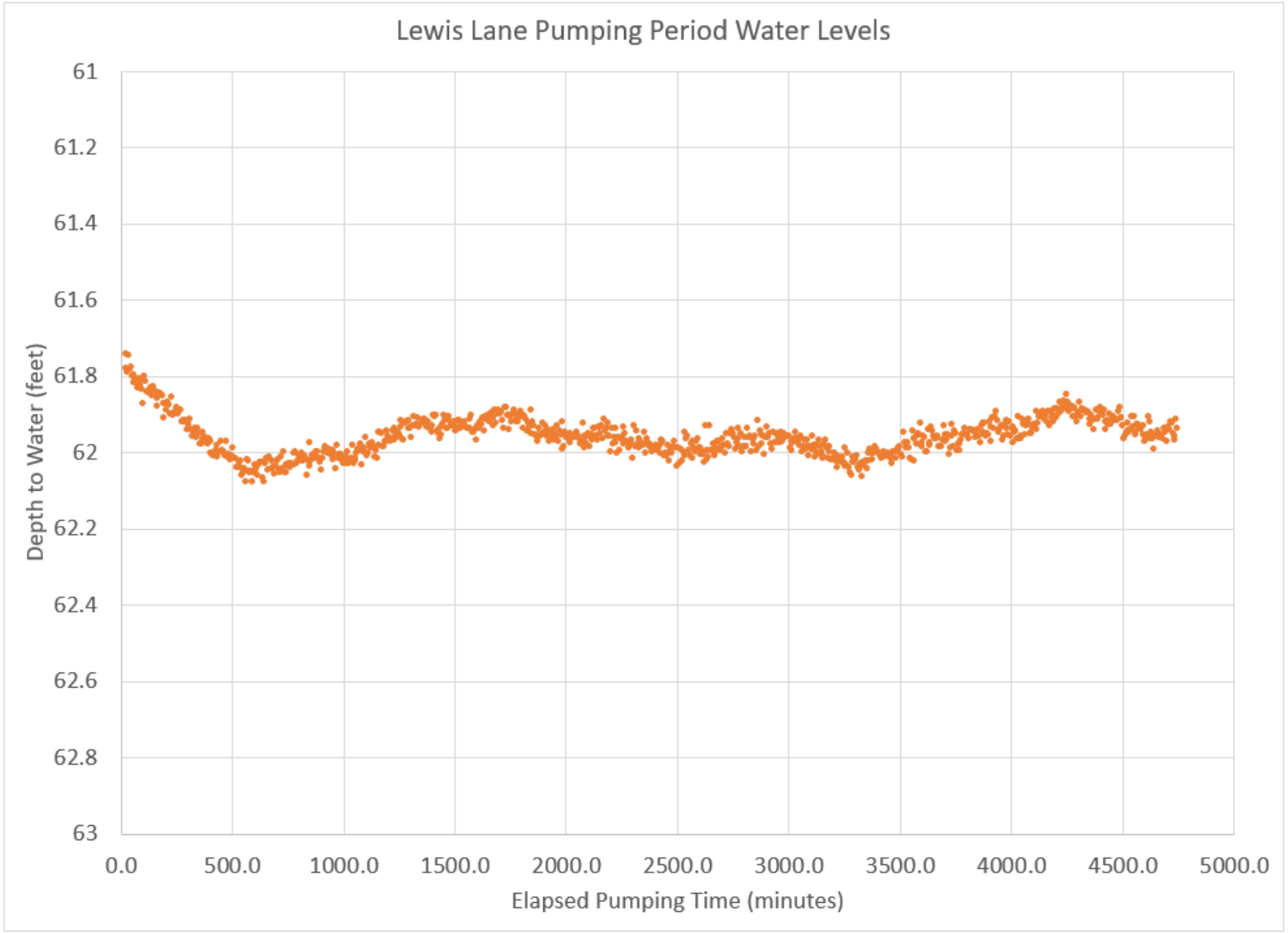

Water Levels (all)
Depth to Water (Feet below MP)
60
62
64
66
68
70
72
4/6/23
4/7/23
4/8/23
4/9/23
4/10/23
4/11/23
4/12/23
4/13/23
4/14/23
4/15/23
Dye Lane Transducer
Lewis Lane Transducer
Robinson Road Transducer
Robinson Road Manual
Dye Lane Manual
Lewis Lane Manual

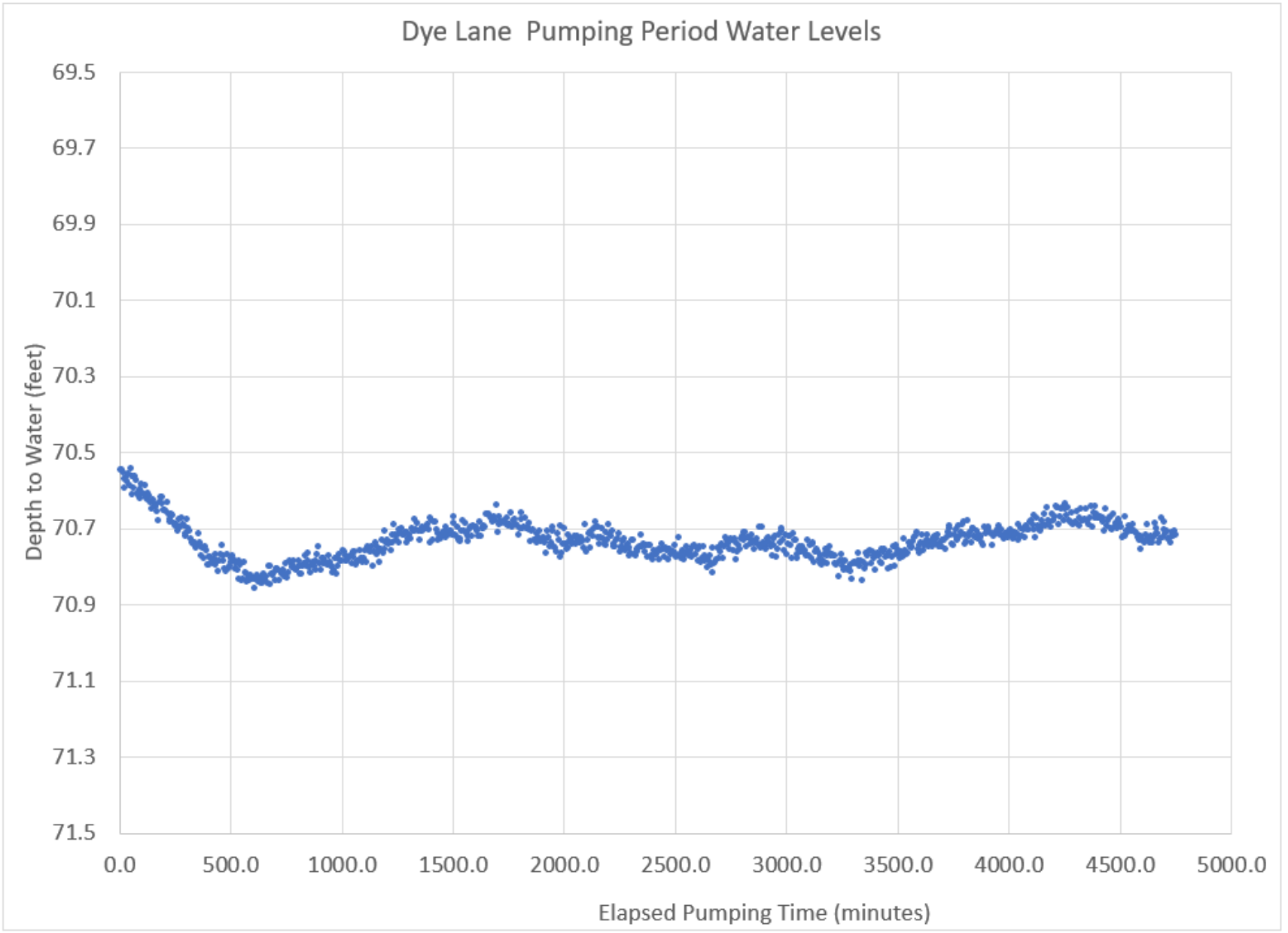

Robinson Road Water Levels (all)
Depth to Water (Feet below MP)
62.5
62.7
62.9
63.1
63.3
63.5
63.7
63.9
64.1
64.3
64.5
Pumping Period
4/6/23
4/7/23
4/8/23
4/9/23
4/10/23
4/11/23
4/12/23
4/13/23
4/14/23
4/15/23
Robinson Road Transducer
Robinson Road Manual

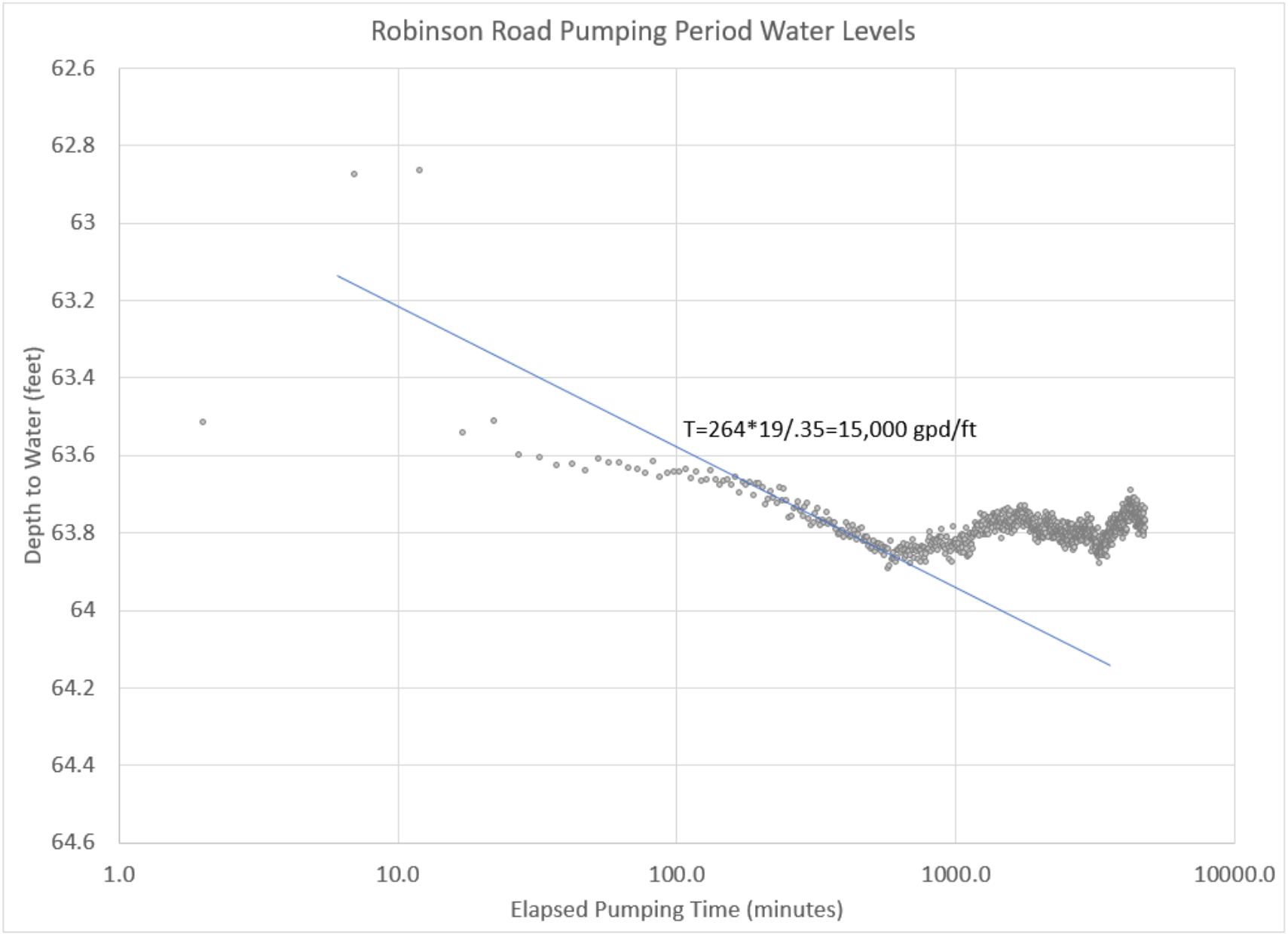

Lewis Lane Water Levels (all)
Depth to Water (Feet below MP)
61
61.2
61.4
61.6
61.8
62
62.2
62.4
62.6
62.8
63
Pumping Period
4/6/23
4/7/23
4/8/23
4/9/23
4/10/23
4/11/23
4/12/23
4/13/23
4/14/23
4/15/23
Lewis Lane Transducer
Lewis Lane Manual

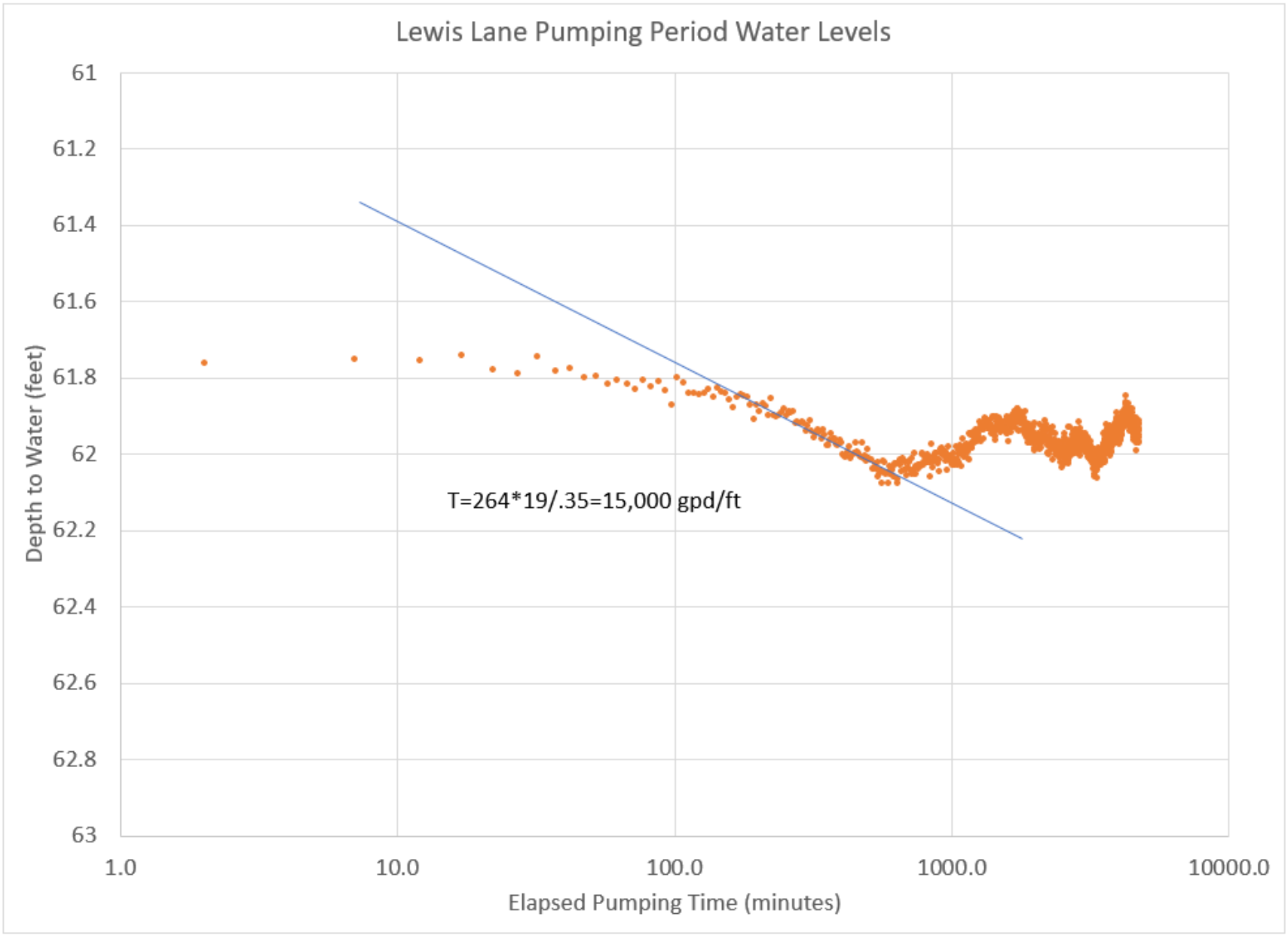

Dye Lane Water Levels (all)
Depth to Water (feet)
69.5
69.7
69.9
70.1
70.3
70.5
70.7
70.9
71.1
71.3
71.5
Pumping Period
4/6/23
4/7/23
4/8/23
4/9/23
4/10/23
4/11/23
4/12/23
4/13/23
4/14/23
4/15/23
Dye Lane Transducer
Dye Lane Manual

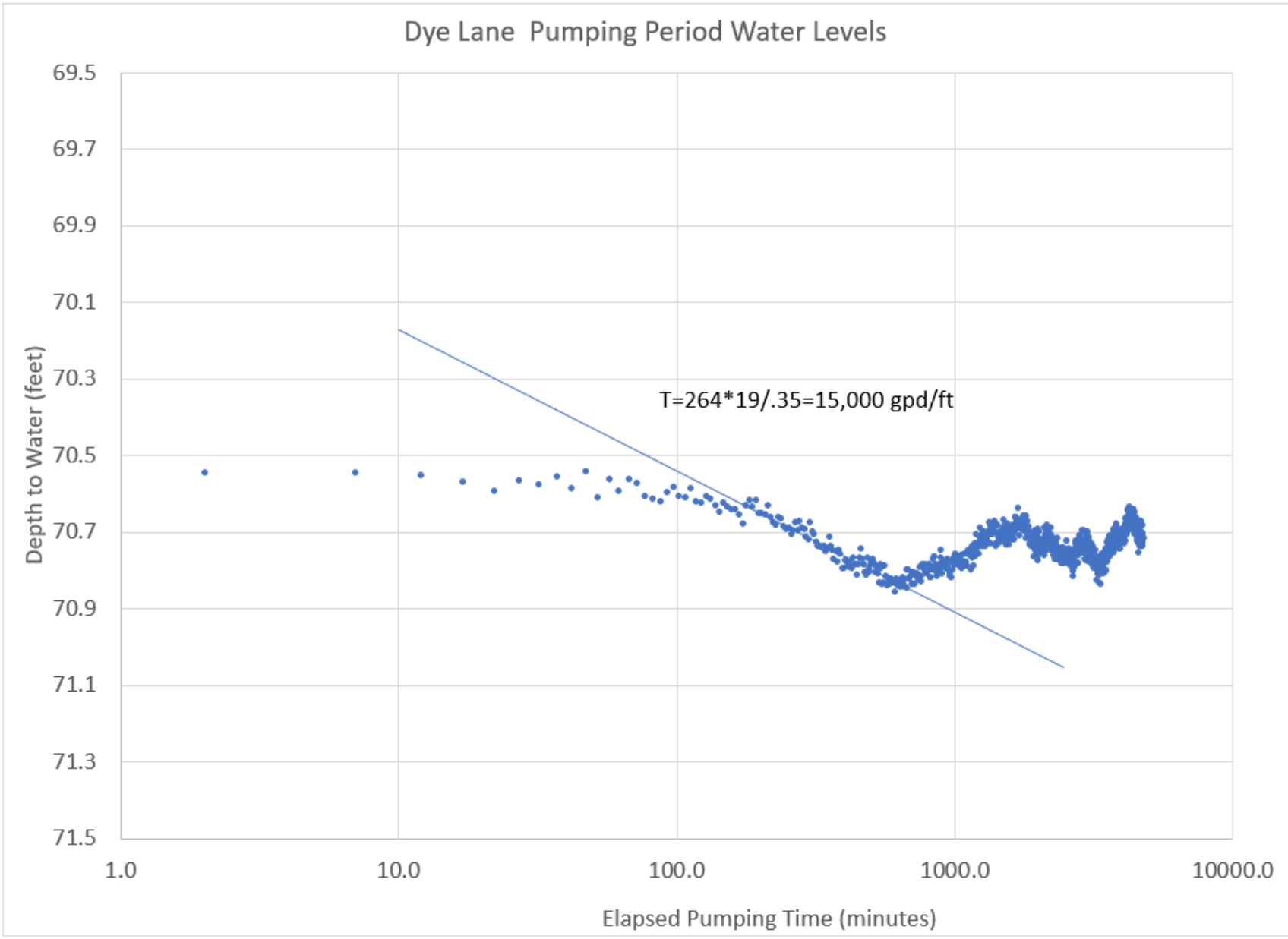

Robinson Road Pumping Period Water Levels
Depth to Water (feet)
62.6
62.8
63
63.2
63.4
63.6
63.8
64
64.2
64.4
64.6
0.0
500.0
1000.0
1500.0
2000.0
2500.0
3000.0
3500.0
4000.0
4500.0
5000.0
Elapsed Pumping Time (minutes)

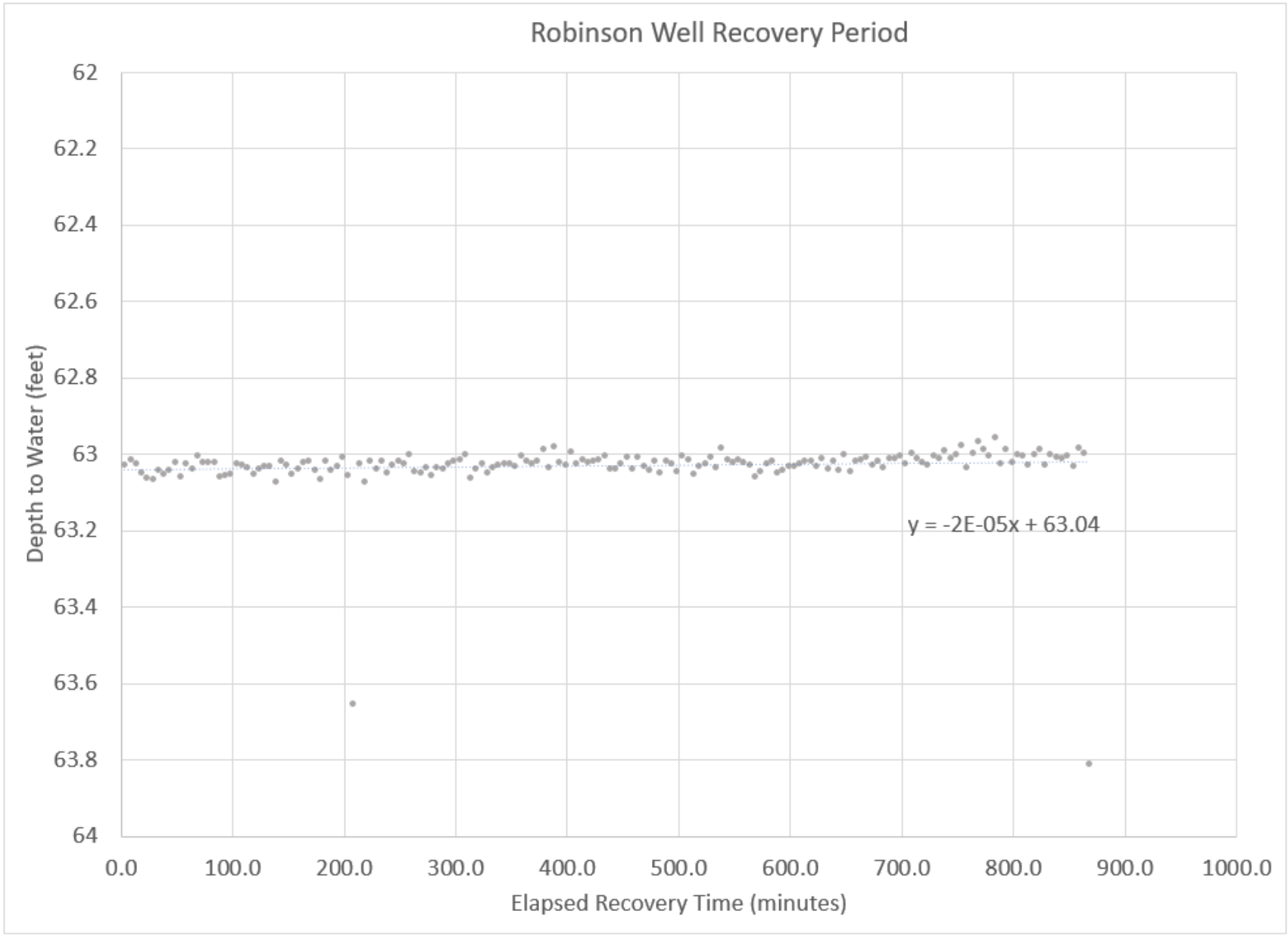

Lewis Lane Pumping Period Water Levels
Depth to Water (feet)
61
61.2
61.4
61.6
61.8
62
62.2
62.4
62.6
62.8
63
0.0
500.0
1000.0
1500.0
2000.0
2500.0
3000.0
3500.0
4000.0
4500.0
5000.0
Elapsed Pumping Time (minutes)

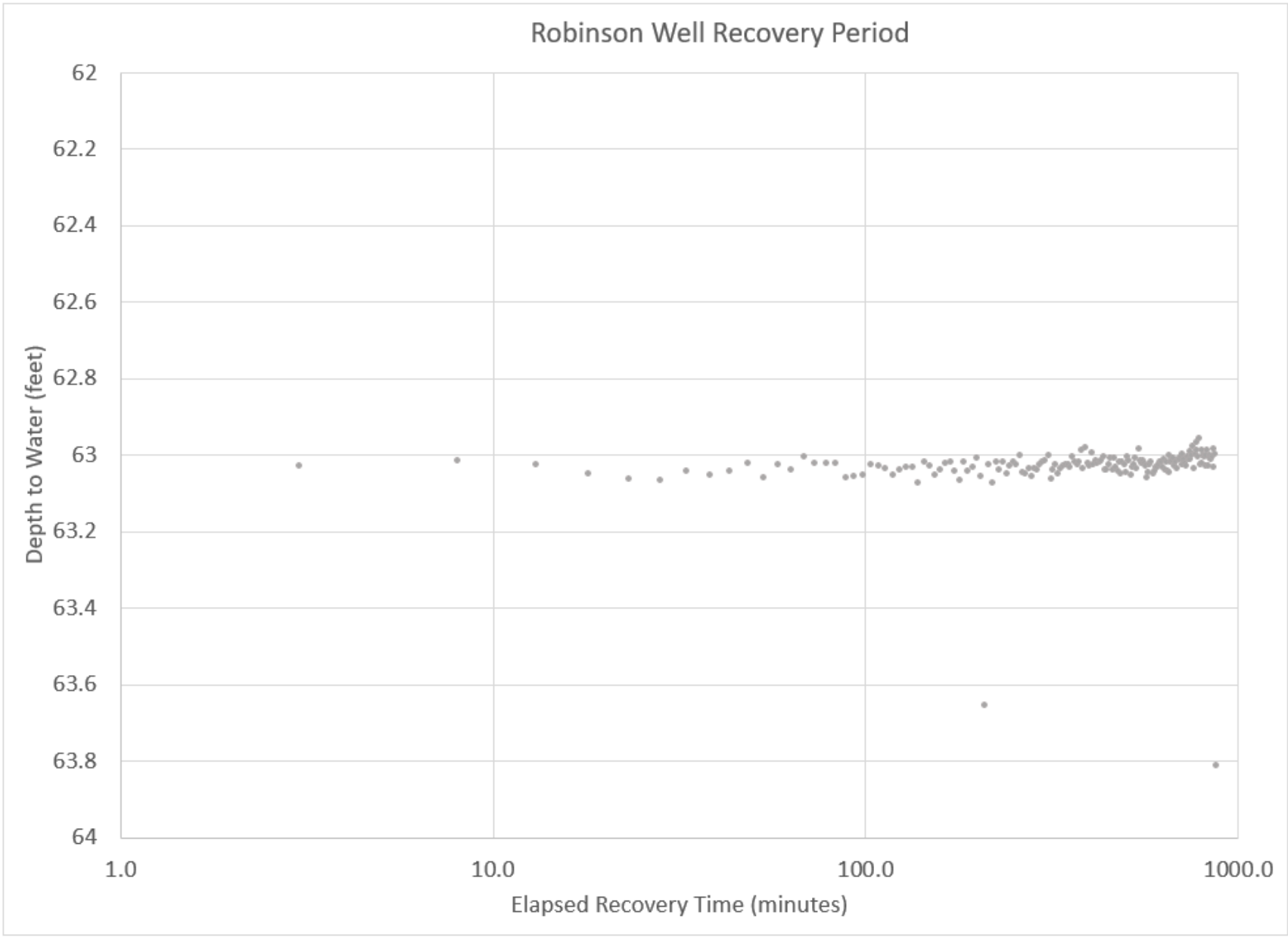

Dye Lane Pumping Period Water Levels
69.5
69.7
69.9
70.1
70.3
70.5
70.7
70.9
71.1
71.3
71.5
Depth to Water (feet)
0.0
500.0
1000.0
1500.0
2000.0
2500.0
3000.0
3500.0
4000.0
4500.0
5000.0
Elapsed Pumping Time (minutes)


Robinson Road Pumping Period Water Levels
62.6
62.8
63
63.2
63.4
63.6
63.8
64
64.2
64.4
64.6
Depth to Water (feet)
T=264*19/.35=15,000 gpd/ft
1.0
10.0
100.0
1000.0
10000.0
Elapsed Pumping Time (minutes)


Lewis Lane Pumping Period Water Levels
61
61.2
61.4
61.6
61.8
62
62.2
62.4
62.6
62.8
63
Depth to Water (feet)
T=264*19/.35=15,000 gpd/ft
1.0
10.0
100.0
1000.0
10000.0
Elapsed Pumping Time (minutes)


Dye Lane Pumping Period Water Levels
69.5
69.7
69.9
70.1
70.3
70.5
70.7
70.9
71.1
71.3
71.5
Depth to Water (feet)
T=264*19/.35=15,000 gpd/ft
1.0
10.0
100.0
1000.0
10000.0
Elapsed Pumping Time (minutes)


Robinson Well Recovery Period
Depth to Water (feet)
62
62.2
62.4
62.6
62.8
63
63.2
63.4
63.6
63.8
64
y = -2E-05x + 63.04
0.0
100.0
200.0
300.0
400.0
500.0
600.0
700.0
800.0
900.0
1000.0
Elapsed Recovery Time (minutes)


Robinson Well Recovery Period
62
62.2
62.4
62.6
62.8
63
63.2
63.4
63.6
63.8
64
Depth to Water (feet)
1.0
10.0
100.0
1000.0
Elapsed Recovery Time (minutes)

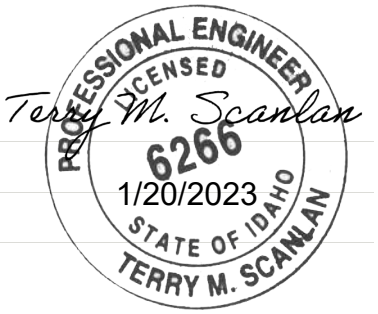
Test Period Pumping Rate Measurements

Date	Time	seconds / 5 gallons		Pumping Rate (gpm)
		bucket 1	bucket 2	
10-Apr	10:43	56.7		5.3
10-Apr	11:08	40.2	27.9	18.2
10-Apr	11:22	40.3	28.3	18.0
10-Apr	11:35	38.8	26.9	18.9
13-Apr	17:37	38.6	25.6	19.5
13-Apr	17:45	37.9	26.0	19.5
Average (starting 11:08 on 4/10/23)				18.8

ATTACHMENT D-4:
COMMUNITY
WATER MEMO

Memo

Date:	Friday, January 20, 2023
Project:	Haven Creek
To:	Tanner Verhoeks and Justin Ruthenbeck
From:	Terry Scanlan, P.E., P.G.
Subject:	Community Water System Concept and Permitting Requirements



Haven Creek is a proposed subdivision in Canyon County, approximately 2 miles southeast of Nampa and 4 miles northwest of Kuna. The Subdivision is located south of Lewis Lane and east of Robinson Road in the NW ¼ of Section 17, Township 2 North, Range 1 West, and has a total area of 43.93 acres. The subdivision is currently proposed with 26 lots receiving drinking water from individual domestic wells. Irrigation water will be provided from a separate non-potable pressure irrigation system.

As an alternative to individual wells, a community water system is currently under consideration. The community water system would provide drinking water to 29 residential lots. This memo describes the required components and permitting requirements for a new community water system.

Water System Description

Design Flow Rates

A community water system to serve 29 residential lots at Haven Creek would be sized to provide water for domestic uses only. All irrigation will be supplied through a separate, non-potable pressurized irrigation system utilizing surface water from Nampa & Meridian Irrigation District. The community water system will not provide fire protection to hydrants but can be developed with adequate capacity for in-home fire sprinklers, which may be required by the Kuna Rural Fire District if hydrants are not provided.

Minimum design flow rates for community water systems can be determined using Idaho Department of Environmental Quality (IDEQ) guidelines. For 29 homes without irrigation, IDEQ guidelines recommend a design flow rate of 72 gpm to meet peak hour demands.

Maximum design flow rates for community water systems can also be determined using Idaho Department of Water Resources (IDWR) guidance documents. For 29 homes,

without irrigation, IDWR guidelines allow for a maximum instantaneous flow rate of 112 gpm (0.25 cfs).

Using IDEQ and IDWR guidance as upper and lower limits, the Haven Creek water system will likely be designed to supply approximately 100 gpm.

Water System Components
A community water system to serve Haven Creek would have the following components:

- Two wells with submersible pumps
- One well house with water system appurtenances
- Distribution piping

Wells and Pumps. Two wells, each capable of suppling peak hour demand, are required for purposes of redundancy. Both wells would be located on one well lot, spaced approximately 50 feet apart.

Wells will be constructed with 8-inch casings and well screens to accommodate 6-inch diameter submersible pumps.

Review of local well driller reports suggest that basalt rock extends from near ground surface to a depth of approximately 100 feet at Haven Creek. The basalt is then underlain by gravel, sand, and clay for several hundred feet. Static water level is approximately 75 feet. Anticipated well construction will consist of:

- Minimum 17-inch borehole through the basalt
- Approximately 120 feet of 12-inch surface casing installed through the basalt and sealed to a minimum depth of 60 feet
- 12-inch mud-rotary borehole below surface casing to approximately 160 feet
- 8-inch steel casing with 20 feet of stainless steel well screen to approximately 160 feet
- Sand filter pack and seal around 8-inch casing and screens

It is anticipated that the submersible well pumps will be equipped with 10-hp motors, controlled with variable frequency drives to maintain constant pressure in the water system. The wells will be located outside of the well house. Buried pipe will extend from pitless connections at the well casing to the well house.

Well House. The well house will be located within the well lot and adjacent to the two supply wells. The well house will be nominal 250 square feet, and will include the following items:

- 4-inch mechanical piping
- Pump motor controls
- Flow meters
- Pressure relief valve
- Hydropneumatic tank
- Flush to waste valves and pipe
- Sample taps
- Check valves
- Isolation valves

A back-up power source consisting of a propane-powered generator with auto-start and transfer switch will be required.

Power supply to the well house can be single-phase or three-phase. If single-phase is provided, the variable frequency drives can be used to convert single-phase power to three-phase power for the pump motors.

Distribution Pipe. Distribution pipe within the subdivision will be 6-inch diameter C900 PVC. Any dead ends will be equipped with blow offs for flushing. Estimated pipe length is between 3,000 and 4,000 feet.

The distribution pipe will be equipped with a stub extending to Robinson Road to allow for future connection to a municipal water system.

Fire hydrants will not be provided. Hydrants can be installed in the future if the system is connected to a municipal water system.

Estimated Cost. Estimated cost to develop a community water system to serve Haven Creek is approximately $1.6M. This cost estimate assumes the following:

- Well construction: $300,000
- Well pumps, drop pipe, wire, and pitless adapters: $150,000
- Well house structure and site civil: $200,000
- Well house mechanical/electrical: $250,000
- Distribution pipe and appurtenances: $500,000

- Engineering, permitting, and administration: $200,000

This cost estimate accuracy is considered rough order of magnitude (ROM), defined as +/- 50 percent.

Permitting Requirements

Idaho Department of Environmental Quality
Community water systems are public drinking water systems regulated by IDEQ. A community system is defined in IDEQ administrative rules (IDAPA 58.01.08) as "A public water system which serves at least fifteen (15) service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents".

Community water systems are constructed and operated under the review and approval of IDEQ. The process typically involves the following sequential steps.

1. **Facility Plan.** The initial step in developing a community water system is preparation of a Facility Plan. A Facility Plan is a summary description of the proposed water system, including primary components (wells, pumps, storage, and distribution) and phasing. Water demands for the system will be established. The Facility Plan is submitted to IDEQ for review and approval.

2. **Demonstration of Technical, Financial, and Managerial Capacity.** Each new community water system must provide documentation of Technical, Financial, and Managerial Capacity (TFM). The TFM documents describe:
    a. how the water system meets IDEQ construction and operating requirements, including adequacy of water supply and ability for infrastructure replacement or improvement,
    b. how the water system will be financed initially, and how the water system will be supported in the future through user fees, and;
    c. who will own the system, who will operate the system and conduct water quality monitoring, who will communicate with system users, and who will have responsibility to ensure that the system complies with applicable regulations.

    The TFM documents will identify the licensed drinking water system operator who will be responsible for the water system. A draft Operations and Maintenance Plan is often included along with an Emergency Response Plan.

3. **Well Preliminary Engineering Report.** Upon approval of a Facility Plan, IDEQ will accept a Well Preliminary Engineering Report (PER) for review. The Well PER will describe the location and anticipated construction of the wells proposed to serve the water system. Information will include proposed well depths and casing diameters. Anticipated water quality will be presented. A well site evaluation will be included to demonstrate that the proposed wells meet required separation distances from potential contaminant sources. Plans and specifications for well construction are also included. Well construction can occur following IDEQ approval of the Well PER, plans, and specifications.

4. **Well Completion Report.** Following construction and testing of wells, IDEQ will review and approve a Well Completion Report (WCR). The WCR presents documentation of well construction, including test pumping and water quality data. Approval of the WCR is necessary before IDEQ will review subsequent permitting documents.

5. **Well House and Distribution Piping PERs, Plans, and Specifications.** Following approval of the WCR, IDEQ will review PERs, plans, and specifications for the well house, well pumps, distribution piping, and other water system components. Construction of the pump and distribution systems cannot occur until these documents are approved by IDEQ.

6. **Record Drawings and Certification.** The final step in the IDEQ review process is submission of record drawings and certification by the design engineer that the project was constructed in substantial compliance with IDEQ approved plans and specifications. A final Operation and Maintenance Plan is typically submitted at this stage also. Following acceptance by IDEQ of record drawings and certification, IDEQ will authorize the water system to serve water to customers.

Upon final approval, a community water system will be regulated by IDEQ and the local health district. The licensed operator will be responsible for collecting and submitting water samples on a schedule provided by the State. The water system owner (typically the subdivision homeowners association or a similar entity) will manage the water system, including collecting user fees to fund operation and develop a reserve fund.

Idaho Department of Water Resources

Although IDEQ is the primary regulatory agency for community water systems, IDWR regulates use of water in the state. Prior to construction and use of water from community

wells, a water right permit application must be approved. The application for permit will describe the locations of the place of use and points of diversion (wells), list anticipated well depths and diameters, and provide justification for a requested diversion rate. If an application is complete and eligible for processing, legal notice of the application will be published for two consecutive weeks. Protests to the application will be accepted for up to ten days following the final publication.

If an application is protested, IDWR will recommend that the applicant and protestant resolve concerns through negotiation. If settlement cannot be negotiated, the matter will proceed to an administrative hearing where the applicant and protestant can each provide evidence and testimony in support of their respective positions. IDWR will then issue an order either denying or approving the application. Approvals may include conditions to address concerns identified at hearing or through settlement.

Upon approval of an application for permit, the permit holder can proceed with well drilling and development of a water system. The permit will have a limited duration (typically five years plus a five-year extension) during which the proposed water use can be developed. At the end of the permit development period, IDWR will issue a water right license for the use that was developed.

Anticipated Impact of Community Well Pumping

An analysis of the impacts of groundwater pumping for domestic use at Haven Creek Subdivision was presented in a memo dated September 29, 2021 from SPF Water Engineering. For that analysis, domestic water use from 27 homes was analyzed and found to result in less than 0.5 feet of drawdown at a distance of 500 feet from the center of the subdivision after one year of operation. Such an impact is negligible relative to water levels in local wells near Haven Creek.

An analysis of community well pumping would result in a similar finding. The impact from domestic use by 29 homes would be proportionately greater than the impact from 27 homes (i.e., 29/27 or 107%), but still negligible in terms of overall impacts. The center of the impact would be the community well lot rather than the center of the subdivision.

Both of these analyses assume that groundwater is used for domestic purposes only. If groundwater is used for irrigation purposes, then drawdown impacts will increase due to increased pumping rates. Use of groundwater for irrigation purposes can be avoided through construction of a robust and reliable pressure irrigation system and through

covenants, conditions, and restrictions that prohibit connection of domestic water supplies (community water system or individual domestic wells) to landscape sprinkler systems.

ATTACHMENT D-5: DRAFT WATER RESOURCES GUIDEBOOK

April 10, 2023

Canyon County Engineering Department:

Over the past 18 months, Haven Idaho has been engaging with stakeholders related to use of groundwater as part of the proposed Haven Creek subdivision. During these conversations, we have received very little authoritative guidance on what responsible residential use of groundwater in Canyon County entails – there are plenty of opinions, anecdotal information, precedent behavior, stories from decades past, and aspirational policy, but little true guidance.

Part of this is understandable – groundwater resources vary from area to area, long term weather patterns evolve, agricultural usage patterns change, and elected officials move in and out of office. However, many elements of residential development remain consistent. This proposed paper is intended to act as a **guidebook for responsible use of groundwater in residential development** within Canyon County. It attempts to synthesize the input of County Engineering, IDWR, hydrogeologic engineering, neighboring groundwater users, future residents, and land developers into an actionable framework for making development decisions.

It is our hope that this mutual effort facilitates responsible future use of groundwater resources.

We would like to invite Canyon County Engineering to participate with other stakeholders in the creation of this paper and are offering the attached draft as a starting point. With some extra effort, we can all leave a lasting impact on the future of Canyon County – we hope you will join the effort.

Looking forward to discussing more!

Tanner Verhoeks, PE
Tanner@HavenIdaho.com
208-391-3838

Justin Ruthenbeck
Justin@HavenIdaho.com
208-504-1140

Residential Development and Responsible Groundwater Design

Canyon County, Idaho

Collaborators

Devin Krasowski, PE	Terry Scanlan, PE	Dennis Owsley, PG	Tanner Verhoeks, PE

TABLE OF CONTENTS

SUMMARY

Groundwater continues to be an area of conflict for newly proposed development, surfacing at the Application, Planning and Zoning, County Commission, and Usage stages. This memorandum provides an introduction for all stakeholders involved in residential development to the considerations at play, other stakeholders involved, and some approaches to consider for responsible groundwater usage. The goal is twofold:

1. To provide a background primer to all stakeholders, including a common vocabulary, so conversations are more likely productive and
2. To provide a decision framework that allows all stakeholders to participate in the tradeoff conversations for future projects.

STAKEHOLDERS

Groundwater stakeholders for residential land development projects include the following:

1. **Applicant** :: The party applying for conditional use permit, rezone, or preliminary plat maps. This often includes a series of individuals:
    a. Landowner who holds title to the land involved.
    b. Developer who is overseeing the design and construction of the residential project.
    c. Consultants who prepare reports and guide design decisions for the project.
2. **County Engineering** :: Canyon County Engineering staff who review and comment on discretionary applications such as rezone and preliminary plat applications.
3. **County Planning** :: Staff who coordinate, prepare reports for presentation, and make recommendations to P&Z Commission and BoCC.
4. **Idaho Department of Water Resources** :: State agency responsible for gathering data on groundwater stability characteristics, granting water rights, and implementing mitigation plans in areas of groundwater instability.
5. **Southwest District Health and Department of Environmental Quality** :: State agencies responsible for groundwater quality with primary responsibility for reviewing and approving septic system design for local conditions.
6. **Existing Users** :: Neighbors, and others within a given radius of new groundwater use. For residential projects, this is often other residential land owners, often with private wells as a water source.
7. **County Commissioners** :: Updates Comprehensive Plan to direct various types of land uses to particular areas. Also, ultimate approvers of discretionary applications.

ASSUMPTIONS

There are multiple types of land development processes, including administrative lot splits, urban subdivisions, and rural subdivisions. Some projects have City water and sewer services nearby and easily, while others do not.

For purposes of this document, we assume the following:

1. Residential single family development within Canyon County.
2. Proposed or existing zoning or use permits for gross lot sizes of 0.5 - 3ac. This generally equates to R-1 or R-R zoning for newly zoned land.
3. City water services not available.
4. City sewer services not available.
5. Existing groundwater irrigation or surface water rights in place.
6. Data for aquifer recharge rates and seasonal fluctuations available.
7. A “Development” consists of between 10 and 100 net new homes.

It’s also helpful to make some generalized assumptions about how groundwater use in Canyon County works. For purposes of this document, we assume the following:

1. A reasonably representative new domestic well would be drilled to 100 feet and have a static water level of 60’.
2. Domestic wells are generally 6” diameter.
3. Agricultural pivots within 3 miles of city boundaries are commonly drilled to a depth of X, a diameter of Y, and pump in the range of Z acre feet per month during irrigation periods.
4. A reasonably representative City well would be drilled to a depth of X, a diameter of Y, and pump in the range of Z acre feet per month.

CONTEXT

The Treasure Valley area has seen rapid development in recent years, most recently in the 2018-2022 timeframe. Cities (such as Star, Middleton, Caldwell, and Nampa) have rapidly approved annexation, bringing urban development density closer to County residents who have enjoyed distance between their homes and urban development. New residential development has also occurred within County jurisdiction and Cities’ Area of Impact. Collectively, more people has meant additional demand for all public services including traffic, schools, police, and fire.

The concerns over water availability are occurring in this context of population growth and pressure on other public services.

LEGACY WELLS

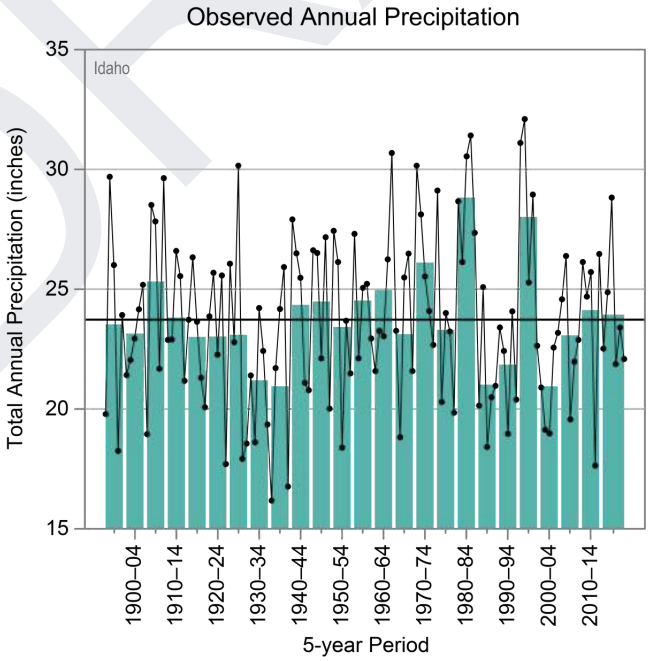
While a new representative well may be drilled to 100' with a 60' static water level, many homes have legacy wells 30 years or older that are considerably shallower. This depth, combined with legacy construction techniques, necessary maintenance, or unavoidable physical degradation, means that a significant number of existing residential wells are at-risk, regardless of any additional development that may occur. These wells represent a substantial challenge because many homeowners with at-risk wells are not prepared for potentially costly improvements that their aging wells require. *Is there data about how many sub-standard wells are still in use?*

DROUGHT

In the 1990's, the Treasure Valley area experienced a multi-year drought during which… *talk about the history. Irrigation was cut off very early. Farmers had problems? People's wells struggled. What else?*

More broadly, the American West has recently experienced a multi-year drought resulting in widely reported impacts to key reservoirs throughout the West. The water situation within the Colorado River basin, in particular, has been an oft-cited emergency situation resulting in impacts to water availability to some cities, agricultural uses, and natural ecosystems.

Regardless of formal drought designation, annual rainfall at the state level varies within a +/- 50% margin year-over-year, ranging from <20 inches of annual rainfall to >30 inches annually. Dots in the below data represent annual measurements; bars represent 5 year averages:



IMPACT AND LIKELIHOOD

Within this context, the availability of water is on the top of many citizens' minds and the fear of losing access to water is a real and palpable fear for many. Water is, of course, the precursor to life and a property without access to water has minimal practical value. Potential solutions, such as drilling deeper wells, are practical but expensive. And, any amount of time between well productivity loss and a solution has a real human and financial impact on people, animals, crops, and livelihoods. The impact of losing access to groundwater is very high.

To measure risk, this impact must be combined with the likelihood of such an event happening. The Idaho Department of Water Resources has been mapping and monitoring groundwater characteristics for decades to create an understanding of this likelihood. Data is, by definition, never complete, but with data and ongoing monitoring a series of well-supported hydrogeologic models that accurately describe local and regional groundwater trends and characteristics have been created. Additional data improves those models and can provide trend data that establishes the likelihood of any particular area experiencing future water scarcity.

Even if the challenge of measuring likelihood is met, the challenge of communicating with stakeholders in a productive way remains. The dominant layman understanding of groundwater is one of a straw sucking water from a lake. The more straws there are, and the more each sucks from the lake, the lower the lake level goes. And the lower the lake level is, the more likely some people's straws won't reach the water. This simplified understanding, coupled with whatever pre-conceived motivations stakeholders enter the conversation with (Developers who want projects approved, or Neighbors who oppose new projects for unrelated reasons), often leads to conversations where one party is trying to convince another party. In these conversations, water is a pawn in a larger disagreement.

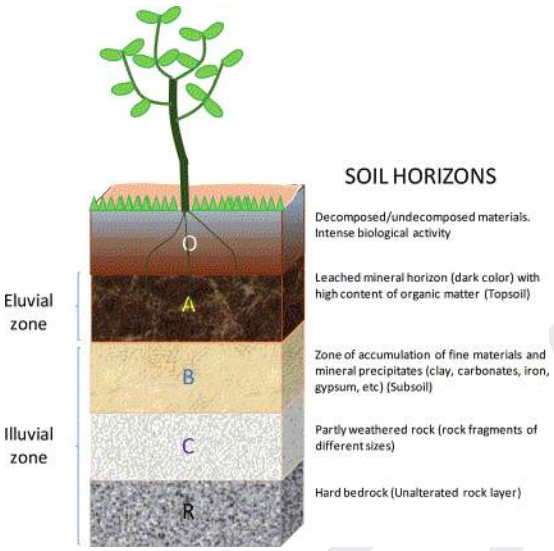
Decisions about residential development are made within all these contextual challenges. Added into the mix are market demands (what new homeowners prefer), regulatory requirements (necessary approvals, installation requirements, ongoing maintenance), financial (the cost of various design approaches), and political (what current opinion and policy favors).

Responsible groundwater design must take all of these challenges into account – it is not purely an engineering exercise to make the optimal mathematical decision. The *Design Approaches* described later recognize this and attempt to address both the scientific and sociological angles involved here.

SUBSURFACE WATER SCIENCE

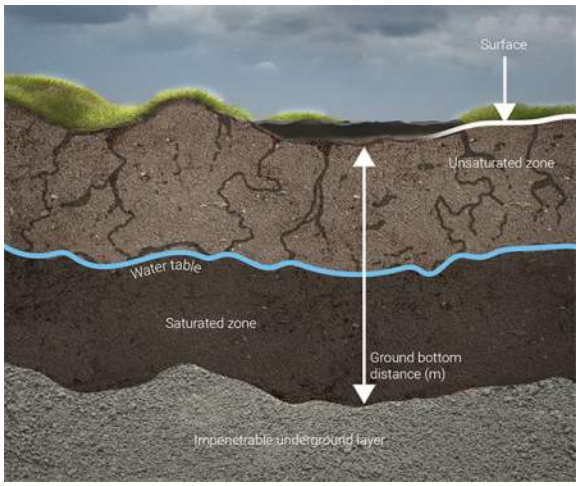
Introduction to Hydrogeology

Need help to write this. It's intended to provide the basic knowledge a layperson would need to understand how subsurface water and wells work. Imagine someone from downtown Boise just moved to Canyon County and has never had to think about a well or septic before but is curious how the whole subsurface water system works. What do they need to know. Including my only partially informed basic understanding as a starting point.



The earth under our feet is broken up into multiple zones. The top layer consists of organic topsoil and is generally where plants and crops draw their water from – it is the area in which most biologic activity occurs. Most annual crops for productive agriculture require that this layer be saturated with water for optimal production. Though it varies by soil type and irrigation method, irrigated land results in approximately 50% of the irrigation water lost to evaporation and transpiration (water used by plants to grow), and 50% being pulled by gravity to lower layers of the soil.

As water makes its way through the eluvial and illuvial layers, it filters and interacts with compounds in the soil. Eventually, it reaches a depth at which the medium is saturated and gravity can't pull it any deeper. This area is referred to as the saturated zone and can be thought of as a swimming pool filled with rocks and sand with water then poured into it. Though the pool is "full" of rocks and sand, the water fills in all the natural spaces between those rocks and sand until the water is visible at the top. The top of this pool is what we call the water table.



If a well is drilled into this zone and properly screened to keep the sand and rocks out, water will flow into the empty cylinder created by the well. This is because the weight of all the water above the well screen pushes the lower water into any empty areas, including a well. As water around the well goes through the screen, other water moves to fill the voids left by it. Ultimately, the entire water table evens out – the space created by the water pumped from the well is filled by water higher in the saturation zone. The water table level naturally rises and falls based on use,

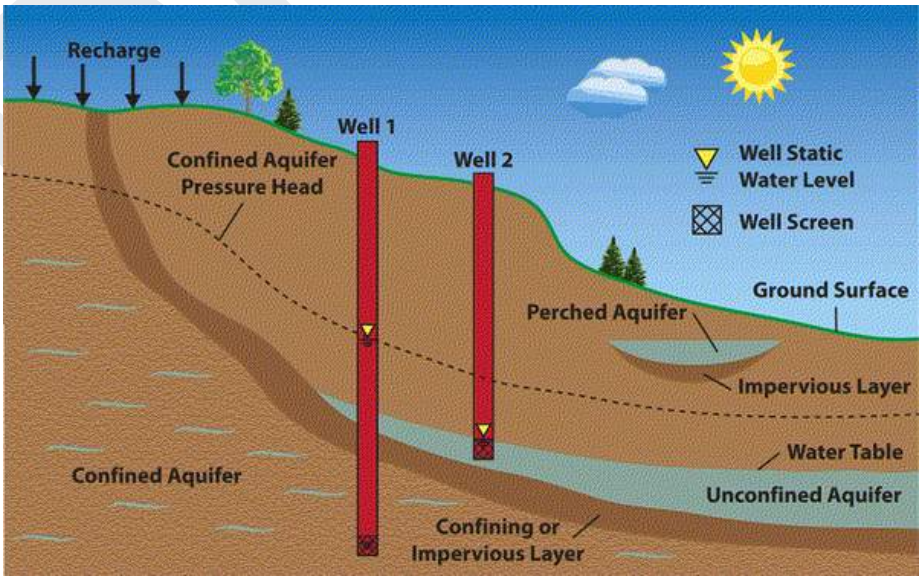
seasonal weather, climate cycles, geologic activity, and other forces. This saturated area where water can freely flow is known as an aquifer.

Aquifers

Within the earth there are naturally occurring layers of material that are impervious to water moving through them. Common in Canyon County are layers of volcanic flow (strata) that separate saturated zones into areas of water that don't easily interact with each other. Water from one aquifer does eventually make it to another aquifer, but this happens slowly by, for example, water moving through cracks in a volcanic rock layer to move between aquifers.

Depending on the geology involved, two aquifers can behave very differently. Perched aquifers, for example, are small local areas of saturated material with limited water holding capacity – if a well is drilled into this type of aquifer, seasonal variation can be extreme because it relies so heavily on local recharge. Unconfined aquifers can be thought of more like rivers with water slowly transiting from one area to another. To remain productive, these may rely on a recharge water source potentially hundreds of miles away – local recharge has little impact. Confined aquifers are bounded top, bottom, and all four sides, acting more like a giant pool under pressure.

The result of all this is that two wells could be drilled near each other but, when measuring the depth to water (called the "static water level") can have two very different results depending on whether the aquifer involved is confined or not. And, the water from each of those wells could be originating from very different places – one from mountains 100 miles away and the other from surface irrigation water coming from the farm next door. In the diagram below, note that Well 1 is substantially deeper than Well 2, yet has a higher static water level. By measuring aquifer characteristics, the likelihood of one well interfering with another can be measured.



Can talk about well construction and casing off upper aquifers so that you don't "cascade" water and mix aquifers

Well interference is a buzzword/topic to potentially discuss

Scale of Use

Need help with this section. Goal is to talk about the scale of activity here. How much water is used for agriculture? How much water is used for watering grass? Or FFAing 1 cow? How much water is available underground? How much water flows through a river? How much water is used to irrigate 40 acres of beets? How does residential use of water compare to all that? Is it significant or not or under what conditions? Some people assert that residential water concerns are "silly" because it's gallons of water when we need to be concerned with thousands of acre-feet of water. Help people understand the scale of use involved here. If one wishes to argue that "40 wells won't have a measurable impact on a well ½ mile away, introduce the scale of resource use so everyone can baseline.

We often think about amounts relative to what we are used to interacting with, so it can be helpful to understand how much water is involved in a typical system of aquifers like we have in Canyon County.

A typical ¼ mile pivot irrigating a field of X may use Y cubic feet of water per T. Of this, 50% may percolate and be recycled as groundwater.

Typical domestic house of XXXX SQFT may use Y GPM of water per T. %% of this water goes back into the ground when properly functioning septic systems are utilized.

We know from well tests throughout the area that a large portion of Canyon County is fed by a singular unconfined aquifer within areas *[on this map? In this overlay?]*. Water use at typical domestic well depths is modeled as a single self-adjusting water source that flows freely and stabilizes at a given static level within a short period of time.

Canyon County Data

Give people an idea of the health of water resources in various parts of Canyon County. Identify whether this is based on measured data or projected data. If the granularity exists, ideally this is a heat map (Deep red for bad areas → Deep Green for good areas) based on water quantity. Or, based on stability. Perhaps there's another view based on water quality (at a given depth)? Turn all the data IDWR has into some key takeaways for lay people. Link to detailed data. Maybe show nitrate priority areas on a map?

Not sure what data is available for this, but the idea is to answer the question: "What do we know about the water situation in Canyon County?" People talk about this anyways based on

whatever someone says online, so at a minimum identify which areas are being managed or watched … and which areas are "plentiful." Bonus points to answer the question, "Why is that area plentiful?"

*Ultimately, the goal is not to talk about specific areas, but to introduce some language and information that talks about *HOW* and WHAT TYPES of data is gathered. Cover things like:*

- *Monitoring wells - how many? Where? How much historical data do we have? What are the key things to look for in that data to get an idea of whether there is plenty or water is at risk there?*
- *Municipal wells. How deep are they? what data do we get from them? In Canyon County, are municipal wells related to private wells? Does one impact another?*
- *What type of data is collected to identify the type of aquifers in a given area and what happens for wells at different depths or characteristics? Talk about pumping tests and what it means when a well "stabilizes" at a certain flow. What does this data mean?*
- *Do we know how much groundwater is used for irrigation purposes in different areas?*
- *Do we know how much water is lost (percolates) through the canal system?*
- *How about flood irrigation - how much of that water is used by the crop vs percolates beyond growing soil vs runs off?*

DESIGN APPROACHES

As mentioned earlier, the decision around use of subsurface water is as much a policy choice as an engineering exercise. Ideally, the County comprehensive plan and Areas of Impact encourage development only in areas with plentiful and stable subsurface water resources such that landowners, existing residents, developers, and County representatives can begin each development application with baseline subsurface water data that supports the type of land use identified by the comprehensive plan. *Confirm this is part of how Canyon County has done the CompPlan process.* Regardless, the question of how to create policy and implement responsible development of whatever resources exist remains. This paper proposes that the following elements of any project be evaluated as part of a groundwater proposal.

Note: *This is not intended as a prescriptive list of things that must be done. Rather, it introduces vocabulary that can be creatively combined for any given project design.*

A: Domestic Use Recharge

Approach: Design septics so that ~100% of domestic water is returned to an aquifer.

New residential developments should recycle as much of their subsurface water use as possible. Water used for domestic purposes, then treated with appropriate septic and released into the unsaturated zone, has a near 100% recharge rate.

B: Non-Domestic Use

Approach: Design structural limits that make irrigating >½ acre of decorative turf with groundwater infeasible.

Idaho law generally allows for a maximum of ½ acre irrigation from domestic wells. Responsible developments should identify ways to physically design communities such that surface irrigation water is utilized whenever available and subsurface domestic irrigation is limited to an amount below this state-mandated area. Developments can, through careful design decisions, make conservation of subsurface water easier than using it irresponsibly.

Some policy / design ideas:

- *When installing landscaping as part of a development, size pipes and install enough sprinkler valves to cover only the given lawn area. Make people do extra work if they expand past that. Make the default path easy.*
- *Make domestic irrigation use expectations part of what it means to live in a community. Memorialize in HOA docs.*
- *Install an irrigation branch off the well with a separate shutoff. Include a mechanical or electronic valve that automatically closes 2 months after being opened.*
- *Plumb the system so there is no separate irrigation line and the only available domestic irrigation source is off a small (¾"?) stub. By downsizing plumbing, this makes any changes require explicit action to work around.*
- *Size the well and pump to support only domestic use (a GPM flow that makes irrigation impractical)*

C: Water Safety

Approach: Design mechanisms that enable ongoing water quality sampling.

What are the practical risks associated with well maintenance? Why (from a safety perspective) do we think that having 100 individual wells is a bad idea compared to having 1 community well? What unseen or unknown-to-residents public health risks are people exposed to with individual wells? What percentage of time do private well tests come back showing water safety issues? Prove this is a real problem and not just a theoretical one.

Identifying potential water quality issues over time are beneficial for all users, whether part of a development or in the vicinity of it. While water contamination on a scale that impacts users is uncommon, empowering new organization structures (HOAs, in particular) to coordinate water sampling with government agencies benefits all Canyon County citizens. Historical data from many locations across a wide geographic area is key to identifying the source of potential contamination, the extent of potential contamination, and viable remediations.

Some policy / design ideas:

- *If there's an HOA, have the HOA perform water testing on its well as a surrogate for all the private wells.*
- *If there's an HOA, have the HOA offer bulk pricing for annual well maintenance inspections. Consider bundling this with winterization services. Still the responsibility of each owner to handle, but it makes this task more likely to happen than expecting each person to find a vendor or learn the system themselves.*
- *Implement a Community Water System with point-of-extraction testing.*

D: Pressurize Surface Irrigation

Approach: Capture and pressurize surface water to make its use for irrigation the easiest option.

The easier something is to use, the more likely it will be used. By capturing and pressurizing surface water into a reliable irrigation service, developments can transform surface water use mindsets from a "use it all or lose it" approach to a "use it responsibly" approach. In addition to a simpler worry-free system for residents, this design approach also makes irrigation delivery to downstream users more predictable and potentially more plentiful.

Some policy / design ideas:

- *Design irrigation pond(s) from which surface water is stored and pumped*
- *Disconnect new development residents from water delivery schedules so that surface irrigation water is more likely to be used. This promotes aquifer recharge, more attractive properties, maintaining property values, and a lower demand on subsurface resources.*

E: Landscape Choices

Approach: Encourage landscape design that utilizes surface irrigation water.

The Treasure Valley area is not naturally green year-round and current irrigation practices are unnatural for the area. In a residential setting, developments can encourage land usage other than decorative "green at all times" landscape design. This could include designing varied topography that supports perennial plantings, the inclusion of trees that naturally shade out large turf areas, or utilizing hardscape where appropriate.

For projects that encourage residential use coupled with productive land (hobby farming, livestock, etc), developments can…

Some policy / design ideas:

F: Retain Stormwater Onsite

Approach: Design retention systems that allow standard rain events to percolate locally.

When engineering roads, lots, and other elements of a development, use bioretention systems instead of detention systems. This is already a general requirement, but valuable to still call it out. Encouraging local percolation maximizes local groundwater recharge, avoids problems further down the drainage path, and avoids contaminant concentration.

G: Community Water

Approach: Provide a centralized private water distribution amenity for the Development instead of individual wells.

Instead of drilling dozens of wells, a community water system involves drilling two higher production wells and then piping water to each home served by the system. Such a system mimics municipal water systems found in cities in many ways, ultimately designed to increase water reliability by providing redundant systems to make delivery downtime very unlikely.

JR: I have no idea what this technically involves - putting some things down based on what Terry described previously

Though designs can vary dramatically, a representative system serving 60 homes may include:

- Two 12" wells drilled to a 200 foot depth
- Each well with a 10HP pump, capable of delivering 200 gallons of water per minute
- A pressurization/storage solution in the form of a tank, bladder, or other system.
- Two backup generators capable of powering all system elements for X hours.
- 250sf pump house structure sufficient to maintain ambient temperatures between Y-Z year round.
- Sampling infrastructure to enable regular water quality monitoring
- 6" distribution pipe provided throughout the development
- Fire hydrants served by the system, located approximately 800lf on center.
- Allocation of ¾ acre lot for wells, pump house, and miscellaneous mechanicals

Benefits

Type this out. Relative to individual wells, some things that come to mind

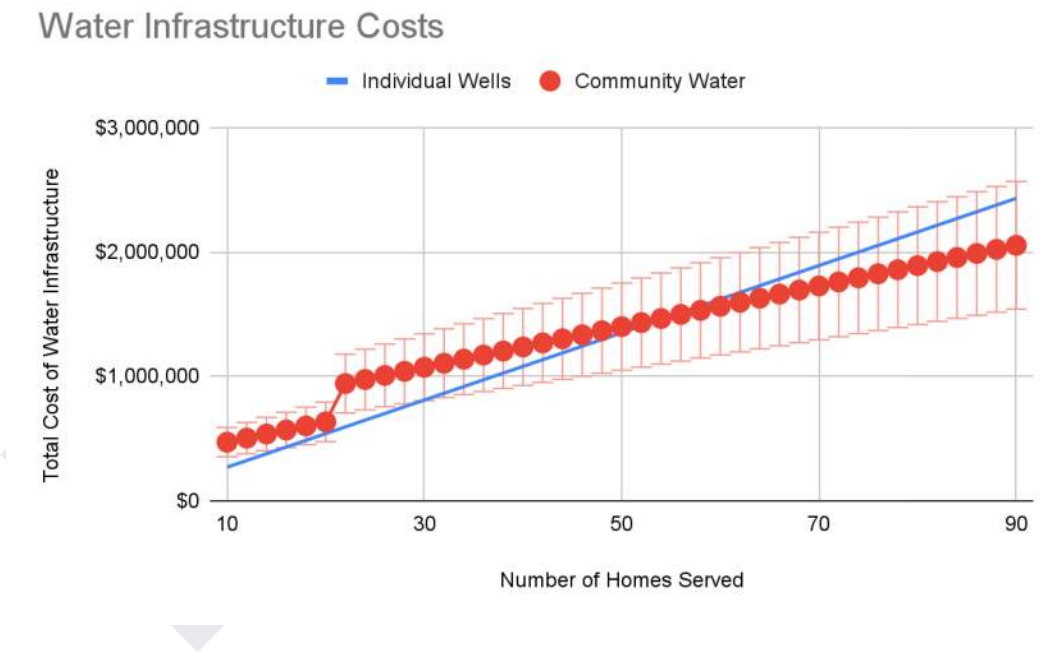
- *Provides water quality similar to cities, which is healthier*
- *Allows a development to provide additional amenities by, for example, softening water centrally rather than making every home handle this.*
- *Treat any health-related water quality issues (ie: arsenic) centrally*
- *New residents don't have to understand wells and maintenance – one less thing for people to worry about*
- *Provides a way for municipal infrastructure to easily service the area in the future*
- *Resilient to power outages because of backup generators*

- *Deeper community wells may access different aquifers than surrounding wells, including potentially sealing between these aquifers to avoid water moving between different aquifers*
- *A portion of new owners will value the "plug and play" experience of not having to worry about water. It "just works."*

Challenges

Initial Cost

Community Water systems are very expensive to install. While incremental costs to support additional users is low, initial costs for well construction, pump house structure, mechanicals, and distribution infrastructure are substantial. As the number of homes the system serves increases, there is a point where total installation costs of the two designs cross and, eventually, community water becomes a superior economic solution. The exact development size at which this happens is impossible to generally define, but is likely to be somewhere between 40 and 60 users:



The model used to generate the above graph does not attempt to represent all real-world variables but instead illustrates how the economics of Community Water are poor until developments reach a certain break-even point. The high costs are driven by the high initial costs to provide deep wells and redundant industrial pumping equipment, along with the incremental costs of distributing to each home site. The error bars shown above represent some of the variability in these total costs (represented as a 25% margin of error), driven primarily by:

1. Depth of water distribution system. In areas with shallow soils and basalt, water line installation depth sufficient to avoid freezing can involve significant blasting to bed the water line.

2. Lot size. Larger lots mean longer distribution runs and a higher per-home cost for water infrastructure.

Ongoing Operations and Maintenance

Shared water systems serving more than X users require compliance with *government org* health requirements. Municipalities who provide this service create departments with professionals who understand the maintenance of these systems, regulations related to safety, and billing / customer support systems to service users. Small systems have a significantly lower burden in each of these areas, but the operating entity must maintain a baseline level of knowledge and responsibility for all elements of the system. With dedicated staff, this wouldn't be too much of an issue, however In an HOA comprised solely of volunteers it requires a volunteer to understand and own decisions around the community water system. Roles such as this involving coordination with third-party administrators and decisions with substantial cost implications introduce complexity and risk into an all-volunteer HOA.

Regulatory Approval

When developing a project, any decision that introduces the possibility of outside approval or project delay is generally avoided because of the potential impacts once plans, scheduling, and budgets are set. Permits for Community Water systems are discretionary processes involving review, potential delay, and possible additional requirements with substantial economic cost. In addition to these project risks, they require additional design, engineering, and management costs for the project. The theoretical risk that the community water permit could be denied is a risk that needs to be mitigated.

Cost Timing

One element of community water infrastructure is the total cost of the system. An independent consideration is the *timing* of that cost – individual wells are installed for each home as construction completes, allowing capital to be spent incrementally. Community Water is different – it requires 100% of the cost for the entire development be paid upfront prior to the first home construction beginning. This is particularly problematic for phased projects that expect to complete some homes immediately and others in the future as the market can absorb them.

Because of the way financing for development projects typically work, community water requires a developer to raise substantially more capital ($1M+) than would be required by the installation of individual wells. This has the effect of increasing project costs or preventing development outright if the developer doesn't have access to the capital required.

Ongoing Cost

Individual wells are generally considered a one time expense with minimal ongoing costs for homeowners. Operating a small community water utility, in contrast, includes baseline regular costs (electricity, maintenance, testing, capex) which requires ongoing funding. To a homeowner, the perceived difference between no monthly cost (for individual wells) and a monthly bill (for community water) is a substantial mental – and potentially actual – obstacle to overcome.

H: Future Resident Preference

Approach: Deliver approaches that match expectations and preferences of future owners.

Any solution that is contrary to the desires of the market and future owners will be problematic at some point. While these desires vary widely and change over time, a person seeking a small acreage home outside of town is generally seeking a certain lifestyle. Broadly, this includes some element of self-reliance, access to utilize their land in whatever way they desire, and a willingness to work and maintain that land. Generally, regulations, rules, and complexity are incompatible with what these future residents expect; every decision that takes responsibility away from a future owner in an attempt to help them will be viewed by a substantial percentage of new residents as undesirable. People move to the country for freedom, and decisions that place requirements and limits on those people should be very carefully chosen. Failure to do so is likely to result in both passive and active resistance.

IMPLEMENTATION

The following policies apply the above *Design Approaches* – including some of the financial and practical tradeoffs – into cohesive ideas for consideration. They are not meant to be prescriptive in whole, but rather as examples of implementing ideas contained in this paper.

POLICY #1: Include Groundwater Data With Applications

Developments must consider the *Design Approaches* and issues described in this paper and provide a response when submitting comprehensive plan amendments, rezone, and/or preliminary plats in Canyon County. Combined with occasional updates to this document or supporting ones, the purpose of this policy is to help ensure developers are aware of and have considered mitigations. In some cases, this may also encourage Applicants to perform additional field work prior to submitting project applications. Such a policy will provide for higher quality public discussions at the P&Z and County Commissioner levels. **A sample *Responsible Groundwater Use* form implementing this policy is provided as Exhibit A.**

POLICY #2: Participate in Well Monitoring

Stakeholders living near proposed developments who have concerns about groundwater stability for a proposed development should have a mechanism to request baseline data about groundwater attributes in the immediate area. With the ability to request this data, stakeholders also have a responsibility to participate in the collection of that data by, for example, allowing qualified private vendors or IDWR staff to monitor water resources the stakeholder has access to. The intention of this policy is to bring additional effort to understanding local conditions and to allow those with concerns to participate in that effort. It discourages making claims without being willing to help validate those claims.

Ultimately, this policy aims to provide a common set of data from which to quickly move public conversations from the subjective “I’m worried there’s not enough groundwater” to the more objective, “This is how water resources for this project will behave.” While this does not change the application *process* within Canyon County or require additional field work prior to project applications, it provides decision makers (County Engineer, Planning and Zoning Commissions, County Commissioners) with standard data (or lack of data) from which to make informed recommendations. In situations where water resource behavior is unclear, this policy also provides a path for additional physical investigation (monitoring of existing adjacent wells, productivity and impact testing of existing wells, etc).

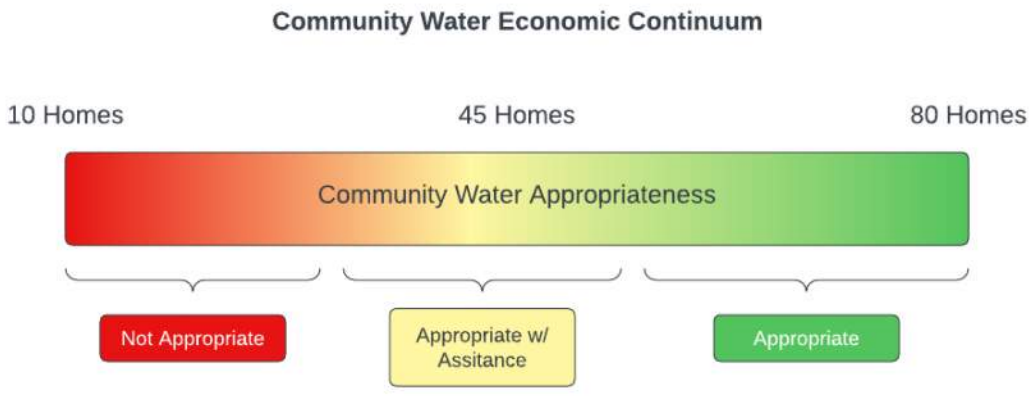
POLICY #3: Community Water Where it Makes Sense

Compared to individual wells, Community Water has substantial technical benefits. The challenge is establishing which developments this is appropriate for and which developments this is likely to cause non-technical harm to. Because of the variables involved, this has to be a discretionary process that should focus on the situational specifics of the following primary issues:

1. Are local groundwater resources stable and plentiful? In areas where groundwater quantity is high, the potential benefit of accessing different (deeper) water sources is of minimal value to surrounding users. This determination is the responsibility of IDWR based on historical data trends.

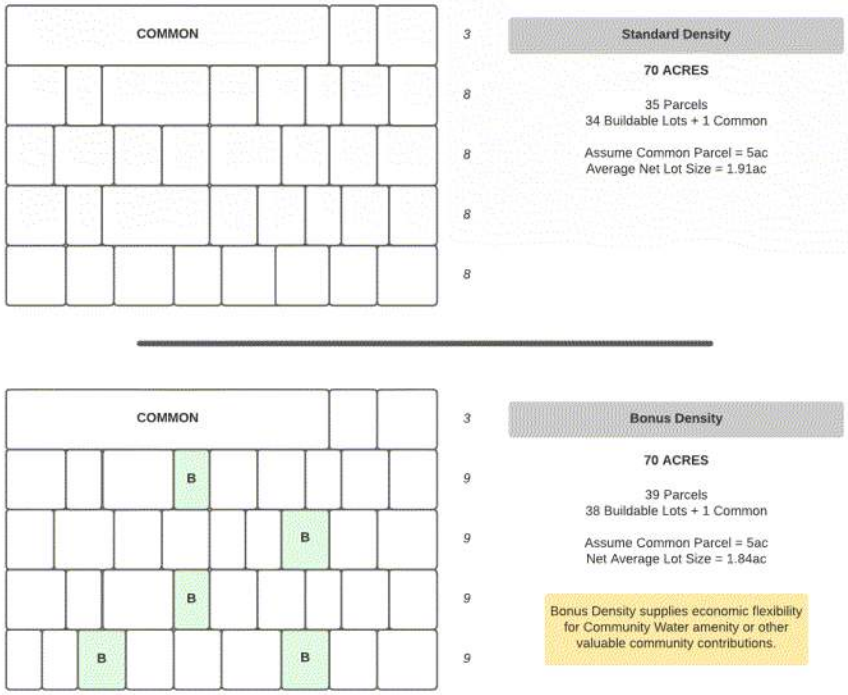
2. Is there a history of contamination or reason to believe that future contamination is likely? If water quality is high, there is minimal practical value to requiring quality compliance processes – doing so introduces burden without benefit to whichever HOA or governing group responsible for that burden.

3. Is the development large enough to benefit from the economic benefits of a community water amenity? From a purely economic view, developments smaller than +/- 30 homes do not justify community water systems. Projects between 30 and 60 homes may economically support community water with additional investigation or subsidizing. Projects larger than 60 homes are likely to economically benefit flat out. Because of the margin of error in projecting costs, this is best represented as a continuum:



POLICY #4: Bonus Density

For smaller non-dense developments (average lot sizes closer to R-R) where community benefit is desired, implement a formal or informal bonus density option similar to the one available to R-1 projects per Section 07-10-21 - Table 2 [add link]. This existing policy for R-1 projects provides for additional density (as dense as 12,000sf minimum lot sizes) for developments that provide shared water or sewer systems. Such a policy expands conversations from black-and-white approve/deny determinations and promotes creative ways to achieve more of what various stakeholders desire. For development projects as described in this paper, a relatively small increase in density can result in economic flexibility to, for example, close the cost gap between individual wells and community water.



In the above diagram, note that the Bonus Density option provides an 11% increase in density without an appreciable visual change to the overall density of the project. This isn't always practical, but the economic benefit can support substantial additional public benefit

POLICY #5: Assist At-Risk Neighbors

Concerns around groundwater usage generally center around whether new development will remove existing wells' access to water through well interference. Understanding the likelihood of this happening is dependent on well owners allowing access to well monitoring so that an ever-increasingly complete picture of water resources can be created. Monitoring is also required to establish the level of risk for any at-risk well. This could, for example, include:

(a) Applying bonus density funds to subsidize improving at-risk wells, or
(b) Stubbing community water systems to neighboring property boundaries for neighbors with at-risk wells for future connection.

While either of these examples are potentially difficult, encouraging direct 1-on-1 solutions to direct problems can be the most effective approach. Partnership with IDWR for data collection is key in these situations as they have the processes and willingness to work with Applicants and neighbors on monitoring agreements for identify at-risk wells. An example agreement is provided in Exhibit C.

EXHIBIT A: WATER USE WORKSHEET

To apply data to the framework elements, several key determinations and others have to be made:

A. Is the local groundwater aquifer stable? This determination is the responsibility of IDWR and is based on historical data collected by IDWR and engineering work done by IDWR.

B. Is the local groundwater safe without additional treatment? This determination is made by Southwest Health based on nitrate and other contaminant levels from local sampling and lab work done by Southwest Health.

C. Will City services be available to the area within the next 10 years? This determination is made by the nearest municipality, often because the development land is located within a city's Area of Impact.

D. Will there be a voluntary organization (such as an HOA) that will take responsibility for any ongoing requirements of the groundwater design? This determination is made by the Landowner, generally by determining whether an HOA is proposed for a project or not.

E. Is the project large enough to financially justify the costs of a central community water system? This determination is proposed by the Landowner and validated by Canyon County Engineering department and, ultimately, Canyon County Commissioners.

F. Other…

For projects of a certain caliber (as determined by Canyon County DSD staff), these determinations need to be made with appropriate projects facts and data. The best way to ensure this information is collected is to implement it as a part of the application process for Zoning and Comprehensive Plan amendments that meet certain criteria as defined by Canyon County DSD Staff. Similar to the Land Use Worksheet, the Water Use Worksheet should help to guide landowners and developers to collect the appropriate information and make specific design decisions about the project before it reaches the Staff, Planning and Zoning Commission, and ultimately the Board of County Commissioners. Such a structure will increase the quality of applications and promote thorough, thoughtful, and responsible project proposals.

A draft *Water Use Worksheet* is attached, intended as a means of sparking discussion and ideas for policy implementation.

White Paper: Water Use Worksheet

WATER USE WORKSHEET
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 NORTH 11TH AVE. #140, CALDWELL, ID 83607
WWW.CANYONCO.ORG/DSD PHONE: (XXX) XXX-XXXX

RESPONSIBLE GROUNDWATER USE WORKSHEET

REQUIRED FOR COMPREHENSIVE PLAND AND ZONING ORDIANCE AMENDEMENT APPLICATIONS

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST

PROJECT INFORMATION						
HOW MANY LOTS ARE IS THE PROJECT PROPOSING?						
AVERAGE LOT SIZE PROJECT IS PROPOSING						
1. DOMESTIC WATER SYSTEMS PROPOSED:						
	Y/N		Y/N		Y/N	
		INDIVIUDAL DOMESTIC WELL?		CENTRALIZED PUBLIC WATER SYSTEM		CITY
ARE PRIVATE WELLS APPROPRIATE?						
IS COMMUNITY WATER APPROPRIATE?						
IS CITY WATER FEASIBLE NOW OR IN THE NEAR FUTURE?						
2. IRRIGATION WATER:						
WHAT SURFACE WATER RIGHTS FOR IRRIGATION WATER ARE THERE FOR THE PROJECT?						
HOW MANY ACRES DO YOU HAVE IRRIGATION RIGHTS FOR?						
WHICH IRRIGATION DISTRICT?						
IS THE SURFACE WATER CURRENTLY BEING DELIVERED TO THE PROPERTY? HOW?						
PRESSURIZED IRRIGATION PLANNED?						
DO YOU HAVE ADDITIONAL GROUNDWATER RIGHTS FOR IRRIGATION OR OTHER USES?						
DO YOU PLAN ON IMPLEMENTING IRRIGATION STORAGE PONDS TO STABLIZE SEASONAL USE?						
3. GROUNDWATER & ACQUIFER INFORMATION						
WHAT IS THE TYPICAL STATIC GROUNDWATER LEVEL AT THE PROJECT?						
IS THE GROUNDWATER HIGH QUALITY & SAFE WITHOUT FURTHER TREATMENT?						
IS THE GROUNDWATER ACQUIFER STABLE?						
HAS A WATER USE STUDY BEEN COMPLETED FOR THIS PROJECT RECENTLY?						
WHAT MONITORING OR PUMPING TESTS HAVE BEEN DONE TO DATE OR ARE PLANNED TO BE DONE?						
IF PLANNED, WHEN WILL THESE HAPPEN?						
ARE YOU ABLE/WILLING TO PARTNER WITH IDWR ON ADDING ADDITIONAL MONITORING WELLS AT YOUR PROJECT LOCATION						
HOW ARE YOU REPLINISHING WATER INTO THE AQUIFER? (*ONSITE STORMWATER AND SEPTICS*)						
4. SURRROUNDING WELLS INFORMATION						
WHAT DATA HAS BEEN COLLECTED ON NEIGHBORING WELLS?						
WHAT IS THE SOURCE OF THIS DATA?						
HAVE YOU CONSIDERED A WELL GUARANTEE PROGRAM?						
HAVE YOU CONSIDERED TIEING IN ADJACENT NEIGHBORS TO A COMMUNITY WATER SYSTEM?						
5. LANDSCAPING AND IRRIGATION						
WHAT TYPE OF COMMON AREA LANDSCAPING IS THERE?						
WHAT TYPE OF PRIVATE LANDSCAPING IS PROPOSED BY THE HOA?						
IS USE OF GROUNDWATER FOR IRRIGATION STRUCTURALLY LIMITED?						
6. FIRE SUPPRESSION						
WATER SUPPLY SOURCE						
7. DOMESTIC WASTEWATER						
8. STORM RUNOFF						
9. EXISTING AGRICULTURAL DRAINAGE AND WASTE DITCHES						
10. PROPOSED HOA STRUCTURE						

EXHIBIT B: FAQ

In an effort to directly address common expected questions about this system, we have compiled the following list of questions and answers:

1. Who is responsible for implementing the Policy proposals in this paper?
    a. The Canyon County Board of Commissioners are responsible for establishing policy and directing County staff to implement policy as part of the 2030 Comprehensive Plan ordinances.

2. Where does Southwest District Health fit into this conversation?
    a. X
3. Where does Idaho Department of Environmental Quality fit into this conversation?
    a. X

4. How does an owner arrange for monitoring of their domestic well?
    a. There are many private companies and consultants who can help owners monitor and test their wells. The Idaho Department of Water Resources is actively seeking well owners

5. What about X, or Y, or Z?
    a. There are many details not included in this proposal. We have thought through some, are surely unaware of others, and expect that County Staff could leverage their knowledge and experience to expand the idea in novel and helpful ways. Regardless, we have a passion for creating intentional and vibrant communities and believe strongly that new problems with our housing supply and attainability mean we should consider new tools and approaches to solve these problems. We hope to spur discussion on this topic and, ideally, get the best ideas from the most passionate people in Canyon County in order to craft new policy that leads to a meaningful difference in the communities we create and live in.

EXHIBIT C: MONITORING AGREEMENT

XXXXX XX, 2023

Well Monitoring Program Authorization

This Well Monitoring Authorization and Access Agreement (Agreement) is between [XXXXXXXXX] ("Developer") on behalf of The Idaho Department of Water Resources ("IDWR") and _____ located at _____ (the "Property Owner").

The Property Owner, [Developer], and IDWR would like to measure the depth-to-water of the property owner's well (the "Well") for regional water level monitoring purposes. Note this monitoring and data collection is not for regulatory or usage purposes.

The parties agree as follows:

1. If available, Property Owner will share known well characteristics of subject Well with IDWR upon commencement of this agreement.
2. A Contractor hired by [Developer] will install a Monitoring Tube in the well casing (1" Schedule 40 PVC tube or similar) to separate monitoring practices from well and pump operation equipment.
   - ☐ [Developer] will pay for Monitoring Tube installation
   - ☐ [Developer] and Property Owner will split the cost of Monitoring Tube installation
   - ☐ Property Owner will pay for Monitoring Tube installation
3. Once the Monitoring Tube is installed, monitoring and associated recording equipment and various other tools and equipment (Equipment) will be deployed in the Well by IDWR.
4. Any Equipment deployed in or near the Well shall remain the property of IDWR and IDWR will be responsible for its maintenance. Equipment will be removed by IDWR at its own expense within a reasonable time after the expiration or termination of this Agreement.
5. The Equipment shall not be used by the Owner unless written permission is obtained from IDWR.
6. The Owner consents and agrees to the presence of IDWR personnel and authorized IDWR contractors on the Property for the purpose of water quality and water level monitoring. The Owner grants to IDWR, its employees and agents, the right to reasonable ingress and egress.
7. IDWR will measure water levels periodically throughout the year. Weather and road conditions will dictate the available times in which the Well can be accessed but ideally will occur in the spring and fall of each year. A continuous recording water level measuring device may be installed in the Well to collect water levels on a daily frequency.
8. IDWR shall follow all standard equipment sanitization and decontamination regulations.
9. IDWR will provide the Owner with reports of the monitoring every year upon request as well as host the data on its public, accessible database.

10. This Agreement shall be for a term of _____ (__) years, commencing on the date signed by both parties. The Agreement term shall automatically renew unless either party terminates by written notice no less than 30 days before the end of the term.
11. The Property Owner may terminate this agreement upon sixty (60) days' written notice to IDWR.

The parties have signed this Agreement on the date following their respective signatures.

[Developer]	**Property Owner**
_____	_____
[Developer Name]	
[Title]	Well Owner
_____	_____
Date	Date

CASE STUDY: Haven Creek

Use Haven Creek as a case study to show how all these *Design Approaches* and *Policy* elements come together into a full project. Talk about the tradeoffs made and why a proposal ended up where it has so far.

CASE STUDY: TBD

Ask around to identify another recent project who has put extra effort into responsible groundwater design. Write up a second case study.

ATTACHMENT E-1:
IRRIGATION
DISTRICT
COORDINATION

[redacted]

FW: Haven Creek Sub

Isaac Josifek <IJosifek@to-engineers.com> Tue, Mar 15, 2022 at 3:23 PM

[redacted]

[redacted]

[redacted]

T-O ENGINEERS

332 N. Broadmore Way | Nampa, Idaho 83687

O 208-442-6300 | C 530-514-1409

www.to-engineers.com

The Choice By Design

Idaho | Wyoming | Utah | Washington

[redacted]

From: Greg Curtis <gcurtis@nmid.org>
Sent: Tuesday, March 15, 2022 7:18 AM
To: Alec Egurrola <AEgurrola@to-engineers.com>
Cc: John Carpenter <jcarpenter@to-engineers.com>; Dave Duvall <dduvall@nmid.org>; Steve Pardew <Spardew@nmid.org>; Paul Huddlestun <Phuddlestun@nmid.org>
Subject: Haven Creek Sub

Alec,

I did a quick scan of the Preliminary Plat you sent to my office for this project. In theory I think it might work, although formal construction drawings showing the details of the road crossings and the realignment of the Fieselman Lateral will be required for review with the Land Use Change Application. The Fieselman will need a weir box for the measurement of this facility replaced somewhere below the head gate off of the Burke canal. Only other concerns are the locations of the septic systems adjacent to the toe of the Burke Canal, this might be an issue, we typically don't allow digging adjacent to the canal like this, it might start a seep. The existing 18" culvert under the Burke after Lewis Lane has been known to plug up in the past, you might need to do a camera inspection

of this to check it's condition for the irrigation pond overflow? The storm water pond #3 needs to be moved out of our easement so we can access this side of the canal when needed.

This is all I say at this point till we do our formal review.

Greg

Greg G Curtis

Water Superintendent

Nampa & Meridian Irrigation District Shop

5525 E. Greenhurst Rd. Nampa Idaho 83686

Phone:208-466-0663 Fax:208-463-0183

Website:www.nmid.org

---

image002.png
1K

ATTACHMENT E-1:
IRRIGATION
DISTRICT REVIEW

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

January 9, 2023

Michelle Barron
Canyon County Development Services
111 N. 11th Ave., #310
Caldwell, ID 83605

RE: CR2022-0005/ Haven Creek Subdivision; 9814 & 9800 Robinson Rd.

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting.

All private laterals and waste ways must be protected. NMID owns and operates two facilities that course through this proposed project. The Districts Ridenbaugh Highline Canal has a minimum easement of seventy-five feet (75') total, thirty-five (35') left and forty feet (40') right. The Districts Fieselman Lateral has a minimum easement of thirty feet (30') total, ten feet (10') left and twenty feet (20') right facing downstream.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, NMID must review drainage plans. Developer must comply with Idaho Code 31-3805. Please feel free to contact me for further information.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD /eol

Cc: Office/ file
S. Pardew
A. Wolfe
Applicant

ATTACHMENT F-1: KUNA RURAL FIRE DISTRICT COORDINATION AND REVIEW

KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 3/13/2022
From: Kuna Rural Fire Protection District

Regarding: Haven Creek Subdivision Pre_Plat
E Lewis Lane / Robinson Rd
Kuna, ID

New residential subdivisions shall comply with the Idaho State Fire Code section 102.5 and section D107 for one or two family residential developments.

- Fire Apparatus Access:

  Plans indicate a single fire service roadway connection from south Robinson Road. This service roadway shall be maintained unobstructed with approved cul-de-sacs available for fire apparatus turn around. A secondary access, complying with IFC section D107.2, may be required if more than 30 buildable lots are proposed. No Parking Fire Lane signs shall be installed in areas determined to have significant potential to obstruct emergency access and firefighting operations. Refer to IFC appendix "D" sections D103, D103.6.1, & D103.6.2 for details.

- Fire Hydrants:

  A fire hydrant water distribution system and approved fire hydrants are required. At least one fire hydrant shall be available along residential service roadways and within 600 lineal feet of the furthest exterior portion of each future residential building. Hydrants and fire flow shall be designed to meet the minimum requirements of IFC appendix B105.1 for one- and two-family dwellings.

Premises Identification:

- New residential buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address numbers shall be not less than 4 inches high with a minimum stroke of ½ inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other means shall be used to identify the structure. (IFC 505.1)

Regards,

Kuna Rural Fire Protection District
Kuna, ID 83634
1.208.922.1144 (main)

Vista Nine PROPERTIES

Tanner Verhoeks <tanner@havenidaho.com>

Haven Creek - Kuna Rural Fire Protection District - Request for Support

T.J. Lawrence <tlawrence@kunafire.com> Mon, Apr 10, 2023 at 2:59 PM
To: "tanner@havenidaho.com" <tanner@havenidaho.com>
Cc: "scott@fccnwi.com" <scott@fccnwi.com>

Mr. Verhoeks,

The drive time from Kuna Fire Station #1 to the SE corner of Robinson RD and Lewis LN is approximately 10-12 minutes.

Thank you,

T.J. Lawrence

Fire Chief

Kuna Rural Fire District

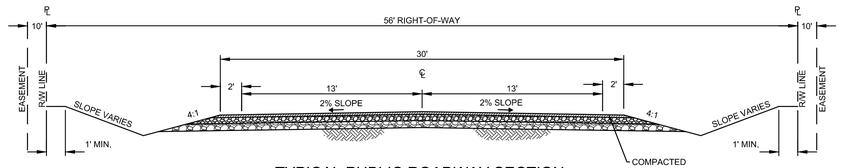
PO Box 607

Kuna, Idaho 83634

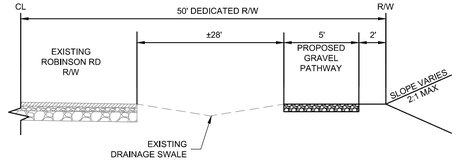
Station 1:(208)922-1144

Fax:(208)922-1982

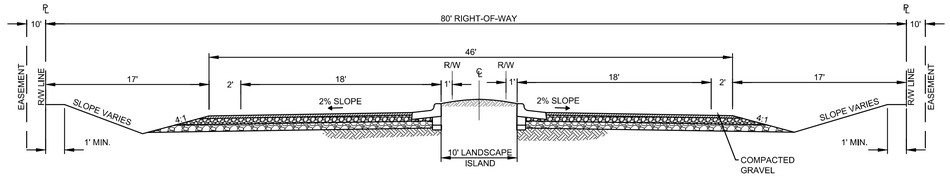
[Quoted text hidden]



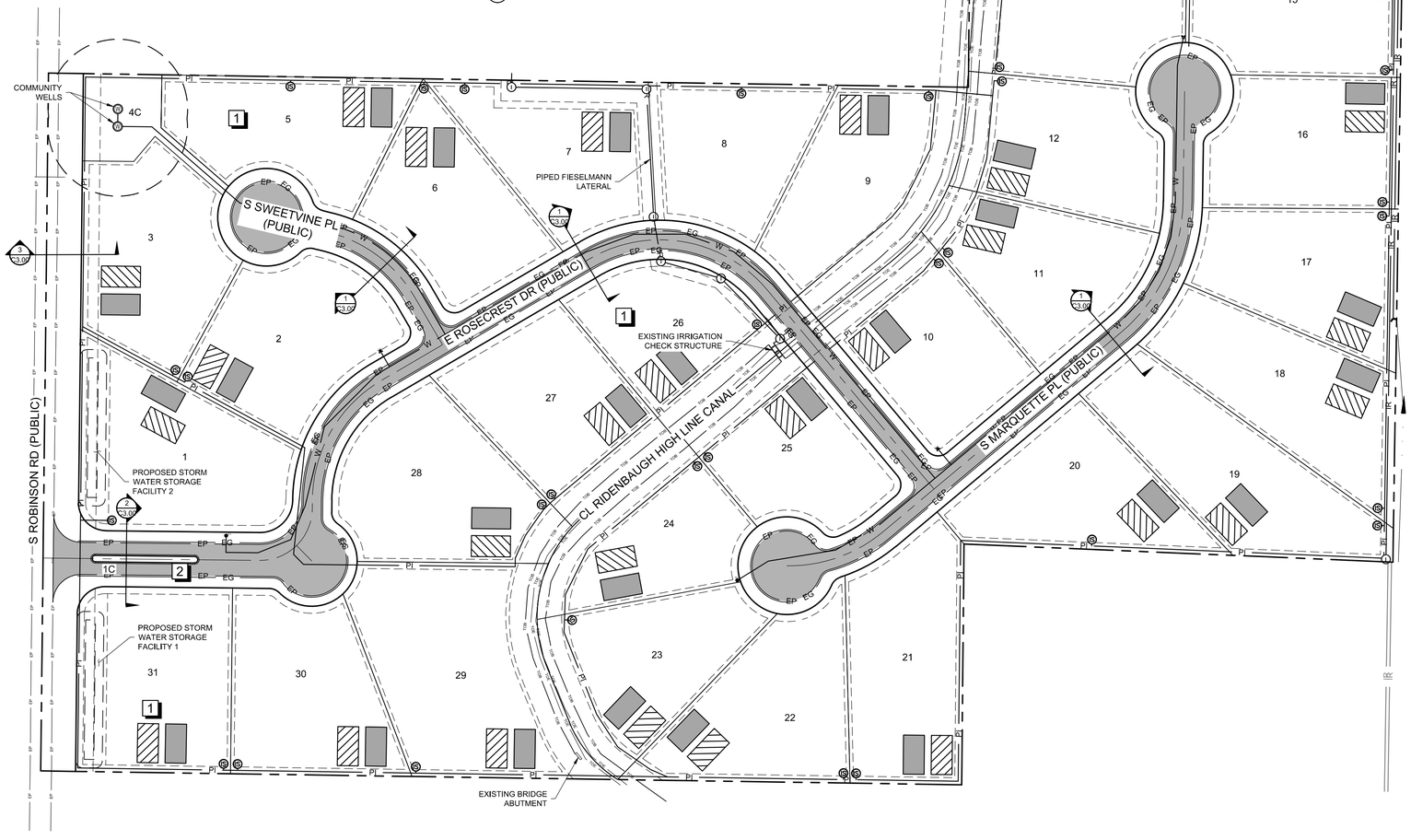
TYPICAL PUBLIC ROADWAY SECTION (1)
SCALE: NTS



E ROBINSON ROAD DEDICATED R/W SECTION (3)
SCALE: NTS



ENTRY ROADWAY SECTION (2)
SCALE: NTS



LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- PROPOSED EASEMENT
- EP — EXISTING EDGE OF PAVEMENT
- EP — PROPOSED EDGE OF PAVEMENT
- EG — PROPOSED EDGE OF GRAVEL
- 1 — BLOCK NUMBER
- 1 — LOT NUMBER
- 1C — COMMON LOT NUMBER
- WELL SET BACK BOUNDARY
- W — PROPOSED COMMUNITY WELL
- SD — PROPOSED STORM DRAIN STRUCTURE
- SD — PROPOSED STORM DRAIN LINE
- IS — PROPOSED PRESSURE IRRIGATION SERVICE
- PI — PROPOSED PRESSURE IRRIGATION LINE
- IR — EXISTING GRAVITY IRRIGATION LINE
- IR — PROPOSED GRAVITY IRRIGATION LINE
- I — PROPOSED GRAVITY IRRIGATION STRUCTURE
- W — PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- B.O. — PROPOSED BLOW-OFF
- PROPOSED SEPTIC DRAIN FIELD AREA
- PROPOSED REPLACEMENT DRAIN FIELD AREA

0 50 100 200 300
1"=100'

KUNA FIRE DISTRICT

APPROVED
By Scott Arellano at 1:52 pm, May 01, 2023

PROFESSIONAL ENGINEER LICENSED 19574 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE 22"x34"
DESIGNED L. MILLER
DRAWN J. HURD
CHECKED J. JOSIFEK
APPROVED J. JOSIFEK

REVISIONS

NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	09/16/2022
2	3RD SUBMITTAL	08/03/2022

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-8300 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:

HAVEN CREEK SUBDIVISION

SITE PLAN AND UTILITIES

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: April 18, 2023
PROJECT: 210590
SHEET: C3.00

ATTACHMENT F-3: KSD LETTER OF SUPPORT

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

May 5, 2023

RE: Haven Creek Subdivision

Dear Canyon County Commissioners.

Kuna School District has reviewed the application of Haven Creek and provides the following comments for your consideration. Kuna School District has experienced approximately 2% growth over the last ten years. While the developments approved exceed our current capacity, Haven Creek has been able to partner with Kuna School District in helping to mitigate the impact of this development.

Kuna School District has experienced unprecedented growth recently and we seek voluntary partnerships with developers to support our ability to educate the students in our community.

Because this developer has partnered with us, we can serve the students generated from this development of 29 homes.

We do request the following regarding bussing for this subdivision. Our practice is that buses try not to go into subdivisions. We request that the pickup area for this subdivision is located on the east side of Robinson Road. We ask there be space for children to congregate and wait for the bus twelve feet from the road. Twelve feet is the minimum safe distance for our buses. The district has worked with the developer on the location and they have confirmed and met our request.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we seek partnerships with the residential developers of this area. We are grateful for the level of partnership demonstrated by Haven Creek.

Regards,

Danielle Horras and Robbie Reno

School District Planners

CC: School Board of Trustees

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

ATTACHMENT F-3:
NHD1 VARIANCE

10:30

APPLICATION TO VARY STANDARDS

NHD–005
Rev Sep 2015
Page 1 of 2

SECTION I – APPLICANT INFORMATION *(TO BE COMPLETED BY APPLICANT)*

I certify that I am the applicant (or authorized representative of applicant), that I have read Section II (*Information to Applicant*), that I have completed Section III (*Applicant Questioneer*), and that the statements and representations made herein are true and correct.

Tanner Verhoeks (Haven Idaho)	
NAME OF APPLICANT	*SIGNATURE OF APPLICANT*
521 N 10th Ave #4	08-23-2021
ADDRESS	*DATE*
Caldwell ID 83605	208-391-3838
CITY STATE ZIP	*PHONE (CELL NUMBER PREFERRED)*

SECTION II – INFORMATION TO APPLICANT

The District Standards are published in the *Highway Standards & Development Procedures for the Association of Canyon County Highway Districts*. Section 2140.010 of those Standards discusses the purpose for variances, and reads as follows:

"The Highway District may grant variances in order to prevent or to lessen such practical difficulties and unnecessary physical hardships as would result from a literal interpretation and enforcement in certain of the regulations prescribed by these Standards.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing 1) undue hardship because of special characteristics applicable to the site, and 2) the variance is not in conflict with public interest. Hardships must result from special site characteristics, from geographic, topographic or other physical conditions, or from population densities, existing street locations or traffic conditions.

The purpose of a variance is to provide fair treatment and to see tha individuals are not penalized because of site characteristics beyond their control."

Section 2040.030 of those Standards discusses the duration of approval, and reads as follows:

"The use or construction permitted under the terms of any variance shall be commenced within a six (6) month period. If such use or construction has not commenced within such time period, the variance shall no longer be valid. Prior to the expiration of the six (6) month period, the District, upon request of the applicant, may extend the variance for up ton an additional six (6) months from the original date of approval. No additional extension will be allowed."

An electronic version of the Standards can be found on the "Manuals, Forms and Maps" page of the Highway District web site at www.nampahighway1.com.

SECTION III – APPLICANT QUESTIONEER *(TO BE COMPLETED BY APPLICANT)*

Attach additional pages as necessary for answers.

1. What is the Section title and number of the Standards from which you wish to vary? 3061.020.A
   2020.040, 3061.030
2. What specifically do you wish to do differently from what the Standards allow?
   Haven Idaho requests that a variance be approved to have new direct access off of Robinson Rd (Rural Principal Arterial)

APPLICATION TO VARY STANDARDS

3. Why do you wish to vary from the Standards?

The property (44 acres) with parcel numbers R2896100000, R2896101000, R2896101100, and R2896300000, currently owned by Duston Rose at the Southeast corner of Robinson Rd (Rural Principal Arterial) and Lewis Ln. (Rural Minor Arterial) is in pursuit of a rezone and subdivision agreement and would need new private road, direct access off of either Robinson or Lewis.

Nampa-Meridian Irrigation has stated we cannot access property off of E Lewis Lane as this would conflict with their maintenance operations and easement. (Email attached)

4. Explain why this variance would not be detrimental to public health, safety or welfare, and not materially injurious to other properties in the vacinity:

The rezone and subdivision agreement would be creating larger acreage lots and would be a minimal increased and impact on traffic numbers. The new private road direct access would be installed in place of the existing driveway access to 9814 Robinson Road. This would be a single entrance to the new acreage subdivision. This would be consolidating access to these new lots and is seeking to impact neighboring properties as little as possible.

5. What undue hardship would result if this variance were not granted?

The new large acreage subdivision would not have any access. If this variance and subsequent rezone and subdivision agreement were not approved, the current owner would be forced to sell the 44 acre property in various pieces which may result in multiple driveways off of Robinson road as opposed to a single consolidated entrance

6. Provide the following information regarding the property/site:

Street Address 9814 Robinson Road Side of Road: ☐ North ☐ South ☒ East ☐ West

Between: E Lewis Lane & Dye Lane *(NAMES OF CLOSEST CROSS STREETS)*

SECTION IV – REVIEW *(TO BE COMPLETED BY HIGHWAY DISTRICT STAFF)*

STAFF REPORT COMPLETED AND ATTACHED: ☒ Yes ☐ No

APPLICATION FEE PAID: ☒ Yes ☐ No

SITE PLAN SUBMITTED: ☒ Yes ☐ Not needed

Edward Thiel — *SIGNATURE – HIGHWAY DISTRICT STAFF*

8-25-21 — *DATE*

SECTION V – DECISION *(TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)*

DECISION OF THE HIGHWAY DISTRICT BOARD OF COMMISSIONERS: ☐ Approved ☐ Denied

☒ Approved subject to conditions

BASIS OF DECISION *(WITH ANY APPLICABLE CONDITIONS)*: Commissioners approved a new Single point of access to Serve a private Subdivision onto Robinson Rd subject to a recorded Subdivision Plat.

SIGNED: Rick Smith — *CHAIRMAN OF THE BOARD*

8-31-21 — *DATE*

ATTACHMENT F-4:
TRAFFIC
THRESHOLD
ANALYSIS

MEMORANDUM

TO: Stephanie Hailey, Canyon County
Nick Lehman, Nampa Highway District

CC: Isaac Josifek, PE, Ardurra
Justin Ruthenbeck, Haven Idaho

FROM: Alex Jondal, PE, Ardurra
Caiti Trimble, Ardurra

DATE: March 31, 2023

SUBJECT: 210590 – Haven Creek Subdivision Threshold Analysis and Trip Comparison

This technical memorandum summarizes the transportation threshold analysis prepared for the Haven Creek Subdivision in Canyon County, ID. The study provides a qualitative assessment of project impacts, developed through an assessment of transportation conditions in comparison to other projects recently proposed and evaluated in the surrounding area south of the City of Nampa. Specifically, the trip generation potentials of the Haven Creek were estimated, with trips assigned to Robinson Road/Lewis Lane, as the nearest impacted intersection. The traffic studies of other development projects were then reviewed to qualify levels-of-service of comparable intersections. The purpose is to determine whether the project has an extraordinary impact, as compared with these other developments, to recommend whether additional traffic analyses might be needed.

1. PROJECT DESCRIPTION

County staff will use this letter to support the application and site design processes. The letter has been prepared for submittal to the County as the lead agency, Nampa Highway District as a supplemental agency, and can be submitted to other agencies as directed by County staff. It should be noted that the unit density and corresponding trip generation totals (forecast) are below the thresholds typical of requirement for a TIS in Canyon County and per Nampa Highway District standards. This study has been performed to help convey assessments of potential traffic impacts to the community, as a part of the project entitlement process.

Haven Creek Subdivision is proposed to develop 29 single family lots on a total of 45.231 acres. **Figure 1** provides a site location map. The land use is currently zoned as Agricultural land (AG) for parcels R28961, R28961011, R28961010, and R28961010. Through permitting and application processes, the project would propose a zoning change from Agricultural land use to Single Family Residential zone (R1). The project would be developed with single family lots that range from 1+ acres. Large lot sizes are intentional, working to maintain a traditional rural feel to the development, as compared to a more suburban density that pushes three-plus lots per acre. The project would be developed and occupied within a timeframe of approximately two years (by 2025).

Access is proposed through a new approach off Robinson Road which would extend to an internal intersection roadway network that utilizes cul-de-sac designs for project circulation versus as opposed to cross-street access. The approach would intersect with Robinson Road approximately half a mile south of the intersection with Lewis Lane. The project site plan is provided in **Figure 2**.

2. Trip Generation Potentials

Development traffic was forecast using the methodologies of the Trip Generation Manual (ITE, 11th Edition, 2021). The Manual is a nationally recognized and locally accepted resource for forecasting traffic for commercial, institutional, and residential developments. The methods were developed based on the survey of other land uses situated throughout the United States. Trip generation was forecast using ITE Land Use Code 210 for Single Family Detached Residential. A description of this code is as follows:

> **Single-Family Detached Housing (ITE Code 210).** A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Trip generation was calculated using variables that relate dwelling unit numbers to trips. Fitted curve equations were used for this assessment as the R^2 value was found to be above 0.90.

As proposed, 29 dwelling units were evaluated for trip generation. Trip generation was forecast for the weekday, and AM and PM peak hours. **Table 1** provides a summary of project trip generation.

Table 1. Trip Generation Potentials, Haven Creek

Land Use	Weekday	AM Peak Generator Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Single Family Residential: 29 dwelling units	323	6	18	24	20	11	31

Source: ITE Trip Generation Manual (11th Edition)

Haven Creek Subdivision is forecast to generate about 323 weekday trips with 24 trips generated during the AM peak hour and 31 trips during the PM peak hour. Peak hour trips comprise 17% of weekday trip totals. For the basis of the comparative analysis, all project trips were assumed to travel north to/from the site to impact the Robinson Road/Lewison Lane intersection, a conservative approach. Thus, the addition of 24 northbound/southbound trips during the AM peak hour and 31 during the PM peak hour are used in the review of intersection entering volumes.

3. Existing Conditions

Comparisons for this memorandum were performed based on a review of daily traffic volumes. L2 Data Collection was engaged to perform average daily traffic counts over two days in March 2023 for Robinson Road between Lewis Lane and Deer Flat Road. The study addresses conditions for Robinson Road/Lewis Lane, as the nearest impacted intersection within the vicinity of the proposed development. All through and turning movements are made from through lanes at this intersection, with stop-controls located on the eastbound and westbound approaches to the intersection.

Counts were performed during a seasonable timeframe, Tuesday to Wednesday, with little to no snow on the ground and during operation hours of the Kuna School District. The tube counts were organized in 15-minute intervals for each 24-hour day, 12 AM to 12 PM, for both the northbound and southbound directions along the roadway, with vehicle classifications. The vehicle classifications were found to have approximately 90% passenger vehicles/delivery vehicles and 10% being larger than 3-axles. The 15-minute intervals were used to distinguish the commute peak hours, as determined by finding the heaviest average volumes for both directions between count days. Through this analysis, the peak hour volumes

for Robinson Road were found by adding up the highest 15-minute intervals in a consecutive hour for both days of the tube counts and finding the average between them, with there being 178 vehicles traveling northbound and southbound for the AM peak hour and 183 vehicles for the PM peak hour.

A summary worksheet of Robinson Road volumes and vehicle classifications is attached. A summary of two-day averages from the L2 count is summarized as follows:

- Average daily traffic (ADT) count, 2,150
    - AM Peak Hour Northbound, 136
    - AM Peak Hour Southbound, 42
    - AM Peak Hour Both Directions, 178
    - PM Peak Hour Northbound, 71
    - PM Peak Hour Southbound, 112
    - PM Peak Hour Both Directions, 183

This count data was used to determine the northbound and southbound approach volumes of the peak hour total entering volumes (TEV) used with the comparative analysis. The entering volumes for Lewis Lane were estimated through a comparison of ADT volumes provided by ITD's AADT Interactive Map. Through this GIS, Robinson Road was noted to have an ADT of 2,400 and Lewis Lane an ADT of 420 as of 2021. It is found that Lewis Lane's ADT is about 20% of what Robinson Road sees daily.

This daily-to-peak hour ration was applied to Robinson Counts to estimate entering volumes for Lewis Lane at Robinson Road. As these are both two lane roadways, the total directional volumes were added together to represent TEV, entering and existing volumes would not vary much between legs of the intersection. This process of estimating TEV is shown below.

- 420 / 2400 = 0.2 or 20%
- 178 x 0.2 = 36 vehicles for the AM peak hour on Lewis Lane
- 183 x 0.2 = 37 vehicles for the PM peak hour on Lewis Lane
- 178 + 36 = 214 vehicles for the TEV of the AM peak hour
- 183 + 37 = 220 vehicles for the TEV of the PM peak hour

As shown, a resulting TEV estimate of 214 was calculated for the AM peak hour with 220 during the PM peak hour for the Robinson Road and Lewis Lane intersection. These TEV provide a basis for the comparative analysis discussed subsequently.

4. COMPARATIVE ANALYSIS

The trip assignments forecast in Section 2 and the TEV's calculated by Section 3 were combined to provide a TEV estimate for the Robinson Road / Lewis Lane intersection. This is the combination of the directional counts, taken as TEV previously, versus the northbound/southbound volumes shown with Table 1 via the following:

- AM Peak Hour = 214 directional vehicles + 24 directional vehicles = 238 total TEV
- PM Peak Hour = 220 directional vehicles + 31 project westbound = 267 total TEV

As shown, a TEV of 238 vehicles was calculated during the AM peak hour with 267 during the PM peak hour. For the purpose of a forecast analysis, a 5% annual growth rate can be assumed to forecast TEV to the 2025 project horizon. Thus, a TEV **262 AM peak hour** TEV, and **294 PM peak hour** TEV were

calculated for the comparative analysis.

To evaluate the impact of the proposed development, the traffic impact studies prepared for other projects were identified and reviewed based on distinctions that include proximity to the site, road functional classifications, size of the residential development, and intersections with similar geometric characteristics to the Robinson Road / Lewis Lane intersection. Several traffic studies were reviewed from the City of Nampa GIS database which contains development TIS. TIS examples were all found to have higher dwelling units than that of the proposed Haven Creek Subdivision, but there were three projects noted to impact intersections of similarity to Robinson Road / Lewis Lane. These TIS include the following projects:

- Harvest Creek Subdivision, a 214-unit subdivision located on the southeast quadrant of Locust Ln and Happy Valley Rd
- Osprey Estates Subdivision, a 189-unit subdivision located on the southwest quadrant of Southside Blvd and Lewis Ln
- Jacks Place, a 88-unit subdivision located on the northeast quadrant of Sunnyside Blvd and Lewis Ln

Five intersections were identified from these studies with TEV volumes like those noted above for Robinson Road / Lewis Lane. Of these intersections, four of these were all-way stops, which represents a higher control condition compared with two-way stop. Thus, an additional three intersections were noted as two-way stops, but with volumes that are much higher than those noted for the study intersection.

Table 2 below summarizes the intersection levels of service from each TIS example, divided into appropriate determinations. Also provided are the existing TEV associated with each intersection, as well as existing LOS as to compare project interference. Although future TEV were presented for Haven Creek, these volumes are compared with the existing TEV of other intersections as the basis for comparison. The thought process is a general LOS can be inferred as acceptable for Robinson Road / Lewis Lane if TEV are equal to or less than those noted for the other intersections during the peak hour.

Table 2. LOS from Comparable TIS					
TIS	Stop Control	Intersection	Existing TEV with Trips (AM/PM)	Existing AM LOS / Delay	Existing PM LOS / Delay
Comparable Total Entering Volumes					
Harvest Creek	All Way Stop	Locust at Robinson	706 / 834	B / 15	B / 13
	Two Way Stop	Locust at Happy Valley	628 / 837	B / 13	C / 16
Osprey Subdivision	All Way Stop	Lewis at Powerline	476 / 358	A / 9	A / 8
	All Way Stop	Lewis at Southside	413 / 389	B / 13	B / 13
	Two Way Stop	Lewis at Happy Valley	298 / 304	B / 12	B / 12
Comparable Two-Way Stop Controls					
Jack's Place	Two Way Stop	12 at Lewis	1024 / 1289	B / 14.1	C / 16.7
	All Way Stop	Lewis at Powerline	538 / 404	A / 8.9	A / 8.6
	All Way Stop	Locust at Powerline	465 / 687	B / 12.4	B / 10

Associations of Canyon County Highway Districts standard is LOS C for rural roadways and D for suburban/urban roadways. By this standard, all of the intersections identified from previous studies were noted to operate at LOS C or better during the peak hour with all-way and two-way stops. Forecast with 298/304 TEV operate at a LOS B, which is at the greater then Robinson Rd / Lewin Ln intersection of 262/294 TEV (with project development) as reviewed by this report, it can be established that Robinson Road / Lewis Lane would likely operate within the LOS A/B range, certainly less than LOS C between peak hours. Thus, the conclusion can be made that this intersection should function within LOS ranges following the development of 29-lots accessing this County roadway during between peak hours.

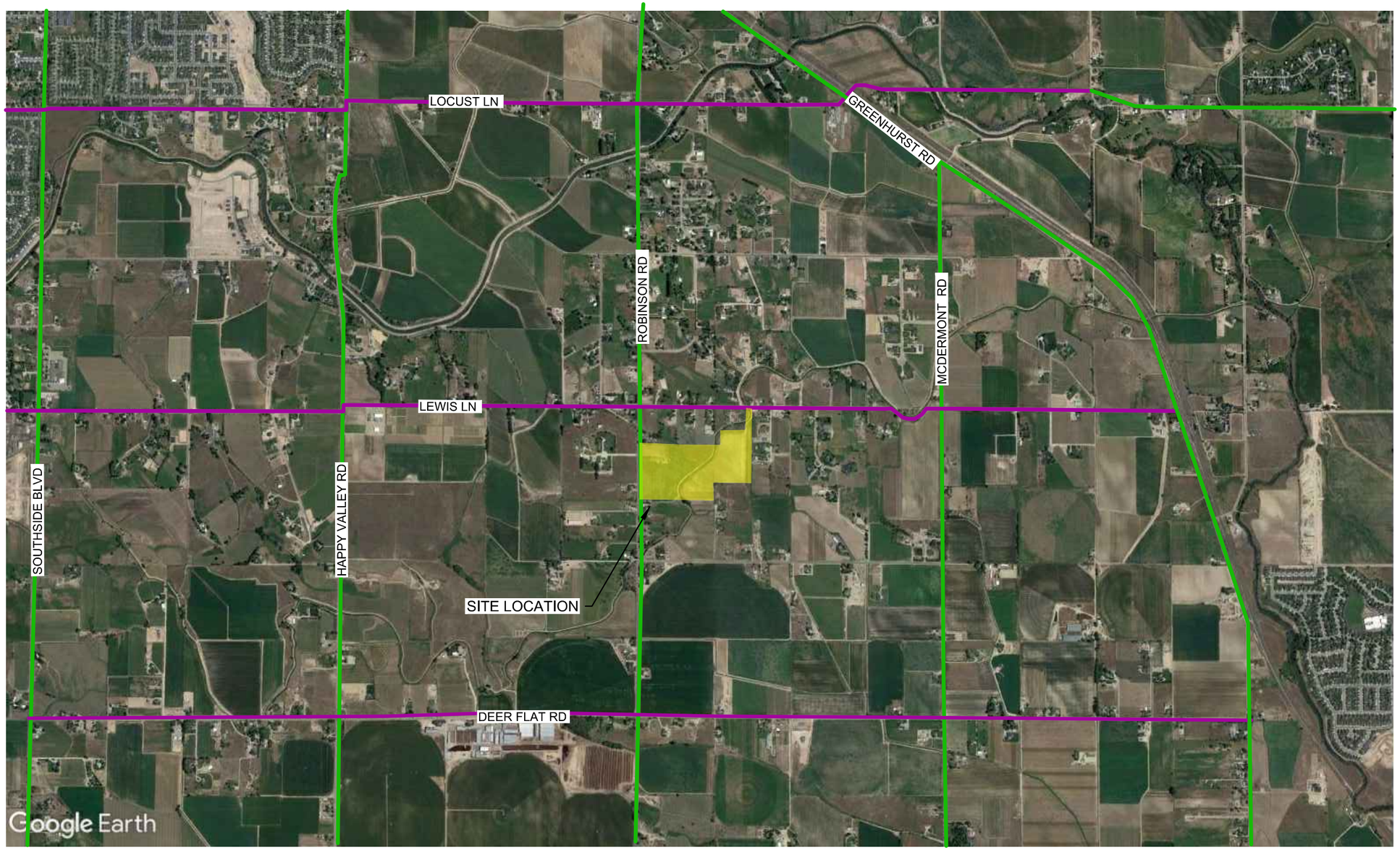
5. SUMMARY

Haven Creek Subdivision is proposed to develop 29 single family lots on a total of 45.231 acres. The land use is currently zoned as Agricultural land (AG) and the project would propose a zoning change from Agricultural land use to Single Family residential zone (R1). The existing traffic in approximately 90% vehicles equal to or smaller than a package delivery vehicle. The full buildout of the site would result in 323 weekday trips accessing the Canyon County roadway network with 24 of these trips generated during the AM peak hour and 31 PM peak hour. Based off experience this will only generate few additional WB-50 truck trips per year for folks moving.. Access is proposed through a new approach off Robinson Road, south of Lewison

Lane. By year 2025, the Robinson Road/Lewis Lane intersection would support about 262 AM peak hour and 294 PM peak hour TEV following project development.

A comparison was made with two-way and all-way stop-controlled intersections that support volumes higher than this projects TEV noted above. A comparative analysis with other TIS performed within the study area suggests the Robinson Road/Lewis Lane intersection would likely function with the LOS A/B range, supporting these TEV as a two-way stop. This is above the LOS C standard the County/Highway District maintains for roadways within this area.

The conclusion from this study is that, even with the trip gains noted at Robison Road/Lewis Lane, as the nearest impacted intersection to the Haven Creek Subdivision, that LOS should be more than sufficient to accommodate development trips. This transportation threshold determination would confirm the County's TIS requirement position that no additional LOS analysis should be needed, given project trip impacts do not substantially impact Canyon County and Nampa Highway District Roadways.



LEGEND

PRINCIPAL ARTERIAL
MINOR ARTERIAL
COLLECTOR

DATE: 3/28/23 JOB: #####

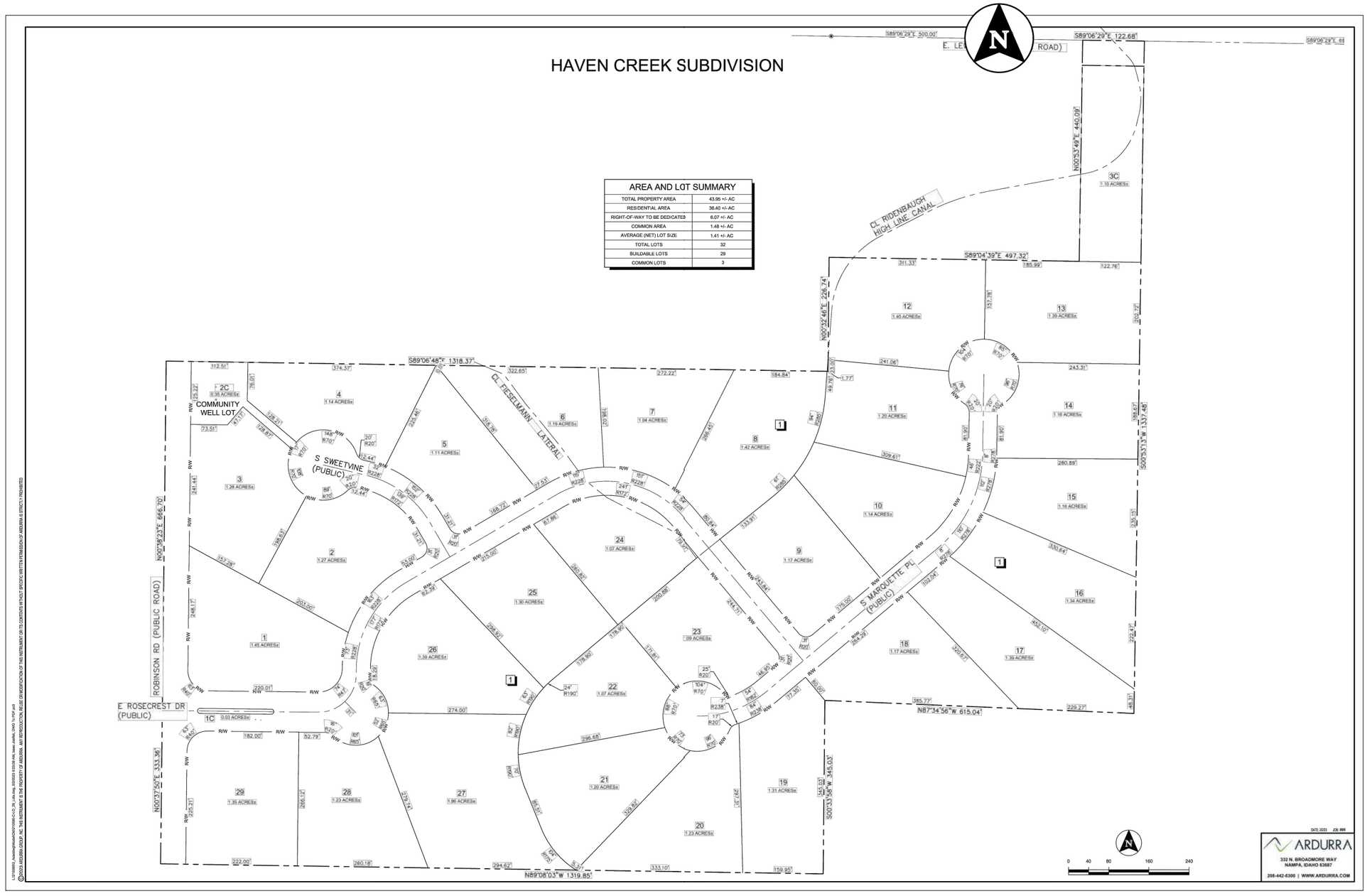
1 SITE VICINITY
SOURCE: GOOGLE MAPS

HAVEN CREEK SUBDIVISION
THRESHOLD ANALYSIS AND TRIP COMPARISON

ARDURRA
1717 S. RUSTLE STREET, SUITE 201
SPOKANE, WA 99224
509-319-2580 | WWW.ARDURRA.COM

HAVEN CREEK SUBDIVISION

AREA AND LOT SUMMARY	
TOTAL PROPERTY AREA	43.95 +/- AC
RESIDENTIAL AREA	36.40 +/- AC
RIGHT-OF-WAY TO BE DEDICATED	6.07 +/- AC
COMMON AREA	1.48 +/- AC
AVERAGE (NET) LOT SIZE	1.41 +/- AC
TOTAL LOTS	32
BUILDABLE LOTS	29
COMMON LOTS	3



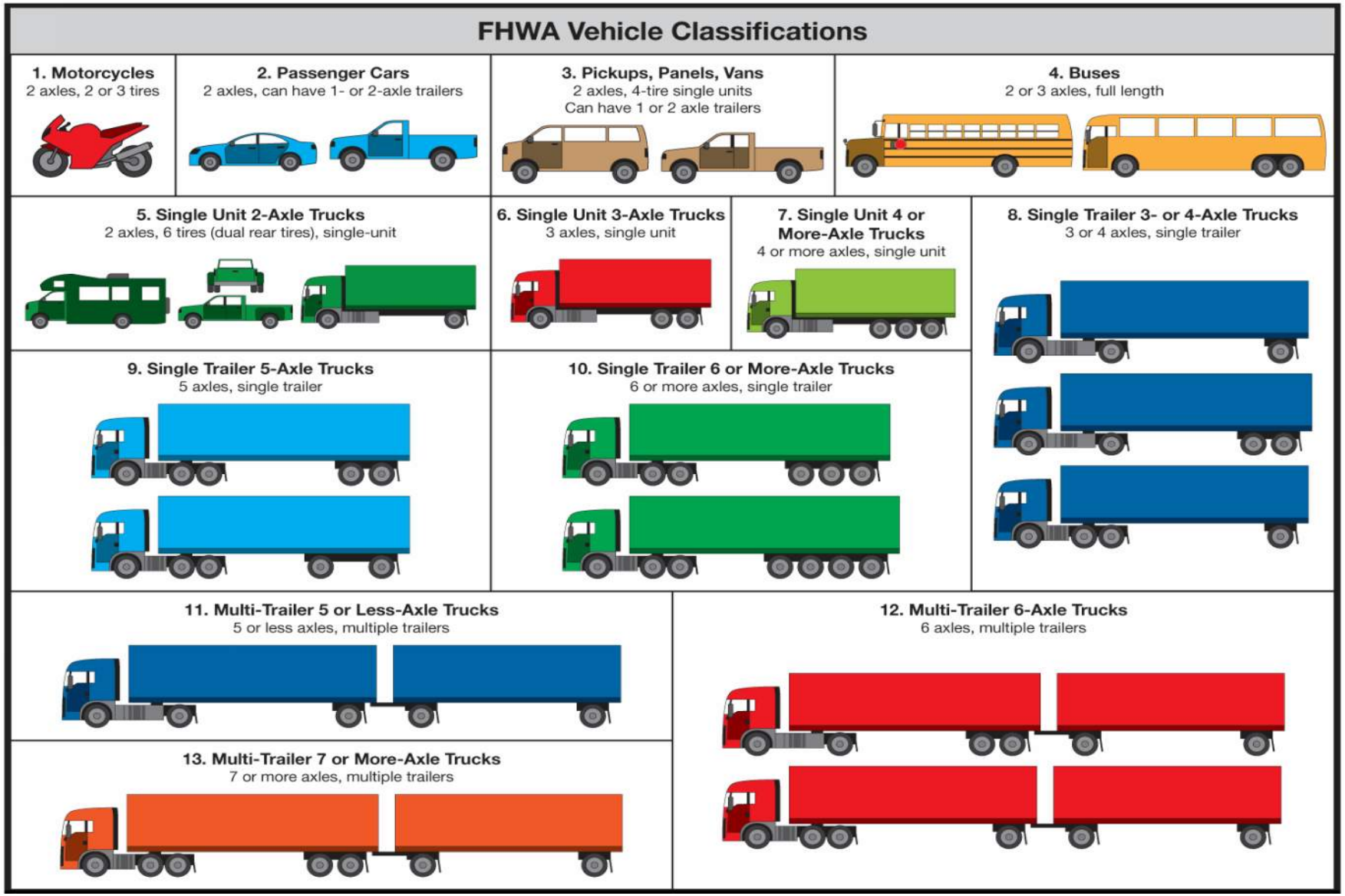
DATE: 3/28/23 JOB: 210590

2 SITE PLAN
SOURCE: ARDURRA ENGINEERS

HAVEN CREEK SUBDIVISION
THRESHOLD ANALYSIS AND TRIP COMPARISON

ARDURRA
1717 S. RUSTLE STREET, SUITE 201
SPOKANE, WA 99224
509-319-2580 | WWW.ARDURRA.COM

	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	
3/8/2022 Grand Tota	1	932	421	30	343	30	0	64	18	20	0	0	10	42	1911
3/16/2022 Grand Tota	5	1026	453	25	433	18	5	87	24	95	0	1	14	16	2202
General Average	**0.15%**	**47.61%**	**21.25%**	**1.34%**	**18.87%**	**1.17%**	**0.12%**	**3.67%**	**1.02%**	**2.80%**	**0.00%**	**0.02%**	**0.58%**	**1.41%**	



	3/7 to 3/8 2023			3/16/2023			3/16/2023			Hourly	
	NB	SB	Tot	NB	SB	Tot	NB	SB	Tot	Counts	
12:00 AM	0	0	0	1	0	1	1	0	1		
12:15	1	1	2	2	0	2	2	1	3		
12:30	0	1	1	2	3	5	1	2	3		
12:45	0	1	1	2	0	2	1	1	2	9	
1:00	1	1	2	1	1	2	1	1	2	10	
1:15	0	0	0	1	0	1	1	0	1	8	
1:30	0	2	2	0	0	0	0	1	1	6	
1:45	0	1	1	0	2	2	0	2	2	6	
2:00	1	0	1	0	0	0	1	0	1	5	
2:15	0	1	1	1	2	3	1	2	3	7	
2:30	0	0	0	0	1	1	0	1	1	7	
2:45	1	0	1	0	1	1	1	1	2	7	
3:00	0	0	0	0	1	1	0	1	1	7	
3:15	2	2	4	0	0	0	1	1	2	6	
3:30	1	1	2	0	0	0	1	1	2	7	
3:45	0	2	2	0	2	2	0	2	2	7	
4:00	2	0	2	2	1	3	2	1	3	9	
4:15	4	1	5	1	4	5	3	3	6	13	
4:30	2	3	5	7	1	8	5	2	7	18	
4:45	0	2	2	1	4	5	1	3	4	20	
5:00	2	0	2	5	1	6	4	1	5	22	
5:15	14	5	19	5	5	10	10	5	15	31	
5:30	10	8	18	13	7	20	12	8	20	44	
5:45	15	7	22	12	5	17	14	6	20	60	
6:00	24	3	27	17	5	22	21	4	25	80	
6:15	20	11	31	16	2	18	18	7	25	90	
6:30	35	11	46	23	10	33	29	11	40	110	
6:45	25	11	36	24	18	42	25	15	40	130	
7:00	39	9	48	35	7	42	37	8	45	150	
7:15	42	7	49	40	13	53	41	10	51	176	NB
7:30	30	9	39	35	9	44	33	9	42	178	136
7:45	30	10	40	27	9	36	29	10	39	177	
8:00	28	7	35	27	12	39	28	10	38	170	
8:15	27	14	41	30	16	46	29	15	44	163	
8:30	19	11	30	28	4	32	24	8	32	153	
8:45	13	9	22	22	16	38	18	13	31	145	
9:00	15	10	25	17	7	24	16	9	25	132	
9:15	17	5	22	15	8	23	16	7	23	111	
9:30	16	11	27	24	8	32	20	10	30	109	
9:45	24	10	34	23	14	37	24	12	36	114	
10:00	9	12	21	14	17	31	12	15	27	116	
10:15	9	13	22	17	18	35	13	16	29	122	
10:30	16	10	26	14	15	29	15	13	28	120	
10:45	13	17	30	10	11	21	12	14	26	110	
11:00	12	8	20	15	16	31	14	12	26	109	
11:15	9	9	18	19	13	32	14	11	25	105	
11:30	10	13	23	15	19	34	13	16	29	106	
11:45	14	9	23	8	16	24	11	13	24	104	
12:00 PM	20	19	39	21	17	38	21	18	39	117	
12:15	16	15	31	12	19	31	14	17	31	123	
12:30	12	8	20	23	19	42	18	14	32	126	
12:45	14	11	25	27	19	46	21	15	36	138	
1:00	12	20	32	20	16	36	16	18	34	133	
1:15	9	11	20	13	25	38	11	18	29	131	
1:30	13	7	20	22	11	33	18	9	27	126	
1:45	11	17	28	18	10	28	15	14	29	119	
2:00	9	21	30	20	19	39	15	20	35	120	
2:15	9	15	24	11	16	27	10	16	26	117	
2:30	8	6	14	15	16	31	12	11	23	113	
2:45	15	15	30	14	20	34	15	18	33	117	

3:00	23	21	44	17	16	33	20	19	39	121	
3:15	15	15	30	21	27	48	18	21	39	134	
3:30	20	23	43	14	21	35	17	22	39	150	
3:45	16	18	34	20	24	44	18	21	39	156	
4:00	23	28	51	16	26	42	20	27	47	164	
4:15	15	18	33	22	25	47	19	22	41	166	
4:30	14	35	49	19	26	45	17	31	48	175	**NB**
4:45	9	30	39	20	34	54	15	32	47	183	71
5:00	15	30	45	17	23	40	16	27	43	179	
5:15	23	25	48	14	24	38	19	25	44	182	
5:30	16	37	53	23	19	42	20	28	48	182	
5:45	18	33	51	19	32	51	19	33	52	187	
6:00	10	23	33	12	14	26	11	19	30	174	
6:15	13	24	37	14	17	31	14	21	35	165	
6:30	15	13	28	11	17	28	13	15	28	145	
6:45	12	12	24	15	24	39	14	18	32	125	
7:00	16	11	27	12	21	33	14	16	30	125	
7:15	5	14	19	10	15	25	8	15	23	113	
7:30	6	7	13	12	13	25	9	10	19	104	
7:45	5	12	17	10	9	19	8	11	19	91	
8:00	8	7	15	9	8	17	9	8	17	78	
8:15	2	10	12	6	15	21	4	13	17	72	
8:30	3	7	10	9	9	18	6	8	14	67	
8:45	3	8	11	12	9	21	8	9	17	65	
9:00	4	13	17	3	4	7	4	9	13	61	
9:15	5	11	16	2	7	9	4	9	13	57	
9:30	1	5	6	1	7	8	1	6	7	50	
9:45	2	5	7	5	3	8	4	4	8	41	
10:00	2	6	8	2	4	6	2	5	7	35	
10:15	1	4	5	2	8	10	2	6	8	30	
10:30	1	2	3	1	4	5	1	3	4	27	
10:45	1	2	3	1	3	4	1	3	4	23	
11:00	2	2	4	3	2	5	3	2	5	21	
11:15	1	1	2	1	1	2	1	1	2	15	
11:30	1	3	4	3	4	7	2	4	6	17	
11:45	2	1	3	2	0	2	2	1	3	16	
Totals	**1028**	**959**	**1987**	**1167**	**1046**	**2213**	**1124**	**1026**	**2150**		

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030

Type: Volume / Direction
Tech: Judd / Klaren / McComb
Count: Vehicle Volume

Robinson Rd b Lewis Ln & Deer Flat Rd
Start Date: 3/7/2022
End Date: 3/8/2022
Robinson Road between Lewis Lane and Deer Flat Road
Nampa, Idaho

3/7/2022 Time	Southbound	Northbound	Total
12:00 AM	*	*	0
12:15	*	*	0
12:30	*	*	0
12:45	*	*	0
1:00	*	*	0
1:15	*	*	0
1:30	*	*	0
1:45	*	*	0
2:00	*	*	0
2:15	*	*	0
2:30	*	*	0
2:45	*	*	0
3:00	*	*	0
3:15	*	*	0
3:30	*	*	0
3:45	*	*	0
4:00	*	*	0
4:15	*	*	0
4:30	*	*	0
4:45	*	*	0
5:00	*	*	0
5:15	*	*	0
5:30	*	*	0
5:45	*	*	0
6:00	*	*	0
6:15	*	*	0
6:30	*	*	0
6:45	*	*	0
7:00	*	*	0
7:15	*	*	0
7:30	*	*	0
7:45	*	*	0
8:00	*	*	0
8:15	*	*	0
8:30	*	*	0
8:45	*	*	0
9:00	*	*	0
9:15	*	*	0
9:30	*	*	0
9:45	*	*	0
10:00	*	*	0
10:15	*	*	0
10:30	*	*	0
10:45	*	*	0
11:00	*	*	0
11:15	*	*	0
11:30	*	*	0
11:45	*	*	0
Total	0	0	0
Percent	-	-	
Peak Volume			
Peak Factor			

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030

Type: Volume / Direction
Tech: Judd / Klaren / McComb
Count: Vehicle Volume

Robinson Rd b Lewis Ln & Deer Flat Rd
Start Date: 3/7/2022
End Date: 3/8/2022
Robinson Road between Lewis Lane and Deer Flat Road
Nampa, Idaho

3/7/2022 Time	Southbound	Northbound	Total
12:00 PM	*	*	0
12:15	*	*	0
12:30	*	*	0
12:45	*	*	0
1:00	20	12	32
1:15	11	9	20
1:30	7	13	20
1:45	17	11	28
2:00	21	9	30
2:15	15	9	24
2:30	6	8	14
2:45	15	15	30
3:00	21	23	44
3:15	15	15	30
3:30	23	20	43
3:45	18	16	34
4:00	28	23	51
4:15	18	15	33
4:30	35	14	49
4:45	30	9	39
5:00	30	15	45
5:15	25	23	48
5:30	37	16	53
5:45	33	18	51
6:00	23	10	33
6:15	24	13	37
6:30	13	15	28
6:45	12	12	24
7:00	11	16	27
7:15	14	5	19
7:30	7	6	13
7:45	12	5	17
8:00	7	8	15
8:15	10	2	12
8:30	7	3	10
8:45	8	3	11
9:00	13	4	17
9:15	11	5	16
9:30	5	1	6
9:45	5	2	7
10:00	6	2	8
10:15	4	1	5
10:30	2	1	3
10:45	2	1	3
11:00	2	2	4
11:15	1	1	2
11:30	3	1	4
11:45	1	2	3
Total	628	414	1042
Percent	60.3%	39.7%	
Peak	5:00	3:00	5:00
Volume	125	74	197
Peak Factor	0.845	0.804	0.929

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030

Type: Volume / Direction
Tech: Judd / Klaren / McComb
Count: Vehicle Volume

Robinson Rd b Lewis Ln & Deer Flat Rd
Start Date: 3/7/2022
End Date: 3/8/2022
Robinson Road between Lewis Lane and Deer Flat Road
Nampa, Idaho

3/8/2022 Time	Southbound	Northbound	Total
12:00 AM	0	0	0
12:15	1	1	2
12:30	1	0	1
12:45	1	0	1
1:00	1	1	2
1:15	0	0	0
1:30	2	0	2
1:45	1	0	1
2:00	0	1	1
2:15	1	0	1
2:30	0	0	0
2:45	0	1	1
3:00	0	0	0
3:15	2	2	4
3:30	1	1	2
3:45	2	0	2
4:00	0	2	2
4:15	1	4	5
4:30	3	2	5
4:45	2	0	2
5:00	0	2	2
5:15	5	14	19
5:30	8	10	18
5:45	7	15	22
6:00	3	24	27
6:15	11	20	31
6:30	11	35	46
6:45	11	25	36
7:00	9	39	48
7:15	7	42	49
7:30	9	30	39
7:45	10	30	40
8:00	7	28	35
8:15	14	27	41
8:30	11	19	30
8:45	9	13	22
9:00	10	15	25
9:15	5	17	22
9:30	11	16	27
9:45	10	24	34
10:00	12	9	21
10:15	13	9	22
10:30	10	16	26
10:45	17	13	30
11:00	8	12	20
11:15	9	9	18
11:30	13	10	23
11:45	9	14	23
Total	278	552	830
Percent	33.5%	66.5%	
Peak	10:00	6:30	6:30
Volume	52	141	179
Peak Factor	0.765	0.839	0.913

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030

Robinson Rd b Lewis Ln & Deer Flat Rd

Type: Volume / Direction
Tech: Judd / Klaren / McComb
Count: Vehicle Volume

Start Date: 3/7/2022
End Date: 3/8/2022
Robinson Road between Lewis Lane and Deer Flat Road
Nampa, Idaho

3/8/2022 Time	Southbound	Northbound		Total
12:00 PM	19	20		39
12:15	15	16		31
12:30	8	12		20
12:45	11	14		25
1:00	0	0		0
1:15	*	*		0
1:30	*	*		0
1:45	*	*		0
2:00	*	*		0
2:15	*	*		0
2:30	*	*		0
2:45	*	*		0
3:00	*	*		0
3:15	*	*		0
3:30	*	*		0
3:45	*	*		0
4:00	*	*		0
4:15	*	*		0
4:30	*	*		0
4:45	*	*		0
5:00	*	*		0
5:15	*	*		0
5:30	*	*		0
5:45	*	*		0
6:00	*	*		0
6:15	*	*		0
6:30	*	*		0
6:45	*	*		0
7:00	*	*		0
7:15	*	*		0
7:30	*	*		0
7:45	*	*		0
8:00	*	*		0
8:15	*	*		0
8:30	*	*		0
8:45	*	*		0
9:00	*	*		0
9:15	*	*		0
9:30	*	*		0
9:45	*	*		0
10:00	*	*		0
10:15	*	*		0
10:30	*	*		0
10:45	*	*		0
11:00	*	*		0
11:15	*	*		0
11:30	*	*		0
11:45	*	*		0
Total	53	62		115
Percent	46.1%	53.9%		
Peak	12:00 PM	12:00 PM		12:00 PM
Volume	53	62		115
Peak Factor	0.697	0.775		0.737
Grand Total	959	1028		1987
Percent	48.3%	51.7%		
AADT		ADT: 1,987	AADT: 1,987	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030

Type: Volume / Direction
Tech: Judd / Klaren / McComb
Count: Vehicle Volume

Robinson Rd b Lewis Ln & Deer Flat Rd-d2
Start Date: 3/16/2023
End Date: 3/16/2023
Robinson Road between Lewis Ln & Deer Flat Rd
Nampa, Idaho

3/16/2023 Time	Southbound	Northbound	Total
12:00 AM	0	1	1
12:15	0	2	2
12:30	3	2	5
12:45	0	2	2
1:00	1	1	2
1:15	0	1	1
1:30	0	0	0
1:45	2	0	2
2:00	0	0	0
2:15	2	1	3
2:30	1	0	1
2:45	1	0	1
3:00	1	0	1
3:15	0	0	0
3:30	0	0	0
3:45	2	0	2
4:00	1	2	3
4:15	4	1	5
4:30	1	7	8
4:45	4	1	5
5:00	1	5	6
5:15	5	5	10
5:30	7	13	20
5:45	5	12	17
6:00	5	17	22
6:15	2	16	18
6:30	10	23	33
6:45	18	24	42
7:00	7	35	42
7:15	13	40	53
7:30	9	35	44
7:45	9	27	36
8:00	12	27	39
8:15	16	30	46
8:30	4	28	32
8:45	16	22	38
9:00	7	17	24
9:15	8	15	23
9:30	8	24	32
9:45	14	23	37
10:00	17	14	31
10:15	18	17	35
10:30	15	14	29
10:45	11	10	21
11:00	16	15	31
11:15	13	19	32
11:30	19	15	34
11:45	16	8	24
Total	324	571	895
Percent	36.2%	63.8%	
Peak	9:45	7:00	6:45
Volume	64	137	181
Peak Factor	0.889	0.856	0.854

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030

Type: Volume / Direction
Tech: Judd / Klaren / McComb
Count: Vehicle Volume

Robinson Rd b Lewis Ln & Deer Flat Rd-d2
Start Date: 3/16/2023
End Date: 3/16/2023
Robinson Road between Lewis Ln & Deer Flat Rd
Nampa, Idaho

3/16/2023 Time	Southbound	Northbound	Total
12:00 PM	17	21	38
12:15	19	12	31
12:30	19	23	42
12:45	19	27	46
1:00	16	20	36
1:15	25	13	38
1:30	11	22	33
1:45	10	18	28
2:00	19	20	39
2:15	16	11	27
2:30	16	15	31
2:45	20	14	34
3:00	16	17	33
3:15	27	21	48
3:30	21	14	35
3:45	24	20	44
4:00	26	16	42
4:15	25	22	47
4:30	26	19	45
4:45	34	20	54
5:00	23	17	40
5:15	24	14	38
5:30	19	23	42
5:45	32	19	51
6:00	14	12	26
6:15	17	14	31
6:30	17	11	28
6:45	24	15	39
7:00	21	12	33
7:15	15	10	25
7:30	13	12	25
7:45	9	10	19
8:00	8	9	17
8:15	15	6	21
8:30	9	9	18
8:45	9	12	21
9:00	4	3	7
9:15	7	2	9
9:30	7	1	8
9:45	3	5	8
10:00	4	2	6
10:15	8	2	10
10:30	4	1	5
10:45	3	1	4
11:00	2	3	5
11:15	1	1	2
11:30	4	3	7
11:45	0	2	2
Total	722	596	1318
Percent	54.8%	45.2%	
Peak	4:00	12:00 PM	4:00
Volume	111	83	188
Peak Factor	0.816	0.769	0.870
Grand Total	1046	1167	2213
Percent	47.3%	52.7%	
AADT		ADT: 1,106	AADT: 1,106

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030
Type: Volume / Direction / Classification
Tech: Judd / Klaren / McComb
Count: Vehicle Classification

Robinson Rd b Lewis Ln & Deer Flat Rd
Start Date: 3/7/2022
End Date: 3/8/2022
Robinson Road between Lewis Lane and Deer Flat Road
Nampa, Idaho

Direction: Southbound

3/7/2022 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	0	27	8	1	11	1	0	2	3	1	0	0	1	0	55
2:00	0	25	14	0	11	0	0	4	1	1	0	0	0	1	57
3:00	0	35	17	1	19	1	0	2	0	1	0	0	0	1	77
4:00	0	51	25	3	19	1	0	4	2	3	0	0	0	3	111
5:00	0	78	21	2	20	0	0	3	0	0	0	0	0	1	125
6:00	0	45	14	1	12	0	0	0	0	0	0	0	0	0	72
7:00	0	29	6	0	7	0	0	1	1	0	0	0	0	0	44
8:00	0	16	5	0	9	0	0	1	1	0	0	0	0	0	32
9:00	0	22	10	0	2	0	0	0	0	0	0	0	0	0	34
10:00	0	6	3	0	3	0	0	0	0	0	0	0	0	2	14
11:00	0	5	0	0	2	0	0	0	0	0	0	0	0	0	7
Total	0	339	123	8	115	3	0	17	8	6	0	0	1	8	628
Percent	0.0%	54.0%	19.6%	1.3%	18.3%	0.5%	0.0%	2.7%	1.3%	1.0%	0.0%	0.0%	0.2%	1.3%	
AM Peak	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
PM Peak	*	5:00 78	4:00 25	4:00 3	5:00 20	1:00 1	*	2:00 4	1:00 3	4:00 3	*	*	1:00 1	4:00 3	5:00 125

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030
Type: Volume / Direction / Classification
Tech: Judd / Klaren / McComb
Count: Vehicle Classification

Robinson Rd b Lewis Ln & Deer Flat Rd
Start Date: 3/7/2022
End Date: 3/8/2022
Robinson Road between Lewis Lane and Deer Flat Road
Nampa, Idaho

Direction: Southbound

3/8/2022 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	0	1	1	0	1	0	0	0	0	0	0	0	0	0	3
1:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
2:00	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
3:00	0	4	0	0	1	0	0	0	0	0	0	0	0	0	5
4:00	0	2	2	0	1	0	0	0	1	0	0	0	0	0	6
5:00	0	13	3	0	3	0	0	0	1	0	0	0	0	0	20
6:00	0	19	14	1	0	1	0	0	0	0	0	0	0	1	36
7:00	0	13	10	1	10	0	0	1	0	0	0	0	0	0	35
8:00	0	17	13	1	7	0	0	3	0	0	0	0	0	0	41
9:00	0	10	7	2	10	2	0	2	1	0	0	0	0	2	36
10:00	0	20	14	1	7	2	0	7	0	1	0	0	0	0	52
11:00	0	16	10	2	6	0	0	3	0	0	0	0	2	0	39
12:00 PM	0	4	0	0	3	1	0	3	2	1	0	0	2	3	19
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	0	122	75	8	49	6	0	19	6	2	0	0	4	6	297
Percent	0.0%	41.1%	25.3%	2.7%	16.5%	2.0%	0.0%	6.4%	2.0%	0.7%	0.0%	0.0%	1.3%	2.0%	
AM Peak		10:00	6:00	9:00	7:00	9:00		10:00	2:00	10:00			11:00	9:00	10:00
	*	20	14	2	10	2	*	7	1	1	*	*	2	2	52
PM Peak		12:00 PM			12:00 PM	12:00 PM		12:00 PM	12:00 PM	12:00 PM			12:00 PM	12:00 PM	12:00 PM
	*	4	*	*	3	1	*	3	2	1	*	*	2	3	19
Grand Total	0	461	198	16	164	9	0	36	14	8	0	0	5	14	925
Percent	0.0%	49.8%	21.4%	1.7%	17.7%	1.0%	0.0%	3.9%	1.5%	0.9%	0.0%	0.0%	0.5%	1.5%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030
Type: Volume / Direction / Classification
Tech: Judd / Klaren / McComb
Count: Vehicle Classification

Robinson Rd b Lewis Ln & Deer Flat Rd
Start Date: 3/7/2022
End Date: 3/8/2022
Robinson Road between Lewis Lane and Deer Flat Road
Nampa, Idaho

Direction: Northbound

3/7/2022 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	0	15	9	1	10	0	0	4	0	4	0	0	0	2	45
2:00	0	22	9	1	3	0	0	2	0	1	0	0	0	3	41
3:00	1	26	17	2	15	0	0	1	0	5	0	0	0	7	74
4:00	0	31	9	2	12	0	0	2	2	0	0	0	1	2	61
5:00	0	34	20	2	12	0	0	1	0	0	0	0	0	3	72
6:00	0	36	6	0	7	0	0	1	0	0	0	0	0	0	50
7:00	0	14	7	0	8	0	0	1	0	0	0	0	1	1	32
8:00	0	9	5	0	2	0	0	0	0	0	0	0	0	0	16
9:00	0	7	5	0	0	0	0	0	0	0	0	0	0	0	12
10:00	0	2	0	0	3	0	0	0	0	0	0	0	0	0	5
11:00	0	2	2	0	0	0	0	1	0	0	0	0	1	0	6
Total	1	198	89	8	72	0	0	13	2	10	0	0	3	18	414
Percent	0.2%	47.8%	21.5%	1.9%	17.4%	0.0%	0.0%	3.1%	0.5%	2.4%	0.0%	0.0%	0.7%	4.3%	
AM Peak	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
PM Peak	3:00	6:00	5:00	3:00	3:00			1:00	4:00	3:00			4:00	3:00	3:00
	1	36	20	2	15	*	*	4	2	5	*	*	1	7	74

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030
Type: Volume / Direction / Classification
Tech: Judd / Klaren / McComb
Count: Vehicle Classification

Robinson Rd b Lewis Ln & Deer Flat Rd
Start Date: 3/7/2022
End Date: 3/8/2022
Robinson Road between Lewis Lane and Deer Flat Road
Nampa, Idaho

Direction: Northbound

3/8/2022 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
1:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
2:00	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
3:00	0	1	0	0	1	0	0	0	0	0	0	0	0	1	3
4:00	0	4	2	0	1	0	0	0	0	0	0	0	0	1	8
5:00	0	23	11	0	7	0	0	0	0	0	0	0	0	0	41
6:00	0	55	25	0	19	0	0	0	0	1	0	0	0	4	104
7:00	0	75	34	1	22	6	0	2	0	0	0	0	0	1	141
8:00	0	42	17	2	17	5	0	2	0	0	0	0	1	1	87
9:00	0	28	18	1	14	5	0	6	0	0	0	0	0	0	72
10:00	0	20	10	0	13	1	0	0	1	1	0	0	1	0	47
11:00	0	19	9	1	7	4	0	3	0	0	0	0	0	2	45
12:00 PM	0	6	5	1	5	0	0	2	1	0	0	0	0	0	20
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	0	273	134	6	107	21	0	15	2	2	0	0	2	10	572
Percent	0.0%	47.7%	23.4%	1.0%	18.7%	3.7%	0.0%	2.6%	0.3%	0.3%	0.0%	0.0%	0.3%	1.7%	
AM Peak		7:00	7:00	8:00	7:00	7:00		9:00	10:00	6:00			8:00	6:00	7:00
	*	75	34	2	22	6	*	6	1	1	*	*	1	4	141
PM Peak		12:00 PM	12:00 PM	12:00 PM	12:00 PM			12:00 PM	12:00 PM						12:00 PM
	*	6	5	1	5	*	*	2	1	*	*	*	*	*	20
Grand Total	1	471	223	14	179	21	0	28	4	12	0	0	5	28	986
Percent	0.1%	47.8%	22.6%	1.4%	18.2%	2.1%	0.0%	2.8%	0.4%	1.2%	0.0%	0.0%	0.5%	2.8%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030
Type: Volume / Direction / Classification
Tech: Judd / Klaren / McComb
Count: Vehicle Classification

Robinson Rd b Lewis Ln & Deer Flat Rd
Start Date: 3/7/2022
End Date: 3/8/2022
Robinson Road between Lewis Lane and Deer Flat Road
Nampa, Idaho

Direction: Combined

3/7/2022 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	0	42	17	2	21	1	0	6	3	5	0	0	1	2	100
2:00	0	47	23	1	14	0	0	6	1	2	0	0	0	4	98
3:00	1	61	34	3	34	1	0	3	0	6	0	0	0	8	151
4:00	0	82	34	5	31	1	0	6	4	3	0	0	1	5	172
5:00	0	112	41	4	32	0	0	4	0	0	0	0	0	4	197
6:00	0	81	20	1	19	0	0	1	0	0	0	0	0	0	122
7:00	0	43	13	0	15	0	0	2	1	0	0	0	1	1	76
8:00	0	25	10	0	11	0	0	1	1	0	0	0	0	0	48
9:00	0	29	15	0	2	0	0	0	0	0	0	0	0	0	46
10:00	0	8	3	0	6	0	0	0	0	0	0	0	0	2	19
11:00	0	7	2	0	2	0	0	1	0	0	0	0	1	0	13
Total	1	537	212	16	187	3	0	30	10	16	0	0	4	26	1042
Percent	0.1%	51.5%	20.3%	1.5%	17.9%	0.3%	0.0%	2.9%	1.0%	1.5%	0.0%	0.0%	0.4%	2.5%	
AM Peak	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
PM Peak	3:00	5:00	5:00	4:00	3:00	1:00		1:00	4:00	3:00			1:00	3:00	5:00
	1	112	41	5	34	1	*	6	4	6	*	*	1	8	197

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030
Type: Volume / Direction / Classification
Tech: Judd / Klaren / McComb
Count: Vehicle Classification

Robinson Rd b Lewis Ln & Deer Flat Rd
Start Date: 3/7/2022
End Date: 3/8/2022
Robinson Road between Lewis Lane and Deer Flat Road
Nampa, Idaho

Direction: Combined

3/8/2022 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	0	1	2	0	1	0	0	0	0	0	0	0	0	0	4
1:00	0	3	2	0	0	0	0	0	0	0	0	0	0	0	5
2:00	0	0	1	0	1	0	0	0	1	0	0	0	0	0	3
3:00	0	5	0	0	2	0	0	0	0	0	0	0	0	1	8
4:00	0	6	4	0	2	0	0	0	1	0	0	0	0	1	14
5:00	0	36	14	0	10	0	0	0	1	0	0	0	0	0	61
6:00	0	74	39	1	19	1	0	0	0	1	0	0	0	5	140
7:00	0	88	44	2	32	6	0	3	0	0	0	0	0	1	176
8:00	0	59	30	3	24	5	0	5	0	0	0	0	1	1	128
9:00	0	38	25	3	24	7	0	8	1	0	0	0	0	2	108
10:00	0	40	24	1	20	3	0	7	1	2	0	0	1	0	99
11:00	0	35	19	3	13	4	0	6	0	0	0	0	2	2	84
12:00 PM	0	10	5	1	8	1	0	5	3	1	0	0	2	3	39
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	0	395	209	14	156	27	0	34	8	4	0	0	6	16	869
Percent	0.0%	45.5%	24.1%	1.6%	18.0%	3.1%	0.0%	3.9%	0.9%	0.5%	0.0%	0.0%	0.7%	1.8%	
AM Peak		7:00	7:00	8:00	7:00	9:00		9:00	2:00	10:00			11:00	6:00	7:00
	*	88	44	3	32	7	*	8	1	2	*	*	2	5	176
PM Peak		12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM		12:00 PM	12:00 PM	12:00 PM			12:00 PM	12:00 PM	12:00 PM
	*	10	5	1	8	1	*	5	3	1	*	*	2	3	39
Grand Total	1	932	421	30	343	30	0	64	18	20	0	0	10	42	1911
Percent	0.1%	48.8%	22.0%	1.6%	17.9%	1.6%	0.0%	3.3%	0.9%	1.0%	0.0%	0.0%	0.5%	2.2%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030
Type: Volume / Direction / Classification
Tech: Judd / Klaren / McComb
Count: Vehicle Classification

Robinson Rd b Lewis Ln & Deer Flat Rd-d2
Start Date: 3/16/2023
End Date: 3/16/2023
Robinson Road between Lewis Ln & Deer Flat Rd
Nampa, Idaho

Direction: Southbound

3/16/2023 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	0	1	1	0	1	0	0	0	0	0	0	0	0	0	3
1:00	0	2	0	0	0	0	0	0	1	0	0	0	0	0	3
2:00	0	3	0	0	0	0	0	0	1	0	0	0	0	0	4
3:00	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
4:00	0	5	4	0	1	0	0	0	0	0	0	0	0	0	10
5:00	0	12	2	0	2	0	0	0	0	0	0	0	0	2	18
6:00	0	21	7	3	4	0	0	0	0	0	0	0	0	0	35
7:00	0	16	9	1	9	1	0	0	0	2	0	0	0	0	38
8:00	0	18	7	2	10	0	0	1	1	8	0	0	1	0	48
9:00	0	8	11	0	6	1	0	1	2	7	0	0	1	0	37
10:00	0	18	9	1	13	1	0	12	1	5	0	0	0	1	61
11:00	0	24	8	2	20	0	0	3	1	5	0	0	1	0	64
12:00 PM	0	31	19	0	14	1	0	6	2	1	0	0	0	0	74
1:00	1	26	13	0	10	1	0	3	0	7	0	0	1	0	62
2:00	0	25	20	1	11	3	0	4	3	3	0	0	1	0	71
3:00	1	31	16	2	25	3	0	6	0	4	0	0	0	0	88
4:00	0	55	18	2	27	0	0	6	1	1	0	0	1	0	111
5:00	1	58	16	0	20	0	0	1	2	0	0	0	0	0	98
6:00	0	41	11	1	16	0	0	2	0	0	0	1	0	0	72
7:00	1	34	15	0	7	0	0	1	0	0	0	0	0	0	58
8:00	0	19	12	0	8	0	0	2	0	0	0	0	0	0	41
9:00	0	8	5	0	8	0	0	0	0	0	0	0	0	0	21
10:00	0	11	6	0	1	0	0	0	1	0	0	0	0	0	19
11:00	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
Total	4	470	210	15	214	11	0	48	16	43	0	1	6	3	1041
Percent	0.4%	45.1%	20.2%	1.4%	20.6%	1.1%	0.0%	4.6%	1.5%	4.1%	0.0%	0.1%	0.6%	0.3%	
AM Peak		11:00	9:00	6:00	11:00	7:00		10:00	9:00	8:00			8:00	5:00	11:00
	*	24	11	3	20	1	*	12	2	8	*	*	1	2	64
PM Peak	1:00	5:00	2:00	3:00	4:00	2:00		12:00 PM	2:00	1:00		6:00	1:00		4:00
	1	58	20	2	27	3	*	6	3	7	*	1	1	*	111
Grand Total	4	470	210	15	214	11	0	48	16	43	0	1	6	3	1041
Percent	0.4%	45.1%	20.2%	1.4%	20.6%	1.1%	0.0%	4.6%	1.5%	4.1%	0.0%	0.1%	0.6%	0.3%	

L2 Data Collection

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Idaho (208) 860-7554 Utah (801) 413-2993

Study: TO0030
Type: Volume / Direction / Classification
Tech: Judd / Klaren / McComb
Count: Vehicle Classification

Robinson Rd b Lewis Ln & Deer Flat Rd-d2
Start Date: 3/16/2023
End Date: 3/16/2023
Robinson Road between Lewis Ln & Deer Flat Rd
Nampa, Idaho

Direction: Northbound

3/16/2023 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	0	5	1	0	0	0	0	0	0	0	0	0	0	1	7
1:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
2:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	4	3	0	2	0	0	0	0	1	0	0	0	1	11
5:00	0	21	9	0	4	0	0	1	0	0	0	0	0	0	35
6:00	0	43	15	0	20	0	0	0	0	1	0	0	0	1	80
7:00	0	77	25	1	23	1	0	0	1	8	0	0	0	1	137
8:00	0	54	18	2	17	0	0	6	0	9	0	0	1	0	107
9:00	0	39	12	0	17	0	0	3	2	5	0	0	0	1	79
10:00	0	25	13	1	8	0	0	1	0	5	0	0	1	1	55
11:00	0	25	11	0	9	0	0	2	1	7	0	0	1	1	57
12:00 PM	0	35	19	2	15	1	0	2	0	5	0	0	2	2	83
1:00	1	31	17	0	9	3	0	4	1	6	0	0	0	1	73
2:00	0	26	15	1	10	1	1	2	1	3	0	0	0	0	60
3:00	0	26	18	1	18	1	1	3	0	2	0	0	1	1	72
4:00	0	31	18	2	18	0	2	5	0	0	0	0	1	0	77
5:00	0	38	14	0	14	0	0	4	2	0	0	0	0	1	73
6:00	0	27	8	0	13	0	1	2	0	0	0	0	0	1	52
7:00	0	13	15	0	14	0	0	2	0	0	0	0	0	0	44
8:00	0	20	9	0	5	0	0	1	0	0	0	0	1	0	36
9:00	0	9	1	0	1	0	0	0	0	0	0	0	0	0	11
10:00	0	3	1	0	1	0	0	1	0	0	0	0	0	0	6
11:00	0	1	1	0	1	0	0	0	0	0	0	0	0	0	3
Total	1	556	243	10	219	7	5	39	8	52	0	0	8	13	1161
Percent	0.1%	47.9%	20.9%	0.9%	18.9%	0.6%	0.4%	3.4%	0.7%	4.5%	0.0%	0.0%	0.7%	1.1%	
AM Peak		7:00	7:00	8:00	7:00	7:00		8:00	9:00	8:00			8:00	12:00 AM	7:00
	*	77	25	2	23	1	*	6	2	9	*	*	1	1	137
PM Peak	1:00	5:00	12:00 PM	12:00 PM	3:00	1:00	4:00	4:00	5:00	1:00			12:00 PM	12:00 PM	12:00 PM
	1	38	19	2	18	3	2	5	2	6	*	*	2	2	83
Grand Total	1	556	243	10	219	7	5	39	8	52	0	0	8	13	1161
Percent	0.1%	47.9%	20.9%	0.9%	18.9%	0.6%	0.4%	3.4%	0.7%	4.5%	0.0%	0.0%	0.7%	1.1%	

L2 Data Collection

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Study: TO0030
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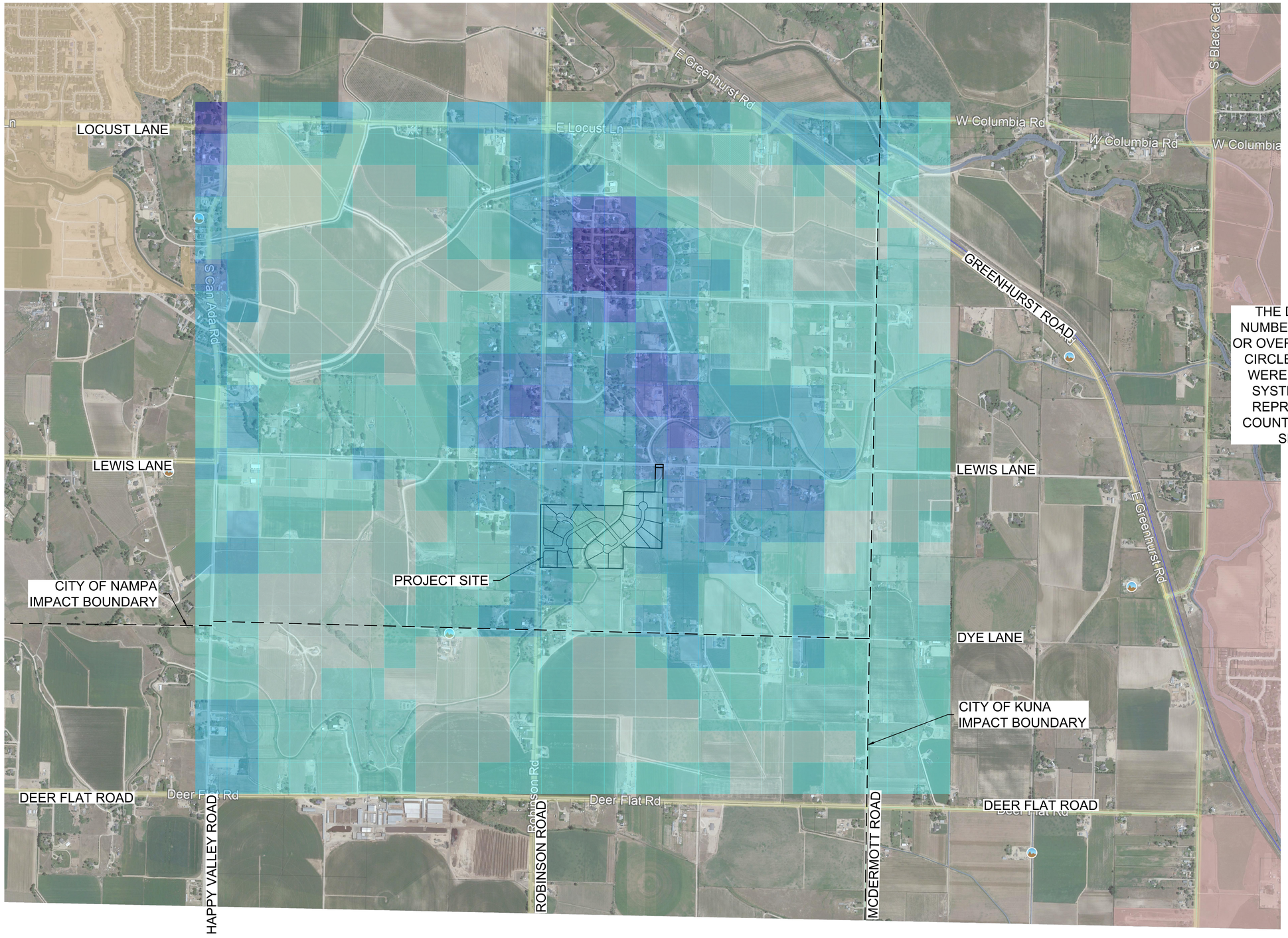
Robinson Rd b Lewis Ln & Deer Flat Rd-d2
Start Date: 3/16/2023
End Date: 3/16/2023
Robinson Road between Lewis Ln & Deer Flat Rd
Nampa, Idaho

Direction: Combined

3/16/2023 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	0	6	2	0	1	0	0	0	0	0	0	0	0	1	10
1:00	0	4	0	0	0	0	0	0	1	0	0	0	0	0	5
2:00	0	4	0	0	0	0	0	0	1	0	0	0	0	0	5
3:00	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
4:00	0	9	7	0	3	0	0	0	0	1	0	0	0	1	21
5:00	0	33	11	0	6	0	0	1	0	0	0	0	0	2	53
6:00	0	64	22	3	24	0	0	0	0	1	0	0	0	1	115
7:00	0	93	34	2	32	2	0	0	1	10	0	0	0	1	175
8:00	0	72	25	4	27	0	0	7	1	17	0	0	2	0	155
9:00	0	47	23	0	23	1	0	4	4	12	0	0	1	1	116
10:00	0	43	22	2	21	1	0	13	1	10	0	0	1	2	116
11:00	0	49	19	2	29	0	0	5	2	12	0	0	2	1	121
12:00 PM	0	66	38	2	29	2	0	8	2	6	0	0	2	2	157
1:00	2	57	30	0	19	4	0	7	1	13	0	0	1	1	135
2:00	0	51	35	2	21	4	1	6	4	6	0	0	1	0	131
3:00	1	57	34	3	43	4	1	9	0	6	0	0	1	1	160
4:00	0	86	36	4	45	0	2	11	1	1	0	0	2	0	188
5:00	1	96	30	0	34	0	0	5	4	0	0	0	0	1	171
6:00	0	68	19	1	29	0	1	4	0	0	0	1	0	1	124
7:00	1	47	30	0	21	0	0	3	0	0	0	0	0	0	102
8:00	0	39	21	0	13	0	0	3	0	0	0	0	1	0	77
9:00	0	17	6	0	9	0	0	0	0	0	0	0	0	0	32
10:00	0	14	7	0	2	0	0	1	1	0	0	0	0	0	25
11:00	0	2	1	0	2	0	0	0	0	0	0	0	0	0	5
Total	5	1026	453	25	433	18	5	87	24	95	0	1	14	16	2202
Percent	0.2%	46.6%	20.6%	1.1%	19.7%	0.8%	0.2%	4.0%	1.1%	4.3%	0.0%	0.0%	0.6%	0.7%	
AM Peak		7:00	7:00	8:00	7:00	7:00		10:00	9:00	8:00			8:00	5:00	7:00
	*	93	34	4	32	2	*	13	4	17	*	*	2	2	175
PM Peak	1:00	5:00	12:00 PM	4:00	4:00	1:00	4:00	4:00	2:00	1:00		6:00	12:00 PM	12:00 PM	4:00
	2	96	38	4	45	4	2	11	4	13	*	1	2	2	188
Grand Total	5	1026	453	25	433	18	5	87	24	95	0	1	14	16	2202
Percent	0.2%	46.6%	20.6%	1.1%	19.7%	0.8%	0.2%	4.0%	1.1%	4.3%	0.0%	0.0%	0.6%	0.7%	

ATTACHMENT G-1:
DENSITY
HEATMAPS BEFORE
AND AFTER



LEGEND

- 0-4 PARCELS
- 5-9 PARCELS
- 10-14 PARCELS
- 15-19 PARCELS
- 20-24 PARCELS
- 25-29 PARCELS
- 30+ PARCELS

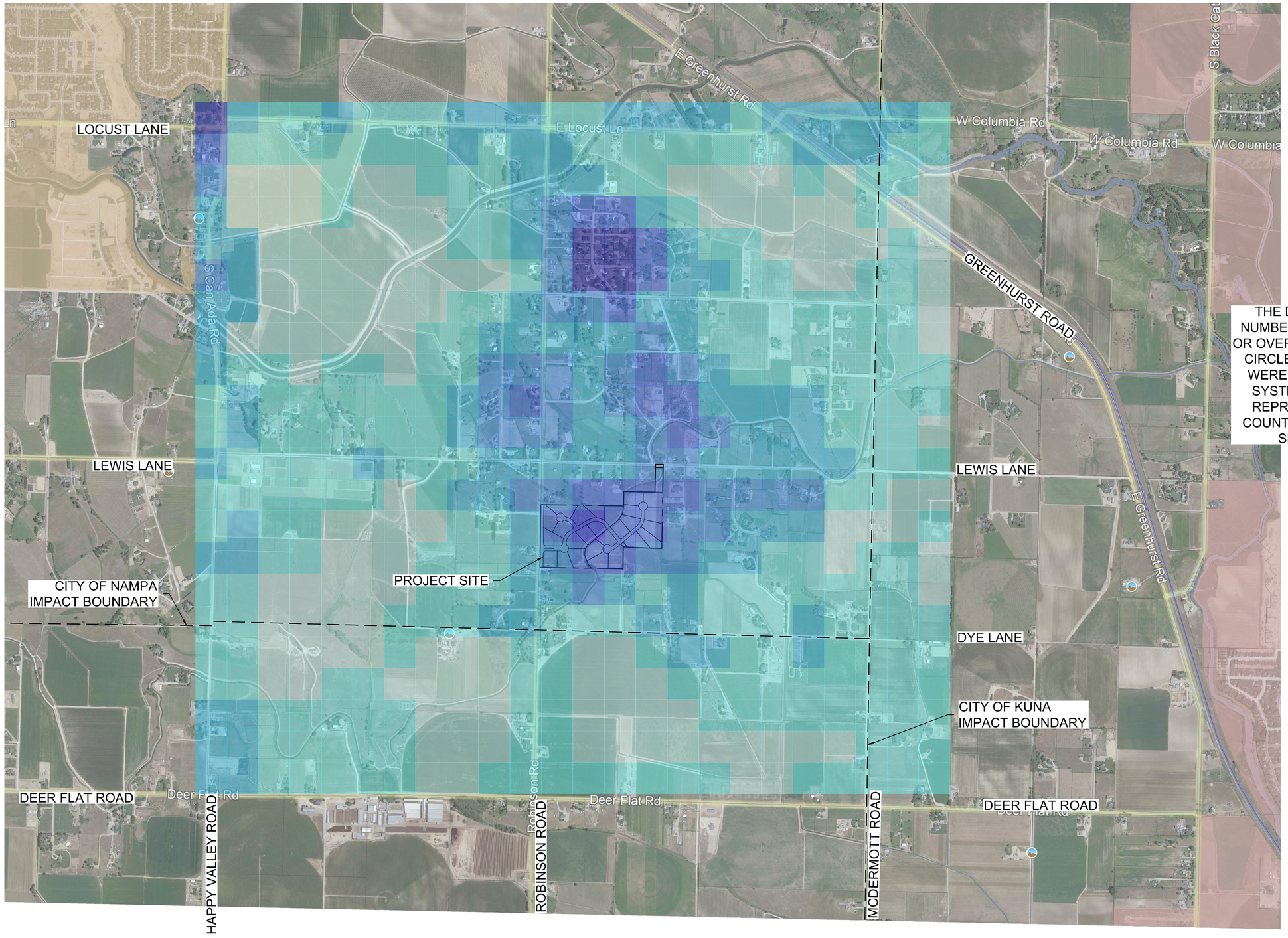
THE DENSITY IS BASED ON THE NUMBER OF LOTS COUNTED INSIDE OR OVERLAPPING AN 1/8 MILE RADIUS CIRCLE. THE RADIUS AND COUNTS WERE DONE ON A 500 FOOT GRID SYSTEM. THE COLOR HATCHING REPRESENTS NUMBER OF LOTS COUNTED BASED ON THE RANGES SHOWN IN THE LEGEND.

SURROUNDING AREA DENSITY MAP
WITHOUT DEVELOPMENT

0 500 1000 2000 3000

DATE: 3/13/23 JOB: 216590

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM



LEGEND

- 0-4 PARCELS
- 5-9 PARCELS
- 10-14 PARCELS
- 15-19 PARCELS
- 20-24 PARCELS
- 25-29 PARCELS
- 30+ PARCELS

THE DENSITY IS BASED ON THE NUMBER OF LOTS COUNTED INSIDE OR OVERLAPPING AN 1/8 MILE RADIUS CIRCLE. THE RADIUS AND COUNTS WERE DONE ON A 500 FOOT GRID SYSTEM. THE COLOR HATCHING REPRESENTS NUMBER OF LOTS COUNTED BASED ON THE RANGES SHOWN IN THE LEGEND.

SURROUNDING AREA DENSITY MAP
WITH DEVELOPMENT

0 500 1000 2000 3000

DATE: 3/13/23 JOB: 216590

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

L:\216590\3_Acad\wrg\Model\Exhibit\216590-Area_Density_Exhibit.dwg, 3/13/2023 2:06:34 PM, Nate Jolley, DWG To PDF.pc3

ATTACHMENT G-4:
CITY OF NAMPA
REVIEW MEMO

Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651

(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

DATE: June 7, 2022

TO: Juli McCoy, Planner – Canyon County Development Services

FROM: Caleb LaClair, P.E. – Assistant City Engineer

CC: Daniel Badger, P.E. – City Engineer

CC: Tom Points, P.E. – Public Works Director

CC: Doug Critchfield – Nampa Planning Department

SUBJECT: CR2022-005 & SD2022-0013 – Haven Creek Subdivision
Conditional Rezone and Preliminary Plat Review Memo

The City of Nampa Engineering Division and Planning Department have reviewed the Conditional Rezone and Preliminary Plat applications for the Haven Creek Subdivision, a proposed subdivision of property located southwest of the Robinson Rd and E Lewis Ln intersection. The subject property is located within the City of Nampa Impact Area and is not located adjacent to City limit.

Upon review of the submittal documents the information presented meets the minimum City of Nampa Preliminary Plat requirements with the exception of the following:

1. Preliminary landscape plan not provided.
2. Preliminary drainage report not provided.

Beyond these missing documents, please note that the City of Nampa opposes this development as currently presented. We provide the following comments for the County's and Applicant's information and County's consideration in reviewing these applications.

Please call me at (208) 468-5422 should you have any follow up questions or concerns. We also request notice of the scheduled public hearing so a City representative can attend and be available for questions.

Planning Department Comments

1. **Comprehensive Plan:** The Haven Creek Subdivision plat is for a parcel located in the Nampa Area of City Impact in the Low-Density Residential Land Use Designation. This plat contains 26 lots that average 1.69 acres in size with a **net density of .59 dwelling units per acre**. The Nampa Comprehensive Plan Future Land Use Map limits the **net density to no less than 1.36 DU per acre** – or maximum lot size of 32,000 square feet in that land use setting. The proposed rezone and development agreement would allow development that is inconsistent with the Nampa Future Land Use Map.

Nampa Planning Department opposes the application for a conditional rezone with a Development Agreement to change the zoning designation of parcels R28963, R2891010, R2891011 and, R28961 (approximately 43.95 acres) from "A" (Agricultural) to CR-R-1 (Conditional Rezone – R-1 Residential) zone unless it is brought into conformance with the Nampa Comprehensive Plan.

2. **Landscape Buffer Requirements on Robinson Rd and E Lewis Ln:** Nampa City Code §10-33 requires a 25' landscape buffer along Arterial and Collector roadway frontages. The plat does not reflect a landscape buffer along either roadway. The plat should be revised to reflect a 25' landscape buffer area and a preliminary landscape plan submitted for review reflecting compliance with the landscaping requirements of Nampa City Code §10-33.
3. **Trees:** Trees used within the development should be selected from the 2018 Treasure Valley Tree Selection Guide, which can be found online at: https://id-nampaparksandrec.civicplus.com/DocumentCenter/View/923/2018-Treasure-Valley-Tree-Selection-Guide.

Engineering Division Comments

1. **Frontage Roads:** The project will take access from Robinson Rd and E Lewis Ln. Both roads are classified as "Minor Arterials", which the City's requires a minimum of 50' public right-of-way dedication from Section Line. The Preliminary Plat complies with this requirement. These roads are in Nampa Highway District No. 1 jurisdiction so all proposed road improvements and permitting would be subject to them.
2. **Subdivision Improvements:** The preliminary plat does not reflect Subdivision Improvements in compliance with Nampa Zoning Code as required by Canyon County Code Chapter 9, Article 11, including but not limited to curb, gutter, sidewalk, street lights, and landscaping. The applicant submitted a waiver request for said improvements on May 23, 2022. Nampa City Council voted to deny the request on June 6, 2022. Based on this decision, the City requests the development be required to meet the Nampa Subdivision Code and install all required improvements. A letter has been sent to the Applicant and Canyon County regarding this matter.
3. **Utilities:** The City's public water system is approximately 2-miles away to the northwest, which is not feasible for extension at this time. Additionally, there is insufficient capacity in the City's sewer system to serve this area of the Nampa Impact Area regardless of proximity. Service to this area will require new trunk mains and/or regional pump station. Nampa is in the process of updating our utility master plans to better define necessary improvements to service this and other areas of the impact area, and intend to have the studies adopted by the end of 2022.
4. **Traffic Impact Study:** A Traffic Impact Study is not required for this project based on Nampa policy.
5. **Utility Hookup and Annexation Agreement:** If the applicant desires to extend and connect to any Nampa public utility, it would require establishing a Utility Hookup and Annexation Agreement with the City of Nampa and completing a pre-annexation public hearing process. Any request for agreement would need to be approved by the Nampa Board of Appraisers and Nampa City Council. The Applicant has not requested to connect to public utilities or establish a Utility Hookup and Annexation Agreement with the City.
6. **Drainage:** The submittal documents did not include a preliminary drainage report in accordance with Nampa preliminary plat requirements. Nampa Engineering Division is unable to confirm if

the proposed drainage facilities meet Nampa sizing and design standards. If approved, we request all drainage facilities within the project be designed to meet City of Nampa standards.

https://www.idahopress.com/news/local/agreement-between-developer-and-kuna-school-district-could-lead-to-new-cte-program/article_001fb08e-070f-11ee-9425-27d42e8c3761.html

Agreement between developer and Kuna school district could lead to new CTE program

SYDNEY KIDD skidd@idahopress.com
Jun 9, 2023

The first phase of Swan Falls extension high school in Kuna was funded by a 2017 bond that cost voters a combined $40 million. It hosts the Kuna School District's CTE program.

Kuna School District Facebook

Exhibit B, Attachment 4

Should a new subdivision be approved by the Canyon County Commissioners, technical students at Kuna's Swan Fall High School will have a unique new curriculum.

Haven Idaho, a development company formed in 2021, has agreed to donate a lot in its proposed Haven Creek community to the Kuna School District for the district's career and technical education program. Students from Swan Falls' CTE program will help design, manage, and assist with construction of a house on the lot, according to the agreement made between KSD and Haven Idaho.

The lot is in a proposed subdivision located at 9814 Robinson Road in Nampa called Haven Creek. The agreement comes during the district's push to get voluntary mitigation fees from developers after its $111.4 million bond failed in March.

The bond would have allowed for the building of a new elementary school, Swan Falls High School to be its own functioning school separate of Kuna High School and funded a myriad of improvement projects across the district to help alleviate the district's overcrowding issues that have been compounded by the city's growth.

Swan Falls High School Principal Robbie Reno said at Tuesday night's school board meeting that building the home would be approximately a two-year process before someone moves in, and as such it will likely be a project sophomore students especially benefit from.

Once the residential house is built and sold, the profits made on the lot after paying for materials and other expenses will be donated back to the school district. The estimated profit, according to the agreement, is approximately $100,000. Net profits are also expected to be donated to KSD but the terms of this agreement are negotiable with the builder. Haven Idaho said it is targeting a builder who "will help maximize this financial donation."

"We try to take on projects where there's a direct impact on real people. So the mitigation fees are kind of conceptual, theoretical," Haven Idaho co-founder Justin Ruthenbeck said. "We much prefer to actually do things, because you can pay money to the government and maybe something will happen. But if we take on and we make sure that we do it, and we know that it'll happen faster and we know it will happen and it's something that we're proud of."

The lot donation is part of Haven Idaho's "Better Than We Found It" policy in which it tries to have a positive impact on the community surrounding its development. The company has created two other developments, Haven Ridge in Middleton and Caribou Crossing in Idaho Falls.

Ruthenbeck said at Haven Ridge they created a walking path for the community. At Caribou Crossing, Haven Idaho is working with the city to create a 3-acre park with a dog park on a lot adjacent to the development. This is the first time the company has decided to partner with a school district for one of its give-back projects.

Ruthenbeck said two factors go into this decision to abide by a “Better Than We Found It” policy. The first is personal. Ruthenbeck said his last job left him feeling unfulfilled and like there wasn’t something physical he could point out and feel a sense of pride in.

The second reason, he said, is from a more professional point of view.

“Business has a reputation for being all about profits and capitalism, but business only thrives when the people who are your customers are also thriving,” Ruthenbeck said. ”Yes, we need to build houses. Yes, we need to build roads, but part of building communities is also making sure that the people who are there are cared for and are set up in a situation that can thrive.”

The subdivision still needs approval from the Canyon County Commissioners before the Swan Falls House can become a reality. At an initial meeting with the Canyon County Planning and Zoning Commission in February, the subdivision was rejected after neighbors expressed concerns about their wells going dry and commissioners stating they didn’t think the development was compatible with the area.

Ruthenbeck said he understands the “emotional concern” of the neighbors about their wells, but while there are areas of Canyon County where the water supply has been unstable, there are also areas that are stable and even ones where water is plentiful. He said the area his development is located in has proven in water monitoring studies by the Idaho Department of Water Resources to have a plentiful supply.

Since the project was last proposed to the public, Haven Idaho has made certain changes to the plans for the now-29-lot development. These changes include digging a deeper, community well, creating a safe bus stop for children, agreeing to put in a fire suppression system and donating a lot to the school district.

Ruthenbeck said he expects the subdivision proposal to be in front of the Canyon County Board of Commissioners later this summer.

KSD Board of Trustees Chairman J.D. Grant expressed his gratitude for Ruthenbeck and Haven Idaho co-founder Tanner Verhoeks at the meeting.

“I just want to say thank you for coming up with this idea, this is the coolest thing I’ve ever seen,” Grant said. “We’re grateful for this opportunity.”

Editor’s Note: This article has been updated to reflect the correct status of the development’s approval.

Sydney Kidd covers Kuna, Melba and Meridian for the Idaho Press. She is the supervising editor of the Kuna Melba News and Meridian Press. Send her an email at skidd@idahopress.com and follow her on Twitter @Syd__Kidd.

Michelle Barron

From: Justin Ruthenbeck <Justin@havenidaho.com>
Sent: Monday, May 8, 2023 4:03 PM
To: Tanner Verhoeks
Cc: Michelle Barron; Sabrina Minshall; Samantha Hammond; Becky Yzaguirre; Isaac Josifek
Subject: [External] Re: Haven Creek (CR2022-0005 & SD2022-0013) - BoCC Hearing Prep

Follow Up Flag: Follow up
Flag Status: Flagged

Specifically, per Doug, the *lowest* density City of Nampa would support is 43 buildable lots (based on their RS-22 zoning).

On Mon, May 8, 2023, 2:26 PM Tanner Verhoeks <tanner@havenidaho.com> wrote:

Hey Michelle,

- Made the text change in executive summary - see item #1
- Landscape plans linked in LOI and included in attachments
- KSD Letter of Support linked in LOI and included in attachments
- Talked with Doug Critchfield and Caleb Laclair at City of Nampa, they still are not able to support the project at this time. They want more density.

Here are the latest PDFs.

Letter of Intent
Appendix Attachments

Please let me know if you need anything else or have any questions.

Thanks!

Tanner Verhoeks, PE
Land Development :: Principal
208.391.3838
Tanner@HavenIdaho.com
www.havenidaho.com

On Tue, May 2, 2023 at 1:10 PM Tanner Verhoeks <tanner@havenidaho.com> wrote:

Hey Michelle, please disregard previous attachment. I noticed that some of the larger PDFs in the attachment section lost resolution when in one large file...

I've separated out the letter of intent and the appendix attachments into two separate files.

Please use these attachments for your review. Also Please note - landscape plans are almost done being finalized and we would like to include them in the attachments. Assuming we can update the attachments PDF later today or tomorrow?

Exhibit B, Attachment 5

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

May 5, 2023

RE: Haven Creek Subdivision

Dear Canyon County Commissioners.

Kuna School District has reviewed the application of Haven Creek and provides the following comments for your consideration. Kuna School District has experienced approximately 2% growth over the last ten years. While the developments approved exceed our current capacity, Haven Creek has been able to partner with Kuna School District in helping to mitigate the impact of this development.

Kuna School District has experienced unprecedented growth recently and we seek voluntary partnerships with developers to support our ability to educate the students in our community.

Because this developer has partnered with us, we can serve the students generated from this development of 29 homes.

We do request the following regarding bussing for this subdivision. Our practice is that buses try not to go into subdivisions. We request that the pickup area for this subdivision is located on the east side of Robinson Road. We ask there be space for children to congregate and wait for the bus twelve feet from the road. Twelve feet is the minimum safe distance for our buses. The district has worked with the developer on the location and they have confirmed and met our request.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we seek partnerships with the residential developers of this area. We are grateful for the level of partnership demonstrated by Haven Creek.

Regards,

Danielle Horras and Robbie Reno

School District Planners

CC: School Board of Trustees

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

Exhibit C, Attachment 1

Letter of Understanding V2

VISION

Swan Falls High School and Haven partner to create ***The Swan Falls House***. Swan Falls CTE students design, manage, and assist with construction of this house. Students involved graduate with marketable skills to enter the real estate or construction industries. Profits from the home sale benefit Swan Falls High School. All residents served by KSD benefit.

CONTEXT

1. Haven Creek is a proposed Canyon County subdivision consisting of (29) 1-2 acre lots. The Developer is *Haven Idaho*.
2. The project will be served by the Kuna School District ("KSD").
3. A proposed bond measure to fund KSD capital improvements was rejected by residents in April 2023.
4. KSD is looking for creative ways to partner with developers to fund capital improvements needed to accommodate current and future students.
5. A Voluntary Capital Mitigation Fee ("VCMF") study prepared by TBG Jan 2023 led the KSD Board to seek $3,286 per new single family residence.
6. The requested VCMF for Haven Creek is $95,294.
7. Haven has a "Better Than We Found It" pledge where the ownership group only takes on projects that can include varying degrees of community benefit. Haven's website states:
    a. "We call this *Community-First Development*. We desire to be an agent of change that models a different approach to residential development. We fix business profits, then work to generate excess profits that can be used to make a meaningful impact on the communities we are active in. We find creative ways for residential development to cause positive human experiences that wouldn't otherwise happen."
8. A preliminary partnership proposal was presented to the KSD Board of Trustees in April. The Board received it well and requested continued development of the partnership.
9. Haven and KSD Staff met in May to discuss additional details of how this partnership could work. This updated agreement is meant to reflect these conversations.

Exhibit C, Attachment 2

PROPOSED PARTNERSHIP

This partnership is dependent on approval by Canyon County of the proposed Haven Creek 29 lot subdivision (as described in the conceptual pre-plat, attached) without conditions causing substantial additional financial costs to the project.

Haven and KSD intend to voluntarily enter into a partnership as follows:

A. Haven and KSD will mutually seek approval from KSD Board of Trustees for this partnership.
B. Haven and KSD will mutually advocate for the project (and this Partnership) with the Canyon County Board of County Commissioners for approval.
C. Haven will identify one lot in Haven Creek for The Swan Falls House ("TSFH").
D. Haven and KSD will jointly identify a Builder willing to participate in this partnership.
    a. We expect this to be a Builder already building in Haven Creek, but are open to other ideal-driven Builders who may be interested in helping KSD.
E. Haven will coordinate with Swan Falls CTE Staff to work TSFH into the curriculum beginning in Fall 2023.
F. Haven, the Builder, and CTE Staff will collaborate to identify which topics are appropriate for inclusion in curriculum. Haven and Builder will be available for scheduled in-class time to facilitate student learning and participation. How students participate and whether/how topics are integrated into existing lesson planning is entirely at discretion of CTE Staff. Potential topics include:
    a. **Site Design:** How to orient structures to make best use of land, including requirements for access, septics, wells, setbacks, and other details.
    b. **Engineering:** Design and layout of lots, roads, utilities, stormwater management, public water system design and operation.
    c. **Floorplan:** Choose ideal floorplan from existing options, including any adjustments appropriate for the lot and building orientation.
    d. **Elevations:** Aesthetic changes for exterior finishes based on which elevations are visible and costs associated with different options.
    e. **Permitting:** Taking paper construction docs through various agencies for permit issuance. Includes exposure to both discretionary and ministerial processes leading to an understanding of how the business of home building works.
    f. **Capital Stack:** Underwriting for build, including projected profits, financing, and capital stack.
    g. **Pre-Construction:** Cost estimating, value engineering, and job scheduling.
    h. **Site Management:** Planning for temporary utilities, site setup, material staging, and other logistical details.
    i. **Construction:** Participating or other involvement with the specific trades and/or physical work at the site.

j. **Construction Administration:** Insurance, material shopping and purchasing, tradeoff decisions during construction, proposals from trades, change orders,

k. **Landscape:** Design and installation of hard and softscape elements.

l. **Disposition:** Sales, marketing, staging, contracts, understanding title and escrow processes. Everything related to closing out a sale.

G. Construction financing for TSFH is TBD. Our goal is to bring a local financial institution on board as a community engagement effort. The backup plan is for Haven or Builder to arrange financing just like any other build in Haven Creek.

H. At time of sale, Haven will be reimbursed for direct costs allocated to the lot (estimated at $125k). All profit related to the lot will be donated to KSD. Assuming a retail value of $225k for the lot, this would result in a lot donation of $100k.

I. At time of sale, Builder will donate net profits (less a fair management fee amount) to KSD. These terms are negotiable with Builder directly, but we are targeting a Builder who will help maximize this financial donation.

J. KSD will identify how to incorporate TSFH into curriculum beginning Fall 2023.

K. KSD will help craft and market the story of TSFH. The messaging goals are as follows:

a. Provide an example for other Developers that inspires others to creatively engage with their local school districts.

b. Provide an example for County Staff and government bodies on how public/private partnerships could fill gaps.

c. Promote opportunities KSD students have that they can't get elsewhere.

d. Give Haven Creek buyers another reason to live in the community; people often want to associate with things they feel represent their values – help future buyers want to associate with Haven Creek, Kuna, and KSD.

L. Haven and KSD will update the Board of Trustees every 3 months on the partnership.

Our mutual aim is to kindle a passion in the next generation of industry players for responsible development and quality construction processes. This partnership is based on a hypothesis that kids who come out of school with a broad understanding of the industry will:

(a) Be more valuable to their employer earlier in their career
(b) Be more likely to pick a speciality in the industry that matches their interests
(c) Be more likely to stay in the industry and grow it into their career

This agreement may be amended/updated by written agreement of the parties.

We look forward to evolving the details around this partnership and creating surprisingly meaningful human experiences.

Justin Ruthenbeck

SignNow e-signature ID: 1d0c7604fd...
06/15/2023 15:42:28 EDT

Justin Ruthenbeck, Manager
HTV Creek LLC

06/15/2023

J.D. Grant, Chairman
Kuna School District Board of Trustees

Michelle Barron

From: Michelle Barron
Sent: Friday, August 4, 2023 8:51 AM
To: 'Niki Benyakhlef'
Subject: RE: [External] RE: Agency Notice of Hearing Date Verhoeks / CR2022-0005 & SD2022-0013

Thanks Niki!

Michelle Barron
Planner III
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyonco.org/dsd
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, August 4, 2023 8:12 AM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Cc: Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice of Hearing Date Verhoeks / CR2022-0005 & SD2022-0013

Good Morning, Michelle –

I don't see where I have previously responded to this notification, sorry if this is redundant for you, but ITD has no comments. Based on the size and distance this development is from the state highway system, we feel as though this will cause minimal impact.

Thank you!

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Exhibit C, Attachment 3

From: Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>
Sent: Wednesday, August 2, 2023 2:26 PM
To: 'laclairc@cityofnampa.us' <laclairc@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'badgerd@cityofnampa.us' <badgerd@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; Nampa City Clerk <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; Anthony Lee <anthony.lee@phd3.idaho.gov>; Danielle Horras (drhorras@kunaschools.org) <drhorras@kunaschools.org>; Brian Graves Kuna SD <bgraves@kunaschools.org>; Robbie Reno Kuna SD <rreno@kunaschools.org>; 'kunacemetery@gmail.com' <kunacemetery@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; GAshley <gashley@boiseproject.org>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; TJ Lawrence Kuna Fire <tlawrence@kunafire.com>; 'khinkle@kunafire.com' <khinkle@kunafire.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; Idaho Power <easements@idahopower.com>; Megan Kelly <mkelly@idahopower.com>; 'JESSICA.MANSELL@INTGAS.COM' <JESSICA.MANSELL@INTGAS.COM>; 'MONICA.TAYLOR@INTGAS.COM' <MONICA.TAYLOR@INTGAS.COM>
Subject: Agency Notice of Hearing Date Verhoeks / CR2022-0005 & SD2022-0013

Dear Agencies:

Please see the attached agency notice regarding the scheduled Board of County Commissioners' hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. No response is required unless there is an update to your original comments.
This is the notification that a hearing date of **September 14, 2023 at 1:30 pm** has been set for this case along with a final deadline for agency comments. **Any written testimony or exhibits received after the agency comment deadline will need to be brought to the public hearing and read into the record by the person submitting the information.** If it is a large document that can't easily be read into the record, the hearing body will determine if they will accept it as a late exhibit.
Please direct your comments or questions to Planner Michelle Barron at michelle.barron@canyoncounty.id.gov

Thank you,

Bonnie Puleo
Hearing Specialist
Canyon County Development Services
111 No 11th Ave. Suite 310
Caldwell, ID 83605
bonnie.puleo@canyoncounty.id.gov
(208) 454-6631 *direct*
NEW public office hours **effective January 3, 2023**
Monday, Tuesday, Thursday and Friday
8 am – 5 pm

Wednesday
1 pm – 5 pm
We will not be closed during lunch hour

Stewart Farms Inc.

5459 Deer Flat Rd

Nampa, ID 83686-9447

Ph. (208) 573-2460

Fax (208) 465-6564

March 10, 2023

Canyon County Commissioners,

I am Joe Stewart, a third generation dairyman and part owner/manager of Stewart Farms Inc., located at 5459 Deer Flat Road, southwest of the intersection of Deer Flat and Robinson Road in the Nampa/Kuna area. I am writing this letter representing the company Stewart Farms Inc. to provide input on the proposed Haven Creek rezone and community, located near Robinson and Lewis Ln. It is approximately 0.8 miles from our dairy.

I have seen the 29 lot layout concept and have discussed the proposed project with Tanner Verhoeks, one of the landowners and principals of Haven Idaho. The question of compatibility with our agricultural operations has been raised and after much discussion, I believe this residential project is compatible with our operations.

Stewart Farms Inc. supports the proposed Haven Creek project.

Our operation is located south of Deer Flat Rd and includes 550 head of milking cows, and 500 head of heifers or beef cattle. We also produce forage crops on 484 acres of irrigated fields including one property south of Dye lane. My family has operated the dairy for 84 years - since 1939.

Our operations are just south of the Nampa area of impact and we understand that future residential growth in this area is natural and inevitable. We encourage development on land like the proposed property that has rock shelves and results in lower productivity. We support concentrating residential growth within the area of impact as a way to protect our commercial farmland – this higher density means a smaller overall housing footprint that will not sprawl out into the production agricultural areas. The Haven Creek project achieves this.

We support small acreage residential development. This creates a transitional buffer between dense city and production agriculture areas. Rather than ¼ acre lots, we agree that lots closer to 1 acre size are better. Lots larger than 2 acre are often too big to tackle by hand, but too small to justify a tractor and are more likely to become overrun with weeds. This is not the highest and best use of the land. Lots that are 1-1.75 acres in size are manageable, spacious and valuable. The Haven Creek project does this.

Exhibit D, Attachment 1

We support new neighbors understanding how living near a dairy might impact them. We take no issue with the new residents and growth, but we do want them to be aware of the practices that take place in the area they are moving to. After expressing this concern, Haven Idaho has agreed to sit with us and draft a custom Right-to-Farm Acknowledgement that describes our operations for new neighbors. Signatures on this document will be required prior to any future home sale in their project. We believe this type of responsible development practices should be generally required. The Haven Creek project does this.

I have been told that there were some concerns about congestion and traffic. I work closely with Nampa Highway District 1 to plan our transport routes and understand that Robinson is planned to be a main thoroughfare in the near future. Various roundabouts and other projects in the area are planned to ensure that Level of Service values are maintained to standards. I appreciate that Haven proactively reached out to us about our dairy traffic and operations to add to their traffic technical memo. Traffic from Stewart Farms Inc. is consistent year round throughout the year.

Commissioners, we need responsible residential development. I hope you have looked closely at the Haven Creek project and the thoughtful tradeoffs it is proposing. This is the type of residential development we should promote within the Area of Impact and I hope this letter encourages your support.

Respectfully,

J A. Stewart

Joe Stewart
Stewart Farms Inc.
208-573-2460

Michelle Barron

From: Dan Lister
Sent: Monday, April 17, 2023 8:28 AM
To: Michelle Barron
Subject: FW: [External] Proposed Haven Creek Development

Follow Up Flag: Follow up
Flag Status: Flagged

From: Janne Goetz <jannegoetz@gmail.com>
Sent: Sunday, April 16, 2023 7:38 PM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: [External] Proposed Haven Creek Development

Hi Mr. Lister,

I am a concerned neighbor of the proposed property development, Haven Creek, and I would like to be informed on any hearing that moves forward on this property.

I don't know if you are the one to hear my concern, but it does center on the water table in the area. When an engineer explains that there are serious concerns about the number of wells that will be drawing from this water table, I would hope that the county will listen and respect that opinion.

Canyon County is already growing faster than the current infrastructure can handle, approving all developments that are proposed will certainly not improve the infrastructure, but denying some of them may also slow down the intrigue for developers that continue to come into the area.

If developers are proposing subdivisions that are on city services, I trust that the city has evaluated the strain on the full system - and if it misjudged the ability, the cost is spread among every taxpayer in the city paying for city services. Unfortunately, we don't have that luxury for county development, as it really is hard to gauge how quickly the water table will reach a critical level in my area - then it will impact each individual family around this development, in the cost to drill another well, and potentially weeks without water while we wait for a well drilling company to be available to drill.

I was born and raised in Canyon County and I support growth, but it must be responsible growth.

Thank you!
Janne Goetz
208-989-1478

Exhibit D, Attachment 2

Michelle Barron

From: suemarostica@gmail.com
Sent: Friday, August 25, 2023 2:04 PM
To: Michelle Barron
Cc: adam@seoidaho.com; Alan & Lynne Caba; Alex & Trent DeYoung; Bette Stom; Brandon Richards; Claudia Haynes; Curtis Kessel; Darin & Christy Buttars; Darlene Gans; dawanekharris@gmail.com; Derek Kisler; dewighthigel@yahoo.com; Doug & Cindy Teusher; Evelyn Copado; Frank & Laura Wallace; Gary Geyer; Gretta & Jonathan Buehler; heathermbenson1@gmail.com; Janne & Greg Goetz; jefflarsen01@gmail.com; Jennifer & Tony Senn; Joe Mackenzie; Karen & Lee Nichols; Katie Clouss; Ken & Linda Nungesser; Ken Cathcart; Larry Peterson; Linda Emry; Lonny Reiber; Luis & Irene Chavolla; Mariko Fisher; Mark Hadley; Mike & Carol Locknane; Mike Benson; Patricia Stilwell; Peter & Shari Francois; Randy & Sherry Wolske; Ray Moore; Rick Bell; Roxanne Geyer; Roy & Debbie Gallagher; Russ & Lori Johnson; Sam Nelson; Sheila Minic; Steve & Susan Low; Susan; Thomas Zahradnicek; Tiana Kisler; Tom & Lillie Rogers; Victor Marostica
Subject: [External] Case No. CR2022-000S Tanner Verhoeks
Attachments: Commissioners Copy of Haven Creek Development Proposal - Google Docs.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle,
Please accept the attached document as an exhibit for the September 14, 2023 public hearing.
Please let me know if you have any questions.

Thank you,

Sue Marostica
suemarostica@gmail.com
208-890-9774

Exhibit D, Attachment 3

Canyon County Board of Commissioners
1115 Albany Street
Caldwell, Idaho 83605

Project Summary:
The preliminary plat application concerns parcels R28963, R2891010, R2891011 and, R28961 {+/- 43.95 acres) in Nampa, Idaho, located SE of Robinson Rd & Lewis Ln; also referenced as a portion of the NW¼ of Section 17, T2N, RIW, Canyon County, Idaho.
Zoning is proposed to change from agricultural (AG) to conditional CR- R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

Dear Commissioners:

For 18 months, we and 90 of our neighbors have been against the development and voiced our concerns at the planning and zoning meeting. These concerns were expressed before the developers bought the property as well. Our area is characterized by its rural agricultural nature, and the property in question, which is being considered for development, faces several challenges that make it less than ideal for such purposes; two different canals cross this property. The canal companies have cited their concerns about how developing this property will affect their access to service these canals and the public safety of placing a residential subdivision over them. Recently, in April 2023, we had to lower our well by an additional 10 feet. This marks the second instance of our well adjustment in the last 15 years, and we now stand at a depth of about 100+ feet. Regardless of what the water experts are testifying, we and several neighbors have had water issues in the last 20 years, with expectations of it only worsening.

The primary concern shared among us is the potential water and sewer issues the proposed development might trigger. These problems arise from the development's haste to move forward without waiting for City-provided water and sewer services to become accessible. This proposal does not match their needs.

During the most recent rezoning meeting, the County water engineer provided testimony. It was highlighted that the criteria for permitting well installation on private properties were originally designed with large homesteaded properties spanning 360+ acres in mind. However, over time, there has been a significant misinterpretation of these regulations. This misinterpretation, coupled with allowing property owners to establish wells regardless of property size, has resulted in the unrestricted development of our agricultural lands without including city water and sewer services. This is affecting everyone's water supplies. Regrettably, those with larger acreages are now burdened with the associated expenses. This creates a taking of the current property owners and their rights.

1. The +/- 43.95-acre site is planned to be split into roughly 29 buildable lots. This zoning is AG, and they want to go to CR- R-1. We are unsure of the average proposed lot size since they will divide it into 29 lots. Because of the two canals that cross this property, it cannot be divided equally. Many lot sizes may be less than 1 acre, and some 3-4 acres or more. We want to see a proposed lot diagram before granting permission to develop. One single access has been approved by the Nampa Highway District off Robinson Road for internal access. They are one lot short of being required to provide two accesses by the Fire Department. This is not possible because of the two canals and the problems they create. They are proposing that they incorporate a public water system this time, but it does not state at what level this system will be to protect anyone else's wells, and this does not address the septic systems that will be put in over the hardpan that will leach into the close wells, there are no city services in this

area. The SPF Water Engineering well reports are outdated and say that this area has not experienced a drop in the water tables in the last 20 years. The well water reports for Dye Lane were from when the wells were originally put in, and several of the homes on Dye Lane, in the impacted area, with wells in the 80-100ft range, have gone dry and had to drop down another 100-150ft between 1995-2005. These reports are not showing. Of those still in the 80-100ft range, they are experiencing water issues and fluctuations. On this same water table, homes in the Lewis Lane area are experiencing the same water issues. The County Engineer report has recommended a community water system. Kuna's developments outside of city services are required to do a community well below the average well depths of the current residents to avoid disrupting current residents. This would be necessary for this area, with many residents facing water issues.

2. Since this proposed site has come into play, an additional ten (10) adjacent acres have expressed an interest to request to develop into six (6) lots, essentially 1.67 acres each. Will your decisions set precedence for all future applications?
3. Where will this stop if the surrounding properties are entitled to the same development rights? Will the current 3.74-acre plots be allowed to divide in half (1.87 acres)? Will the 5-acre plots be allowed to divide into thirds of 1.67 acres each?
4. Are we following the stipulations included in the Conditional Rezone Ordinances of Canyon County? There are many stipulations that this concerned group would like to impose upon this development under conditional rezoning since any CC&Rs they may suggest are not enforceable by the county. The development of this property could negatively impact the properties currently in this impact area.
5. Public documents requested say that the Kuna Fire Department and Kuna Schools were notified in March of 2022, more than a year ago, with no replies. In recently speaking with the City Council of Kuna; they are currently slowing developments because the schools are experiencing overcrowding, with no funds to remedy. Kuna Fire did respond and needs fire lanes marked with no parking signs, fire hydrants, adequate size house numbers, and sufficient easement on entry points. There have been incidents of developers placing wells of inadequate size for fire hydrants that are unmonitored. They only become a problem in an emergency when they realize they are dry or not pumping enough volume. This puts all the neighbors at risk.

Agriculture: ***The county's policy is to encourage the use of these lands for agricultural use.***

- **i.** Looking at the property sizes around this site plan, 3.74 is the smallest site in proximity; all the others are 5 acres and over. This proposed plan does not match the surrounding area, including small to large farms and dairies.
    1. This proposed area's suggested development is ½ to ⅓ the size of the existing 3.74 and 5-acre average lot sizes and could be less.
    2. Almost all of the lots that are 5 acres in size are continuing with agriculture endeavors. Continuing with pasture/farm utilizing irrigation water that fills the aquifers. **Southwest District recommended that this proposal tile the irrigation ditches to limit nitrates. This practice does not allow irrigation ditches to replenish the aquifers, creating more water problems.**
    3. Some large acre farms in this area need farm equipment to swath and bale hay, plow, till, etc. They transport large farm equipment, animals, and milk. Do our roads accommodate that need to merge with the proposed additional daily commuters on two-lane roads with limited shoulders, or are we looking at horrific traffic accidents?
    4. The intersection at Robinson and Locust, 1 mile away, has several deadly accident markers.

5. Robinson Road is posted at 50 MPH, and there is a treacherous hill with limited visibility less than a ½ mile from the proposed access to this subdivision, as referenced in the public documents as the photo taken on Robinson Rd looking South. Milk trucks run this route daily and feed trucks for the dairies.
6. A new subdivision in development on Locust and Happy Valley has put a large amount of traffic on Robinson. It is treacherous to gain access to Robinson from Lewis and Dye Lanes.
7. Along with a riding stable located 1 mile away, there are two dairies within proximity and several more within 2 miles. One that is .07 miles away on Robinson and Deer Flat and another less than a mile away around the center area of McDermot and Deer Flat. Residential inhabitants are not usually tolerant of the smells and/or sounds, baling hay at 5:00 AM and midnight, cows bellowing all night, and roosters crowing at dawn.

ii. Unknow lot sizes are a breeding ground for disaster. This is not enough land to encourage agricultural development, but it will encourage large oversized lawns or weed patches. It also does not fit into the existing matrix for planning and zoning of this area. It has been found that people will NOT and cannot afford to invest in the equipment to maintain these lot sizes, but instead plant it all to mowable grass or leave it bare. These are the two worst possible scenarios for water conservation.

iii. In our area, we are unaware of anyone with adequate equipment willing to do hobby farming to help facilitate this thought process of keeping this land for agricultural use. If this is the case, they will do one of two things: plant large lawns or leave it as a dry lot.

iv. If these people invest as much money and time as it takes to plant 1 acre of lawn and landscaping, they will do what is necessary to keep it alive. State statutes give only ½ acre of lawn to water with wells, with many areas only recommending ¼ acre with current water shortages. Our area cycles in a 7 - 10 year drought period in which our irrigation water is limited in usage amounts and the duration on regular cycles. In the past few years, the irrigation water allotted to farmers was reduced in quantity and shut off one (1) month to two (2) weeks early, on September 15th (2021) and October 1st (2022), rather than October 15th. The weather remained hot, and people were still watering their lawns. In this period, irrigation water for these areas will be used early, and then they will water their lawns from their wells, creating an even bigger strain on our neighboring wells. Farms in these areas are cognitive of the water cycles and plant accordingly and ration water. Residential inhabitants are not accustomed to this lifestyle.

v. If the buyers of this proposed subdivision have yet to invest in large lawns, they leave 1 to 1.+ acres to dry lot, encouraging weeds, varmints, and grass fires.
    1. Typically, these weeds and varmints will go unattended and create breeding grounds for **noxious** weeds and uncontrolled infestations of rodents to contaminate the neighboring farms with more weeds and varmints. Who pays for this additional work and management for these farms? Additionally, if they are not irrigating this, the aquifers are not replenished with what usually would come from farmland irrigation. See: ***Managed Aquifer Recharge report published Dec. 15, 2014, from Idaho Water Resources, By David R. Tuthill.***
    2. If we run the risk of grass fires, do we have the necessary fire hydrants and stations to prevent these fires from destroying neighboring houses?
    3. Jeff Larson's pasture caught fire from a neighbor with a large lot, all overgrown weeds. In July 2022, they lit fireworks that started a fire but told firefighters that

they were trying to burn the weeds (without a permit), which got away from them. If Jeff's neighbors had not been home and rushing in with spraying equipment and 4-wheelers to control it before the fire department arrived, he would have had significant damage to property and livestock. With the proposed development, we can expect more of this.

b. <u>Water and Sewer</u>

i. Looking through the well reports, these have **NOT** been updated since the wells were originally dug. There have been numerous reports of wells in our area going dry since 1990, regardless of the water reports submitted by the developers for this subdivision. Of the 70+ landowners in the closest proximity, currently opposing this with more to come, more than half have had or are currently experiencing well water issues. Those needing to redrill have had to go down another 100-150 ft to be in the water. Redrilling the wells is an expensive and timely cost that none of these people will take on. Well drillers in our areas are 6-15 months out and $30,000 to $40,000 + in fees to redrill a well. One family is on an 8-month wait list just to replace their pump after issues with it going in and out of the water supply and pumping sand. ***If their wells go dry, what will these people do in the duration for water? What if they have livestock?***

ii. As a rezoning condition, should you accept this proposal, the developer should put up a $500,000 bond for neighboring wells should they go dry or have issues. The neighbors of this proposal should not have to pay for the developer to make money. Another area in Nampa was subject to this same scenario, and the bills to redrill wells were $506,000.

iii. Kuna P&Z has adopted all new developments to put in a Community Well below the water levels of current residents. They should also include a holding tank of at least 10,000 gallons with a backup system with fire hydrants. They also are to include a Public Water System to reuse their wastewater. Your water specialist recommended some of this. Since many of these homes that will be affected are in the Kuna services area, this should also be required here. Since these properties will use Kuna services, will Kuna P&Z need to be involved?

iv. The water studies that were done for the previous proposal used data from test wells about 4 miles away. In this area, water tables can change drastically in that distance. Many residents wishing to be listed below have had well issues in the last few years.

v. This report from November 2021 predicts we will still be in a drought in 2022/23. When we come out of this cycle, we can expect to be back in it in 7-10 years. This has been the cycle for over 100 years.

vi. If all these people are out of irrigation water, they will use their well water to water their oversized lawns. This will put an even more significant strain on those currently nursing wells in drought seasons. ***Who pays for this? Who monitors them using well water vs. irrigation?***

vii. This is in the impact area of Nampa City Water and Sewer. Are they going to move a trunk line out to this area? Will Nampa supply water to all the homes? The closest line is currently 2+ miles away. From our understanding, the City of Nampa needs more money for sewer or water south of its current City limits line.

viii. Most of the land has a hardpan below the surface. Can the ground use septic systems, or is the City bringing out a trunk line for a sewer system to cover all these homes that might be added? We want to avoid drinking our neighbor's sewage water. If the City comes upon a windfall of money and brings out a trunk line, do the existing homeowners

have to pay to plug into the line? Who pays for this cost to get this service, and will all of us be charged to plug it into their system?

ix. The acreages that are back to back, separated by a single fence, to these proposed areas and that have been notified they will be impacted have different city addresses. Some are Kuna, and some are Nampa, but all are in **Canyon County**. If Nampa does not bring out City services, will Kuna be required to cover the people impacted by this development when their wells go dry or are contaminated by sewage?

c. Residential

i. Have Schools been asked if they can accommodate more students? What would it add to our community if each house had an average of two (2) kids? Since this is in the Kuna school district, do they have the funds to add new schools and sewage treatment systems? Does Nampa? There is little money in any of the city coffers. Nampa schools near this proposed development are already trying to determine how to place the kids from two other uncompleted residential developments. Schools in this Nampa area are already at close to 30 students per class, and all classrooms are being utilized. Kuna Schools are imploring Kuna City Council to slow down on developments because of overcrowding.

ii. This area will have a Nampa address but be involved in Kuna services; fire, school, etc. This is a Canyon County property, but Ada County provides the services. How will this be allocated? Does this need to go to Kuna Planning & Zoning as well? Ada County P&Z?

iii. Those in Canyon County with Kuna addresses are already being taxed exponentially from two bonds passed to help the schools in Kuna. The developers need to be paying these fees and not retired residents.

iv. Will the Developer be paying impact fees? See Idaho Statutes 67-8204 Development Impact Fees.

v. Developers are supposed to pay for additional stoplights, additional school accommodations, fire department, and police department; if any wells go dry in the process of development being added, will the developer pay for lowering the individual wells? How will this be collected or addressed? Will the developer post a bond for this cost?

vi. See Section 67-8207 as to how this is paid, See 67-8206 for the impact fee ordinance. Chapter 11 Development Impact Fees Article 1 Development impact fee ordinance was established on Jan 14, 2021.

vii. Impact fees for Nampa Fire District Residential are $560. There are also Road fees. These are to be collected Fees by the county at the time of the final plat. The property owner in the area now has had to pay these fees in taxes for the number of years they have lived here. By adding more homes, we must ensure the new developer will pay his fair share. Since this is the Kuna fire district, how are these fees transferred?

viii. River Meadows, another subdivision approved by the planning and zoning in Nampa, needs wide enough roadways for two cars to pass. The driveways can barely facilitate two cars, but you cannot open the doors, so everyone parks on both sides of the streets, causing the entire subdivision to be one lane for traffic. Children are running in and out of parked cars. The residents call it “running the gauntlet.” The developer (Cory Barton)

made a few extra dollars to narrow the driveways. Will this be monitored for this proposal? We would think this is also hazardous for emergency services.

ix. Has anyone looked into the guidelines provisioned under the land use planning Act. 67-6508: Are you considering **ALL** the land in this proposed area, and how will this decision affect the current owners?

x. Dye Lane has a limited number of phone lines that can be utilized. Some residents had to give up their multi-phone lines to accommodate those who did not have service. Will this area be able to accommodate the numbers proposed?

xi. Will this land be compatible with the private property rights and adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of the purse in Chapter 80 Title 67. Idaho code.

1. Population
2. School Facilities and Transportation
3. Economic Development
4. Land use, Natural resources such as water, and watersheds.
5. Public Services, Facilities, Utilities, sewage, drainage, fire stations, health and welfare facilities.

When considering all the Ordinances, Comprehensive Plans, State Laws, Idaho Constitution, and Land Use Issues in the area as such, then adding more development to the equation, you are putting the County at legal risk by creating a **"TAKING"** of the present property owners that are already facing other issues according to the Attorney Generals Office of the State of Idaho. This is why land-use decisions are so critical. What is being proposed is ½ to ⅓ of what is already in play.

As Commissioners, we request that you consider the protection of our Property Rights under Idaho Statute 67-6502 and all of our questions before passing any rezone that impacts us negatively.

Because this property falls into a unique situation, located in Nampa, but all services are in Kuna, we urge you to take a closer look at their proposal. We need to ensure these agencies do not have series concerns over this property. Many new subdivisions in Kuna have been added since then. If there is no rezoning request for Kuna and speaking with a City Council member of Kuna, they have been overrun with new developments that are taking a significant amount of its resources. Schools are imploring them to decline these new requests since they need help to keep up with the expansion. Since all the services are coming from Kuna, we suggest they formally propose this rezoning with Kuna to get a more accurate synopsis of what is happening with notifications going to Kuna residents to be able to attend the hearing.

In the neighborhood meeting, referenced in Findings of Fact, Conclusions of Law, and Order, on page 10, 5. Notice of the public hearing was **before** the developer had purchased the property and was met with 20 + neighbors who adamantly opposed the development; they proposed the 1.67 average acres parcels for the reasons stated above, but the one that will affect these neighbors the most is well water. These property owners are currently or recently fighting well water issues. The average well is now $35,000 and an 8-15 month wait time. Something like this could bankrupt some families by adding more wells to our struggling area. We are a high country desert, water is precious, and subdivisions all over the valley face the same issues. Residential subdivisions of this proposed size should only be allowed if there are trunk lines for city water and sewer **or** a public well system 150 ft below the lowest established water well by these residents in this area, and advanced septic systems to help control contamination.

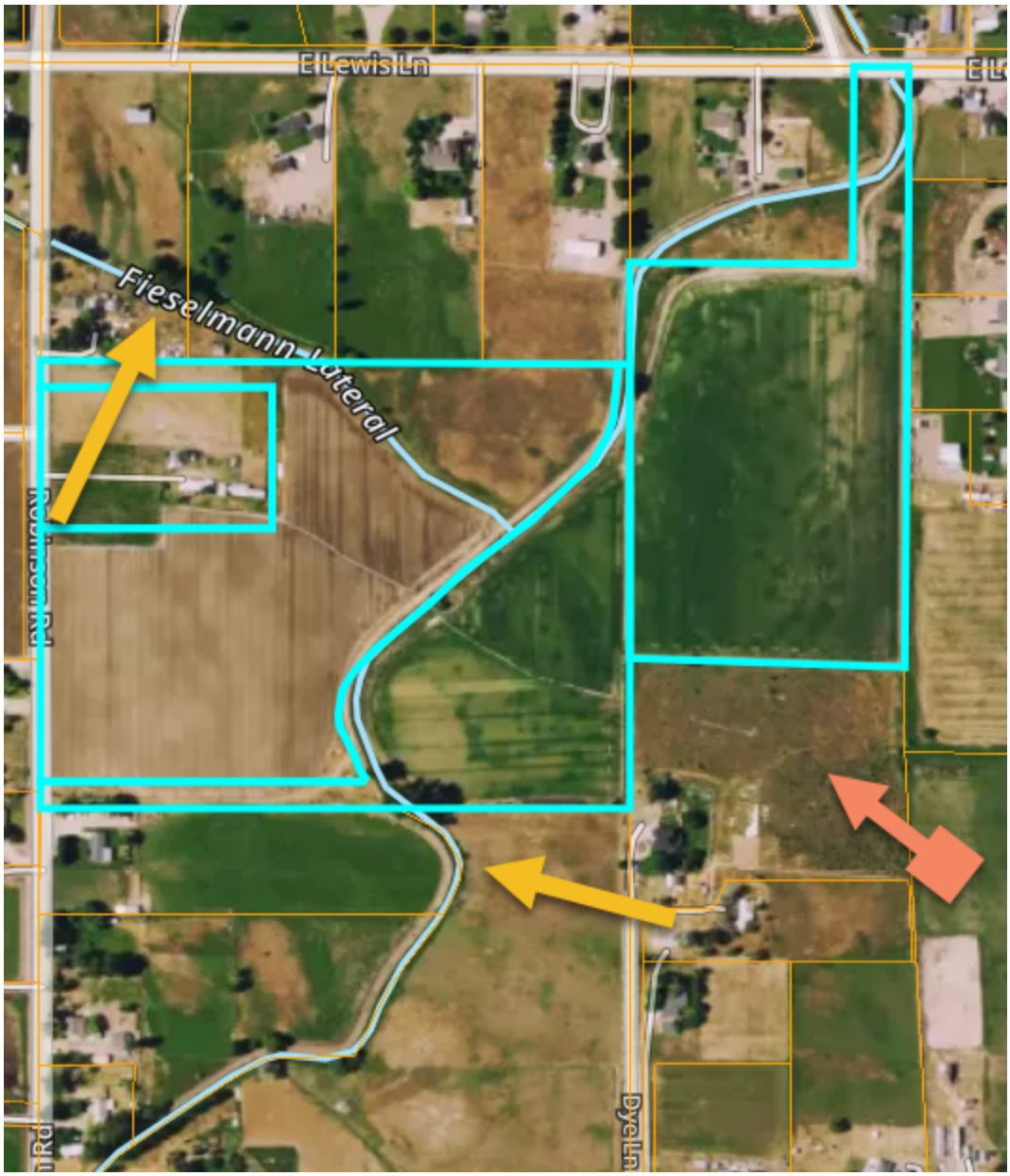
Respectfully,

Vic & Sue Marostica
4596 Dye Lane Kuna, ID 83634

Submitted at request with a list of all the concerned landowners impacted by the Lewis Lane Proposed Development that agree with these concerns.

First Name	Last Name	Address	City, State, Zip
Rick & Aimee	Bell	9829 S. Lockname Ct	Nampa, ID 83686
Mike	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Heather	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Gretta & Jonathan	Buehler	9809 Dundee Ct	Nampa, ID 83686
Darin & Christy	Buttars	9964 Dundee Ct	Nampa, ID 83686
Alan & Lynne	Caba	6600 E Lewis Lane	Nampa, ID 83686
Ken	Cathcart	9904 Dundee Ct	Nampa, ID 83686
Luis & Irene	Chavolla	6549 E. Lewis Lane	Nampa, ID 83686
Bo & Katie	Clouss	4528 Dye Lane	Kuna, ID 83634
Mark	David	6221 E. Lewis Lane	Nampa, ID 83686
Alexandra & Trent	DeYoung	6923 E. Lewis Lane	Nampa, ID 83686
Linda	Emry	4491 Dye Lane	Kuna, ID 83634
Mariko	Fisher	7913 S. McDermott Road	Kuna, ID 83634
Peter & Shari	Francois	9857 Dundee Ct	Nampa, ID 83686
Roy & Debbie	Gallagher	5204 Roay Dr	Nampa, ID 83686
Darlene	Gans	7509 E. Lewis Lane	Nampa, ID 83686
Antonio Copado	Garcia	4686 Dye Lane	Kuna, ID 83634
Gary	Geyer	4441 Dye Lane	Kuna, ID 83634
Roxanna	Geyer	4441 Dye Lane	Kuna, ID 83635
Mark & Melissa	Hadley	7500 E. Lewis Lane	Nampa, ID 83686
Denise & Dwane	Harris	7300 E. Lewis Lane	Nampa, ID 83686
Kurt	Howell	4750 Dye Lane	Kuna, ID 83634
Rocio Mendoza	Jimenez	4686 Dye Lane	Kuna, ID 83634
Russ & Lori	Johnson	9901 Dundee Ct	Nampa, ID 83686
Dag & Malia	Jösang	9965 Dundee Ct	Nampa, ID 83686
Curtis	Kessel	4930 Dye Lane	Kuna, ID 83634
Jan	Kimbrough	4250 Dye Lane	Kuna, ID 83634
Tiana	Kisler	5445 McDermott	Kuna, ID 83634
Derek	Kisler	5445 McDermott	Kuna, ID 83634

First Name	Last Name	Address	City, State, Zip
Jeff & Ashley	Larsen	4628 Dye Lane	Kuna, ID 83634
Steve & Susan	Low	9797 Dundee Ct	Nampa, ID 83686
Joeseph	Mackenzie	4941 Dye Lane	Kuna, ID 83634
Sue	Marostica	4596 Dye Lane	Kuna, ID 83634
Victor	Marostica	4596 Dye Lane	Kuna, ID 83635
Adam	Minic	4239 Dye Lane	Kuna, ID 83634
Sheila	Minic	4239 Dye Lane	Kuna, ID 83634
Ray	Moore	7061 E. Lewis Lane	Nampa, ID 83686
Sam	Nelson	6900 E. Lewis Lane	Nampa, ID 83686
Ken & Linda	Nungesser	7226 E. Lewis Lane	Nampa, ID 83686
Larry	Peterson	6411 E. Lewis Lane	Nampa, ID 83686
Lonny & Angie	Reiber	9820 Dundee Ct	Nampa, ID 83686
Bill	Rose	9446 Robinson	Nampa, ID 83686
Linda	Sanford	4793 Dye Lane	Kuna, ID 83634
Reynold	Schenck	4283 Dye Lane	Kuna, ID 83634
Susan	Smith	4283 Dye Lane	Kuna, ID 83634
Brad	Smith	6715 Lewis Lane	Nampa, ID 83686
Patricia	Stilwell	9881 S Locknane Ct	Nampa, ID 83686
Bette	Stom	7420 E. Lewis Lane	Nampa, ID 83686
Doug & Cindy	Teusher	9442 Robinson	Nampa, ID 83686
John & Jenn	VanNortwick	4493 Dye Lane	Kuna, ID 83634
Frank & Laura	Wallace	7114 E. Lewis Lane	Kuna, ID 83634
Elaine	Ward	4188 Dye Lane	Kuna, ID 83634
Randy & Sherry	Wolske	9835 Dundee Ct	Nampa, ID 83686
Ted & Sherry	Zahradnicek	9676 Robinson Road	Nampa, ID 83686



Yellow arrows indicate canals
Orange arrow indicates the property that has expressed subdividing as well and using this subdivisions Robinson Road access since their property will not allow it off of Dye Lane
This would put 35 homes on one access; 5 more than permitted by the Fire Department.

Michelle Barron

From: larry@lpconsultinggroup.com
Sent: Tuesday, August 22, 2023 9:20 AM
To: Michelle Barron
Cc: suemarostica@gmail.com
Subject: [External] Letter of Opposition to Case No. CR2022-0005
Attachments: Haven Idaho - Letter to Board of County Commissioners.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Barron,

Please find attached letter in opposition to rezoning in the referenced case. Please forward to each of the County Commissioners for their review.

Thank you!

Larry Peterson

Larry Peterson, P. E.
Kuna, ID 83634
(c) 208.890.0901
larry@lpconsultinggroup.com

Exhibit D, Attachment 4

Canyon County Board of County Commissioners August 7, 2023

1115 Albany Street

Caldwell, Idaho 83605

Case No. CR2022-0005

Tanner Verhoeks of Haven Idaho Request - Rezone of Parcels R28963, R2891010, R2891011 & R28961 from "A" to CR-R-1.

Dear Canyon County Board of Commissioners:

At least 80 of my neighbors and I are adamantly opposed to rezoning the referenced parcels from existing "A" to "CR-R-1" for three primary reasons: adverse effects on water wells, non-compatibility with existing land use, and congestion.

Adverse Effects on Water Wells – if rezoned, the developers plan to develop the current 46 +/- acres into 29 lots averaging 1.51 acres per lot. Each lot was originally proposed to have its own individual residential water well and septic system. We now understand a "community water system" is planned. Regardless of 29 individual wells or one very large community well, pumping this much water in such close proximity to current existing residential wells will very likely cause several wells nearby to dry up. Some nearby wells have already had issues in the past few years due to lowering water levels.

Haven Idaho had a groundwater pumping study completed that assumed a steady state condition and predicted the impact of servicing the 29 new lots with groundwater in a "drought condition" will only drop the steady state water level 3 feet. There are several flaws in their model. First, the aquifer will not be at steady state as the other 85 +/- existing wells within a ½ mile radius (and 150 or more wells within a mile radius) will also be pumping excessively in a drought condition. Second, they erroneously assume these 29 new lots would only pump enough water to irrigate ½-acre per lot, the "legal" limit and thus only 14+/- acres of the 46 acres would be irrigated.

This assumption is a huge fallacy as most, if not all these 1.5 acre lots with million-dollar homes will be heavily landscaped and when drought conditions come along and irrigation water (and thus their pressurized irrigation system) is cut off in early September, or sooner, they will most definitely utilize water from the community well as much as necessary to keep their landscaping alive, legal or not. The volume of water pumped will likely be 3 or 4 times that assumed in their pumping model. That, along with the other nearby 85 existing wells pumping water, the groundwater is likely to be drawn down 20 or 30 feet, not 3 feet. This drawdown will cause many of the existing domestic wells in the area to go dry and they will be forced to drill new wells at huge expense.

The principals of Haven Idaho have made it very clear in previous meetings with neighbors that they **"have no responsibility nor liability for neighboring wells should they go dry".** Haven Idaho will take their money and disappear, and the existing residents will pay dearly for their greed.

If this development is approved, the developers need to be required to bring in public water from the City of Nampa. Otherwise, they need to be required to establish a minimum $500,000 escrow account to reimburse existing neighbors who will likely have to drill new wells at a cost of $25,000 to $30,000 each.

Further, 29 additional septic drain fields in such a small area are also likely to negatively impact groundwater quality, again forcing existing neighbors to drill wells deeper and deeper at a huge expense. Existing water and wastewater connections to the City of Nampa system are about 2.5 miles away. Similar services from the City of Kuna are 5 to 6 miles away. These services are not likely to be extended to the area of this proposed development for several years, if ever. Again, if this zoning change is approved, it needs to require the developers extend sewage disposal service from the City of Nampa.

Non-Compatibility – One of Haven Idaho's developments located in Middleton, Idaho, similar to what is proposed here, advertises "homes starting at $1,000,000". People buying 1.5 acre lots to build $1 million homes are not doing so to have a small farming operation. They will have mega-houses and extensive landscaping or let a large portion of the land simply go to weeds. Extensive landscaping takes water (first issue of concern). Further, not being agricultural minded people, they quickly get annoyed with the smells and sounds of farming operations all around their $1 million houses. Cows bellowing all night, roosters crowing at 5 am, farmers farming all hours of the day and night, dust, smells, etc. They get annoyed, then they call the sheriff to file a complaint and things spiral out of control. All lots contiguous to this development are 5 acres or larger except for one, and most, if not all, have several animals (cows, horses, goats, sheep, pigs, chickens, geese, etc.) Developing all these smaller residential lots in the middle of farming parcels three times larger or more is not good planning.

Congestion - with only one approved ingress/egress off Robinson Road for the proposed development, this will cause congestion. Possibly dangerous congestion. Very likely to have an additional 50 to 100 vehicles come and go twice or more daily not to mention other services like garbage pickup, package delivery, school buses, etc. onto a two-lane road with no traffic control within at least one mile in each direction.

This congestion may prove to be costly and dangerous if first responder services are needed. The proposed development is within the Kuna Fire District which would certainly be pressed to provide timely services to this location some 6.5 miles away from the fire station and on the other side of very busy railroad tracks. Further, with only domestic wells in the area, there will certainly not be enough water for fire hydrants.

Mr. Tanner Verhoeks, principal with Haven Idaho, has the following statement on his LinkedIn page:

"Haven Idaho is a purpose-driven real estate development group, based in Caldwell, Idaho. We entitle, develop, and build on both raw land and urban infill properties. We only take on projects when we believe we can create financial excess, which we in turn use to improve the lives of neighbors, future residents, or the wider local community. When we touch something, we leave it better than we found it."

Based on two previous meetings neighbors have had with Haven Idaho's principals, including Mr. Verhoeks, they have made it abundantly clear they have no intentions of using financial excess to "improve the lives of neighbors" and we believe they will definitely not "leave it better than we found it". They have stated they have no responsibility nor liability if neighbors' wells go dry. They will take their "financial excess" i.e. profit, put it in their pockets and disappear and the neighbors will be left to pay for the fall out.

More than 80 neighbors are opposed to this development and ask that the zoning change request be denied by the Board of County Commissioners. I am sure you are aware that the Canyon County Planning and Zoning Commission did not support Haven Idaho's request for a zoning change of these parcels. At the P&Z hearing, the only people who indicated support of the zoning change all live more than 10 miles or more from the proposed project – the developers, their engineers and other consultants, and their realtors. Certainly, none of them will be negatively impacted if these 29 lots are dropped into the middle of an agriculture area.

We are only aware of one neighbor that is in favor of the zoning change and that is because they desire to split their own 10-acre parcel into six or more smaller lots and would desire the same zoning change. Allowing this zoning change would obviously set a precedence for them to do so, making the three issues cited above even worse.

My neighbors and I have made it very clear to Haven Idaho that if they were to develop the 46 acres into 5-acre parcels or larger and leave the zoning as it currently stands, we would take no exceptions with that.

We respectfully request the Canyon County Board of County Commissioners deny this re-zoning request from A to CR-R-1.

Respectfully Submitted,

Larry Peterson, P.E.

Owner of parcel No. R28962010, located at 6411 E. Lewis Lane.

Michelle Barron

From: Keri Smith <keri@tvpidaho.com>
Sent: Sunday, August 27, 2023 2:41 PM
To: suemarostica@gmail.com; Michelle Barron
Cc: adam@seoidaho.com; Alan & Lynne Caba; Alex & Trent DeYoung; Bette Stom; Brandon Richards; Claudia Haynes; Curtis Kessel; Darin & Christy Buttars; Darlene Gans; dawanekharris@gmail.com; Derek Kisler; dewighthigel@yahoo.com; Doug & Cindy Teusher; Evelyn Copado; Frank & Laura Wallace; Gary Geyer; Gretta & Jonathan Buehler; heathermbenson1@gmail.com; Janne & Greg Goetz; jefflarsen01@gmail.com; Jennifer & Tony Senn; Joe Mackenzie; Karen & Lee Nichols; Katie Clouss; Ken & Linda Nungesser; Ken Cathcart; Larry Peterson; Linda Emry; Lonny Reiber; Luis & Irene Chavolla; Mariko Fisher; Mark Hadley; Mike & Carol Locknane; Mike Benson; Patricia Stilwell; Peter & Shari Francois; Randy & Sherry Wolske; Ray Moore; Rick Bell; Roxanne Geyer; Roy & Debbie Gallagher; Russ & Lori Johnson; Sam Nelson; Sheila Minic; Steve & Susan Low; Susan; Thomas Zahradnicek; Tiana Kisler; Tom & Lillie Rogers; Victor Marostica
Subject: [External] Re: Case No. CR2022-000S Tanner Verhoeks

Follow Up Flag: Follow up
Flag Status: Completed

https://www.dropbox.com/scl/fi/dnwbce5kvw9kyr4mzp848/CR2022-0005-2.MP4?rlkey=4uy8925krh0n6ffpjilnzr9jx&dl=0

Good afternoon. Can you please also include this drone video. We will make sure someone is present to show the video during testimony. We just need to know the exhibit number ahead of time.

Thank you,

Keri Smith
Treasure Valley Planning Idaho

Get Outlook for iOS

From: suemarostica@gmail.com <suemarostica@gmail.com>
Sent: Friday, August 25, 2023 2:04:28 PM
To: michelle.barron@canyoncounty.id.gov <michelle.barron@canyoncounty.id.gov>
Cc: adam@seoidaho.com <adam@seoidaho.com>; Alan & Lynne Caba <alandcaba@gmail.com>; Alex & Trent DeYoung <deyoung010@gmail.com>; Bette Stom <vetnurse03@yahoo.com>; Brandon Richards <bdrichards8686@icloud.com>; Claudia Haynes <claudialee3@aol.com>; Curtis Kessel <ckessel208@aol.com>; Darin & Christy Buttars <christinebuttars@gmail.com>; Darlene Gans <darlenepgans@msn.com>; dawanekharris@gmail.com <dawanekharris@gmail.com>; Derek Kisler <Derek.kisler@gmail.com>; dewighthigel@yahoo.com <dewighthigel@yahoo.com>; Doug & Cindy Teusher <dougcindyt@msn.com>; Evelyn Copado <evelyncopado883@gmail.com>; Frank & Laura Wallace <mccall_lauraj@yahoo.com>; Gary Geyer <geyergary1@gmail.com>; Gretta & Jonathan Buehler <buehlers2009@gmail.com>; heathermbenson1@gmail.com <heathermbenson1@gmail.com>; Janne & Greg Goetz <jannegoetz@gmail.com>; jefflarsen01@gmail.com <jefflarsen01@gmail.com>; Jennifer & Tony Senn <jsenn@inventeng.com>; Joe Mackenzie <joe111mack@gmail.com>; Karen & Lee Nichols <karennichols0355@gmail.com>; Katie Clouss <cloussfamily5@gmail.com>; Ken & Linda Nungesser <llnungesser@msn.com>; Ken Cathcart <kencrashcar@yahoo.com>; Larry Peterson <larry@lpconsultinggroup.com>; Linda Emry <lemry514@digis.net>; Lonny Reiber <reibersix@gmail.com>; Luis & Irene Chavolla

Exhibit D, Attachment 5

<igchavolla@gmail.com>; Mariko Fisher <marikofisher@gmail.com>; Mark Hadley <markhadley65@gmail.com>; Mike & Carol Locknane <locknane@hotmail.com>; Mike Benson <michaelrbenson@hotmail.com>; Patricia Stilwell <pastilwell@hotmail.com>; Peter & Shari Francois <peter@peterfrancois.com>; Randy & Sherry Wolske <wolske2@me.com>; Ray Moore <rmoore@boiseproject.org>; Rick Bell <rick@richardbellappraisals.com>; Roxanne Geyer <geyerrox1@gmail.com>; Roy & Debbie Gallagher <royanddeb88@gmail.com>; Russ & Lori Johnson <randljohnson9901@gmail.com>; Sam Nelson <rockwarrior5@yahoo.com>; Sheila Minic <sheilanichole1@gmail.com>; Steve & Susan Low <stlow777@gmail.com>; Susan <rensue2@gmail.com>; Thomas Zahradnicek <tom@dakotabuckaroo.com>; Tiana Kisler <araiza.kisler1@gmail.com>; Tom & Lillie Rogers <lmr_tmr@safelink.net>; Victor Marostica <victormarostica@gmail.com>
Subject: Case No. CR2022-000S Tanner Verhoeks

Hi Michelle,
Please accept the attached document as an exhibit for the September 14, 2023 public hearing.
Please let me know if you have any questions.

Thank you,

Sue Marostica
suemarostica@gmail.com
208-890-9774

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, February 2, 2023
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :	Brian Sheets, Acting Chairman Patrick Williamson, Commissioner Ron Amarel, Commissioner Harold Nevill, Commissioner Miguel Villafana, Commissioner
Staff Members Present:	Sabrina Minshall, Director of Development Services Dan Lister, Planning Official Jenna Petroll, Planner Michelle Barron, Planner Debbie Root, Planner Samantha Hammond, Planner Devin Krasowski, Engineer Bonnie Puleo, Recording Secretary

Acting Chairman Brian Sheets called the meeting to order at 6:32 p.m.

Commissioner Villafana read the testimony guidelines and proceeded to the first business item on the agenda.

MOTION: Commissioner Nevill moved to approve & sign the revised Findings of Facts, Conclusions of Law and Conditions of Approval for Case CU2022-0038/Manuel Gutierrez. Motion seconded by Commissioner Villafana. Voice vote, motion carried.

Commissioner Villafana read agenda item number 2A: **OR2022-0011/City of Middleton Area of City Influence**. The application was withdrawn by staff as the Map Amendment is not required.

- **Case No. OR2022-0007 & CR2022-0015/Richard Albisu**: The applicant, Stephanie Hopkins of KM Engineering LLP, representing Richard Albisu, is requesting a comprehensive plan map amendment (Case #OR2022-0007) of a 71.63-acre Parcel R37934011 to amend the future land use designation from "agricultural" to "residential". The request also includes a conditional rezone with a development agreement (Case #CR2022-0015) to amend the County zoning map from an "A" Zone (Agricultural) to a "CR-R-1" Zone (Conditional Rezone - Single-Family Residential). The property is located at 0 Galloway Road, Northeast of the Galloway Rd and Old Hwy 30 intersection-; also referenced as a portion of Section 21, Township 5N, Range 3W; Canyon County, Idaho.

Planner Jenna Petroll reviewed the Staff report for the record including late exhibits.

Acting Chairman Brian Sheets entered the late exhibits into the record and affirmed the witnesses to testify.

Exhibit E

coordinated with Bureau of Reclamation in the past with their facilities. She believes they located the road there so they could relocate the siphon and improve the facility.

MOTION: Commissioner Williamson moved to close public testimony on Case OR2022-0007 & CR2022-0015, seconded by Commissioner Nevill. Voice vote, motion carried.

DELIBERATION:
Commissioner Nevill stated he was not in favor of either the comprehensive plan amendment or the rezone. He feels this is not compatible with the area, and he feels it is going to have a significant negative impact on the schools, farms and dairies and the water. He is concerned about externalities; there are costs to some actions not borne by the parties of the action. Instead, it is borne by the community. If wells go dry or if schools have to be built, that cost is borne by the community by an action taken they were not a part of. He doesn't believe Middleton's mistakes need to be Canyon County's mistakes. They don't need to look at what is being proposed as an extension of the Middleton city limits and say it is a done deal. It is not a done deal at all and looking at the character of the area, it would be a mistake to say we need to extend residences out there. Commissioner Nevill said we have heard a contradiction tonight about who is going to live there. If they are going to be half a million dollar homes, there won't be kids there; it will be retirees from California. The contradiction is that they (retirees) don't vote for the school bonds. All in all, he feels it is way too soon for a subdivision and hopefully it will remain active farmland.
Commissioner Amarel said he agrees with Commissioner Nevill but he wanted to bring up water and public safety. He knows the road conditions during the sugar beet campaign and putting a turn right at that beet dump will be a public safety issue. Given the road conditions and all the other things, he is going to have to go along with the recommendation of staff.

MOTION: Commissioner Williamson moved to deny Case OR2022-0007 including the Findings of Facts, Conclusions of Law and Conditions of Approval, forwarding the recommendation to the Board of Canyon County Commissioners. Motion seconded by Commissioner Villafana. Roll call vote: 5 in favor 0 opposed, motion passed.

MOTION: Commissioner Williamson moved to deny Case CR2022-0015 including the Findings of Facts, Conclusions of Law and Conditions of Approval, forwarding the recommendation to the Board of Canyon County Commissioners. Motion seconded by Commissioner Nevill. Roll call vote: 5 in favor 0 opposed, motion passed.

- **Case No. CR2022-0005/Tanner Verhoeks – Haven Creek Subdivision**: The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011 and, R28961, approximately 43.95 acres, from "A" (Agriculture) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 26 lots with and average size of 1.69 acres. The subject property is located at 9814 Robinson, Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.

Planner Michelle Barron reviewed the Staff report for the record including late exhibits.

Acting Chairman Brian Sheets entered the late exhibits into the record and affirmed the witnesses to testify.

Testimony:

Tanner Verhoeks – Applicant (Representative) – IN FAVOR – 25530 Gooseberry Lane Caldwell ID 83607

Mr. Verhoeks thanked staff and talked about a prior project that was brought in front of the Commission. He stated his commitment to the neighbors and said he followed through on his commitments on the prior project. He has the same commitment with this project. He said he is a resident of the area and shares some of the same concerns about growth including traffic, groundwater, septic and schools. He understands that development has to happen in certain areas and the land is in Nampa's area of city impact. The project property is surrounded by subdivided residential land. If locals don't do the thoughtful, purpose-driven, rural developments someone else will come in and do something very different. He said they believe this development is part of the solution. They held a neighborhood meeting and held a voluntary, second neighborhood meeting. They listened to the community, agencies and County staff. He talked about some of the specific concerns of the neighbors to the property. In the end, he said some will support the project and some will not; not everyone will be happy. He asked that they judge the project not based on what others have done but what he has done and is proposing that night. He is asking for approval of the rezone the 44 acres and some feedback on which subdivision layout/direction would be preferred.

Commissioner Nevill asked if he agrees with the five conditions of approval? Mr. Verhoeks said he would like some discussion about those conditions, specifically the number of lots in the subdivision and the community water system. Commissioner Nevill asked how would he protect the canals from people? Mr. Verhoeks said Nampa Meridian Irrigation District has easements in place to protect the canals and said they have discussed options about fencing. Commissioner Nevill said some of the runoff drains to another neighbor's property and would he negotiate an agreement with the neighbor? Mr. Verhoeks explained the drainage and said he was discussing options with the neighbor and they would figure that out on the preliminary plat. Commissioner Nevill said lots that are already developed are much larger and asked how many administrative splits are available for the property. Staff did not know the answer.

Commissioner Williamson asked if he had discussed the proposal with the Fire Department. Mr. Verhoeks said yes, he has discussed solutions on water supply requirements and house sprinklers with the Kuna Fire District. Commissioner Williamson said there were some comments about the Kuna School District capacity issues. Mr. Verhoeks said he just got the information today and they are going to sit down with them to find solutions. Commissioner Williamson asked if he has he thought about the bus stop. Mr. Verhoeks said it will be in their discussions.

Becky Yzaguirre – IN FAVOR – 332 N. Broadmore Way Nampa ID 83687

Ms. Yzaguirre said they are requesting a conditional rezone and development agreement for a 43-acre property which is currently zoned agricultural. They are proposing an R-1, low density residential with 26 or 29 lots with a minimum lot size of 1-acre and an average lot size of 1.41 acres. To help it blend with the surrounding area, they would have no curbs, gutters, sidewalks and street lights or landscaping. She said the original proposal was 26 lots with individual wells and septic systems but the County asked them to consider a community well instead of individual wells. After consultation with agencies, she said they decided that the 29 lot option with the community well and individual septic was preferred by the County. At the request of County staff, they are asking for only the rezone at this time, instead of the conditional rezone with the plat. They are asking for a 29 lot maximum, instead of the 26 lot (design). It complies with the County's current Comprehensive Plan and the City of Nampa's Area of City Impact designation of low density residential. They feel this is a good compromise with what the County wants and the City of Nampa has envisioned for the future.

MOTION: Commissioner Nevill moved to give 1 more minute of testimony to Becky Aguirre, seconded by

Commissioner Williamson. Voice vote, motion carried.

Ms. Yzaguirre continued: The zoning designation is appropriate for the area as the adjacent properties are zoned residential. Many subdivisions around the subject property were approved with a conditional use permit because the process was different at the time. They would like the 'Right to Farm' verbiage on the face of the plat and the plat notes as well as the 'Right to Farm' acknowledgement in the closing documents. They ask that R-1 zoning be restricted to no more than 29 lots and that the condition be added to the staff report.
Commissioner Williamson asked about a small portion of the property and Ms. Yzaguirre said that small piece of land was owned by the ditch company.

Acting Chairman Sheets stated it was 11:00 pm and took an informal poll on whether they should continue with the hearing or table the agenda item. It was decided to continue with the hearing despite the late hour.

Acting Chairman Sheets entered late exhibit into the record with Commissioners Nevill and Amarel voting against entering late exhibit 14M into the record because the opposition had not had time to review it.

Isaac Josifek – IN FAVOR – 104 Fern Court Parma ID 83660
Mr. Josifek is the engineer on the project. He spoke about the drainage on the northeast part of the property. There is an existing drainage ditch that runs along the east boundary of the property and crosses underneath the Bridenbach canal out to Lewis Lane. The plan is to improve the siphon if needed and pipe drainage across Lewis Lane or use grading to keep it onsite. An alternative would be to have an agreement with the neighbor so they (the neighbor) could use the drainage.
Commissioner Nevill said most subdivisions say specifically that drainage must be retained onsite; are they unable to retain all drainage onsite? Mr. Josifek said all drainage can be maintained onsite or conveyed through pipes.
Commissioner Williamson asked if was an irrigation drain maintained by the irrigation company or a private drain from tailwater. Mr. Josifek said it is a private drain and not part of the irrigation system. He said it has waste irrigation water during irrigation season and in the in the winter months, it collects runoff.

Colby Lampman – IN FAVOR – 10361 Sumpter St. Nampa ID 83687
Mr. Lampman is a real estate broker. He cares about the community and the city. He serves on an impact fee advisory committee for the City of Caldwell so he deals with a lot of discussions on growth. He was not involved in the purchase of this property. He doesn't endorse developers often but he is here as a supporter of Haven Idaho and of the development in Middleton. His perspective is that seeing people moving here and the need for housing because of the shortage, he believes there has to be mindful development. He endorses Haven Idaho because they are mindful of their developments. They want to be sure neighbors are happy and not just maximizing the number of lots and profit. They do public parks in their communities; they are great developers. He doesn't endorse many developers as many are greedy.

Terry Scanlan – IN NEUTRAL – 412 E Parkcenter Blvd. #100 Boise ID 83706
Mr. Scanlan is an engineer with HDR Engineering and is an engineer/geologist. He has reviewed two previous groundwater studies. The aquifer is strong and water levels are stable. Productive wells can be obtained.
Commissioner Nevill asked about the community well versus individual wells. Mr. Scanlan said the impact on the aquifer is about the same. Commissioner Nevill asked if it could it be a different aquifer. Mr. Scanlan said it could be deeper. He said they do have to have a water right and these get worked out in the Department of Water Resources. The disadvantage is that you have 29 homeowners running a water

company.

Sue Marostica – IN OPPOSITION – 4596 Dye Lane Kuna ID 83634

Ms. Marostica's property backs up to the subject property. She farms 16 acres. Many of the neighbors bought these large plots to live in the country. Their biggest concern is water. She said their well went dry even though the reports say the aquifer is stable and that it hasn't dropped in 20 years. When their well went dry, they couldn't get anyone out so all they could do is drop to the end of their casing. Now they have to have a lot of filtration because of the sand. They have had 2 neighbors who had to drop their wells another 150 feet because their wells also went dry. She said now they get by until the end of the drought years when their pumps are sucking air again. The neighbors directly behind them had a well go dry last May and they had to re-drill. She said there are severe water issues in the area and there is caliche. She was also concerned about the property behind this one that doesn't have road access. She believes that property will also want to subdivide if this rezone goes through. She is also concerned about fire. Commissioner Nevill asked if she had any conversations with the well driller about the aquifer re-charging. She said her original well casing was originally set at 85 feet and it went dry in 1995. They couldn't get anyone out to drill them but someone could pull the pump and drop it farther. They pumped sand for about 6 weeks; both neighbors then went dry and had to go down another 150 feet. They don't water their pasture with the well water. She believes her neighbors paid between $50,000 and $63,000 to re-drill their wells.

Larry Peterson – IN OPPOSITION – 6411 E. Lewis Lane Nampa ID 83686

Mr. Peterson said the major concerns of the residents in the area are incompatibility of the development and the increase in traffic congestion on Robinson Road. They have detailed those concerns in letters they submitted. His greatest concern is that he and his neighbor will be left holding the bag if the development is permitted. Drilling new wells is expensive. He read a statement off Haven Idaho's LinkedIn profile which indicated they only do projects that they can create financial excess which they use to improve the lives of neighbors or the local community. Based on the neighborhood meetings Haven Idaho held, he said they have made it abundantly clear that they will not be using their financial excess to improve the lives of neighbors. He said they have stated repeatedly that they have no responsibility nor liability if the neighbors' wells go dry as a result of the impact on groundwater. They don't care if this is incompatible with current land use and don't care if it creates more congestion. These impacts will not improve neighbors or the local community. He said the principals of Haven Idaho won't be living there nor will any of those testifying in favor of the project. He is not against capitalism but he is against it when it has great expense to those who remain the area. He asks that the zoning change be denied. They have made it clear to Haven Idaho that if they develop the 43 acre parcel, ask for 5-acre parcels and leave the zoning as it currently stands, they would not take exception to that.

Cynthia Atnip – IN OPPOSITION – 9886 Robinson Road Nampa ID 83686

Ms. Atnip is concerned about water also. The road is busy with milk and feed trucks and that it is hazardous. She said there are going to be many students and that will impact the school district. She has seen vehicles run through the stop sign many times. Twice in the last two years, cars have ended up in her field and 29 houses are going to have an impact on the traffic. She said it's already horrible and that stop sign gets a lot of traffic. She has had a fire at her house and it took Kuna Fire Department an hour to get out to her house. She also had a tree fire and because Kuna Fire wasn't available, Boise Fire Department came and put that fire out. She asked about the rights of her animals; people have been known to throw waste over her fence. People aren't mindful when they come from the city. The land next to her (subject property) is very arable. It has always had a crop on it until the last 4 years when she said he used it for his horses. They have grown grapes, beets and corn.

Kimberley Smith – IN OPPOSITION – 6715 E. Lewis Lane Nampa ID 83686

Ms. Smith lives in the 'runoff house'. She is worried about the large draw down in the water table in dry years. She called the Department of Water Resources; she showed on a map where there is a 17-foot drop and where the wells are very shallow. Their property is on its 2nd well: the initial well was at 65-feet and it went dry. Their neighbors live in older homes and have very shallow wells that were drilled a long time ago. She is worried about their wells in drought years because there is a large drawdown in the aquifer during that time. The Department of Water Resources said there is very little data for the area because the closest monitoring wells are 2-3 miles away from them. When she offered to become a monitoring station, they told her that other agencies do that and they couldn't help. She is also concerned about the septic because there is a large drop off to the north and west. She is concerned about contamination that could be caused by a septic failure or a large congestion of homes.

MOTION: Commissioner Nevill moved to give 2 more minutes of testimony to Kimberley Smith, seconded by Commissioner Villafana. Voice vote, motion carried.

Ms. Smith continued: She is worried about the drought years when they turn the irrigation off: what if they use their wells to irrigate their lawns. There is an access road that runs behind their property. Boise – Meridian owns the land and they do not use it. They run a sheep farm and have lots of chickens, roosters and turkeys. It can be pretty smelly and they make lots of noise. She doesn't think the Right to Farm Act clause is going to provide protection for them after the rooster wakes the new homeowners up night after night. She is very concerned about the canal; they have wire fences along it but she is worried if all these people have access to that greenway, there is going to be a problem.

Brad Smith – IN OPPOSITION – 6715 E. Lewis Lane Nampa ID 83686

Mr. Smith spoke about the walkways along the canal and is concerned about strangers walking behind their house. Last fall he caught some people out there with pellet guns wandering around on his property looking for things to shoot. He said they are concerned about neighbors walking along back there with an attractive nuisance like a canal. They have also lost several sheep and other animals because of dogs. Even though the canal is on his property, they have no rights to it. His irrigation comes from the southeast corner and there is 1000' of pipe that runs down, under the field and into his yard. While they have talked about burying the pipe, that could be a problem because when the irrigation starts up, he has to clean it out which is a problem if they bury it. He also needs to have access to that southeast corner so he can turn his irrigation on. He doesn't have rights to the drainage ditch but he does use it. His neighbor across Lewis Lane just spent $10,000 to put in small catch pond and a pump system in so he could irrigate his property from it. He talked about flooding on the property. They would like to add more livestock in the form of cows and pigs to their property. He just doesn't think this (development) is in harmony with the area.

Commissioner Williamson asked how he was accessing the portion of his property across the canal. Mr. Smith said he built a small bridge.

Commissioner Nevill asked how he accesses his water and where the weir was located. He confirmed that they were a part of the Boise-Kuna Irrigation District. He asked if the condition maintaining the historical drains, laterals and ditches made him more comfortable about the protection of his water rights. Mr. Smith said he was still concerned.

Commissioner Williamson asked how often does the drainage ditch run? Mr. Smith said he only saw it during the irrigation season and it can become pretty swampy.

Jim Danes – IN OPPOSITION – 9731 Robinson Road Nampa ID 83686

Mr. Danes owns the property right across Robinson Road from the proposed property and would like to add his testimony to Mr. Smith's about the ditch. He said once you bury it, the entire distance is your

responsibility even if someone else breaks it. He has had that happen to him. He believes the principals don't have their interests at heart. He said the prior witness who said they (Haven Idaho) told us they don't care and it wasn't their problem, he said was there and they said that. He said they don't have our interests at heart; they have their pocketbook at heart. He is worried about the water levels and septic systems. He is worried about Reed's Dairy down the road; a 3 generation family dairy. They have been there longer than he has lived there, which is 35 years. The dairy milks over 800 – 1200 cows a day. They own 10 acres on the east side of their property which is where they put all their manure. He said there is a statute says you can't put a subdivision within a mile of a dairy or a dairy within a mile of a subdivision. This is the third time someone has proposed to put multiple homes out there and each time it is shut down before it has gotten to this point. He showed where the dairy is and said it is 7/10 to 8/10 of a mile to the dairy as the crow flies.
Commissioner Nevill said the staff said the dairy was within .8 of a mile of the subdivision. He asked for staff to show a map showing the property and the dairy.

Ray Moore – IN OPPOSITION – 7016 East Lewis Lane Nampa ID 83686
Mr. Moore said they spread manure on the property across Dye Lane. He has farmed the property for several years for the previous owner. The water that supplies the subject property supplies 5 or 6 other properties with water. He is afraid if the subdivision is off for a week while everyone else is irrigating, how are they going to handle that? He is afraid they will use their well water to irrigate their properties. He is concerned that they are not the only people using that irrigation water; there are 5 or 6 other people off that head gate which is a major concern for him. There is one pipeline; an 8-inch pipe and he said you can't add any more capacity to it. He has seen 2 cfs/900 gallons per minute running in the drainage ditch multiple times. There is no way they can maintain the water on site; it's too much water.
Commissioner Villafana asked Mr. Moore how productive the farm ground is (on the subject property). Mr. Moore said it is normal soil for this area; it's not the best soil in the world but the people farming there have grown sweet corn, sugar beets, grain on it. Mr. Moore said he would like 5 acre lots.

Dewight Higel – IN OPPOSITION – 9832 S. Locknane Court Nampa ID 83686
Mr. Higel said his concern is water: it's all about the water. Houses are worthless without water. He doesn't know how many people there can write a $50,000 check for a new well. He feels they are going to develop, get their money and run. He said they don't care. It's going to set a precedence. The traffic, water, sewer, community well; that (community well) is a concept he doesn't understand. He said if you put one big straw or a bunch of little ones, what's the difference?

Brandon Richards – IN OPPOSITION – 9529 Robinson Road Nampa ID 83686
Mr. Richards is kitty corner from the southern side of this proposed development. He asked whether Nampa Fire Department was considered in all the studies they have done. He said when they pay their taxes, it goes to both Nampa and Kuna. When they call 911, they get Kuna FD and the Canyon County paramedics. The International Association of Fire Fighters sets the standards for response times and they are supposed to average 5 ½ minutes. Right now, their property is a 10 minute drive and that doesn't include dispatch times, time for them to put on their gear and get out the door. Their response times are pretty delayed. With Robinson Road being so windy, there are quite a few accidents. He has seen one right outside his driveway and his neighbor's driveway. The speed limit is 50 mph and with school buses stopping on the road and it being poorly lit; he sees a lot of accidents happening. If his mother in law's well goes dry, he knows she doesn't have the funds to drill a new well.

Justin Ruthenback – Applicant (Representative) – REBUTTAL – 521 N. 10th Ave. North Caldwell ID 83605
Mr. Ruthenback said they have heard the feedback tonight and it is the same that they heard at the neighborhood meeting. They have said 'yes' they can fix and take care of a lot of problems and are happy

to do it and work through the details. Mr. Ruthenback said, regarding the groundwater, the staff report has detailed information about the local hydrology based on the Department of Water Resources monitoring wells. It is information from best experts they could find on the local water situation. The science and data show the ground water level is stable and the recharge rate is healthy. Some of the wells have static water levels at 47 feet; others have static water level at 80 feet. They already have a well on the site and would be happy to monitor it as well as other neighbors' wells. Their application would be 26 lots with individual wells or 29 lots with a community well. There are multiple options on the issue of fire. Mr. Ruthenback said Kuna Fire has told them what they would like; they will engineer a year round pond and are willing to discuss sprinklers. He said they will work with them and are adaptable. This land is 1 ½ miles from Nampa's city limits and is in Nampa's area of impact. Nampa is growing in this direction and both Nampa and the County have it designated as low density residential. Nampa wants 60 – 90 lots instead of the 29 they are proposing. He said they are fine with the fencing. They are well within the limits with their septic systems from their NP study. They are willing to go up to 65% systems to alleviate that.
Commissioner Williamson asked Mr. Ruthenback about being willing to do a local monitoring well and said doesn't Idaho Department of Water Resources usually prefer to use the larger irrigation wells or community wells to monitor because it's easier than an individual well. Mr. Ruthenback said yes, but there is a willingness to work on that together and the thought is, the more data they have, the better.
Commissioner Nevill asked about the impact of putting the firefighting pond on a lot and wouldn't that take away a lot? Mr. Ruthenback said no, the combination irrigation/fire suppression pond has been put in the existing design. There was additional discussion about the design and engineering of the fire suppression pond and its location. Commissioner Nevill asked if there was any appetite for 5-acre parcels. Mr. Ruthenback said the 26 lots is where the cost of roads and other requirements pencils out. Commissioner Nevill asked about the weir located at the southeast corner that a resident needs access to; is he going to replace that or will it stay and allow access via an easement? Mr. Ruthenback said he is willing to move it up to the north for the one neighbor who needs access.
Commissioner Nevill asked staff what the requirements were for the location of the dairy and subdivision. Planning Official Dan Lister said it was his understanding that their code says that dairies have to look at the distance from housing, not the other way around.

MOTION: Commissioner Williamson moved to close public testimony on Case CR2022-0005 seconded by Commissioner Amarel. Voice vote, motion carried.

DELIBERATION:
Commissioner Villafana was concerned with compatibility. The lot sizes close by and to the south are big Ag; big Agricultural properties and multiple dairies. It is not compatible to him. It is in agricultural production and is a good piece of ground. Traffic is a concern as some people have mentioned there have been accidents and he has noticed some additional crosses recently appear on Robinson Road. There are more accidents happening due to the traffic. Water is a continuing concern and people have mentioned multiple wells drying up. If City of Nampa is getting close and they are suggesting smaller lot sizes, maybe it makes sense to wait for the city to get to this area. He can't support it as it has been presented.
Commissioner Nevill said he agrees with everything Commissioner Villafana has said. He said he is not interested in trying to craft a whole slew of conditions to try to make it so they can approve it. He understands the tradeoff between 26 lots and 29 but there are so many other issues, he doesn't want to make it try to work because he just doesn't feel like it is compatible.
Commissioner Williamson wanted to point out Exhibit 14F which is a letter from the Kuna School District talking about overcrowding in their schools with developments in Ada County. Any children in this subdivision will be going there.

MOTION: Commissioner Williamson moved to deny Case CR2022-0005 including modified Findings of Facts, Conclusions of Law and Conditions of Approval, forwarding the recommendation to the Board of Canyon County Commissioners. Motion seconded by Commissioner Nevill. Roll call vote: 5 in favor 0 opposed, motion passed.

APPROVAL OF MINUTES:

MOTION: Commissioner Nevill moved to approve the minutes from 1/5/2023, seconded by Commissioner Amarel. Voice vote, motion carried.

DIRECTOR, PLANNER, COMMISSION COMMENTS:

Director Sabrina Minshall said they are still finalizing when and how to have the joint meeting with the Board of County Commissioner. They will talk at the next meeting whether to cancel the regularly scheduled Planning and Zoning meeting. The next scheduled hearing (2/16) they will bring back the revised FCO's for the prior case and focusing on some training topics (like a workshop). The next meeting with any public hearing items will be 3/16.

ADJOURNMENT:

MOTION: Commissioner Williamson moved to adjourn, seconded by Commissioner Amarel. Voice vote motion carried. Hearing adjourned at 12:35 am.

An audio recording is on file in the Development Services Departments' office.

Approved this 16th day of March, 2023

Brian Sheets, Acting Chairman

ATTEST

Bonnie Puleo

Bonnie Puleo, Recording Secretary

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, February 16, 2023
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :	Robert Sturgill, Chairman Brian Sheets, Vice Chairman Patrick Williamson, Commissioner Ron Amarel, Commissioner Harold Nevill, Commissioner
Staff Members Present:	Sabrina Minshall, Director of Development Services Dan Lister, Planning Official Deb Root, Planner Michelle Barron, Planner Bonnie Puleo, Recording Secretary

Chairman Robert Sturgill called the meeting to order at 6:30 p.m.

Acting Secretary Sheets read the first item on the agenda.

MOTION: Commissioner Nevill moved to approve & sign the revised Findings of Facts, Conclusions of Law and Conditions of Approval for **Case CR2022-0005/Tanner Verhoeks**. Motion seconded by Commissioner Amarel. ***Chairman Sturgill abstained from the vote.*** Voice vote, motion carried.

APPROVAL OF MINUTES:
MOTION: Commissioner Nevill moved to approve the minutes from 1/19/2023, seconded by Commissioner Williamson. Voice vote, motion carried.

- **Commissioner Training/Workshop**

Director of Development Services Sabrina Minshall and Planning Official Dan Lister reviewed the new application process flow and timeline. There was discussion about the reasons for the new process which included increased transparency, notifying the applicant of other agencies' needs and providing more time to comment on proposed projects. There was additional conversation about decision quality and criteria, and how to make evidence-based decisions so there are no reconsiderations. Director Minshall reviewed meetings through April and talked about some of the training/workshop items that they were planning to include in the next public hearings.
Director Minshall said, after discussions with the Board of County Commissioners, they are not planning on repealing the 2030 Comprehensive Plan and reinstating the 2020 Comprehensive Plan. They would like to consider possible revisions to the 2030 Comprehensive Plan. They would also like to create a plan that would go out to 2040 as we are already 3 years into the next cycle and there is still work to be done on the 2030 Comprehensive Plan.

There was a discussion about specific items they would like to put on the agenda for the Planning and Zoning and Board of County Commissioners joint meeting on March 2, 2023.

ADJOURNMENT:

MOTION: Commissioner Williamson moved to adjourn, seconded by Commissioner Nevill. Voice vote, motion carried. Hearing adjourned at 9:32 pm.

An audio recording is on file in the Development Services Departments' office.

Approved this 16th day of March, 2023

Robert Sturgill, Chairman

ATTEST

Bonnie Puleo

Bonnie Puleo, Recording Secretary

Findings of Fact, Conclusions of Law, and Order

Conditional Rezone – CR2022-0005

Findings of Fact

1. The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011 and, R28961, approximately 43.95 acres, from "A" (Agriculture) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 26 lots with and average size of 1.69 acres. The subject property is located at 9814 Robinson Rd., Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.
2. The subject property is designated as "residential" on the 2020 Canyon County Future Land Use Map.
3. The subject property is located within Nampa's Area of City Impact. The City designates the property as "low density residential" on their future land use map.
4. The subject property is located within Nampa Highway District No. 1, Kuna Fire District, and Kuna School District.
5. The neighborhood meeting was held November 18, 2021 and January 11, 2022 pursuant to CCZO §07-01-15.
6. Notice of the public hearing was provided as per CCZO §07-05-01: Affected agencies and City of Nampa were notified on May 20, 2022. Full political notice was sent May 20, 2022. Property owners within 600 ft. were notified by mail on January 11, 2023. Newspaper notice was published on January 15, 2023. The property was posted on January 24, 2023.
7. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on February 2, 2023 and all information contained in DSD case file, CR2022-0005.

Conclusions of Law

For this request, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Conditional Rezone (§07-06-07(6)):

A. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed zone change is consistent with the 2020 Future Land Use Map and Comprehensive Plan.

Finding: The property is designated as "residential" on the Future land use map within the 2020 Canyon County Comprehensive Plan. The request is generally consistent with the following policies and goals of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Population Policy No. 2: "Encourage high-density development to locate within incorporated cities and/or areas of city impact."
- Land Use Goal No. 3: *"Use appropriate techniques to mitigate incompatible land uses."*
- Land Use Goal No. 4: *"To encourage development in those areas of the county which provide the most favorable conditions for future community services."*

Exhibit F

- Land Use Goal No. 5: *"Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Housing Policy No. 1: *Encourage a variety of housing choices that meet the needs of families, various age groups and incomes.*
- Land Use Policy No. 2: *"Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate."*
- Public Services, Facilities and Utilities Policy No. 3: *Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.*
- Land Use Component - Residential (Page 37 of the Comprehensive Plan): *Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.*

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: The request is more appropriate than the current zoning designation and is consistent with the future land use map designation of residential.

Finding: The surrounding land use is mostly agricultural with scattered home sites. The parcels are in agriculture production currently. This finding needs to be discussed at the Public Hearing to determine if the change to a Residential zone can be supported with conditions to make it more appropriate.

C. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The request is not compatible with the surrounding land uses.

Finding: There isn't similar zoning near the property, and several of the surrounding land divisions/subdivisions are larger than the proposed average lot size by double.

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed conditional rezone will negatively affect the character of the area.

Finding: The surrounding area is being utilized as predominantly agricultural, this land use change does not align with the current uses and character of the area. The proposed use also has issues with adequate emergency services and drainage/irrigation issues.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

Conclusion: There are not adequate facilities and services provided to accommodate the conditional rezone.

Finding: Nampa City Services are not available in the area (nearest service being approximately two miles from the subject property). The developer has not proven that irrigation could be properly administered to the lots and they do not have a clear drainage plan.

F. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?

Conclusion: The property has existing access from Robinson Road, a public road.

Finding: Future access will be required to meet CCZO §07-10-03 & Canyon County Code §09-11-19 unless waived.

Nampa Highway District #1 approved a request for a single point of access. No additional comments were received from Nampa Highway District #1.

G. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Conclusion: The request will not cause undue interference with existing or future traffic patterns as proposed.

Finding: The property will only have one access off of Robinson Road, the request is not anticipated to create traffic issues.

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will not be provided to accommodate the use.

Finding: Testimony was given that fire district response times were not adequate. Kuna School District has given direction that they are at capacity.

Conclusions of Law - Area of City Impact

The property is within Nampa's Area of City Impact. The city designates the area as "low density residential". Pursuant to Canyon County Code §09-11-21(1) of the Nampa Area of City Impact Agreement, a notice was provided to the City of Nampa on May 20, 2022. The City of Nampa provide comments, summarized as follows:

- No city services are available; over two miles from the subject property. The largest lot size allowed in the Low-Density Residential designation is 32,000 square feet. The City of Nampa opposes the request.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **recommends denial** of Case # CR2022-0005, a request for a conditional rezone of Parcels R28963, R2891010, R2891011 and, R28961from an "A" (Agricultural) zone to an "CR-R1" (Conditional Rezone -R1) zone.

APPROVED this 16th day of February, 2023.

PLANNING AND ZONING

COMMISSION

CANYON COUNTY, IDAHO

Brian Sheets, Acting Chairman

BONNIE C PULEO
COMMISSION #20215954
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/10/2027

State of Idaho)

SS

County of Canyon County)

On this 16th day of February, in the year of 2023 before me Bonnie Puleo, a notary public, personally appeared Brian Sheets, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: Bonnie Puleo

My Commission Expires: 12/10/2027

Owner/Applicant:
Tanner Verhoeks, Haven Idaho

Staff: Michelle Barron, Planner
Samantha Hammond, Planner

Tax ID: R28961 (3.74 acres), R28961011(17.03 acres), R28961010 (9.34 acres) and R28963 (13.82 acres).

Current Zone: "A" (Agricultural)

2020 Comprehensive Plan – Future Land Use Designation:
Residential

Area of City Impact: Nampa

Applicable Zoning Ordinance Regulations:
CCZO §07-06-07: Conditional Rezone

Notification:
- 5/20/2022: Agencies
- 5/20/2022: City of Nampa
- 5/20/2022: Full Political
- 1/11/2023: Property Owners
- 1/15/2023: Publication
- 1/24/2023: Posting

Exhibits:
1. Proposed FCO's w/ Attachments
2. Letter of Intent
3. Future Land Use Worksheet
4. Neighborhood Mtg.
5. 26 Lot Concept Plan
6. 29 Lot Concept Plan
7. SWDH Pre-Development Meeting
8. Maps-
   a. Zoning & Class.
   b. Soils

Request
The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011 and, R28961, approximately 43.95 acres, from "A" (Agriculture) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 26 lots with substantial conformance with the concept plan. The subject property is located at 9814 Robinson, Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.

Background
Parcel R28961, originally approximately 30 acres, was divided in 1991 by deed (PI2020-0039). Parcel R28963 was created by land division in 1999 (LS2002-475). If approved, platting per CCZO §07-17-09 is required. A preliminary plat for Haven Creek Subdivision was submitted concurrently with the conditional rezone application (SD2022-0013). The Plat has been placed on hold until Conditional Rezone conditions are decided.

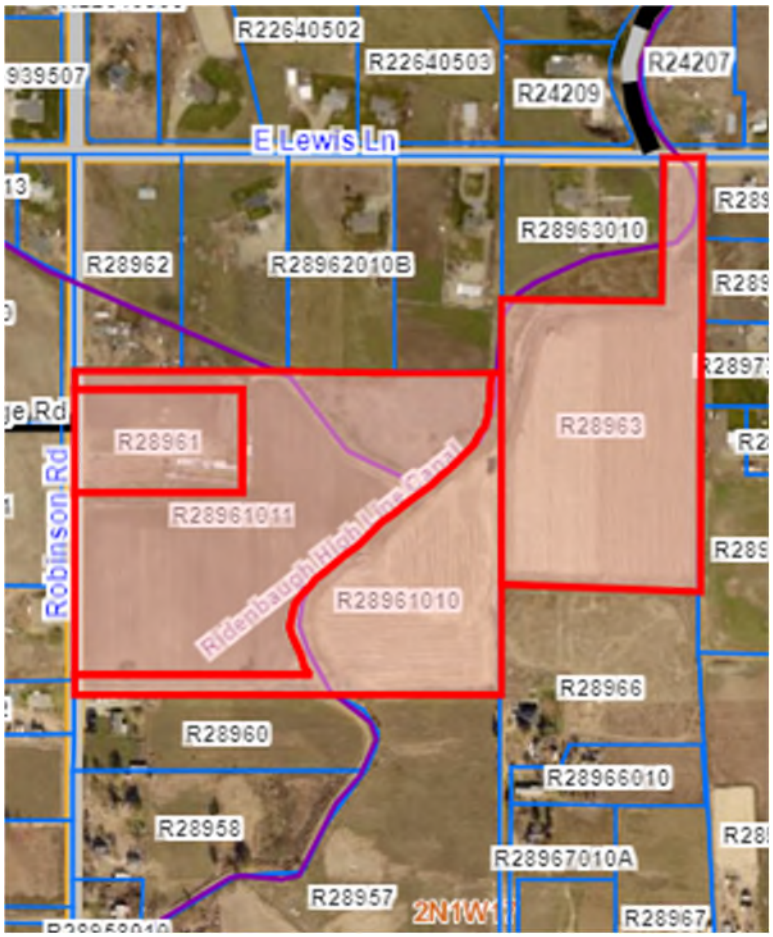


Exhibit G

c. Prime Farm land d. Soils & Prime Farm Land Report e. NP Wells f. Plats & Subs g. Lot Report h. Future Land Use- CC i. Nampa FLU 9. Nutrient Pathogen Study 10. 2nd Dwelling Letter Atlas 11. Communication about the Nitrate Priority Area 12. Agency Comments: a. Nampa Engineering b. Nampa Waiver Request Response c. NMID d. BPBC e. Nampa Highway f. Kuna Fire 13. SPF Letter- Geotechnical Investigation.	**Analysis** The applicants are requesting a conditional rezone of the subject property from an "A" (Agricultural) zone to an "CR-R-1" (Single Family Residential) zone. The development agreement attached with the conditional rezone (Exhibit 1, Attachment A) limits development to 26 residential lots. Pursuant to CCZO §07-10-25(1), the purpose of the "A" Zone is: *A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;* *B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;* *C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;* *D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and* *E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.* Pursuant to CCZO Section 07-10-25(3) the purpose of the "R-1" Zone (Single Family Residential) is: *to promote and enhance predominantly single-family living areas at a low-density standard.*

Surrounding Zones, Uses and Character:

There are no residential zones within the vicinity of the subject property (Exhibit 8a). The nearest similar zone is approximately one-mile from the property.

Existing Conditions: 1-Mile Proximity		
Direction:	**Parcel Information:**	**Zone:**
North	R28962(5.05ac), R28962010(5.03ac), R28962010B(5.04ac), R28962010A(5.04ac) and R28963010(5.04ac).	"A" Agricultural
East	R28972(2.00ac), R28973(2.05ac), R28973010(2.06ac), R28969(1.00ac), R28968(5.17ac), and R28966 (7.74ac).	"A" Agricultural
South	R28960 (4.88ac), R28957 (17.54ac), and R28963 (7.74ac)	"A" Agricultural
West	R28982 (2.5ac), R28979 (9.09ac) R28978201 (7.84ac) and R2897920 (10.18ac)	"A" Agricultural
*see exhibit vicinity map/zoning and class map.		

Subdivision & Lot Reports – Exhibit 8g			
Number of Subs:	**Acres in Sub:**	**Number of Lots:**	**Average Lot Size:**
13	484.27	146	3.32
Lots Notified:	**Median Lot Size:**	**Maximum:**	**Average:**
47	4.88	17.54	5.35

Soils:
The proposed properties include 19.02% class two soils (best suited soils) and 81% class three soils (moderately suited soils). The entire proposed property is considered prime farmland if irrigated (Exhibit 8b, 8c and 8d)

Area of City Impact – Nampa:
The property is within Nampa's Area of City Impact. The city designates the area as "low density residential" (Exhibit 8i).

The City of Nampa was noticed May 20, 2022, and the comments can be seen in Exhibit 12a and 12b.

Facilities:
Domestic Water and Sanitary Sewer:
Nampa City Services are not available in the area (nearest service being approximately two miles from the subject property (Exhibit 12a). Future development will use a community well for domestic water or individual domestic wells to be determined during public hearing and individual septic systems.

Nitrate Priority Area:
The site is located within a nitrate priority area (Exhibit 8e). Wells within the area have been identified to have some nitrate issues (between 0.005-5.00 mg/l). Idaho Department of Environmental Quality finds drinking water to be unsafe if nitrates exceed 10 parts per million (or 10 milligrams per liter (mg/l).

Future development will be required to meet Idaho Department of Water Resources and Southwest District Health regarding the placement of an individual well and septic system and must be demonstrated at the time of platting.

Irrigation:
The subject parcel has surface water rights which are currently used to gravity irrigate their fields. The site is located within the jurisdiction of Boise Project Board of Control. Ridenbaugh Highline Canal and Fieselman Lateral run through the property and is owned and operated by Nampa & Meridian Irrigation District. The

developer will have to enter into a License Agreement and have the plan approved before construction is acceptable. The required easement is noted in their letter dated 1/9/23.

Access and Traffic:
The property has frontage and existing access from Robinson Road, a rural local roadway. No additional comments were received from Nampa Highway District #1. The applicant applied and received a approval of a single point of access. Right of Way dedication will happen at time of plat. (Exhibit 12e).

Essential Services:
Kuna Fire: Kuna Fire District Station No. 1 is approximately 5.2 miles (approximately 10 minutes) from the subject property.

Kuna School District #3: The property will be served by Crimson Point Elementary, Kuna Middle School and Kuna High School.

All essential service and agencies were notified about this request on March 20, 2022. No comments were received.

Site Photos:

The following pictures were taken on a site visit done, January 13, 2023

This photo is taken on Robinson Rd looking North with the property to the East.

This photo was taken on Robinson Rd looking South.

This photo was taken at the Southeastern corner of the properties looking Northwest.

This photo was taken on the Southeastern corner looking down the Southern property line.

This photo was taken from Lewis Ln. looking South at the Canal.

2020 Comprehensive Plan:
The 2020 Plan designates the property as "residential." (2020 Future Land Use Map).

The request is generally consistent with the following policies and goals of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Population Policy No. 2: "Encourage high-density development to locate within incorporated cities and/or areas of city impact."
- Land Use Goal No. 3: *"Use appropriate techniques to mitigate incompatible land uses."*
- Land Use Goal No. 4: *"To encourage development in those areas of the county which provide the most favorable conditions for future community services."*
- Land Use Goal No. 5: *"Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Housing Policy No. 1: *Encourage a variety of housing choices that meet the needs of families, various age groups and incomes.*
- Land Use Policy No. 2: *"Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate."*
- Public Services, Facilities and Utilities Policy No. 3: *Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.*
- Land Use Component - Residential (Page 37 of the Comprehensive Plan): *Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.*

Potential Impacts:
The request may promote "R-1" zoning and development adjacent to active agricultural properties that are still predominately zoned "A" (Agricultural).

Due to the area still being predominantly agricultural, the request does not meet the following goals and policies of the comprehensive plan:

- Population Goal No. 1: *"Consider population growth trends when making land use decisions."*
- Population Policy No. 3: *"Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."*
- Land Use Goal No. 2: *"To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."*
- Land Use Residential Policy No. 2: *"Encourage residential development in areas where agricultural uses are not viable."*
- Natural Resources - Agricultural Policy No. 1: *"Preserve agricultural lands and zoning classifications."*
- Natural Resources - Agricultural Policy No. 3: *"Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development."*
- Natural Resources Goal No. 1: *"To support the agricultural industry and preservation of agricultural land."*

Staff Analysis:
Conditional Rezone Criteria: Pursuant to CCZO §07-06-07(6)A, the request is required to meet the following criteria: (*Staff comments are in italics)*

A. Is the proposed conditional rezone generally consistent with the comprehensive plan;

There are policies and goals that are generally consistent with the comprehensive plan. The proposed zone is supported by the Future Land Use Map as it designates the parcel as Residential.

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;

The surrounding land use is mostly agricultural with scattered home sites. The parcels are in agriculture production currently. This finding needs to be discussed at the Public Hearing to determine if the change to a Residential zone can be supported with conditions to make it more appropriate.

C. Is the proposed conditional rezone compatible with surrounding land uses;

When properly mitigated, the proposed use could be compatible with the surrounding land uses.

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

The area already has some residential use mixed in with agriculture. The applicant is proposing no curb, gutter, sidewalks or streetlights as well as landscaping along the exterior boundaries of the development to help blend with the surrounding area.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;

The County Engineer has recommended a community water system be installed to provide water to the homes for domestic use. A Nitrate study has been completed and applicant is going through the Subdivision Engineering Report (SER) process with Southwest District Health.

F. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Nampa Highway District No. 1 has authority over the public roads that this development would use as access. They were noticed and did not provide any comments or requirements for this proposed development.

G. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and

The developer applied to Nampa Highway District No. 1 and was approved for a single point of access. The developer will also need to dedicate Right of Way at Subdivision time.

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Agencies were noticed and no comments or requirements were received from these agencies.

Comments:

Public Comments: The public was noticed on January 11, 2023, and no comments were received.

Agency Comments: All agencies were noticed on May 20, 2022 and the following provided a comment:

- City of Nampa Engineering Department: Exhibit 12a
- City of Nampa Engineering Department Waiver Response: Exhibit 12bv
- Nampa & Meridian Irrigation District: Exhibit 12c
- Boise Project Board of Control: Exhibit 12d
- Nampa Highway District: Exhibit 12e
- Kuna Fire: Exhibit 13

Additional Comments/Information Received:

- Emails from Southwest District Health on the Nitrate Priority Area: Exhibit 11
- Letter from Atlas: Exhibit 10
- Level 1 Nutrient Pathogen Study: Exhibit 9
- SPF Water Engineering Memorandum: Exhibit 13
- Southwest District Health Pre-Development Meeting: Exhibit 7

Decision Options:

- The Planning and Zoning Commissioners may **recommend approval** of the conditional rezone;
- The Planning and Zoning Commissioners may **recommend denial** of the conditional rezone; or
- The Planning and Zoning Commissioners may **continue the discussion** and request additional information on specific items.

Recommendation:

The staff analysis is based off of a 26-lot concept plan with the recommendation of a community water system. After further discussion, the applicant is also presenting a 29-lot concept plan with a community water system or would like to have the opportunity to have the 26-lot configuration without a community water system. Staff recommends that the discussion of restricting secondary dwellings also be addressed.

Staff recommends opening the Public Hearing and taking testimony and base their decision on the required findings from CCZO §07-06-07(6)A – Conditional Rezone Criteria.

Staff is **recommending approval** of the conditional rezone subject to conditions of the development agreement and has provided findings of fact and conclusions of law for the Commissioner's consideration found in Exhibit 1.

Findings of Fact, Conclusions of Law, and Order

Conditional Rezone – CR2022-0005

Findings of Fact

1. The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011 and, R28961, approximately 43.95 acres, from "A" (Agriculture) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 26 lots with and average size of 1.69 acres. The subject property is located at 9814 Robinson Rd., Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.
2. The subject property is designated as "residential" on the 2020 Canyon County Future Land Use Map.
3. The subject property is located within Nampa's Area of City Impact. The City designates the property as "low density residential" on their future land use map.
4. The subject property is located within Nampa Highway District No. 1, Kuna Fire District, and Kuna School District.
5. The neighborhood meeting was held November 18, 2021 and January 11, 2022 pursuant to CCZO §07-01-15.
6. Notice of the public hearing was provided as per CCZO §07-05-01: Affected agencies and City of Nampa were notified on May 20, 2022. Full political notice was sent May 20, 2022. Property owners within 600 ft. were notified by mail on January 11, 2023. Newspaper notice was published on January 15, 2023. The property was posted on January 24, 2023.
7. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on February 2, 2023 and all information contained in DSD case file, CR2022-0005.

Conclusions of Law

For this request, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Conditional Rezone (§07-06-07(6)):

A. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed zone change is consistent with the 2020 Future Land Use Map and Comprehensive Plan.

Finding: The property is designated as "residential" on the Future land use map within the 2020 Canyon County Comprehensive Plan. The request is generally consistent with the following policies and goals of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Population Policy No. 2: "Encourage high-density development to locate within incorporated cities and/or areas of city impact."
- Land Use Goal No. 3: *"Use appropriate techniques to mitigate incompatible land uses."*
- Land Use Goal No. 4: *"To encourage development in those areas of the county which provide the most favorable conditions for future community services."*

Exhibit G, Attachment 1

- Land Use Goal No. 5: *"Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Housing Policy No. 1: *Encourage a variety of housing choices that meet the needs of families, various age groups and incomes.*
- Land Use Policy No. 2: *"Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate."*
- Public Services, Facilities and Utilities Policy No. 3: *Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.*
- Land Use Component - Residential (Page 37 of the Comprehensive Plan): *Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.*

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: As conditioned (Attachment A) the request is more appropriate than the current zoning designation and is consistent with the future land use map designation of residential.

Finding: The surrounding land use is mostly agricultural with scattered home sites. The parcels are in agriculture production currently. This finding needs to be discussed at the Public Hearing to determine if the change to a Residential zone can be supported with conditions to make it more appropriate.

C. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: As conditioned, the request is compatible with the surrounding land uses.

Finding: There isn't similar zoning near the property, but there are several land divisions in the area that has resulted in similar sized parcels within the vicinity of this property as well as previously platted subdivisions.

There are thirteen (13) subdivisions within a one-mile radius from the subject property with a 3.32-acre average lot size.

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: As conditioned (Attachment A), the request will not negatively affect the character of the area.

Finding: The area already has some residential use mixed in with agriculture. The applicant is proposing no curb, gutter, sidewalks or streetlights as well as landscaping along the exterior boundaries of the development to help blend with the surrounding area.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

Conclusion: Adequate sewer, drainage, irrigation, and storm water drainage facilities and utility systems will be provided to accommodate the request at the time of platting and development.

Finding:

Nampa City Services are not available in the area (nearest service being approximately two miles from the subject property). The County Engineer has recommended a community water system be installed to provide water to the homes for domestic use.

The subject parcel has surface water rights which are currently used to gravity irrigate their fields. The site is located within the jurisdiction of Boise Project Board of Control. Ridenbaugh Highline Canal and Fieselman Lateral run through the property and is owned and operated by Nampa & Meridian Irrigation District. The developer will have to enter into a License Agreement and have the plan approved before construction is acceptable. The required easement is noted in their letter dated 1/9/23.

F. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?

Conclusion: The property has existing access from Robinson Road, a public road.

Finding: Future access will be required to meet CCZO §07-10-03 & Canyon County Code §09-11-19 unless waived.

Nampa Highway District #1 approved a request for a single point of access. No additional comments were received from Nampa Highway District #1.

G. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Conclusion: As conditioned (Attachment A), the request will not cause undue interference with existing or future traffic patterns as proposed.

Finding: As conditioned by the development agreement the property will only have one access off of Robinson Road. As conditioned, the request is not anticipated to create traffic issues.

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the use. No mitigation is proposed at this time.

Finding: As conditioned (Attachment A), the request is not anticipated to impact essential services. Agencies were notified. No comments were received.

Conclusions of Law - Area of City Impact

The property is within Nampa's Area of City Impact. The city designates the area as "low density residential". Pursuant to Canyon County Code §09-11-21(1) of the Nampa Area of City Impact Agreement, a notice was provided to the City of Nampa on May 20, 2022. The City of Nampa provide comments, summarized as follows:

- No city services are available; over two miles from the subject property. The largest lot size allowed in the Low-Density Residential designation is 32,000 square feet. The City of Nampa opposes the request.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **recommends approval** of Case # CR2022-0005, a request for a conditional rezone of Parcels R28963, R2891010, R2891011 and, R28961from an "A" (Agricultural) zone to an "CR-R1" (Conditional Rezone -R1) zone subject to conditions of the development agreement (Attachment A).

APPROVED this _____ day of _____, 2023.

PLANNING AND ZONING

COMMISSION

CANYON COUNTY, IDAHO

_____

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year of 2023 before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

ATTACHMENT A
DEVELOPMENT AGREEMENT CONDITIONS

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The subject parcel shall be in subject to the Canyon County Zoning Ordinance Chapter 7, Article 17 for platting with substantial compliance of the conceptual site plan (Attachment B) subject to the following restrictions:
    a. No secondary dwelling (CCZO §07-10-27 & 07-14-25) is allowed on the subdivision lots without an expanded nutrient pathogen study and approval by Southwest District Health and IDEQ that their standards can be met.
3. Historic irrigation lateral, drain and ditch flow patterns shall be maintained and protected. Modification or improvements shall be approved in writing by the local Irrigation District.
4. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: “All conditional rezones for a land use shall commence within two (2) years of the approval of the board.”

HAVEN CREEK SUBDIVISION

Letter of Intent
Rezone and Preliminary Plat Submittal
March 14, 2022

To: Canyon County Planning and Zoning Staff

This letter outlines our thinking and, crucially, tradeoffs considered as part of our rezone and preliminary plat submittal. Our application attempts to balance the needs of all stakeholders while solving water, encroachment, and access issues that have been long standing issues for neighboring property owners.

Summary

We envision Haven Creek as a "Community in the Country" - the right combination of home and land so that owners have the privacy and space of rural living while keeping land maintainable and tidy. Located within the City of Nampa area of impact and targeted for future growth, we propose a gross lot density of 1.69 acres per lot (43.9 acres into 26 buildable lots) with meandering rural roads, landscaped medians, internal trail system, and three pocket neighborhood cul-de-sacs. While not the most economically optimized design, we aim to create a special place that promotes rural community by allowing residents and their families opportunities to meet and engage with each other when they wish to do so.

Trade-Offs

In preparing this design, we had to make several key trade-offs:

Canals
Both the Ridenbaugh Canal and Feiselman Lateral traverse through the subject land. While piping both of these was an option, we chose to embrace the Ridenbaugh as a main design element, designing the roads to mimic this meandering organic shape. The lots are designed along with the Canal to provide a natural privacy boundary. We propose piping the more angular Feiselman Lateral to decrease maintenance for future homeowners and neighbors.

Lot Size
Neighboring properties on all sides of the subject property - north, south, east, west - are residential use and vary in size. Most neighbors vocalized a preference for larger lots, while others vocalized concerns over new owners not using or maintaining land above a certain size. At the same time, we need the project to be economically viable and support the roads, bridge, and proposed voluntary enhancements in our application. The resulting 1.69 acre/lot density, along with other elements described later

Exhibit G, Attachment 2

(pressurized irrigation, proposed grading, water and septic design, etc) attempts to balance all of these needs by making necessary trade-offs.

Existing Problems Impacting Neighbors

During the Neighborhood Meetings, we heard about a number of practical issues that have impacted neighbors of the subject property for some time. These include irrigation water distribution from the 317 & 318, drainage in the NE corner area rendering land unusable, insufficient access to neighbors' land, and property line encroachment. The proposed plat provides enough economic cushion that we can commit to permanently solving these long-standing problems.

Technical Design Summary

We are submitting this rezone and preliminary plat application with a development agreement for your consideration. Below you will find the highlights of the proposed development.

- Zoning
  - Existing Zoning - Ag
  - Proposed Zoning - CR-R1
  - Canyon County FLUM - Residential
  - Nampa FLUM - Low Density Residential
  - City of Nampa Area of Impact: Yes
- ROW/Roads
  - 50' dedicated ROW along S Robinson Rd and E Lewis Lane
  - 56' ROW dedicated for internal public streets
  - Approved access variance w/ Nampa Highway District on Robinson Rd
- Landscaping
  - Landscape median at entryway street (E Rosecrest Dr)
  - Landscape median near corner of S Marquette Pl
  - Landscape median on S Sweetvine Pl
  - Landscape buffer adjacent to Robinson - 15'-20'
  - Three common lots: (1) Common Space/ Future connection (2)Storm drain and Irrigation facilities (3) Landscape Median
  - Recreational pathway through subdivision for future public use
- Density
  - 1.68 acres per lot gross density / 1.4 acres per lot buildable
- Geotech
  - Report completed - supports CR-R1 layout as proposed
- Groundwater
  - Report completed - supports CR-R1 layout as proposed
  - Further analysis performed demonstrating worst case scenarios based on 1st Neighborhood Meeting feedback
- Septic

    - L1NP study completed - supports CR-R1 layout as proposed
- Highway District
    - Variance approved for access from S Robinson Road. Access off of E Lewis Lane not feasible due to irrigation easement along Ridenbaugh Canal.
- Irrigation Districts
    - Includes both Boise Projects and Nampa-Meridian Irrigation.
    - Preliminary design and diligence completed with both irrigation districts. Existing and proposed irrigation supports CR-R1 layout as proposed.

Conditional Rezone - R1 Zoning

As referenced earlier in the "Trade-Offs" section, we considered various densities for the project based on market demand, neighborhood context, groundwater and septic conditions, traffic patterns, existing property owner's needs, economics, needs of future owners, resolution of existing problems for neighbors, and our desire to execute a project we are proud of. The result is a proposed conditional R1 rezone with development agreement limiting development to 26 lots (1.69 ac/lot gross density).

In general, we feel that larger lots are appropriate for this particular area. However, pursuing the CR-R1 rezone at this density allows us to solve issues and include a number of desirable features that will improve the character of the neighborhood and the project. The proposed CR-R1 rezone enables:

A. Drainage in the NE Corner

Existing waste and stormwater collects in the NE area of the land, turning neighboring land into unusable swamp. With the CR-R1 zoning, we propose to fix this existing condition for neighbors by retaining, grading, and piping water so it correctly conveys to the drainage system north of Lewis Rd. This will involve, with permission, work on both our land and neighbors' land.

B. Landscaping on S Robinson Rd

We propose both landscaping and a pedestrian walkway along S Robinson Rd. The landscaping voluntarily meets City of Nampa code for future incorporation into the City. The proposed pathway would connect to other recreational pathway(s) within the project.

C. Public Roads

New roads in the project are proposed as public roads, opening the area to public access and ensuring long term road maintenance and conformance.

D. Road Median Landscaping

We propose three median landscaping areas with mature trees to provide a more organic and meandering feel to paved areas. This is intended to limit long sight lines

and help maintain a natural feel for the roadways that blend well with surrounding properties.

E. Varying Lot Sizes

Our application intentionally sites larger area lots on the exterior, adjoining existing neighbors. This is done to minimize the number of new neighbors each existing neighbor needs to interact with, while intentionally blending the proposed layout with existing neighbor parcels.

F. Micro Neighborhoods

The proposed CR-R1 zoning allows for the creation of three micro neighborhoods. These cul-de-sac areas provide a safe central shared space for neighbors (including, importantly, kids) to gather and interact. It promotes, for example, trick-or-treating at Halloween. It encourages serendipitous interaction. Enabling this sense of community in housing we design and build is core to what motivates us to undertake these projects.

G. Recreational Trail(s)

To further promote rural community, our application proposes approximately 1.4 miles of pathway suitable for walking, biking, or horse riding. These HOA-maintained areas are intentionally designed to enhance quality of living for future homeowners, connectability to future City of Nampa trail system, and overall community improvement.

H. Alignment with City of Nampa Subdivision Code

The above voluntary design elements serve to better align the built project for future City of Nampa annexation and are informed by discussions with the City.

I. Assist Neighbor in SE

Our neighbor in the SE corner has a known potential building encroachment based on prior surveys. He also has long desired to divide his land so his children can build houses of their own, but is prevented from doing so because of insufficient road width access to his land. With the CR-R1 zoning, we propose dedicating land to him sufficient to resolve the potential encroachment issue, along with providing access from our newly proposed public roads such that he can divide his land for family use. With coordinated design, we can solve for his needs while also solving our own.

From a practical perspective, the proposed density…

(a) still meets intent of the proposed new FLUM for area of Transitional Ag
(b) means marginally less farmland converted to housing, relative to lower density designs, for the same number of new residents
(c) addresses neighborhood concerns about owners taking aesthetic care of larger lots. HOA maintenance of shared areas combined with 1.4ac buildable lots is intended to be a balance between density and maintainability.

The proposed CR-R1 zoning (1.69 ac/lot gross density) is not based on maximizing financial gain – it is based on maximizing the quality of life for future residents while maintaining community character. This is a lower gross density than we originally targeted, but we confidently feel the benefits enabled by this proposed density far outweigh the marginally higher density we are proposing relative to RR zoning. The land (water, septic) supports the proposed density. Infrastructure supports the proposed density. And, we feel, the proposed density would result in a far superior outcome for both current and future residents.

Neighborhood Meeting

Our primary neighborhood meeting was held on 12/02/2021 at New Horizons Dual Language School. It was well attended with 17 sign-ins and an estimated 35 people in attendance. At this meeting, we heard six themes discussed repeatedly, some of which we had data and answers for and some of which we did not.

Approximately 45 days later, on 01/21/2022, we voluntarily invited neighbors to a followup meeting. Based on feedback, we chose a location in central Nampa that was available later in evening hours. At this meeting, we prepared detailed data and information for the six themes we heard in the first meeting:

This meeting was also well attended and was organized such that consultants or experts on each topic were available in each room to further discuss each area of concern. This approach yielded some valuable 1-on-1 collaborative conversations that helped us identify specific issues and ideas that are addressed and included in our proposal. However, the majority of discussion was around groundwater and potential impact on neighboring wells. The primary and supplementary reports referenced in this letter were prepared by SPF Water based on these concerns – we are confident based on all available monitoring well data, historical data, geologic understanding of the aquifer, and conclusions in the Water Assessment report, that the proposed wells for this project will not adversely affect groundwater availability for neighbors in any meaningful way.

Based on worst case scenarios outlined in the Water Assessment Report, and to be double sure our proposed development does not adversely affect adjacent neighbors, we have begun a pre-development well monitoring effort to establish baseline water table numbers that can be compared to post-development numbers. We are committed to mitigating impact on adjacent parcel wells if data shows our proposed development does, in fact, negatively impact those existing adjacent wells within the first 18 months.

Specific feedback incorporated into project plans from this meeting include:

1. Multiple neighbors are concerned that new owners won't take care of or understand the amount of work required to maintain rural land in an attractive state. Proposed mitigations are (a) manageable lot sizes, (b) HOA maintenance of areas perceived to be common, (c) HOA rules requiring that land be maintained, whether irrigated or not, and (d) pressurized irrigation for simpler owner operation.

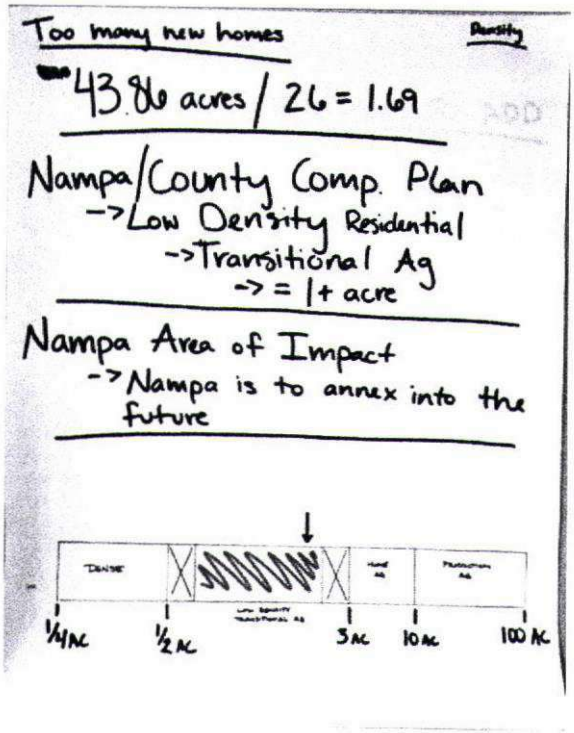
2. Concerns about new neighbors living in RVs. Proposed mitigation is enforcement of existing Canyon County rules, along with explicit HOA rules about RVs and 5th Wheels.

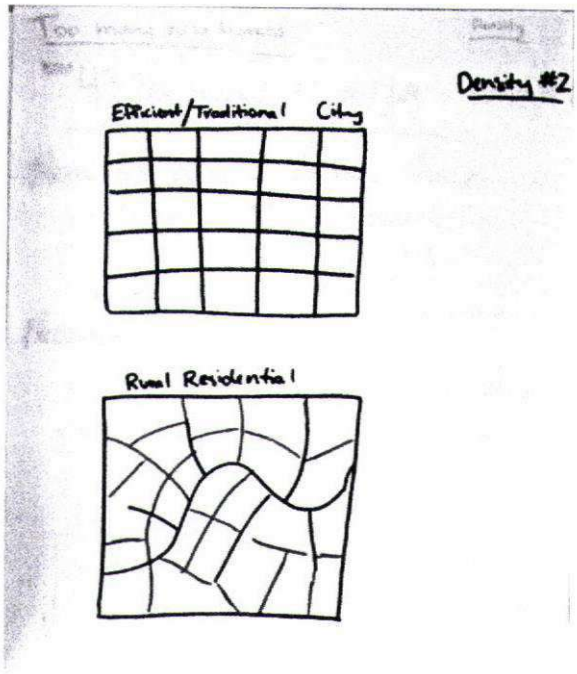
3. Further discussion about irrigation water rotation and waste water. Proposed mitigation is reflected in our current pressurized irrigation proposal. The irrigation pond is located and sized to provide maximum flexibility to neighbors who practice flood irrigation so that we can coordinate surface water scheduling to meet everyone's needs.

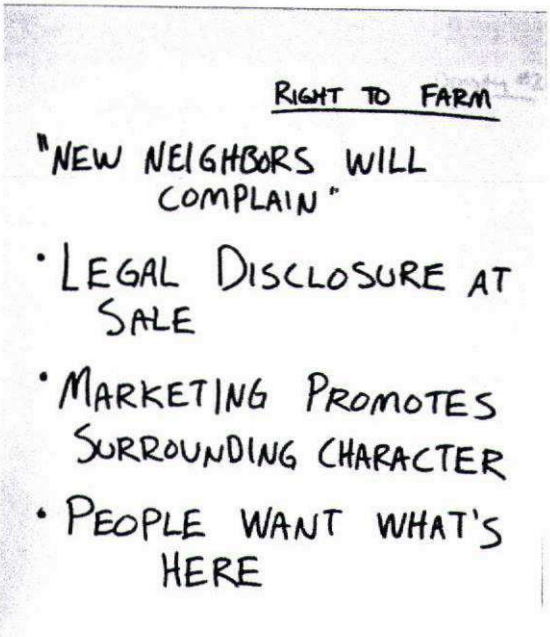
4. Existing condition issues, described in this document, that can be resolved as part of the CR-R1 proposal.

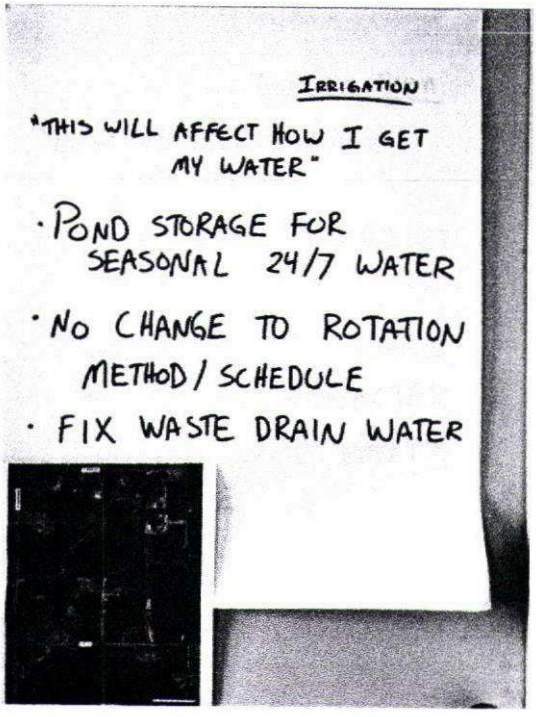
Meeting #2 - Addressing the 6 Themes from Meeting #1

Density, Right to Farm, Irrigation, Water, Traffic, Septic









WATER

"My Well Will Go Dry"

- Single Aquifer (26 wells = community wtr)
- Monitoring Wells - DWR
- Well failure causes
- 24/7 Pumping ⇒ drawdown

TRAFFIC

"TOO MANY CARS"

- HIGHWAY DISTRICT REQUIRES TRAFFIC STUDY FOR DEVELOPMENT OVER 50 LOTS
- AVERAGE DAILY TRIP COUNT DOES NOT WARRANT ENTRANCE TURN LANE.
- INTERIOR ROADS ONLY CONNECT TO ROBINSON RD.
- FUTURE PLANNING FOR ROBINSON WIDENING
- PUBLICALLY MAINTAINED ROADS

SEPTIC

"SEPTICS WILL POLLUTE GROUNDWATER"

- DEPT. OF ENVIRONMENTAL QUALITY (DEQ)
  - MEASURE & PROTECT FROM ELEVATED NITRATE LEVELS
    - AVG NITRATE LEVEL = 5.4 MG/L
    - W/ 40% NITRATE REMOVAL SYS = 6.4 MG/L
    - MAX LEVEL = 10.0 MG/L
- SOUTHWEST HEALTH DIST.
  - REVIEWS & APPROVES DESIGN PRIOR TO INSTALL

Map Amendment Criteria

Per application submittal requirements, the following addresses criteria outlined in CCZO §07-06-05 & 07-06-07(6):

- Is the request generally consistent with the comprehensive plan?
    - Yes. The current comprehensive plan has a land use of residential for these parcels.

- When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
    - Yes. There are residential single family dwellings to the north, south, east, and west. Directly to the east are 2-3 acre lots. Surrounded by residential use, there are no large-scale farming practices immediately adjacent to the project.

- Is the request compatible with surrounding land uses?
    - Yes. Surrounding land uses are residential homes, along with small acreage hobby farms. The project is within the City of Nampa area of impact.

- Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
    - No. We believe the project will improve the character of the area and create single family homes that will be taken care of, architecturally blend into the neighborhood, and maintain consistency with City of Nampa's landscaping and subdivision requirements. While doing so, the project will retain the rural character of the area, including County style roads with borrow ditches instead of curb, gutter and sidewalk. We propose native tree planting along right-of-ways to further blend new and existing.
    - Mitigation #1: The project roads, lot layouts, and lot frontages with neighbors have been intentionally designed to blend with the character of the area.
    - Mitigation #2: An HOA will ensure maintenance is completed regularly, safeguard "Right to Farm" conditions, and provide a mechanism to ensure both County and community land use rules are enforced.
    - Mitigation #3: Pressurized irrigation will be supplied to all lots in the project, ensuring a simple irrigation experience for future homeowners. By making use of irrigation water simple, the project enables responsible use of shared groundwater resources.

- Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
    - Septic: Yes. L1NP assessment has been completed, indicating soil conditions are adequate to support individual septic for >26 lots. Report completed by Atlas.

- Domestic Water: Yes. Water Use Assessment has been completed, indicating adequate aquifer support for >26 lots. In the vicinity of the Haven Creek subdivision, reported static water levels in the drillers logs are consistent with closest IDWR wells which has shown steady water levels over the past 60+ years. Also the area around the subdivision within at least a 4 mile radius is one continuous aquifer with similar hydrogeologic conditions and no annual water-level decline. In the worst case scenario using a conservative transmissivity rate of 10,000 gpd/ft for groundwater recharge, based on existing well drillers reports, drawdown for the 27 new individual wells would be 0.4 feet at 500 feet and 0.1 feet at a radius of one mile. Report and addendum completed by SPF Water.
- Drainage: Yes. All drainage will be retained onsite and handled with drainage ponds.
- Irrigation: Yes. Land has water rights adequate to support 26 lots, with excess water rights available to transfer to neighboring properties. Pressurized Irrigation supported by a storage pond supplied through Boise Project Control Board.
- Utilities: Yes. Electric utilities are adjacent to and adequate to serve the project.

- Does legal access to the subject property for the request exist or will it exist at the time of development?
  - Yes, we have an approved variance from the Highway District for access off of Robinson Rd.

- Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
  - No. Project is small in scale and does not require a traffic impact study. We are working with Highway District to install proper public improvements along S Robinson Rd and E Lewis Ln, along with deeding frontage for future road widening required by future development within this Area of Impact.

- Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
  - No. The project is small enough in scale that we do not anticipate impact on public services and facilities.

- Conditional rezone requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.
  - See Preliminary Plat
  - Proposed Conditional Rezone with the following conditions:
    - Limits the number of new buildable lots to 26

- Landscaping requirements consistent with the preliminary plat
  - Consistent with City of Nampa Impact Area
  - Landscape Entryway and Trees throughout
- Right to Farm Disclosures
- Private Pressurized Irrigation
- Public Roadways

NOTE:
1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or the hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION: When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

Respectfully submitted,

Tanner Verhoeks, PE
Canyon County Resident
Principal, Haven Idaho

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☑ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☑ How many Individual Domestic Wells are proposed? 26

2. SEWER (Wastewater) ☑ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

☑ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☑ Pressurized ☐ Gravity

5. ACCESS:

☑ Frontage ☐ Easement Easement width_____Inst. # _____

6. INTERNAL ROADS:

☑ Public ☐ Private Road User's Maintenance Agreement Inst #_____

7. FENCING ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER: ☑ Retained on site ☑ Swales ☐ Ponds ☑ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

Fieselmann Lateral, Ridenbaugh High Line Canal

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☑ Residential 26 ☐ Commercial _____ ☐ Industrial _____

☑ Common 3 ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES N/A

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES N/A

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

T-O ENGINEERS

November 18, 2021

RE: Notice of Neighborhood Meeting - Zoning Amendment and Preliminary Plat

Dear Neighbor,

I am writing to inform you of a proposed rezone and preliminary plat application for Haven Creek Subdivision. There will be an in-person meeting held at **New Horizons Dual Language Magnet School, 5226 Southside Blvd, Nampa, ID 83686** on **Thursday, December 2nd, 2021, at 4:30 PM.** At this meeting, the project team will share the proposed plans and is seeking both feedback and any questions that you may have. We look forward to learning about any runoff, grading, property line, irrigation, or other issues you may know about, along with hearing your best ideas for how to improve the project design.

Formal hearings will follow at the Canyon County Planning & Zoning Commission and Board of County Commissioners with such notices sent to you from Canyon County when the hearing date approaches. This meeting is not a Canyon County sanctioned event, and no Canyon County staff will be present.

Project Summary:
The preliminary plat application concerns parcels R2896300000, R2896101100, R2896101000, and R2896100000 (+/- 43.92 acres) in Nampa, Idaho located SE of Robinson Rd & Lewis Ln. Zoning is proposed to change from agricultural (AG) to conditional R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

The 43.92-acre site is planned to be split into roughly 30 buildable lots. The average lot size will be approximately 1.5 acres in size. A single access has been approved by Nampa Highway District off Robinson Road for internal access. All homes are to be serviced by individual septic, wells, and pressure irrigation. Landscaping amenities are proposed throughout the development. A site plan will be presented at the meeting, as at this time, the site plan is still under design.

Please see the attached project site location for your reference. Please note the meeting location. We look forward to your comments/questions at our meeting. Thank you and please contact me for additional information.

Sincerely,

Alec Egurrola
Land Use Planner
aegurrola@to-engineers.com
(208) 442-6300
(over)

Exhibit G, Attachment 3

T·O ENGINEERS

Neighborhood Meeting Sign-In Sheet

Project: Haven Creek Subdivision **Date:** December 2nd, 2021 **Start Time:** 4:30 PM

Location: New Horizons Dual Language Magnet School | 5226 Southside Blvd, Nampa, ID 83686 **End Time:** 6:30 PM

First & Last Name	Address	Phone/Email
1. Jim Danes	9731 Robinson Rd	JC Danes@iCloud.com
2. DeWight Higel	9632 S Locknane	Dewight Higel@gmail.com
3. Alan + Lynne Caba	6600 E Lewis Ln	alandcaba@gmail.com
4. Luis + Irene Chavolla	6549 E. Lewis Ln SPF	igchavolla@gmail.com
5. Larry Peterson	9200 S Snaffle Bit	larry@lpconsultinggroup.com
6. Ted Zahradnicek	9676 Robinson	
7. Kevin + Lee Nichols	9663 Robinson Rd	
8. Russ + Lori Johnson	9901 Sundee Ct.	randljohnson9901@gmail.com
9. Jennifer Senn ★SPF	5111 Bugle Ridge Rd	JSenn@inventeng.com

332 N. Broadmore Way | Nampa, ID 83687 | P. 208.442.6300 | to-engineers.com

T-O ENGINEERS

10. Heather Benson	6619 E Lewis Ln	heathermbenson1@gmail.com
11. Kim Smith	6715 E Lewis Lane	Kim@NOVASAM.COM
12. Cynthia Alsop	9886 Robinson Rd	BCDRANCH@YAHOO.COM
13. John Pline	5309 manner lane	JKpFarms@gmail.com
14. DUSTON ROSE	9814 ROBINSON Rd	rosed98x@hotmail.com
15. Ray Moore	7016 E Lewis In.	raymoore61@Gmail.com
16. MARK DAVIS	6221 E. LEWIS Ln	palisadescabin@yahoo.com
17. Sue + Vic Marostica	4596 Dylan Kuna Stf	suemarostica@gmail.com
18.		
19.		
20.		
21.		

332 N. Broadmore Way Nampa, ID 83687 P: 208.442.6300 to-engineers.com

10.
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NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Alec Egurrola / T-O Engineers

APPLICANT/REPRESENTATIVE (Signature): Alec Egurrola

DATE: 03 / 10 / 22

T-O ENGINEERS

01/11/2022

RE: Second Meeting - Zoning Amendment and Preliminary Plat

Dear Neighbor,

I am writing to follow up on our original letter about a proposed conditional rezone and preliminary plat application, sent November 18th, 2021. As promised at our first in-person meeting on December 2nd, 2021 we have scheduled a second meeting to further discuss and brainstorm for the project. The in-person meeting will be held at **Silvercreek Realty, 1105 2nd St South, Nampa, ID 83651** on **Friday, January 21st at 6:00 PM.**

At this meeting, the project team will share additional information we've learned along with a revised concept for the proposed plat application. We have spoken individually with some neighbors about specific drainage, irrigation, access, fencing, and lot line issues that the project can help address, and we hope to hear additional ideas at this meeting. In addition, we have invited a groundwater technical expert to attend, who can address specific questions around wells proposed for the project and wells in nearby areas.

Formal hearings will follow at the Canyon County Planning & Zoning Commission and Board of County Commissioners with such notices sent to you from Canyon County when the hearing date approaches. This meeting is not a Canyon County sanctioned event, and no Canyon County staff will be present.

Please see the attached project site location for your reference. Please note the meeting location. We look forward to your comments/questions at our meeting. Thank you and please contact me for additional information.

Sincerely,

Alec Egurrola
Land Use Planner
aegurrola@to-engineers.com
(208) 442-6300
(over)

T·O ENGINEERS

Neighborhood Meeting Sign-In Sheet

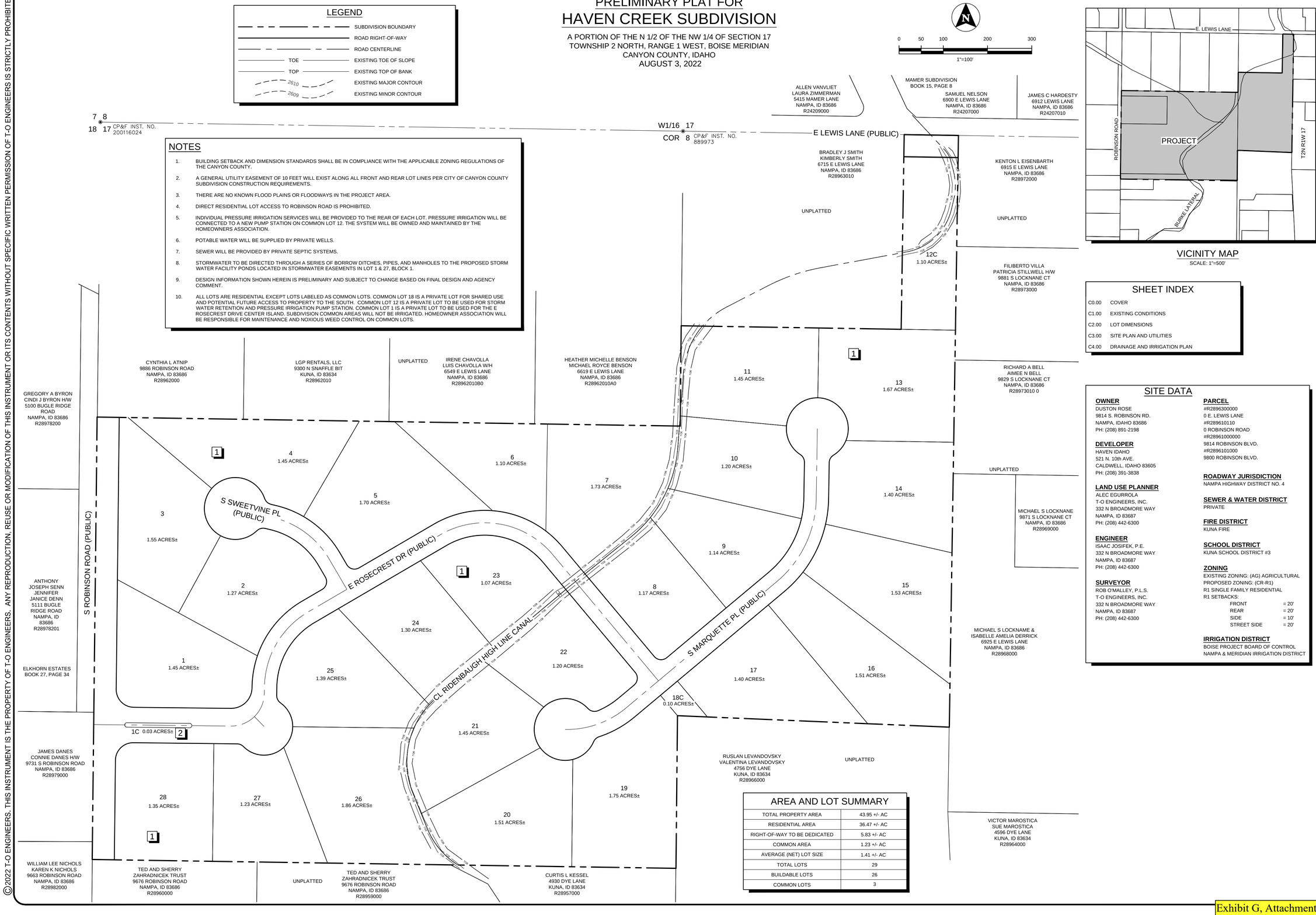
Project: Haven Creek Subdivision **Date**: January 21st, 2021 **Start Time**: 6:00 PM

Location: Silvercreek Realty | 1105 2nd Street S., Nampa, ID 83651 **End Time:**

First & Last Name	Address	Phone/Email
1. Jee + Karen Nichols	9663 Robinson Rd	208--899-7430
2. Dwight Gigl	9832 S Locknane	208 473- 0241
3. Sam Nelson	6900 E. Lewis Ln	208- 954-6181
WR 4. Rick Bell rick@richardbellappraisals.com	9329 S. LOCKNANE CT	208.602.4663
5. Vic + Sue Marostica	4546 Dye Lane Kuna	208-890-9724 suemarostica@gmail.com
6. Ruslan Levandovsky	4756 Dye Ln	(206) 551 7557 ruslan lev @ gmail.com
7. Larry Peterson	6411 E Lewis Ln	208-890-0501
W 8. Cory & Andrea Eisenbarth	6915 E Lewis Ln	2083536115 trekaecae@ 2089542529 gmail.com
9. Brad & Kim Smith Kim@Novasan.com	6715 E Lewis Ln	703-475-2061 703-475-5066

PRELIMINARY PLAT FOR
HAVEN CREEK SUBDIVISION

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 17
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
AUGUST 3, 2022



NOTES

1. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CANYON COUNTY.
2. A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES PER CITY OF CANYON COUNTY SUBDIVISION CONSTRUCTION REQUIREMENTS.
3. THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
4. DIRECT RESIDENTIAL LOT ACCESS TO ROBINSON ROAD IS PROHIBITED.
5. INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT. PRESSURE IRRIGATION WILL BE CONNECTED TO A NEW PUMP STATION ON COMMON LOT 12. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. POTABLE WATER WILL BE SUPPLIED BY PRIVATE WELLS.
7. SEWER WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
8. STORMWATER TO BE DIRECTED THROUGH A SERIES OF BORROW DITCHES, PIPES, AND MANHOLES TO THE PROPOSED STORM WATER FACILITY PONDS LOCATED IN STORMWATER EASEMENTS IN LOT 1 & 27, BLOCK 1.
9. DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.
10. ALL LOTS ARE RESIDENTIAL EXCEPT LOTS LABELED AS COMMON LOTS. COMMON LOT 18 IS A PRIVATE LOT FOR SHARED USE AND POTENTIAL FUTURE ACCESS TO PROPERTY TO THE SOUTH. COMMON LOT 12 IS A PRIVATE LOT TO BE USED FOR STORM WATER RETENTION AND PRESSURE IRRIGATION PUMP STATION. COMMON LOT 1 IS A PRIVATE LOT TO BE USED FOR THE E ROSECREST DRIVE CENTER ISLAND. SUBDIVISION COMMON AREAS WILL NOT BE IRRIGATED. HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND NOXIOUS WEED CONTROL ON COMMON LOTS.

VICINITY MAP
SCALE: 1"=500'

SHEET INDEX

SITE DATA

OWNER
DUSTON ROSE
9814 S. ROBINSON RD.
NAMPA, IDAHO 83686
PH: (208) 891-2198

DEVELOPER
HAVEN IDAHO
521 N. 10th AVE.
CALDWELL, IDAHO 83605
PH: (208) 391-3838

LAND USE PLANNER
ALEC EGURROLA
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

ENGINEER
ISAAC JOSIFEK, P.E.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR
ROB O'MALLEY, P.L.S.
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

PARCEL
#R28963000000
0 E. LEWIS LANE
#R289610110
0 ROBINSON ROAD
#R28961000000
9814 ROBINSON BLVD.
#R2896101000
9800 ROBINSON BLVD.

ROADWAY JURISDICTION
NAMPA HIGHWAY DISTRICT NO. 4

SEWER & WATER DISTRICT
PRIVATE

FIRE DISTRICT
KUNA FIRE

SCHOOL DISTRICT
KUNA SCHOOL DISTRICT #3

ZONING
EXISTING ZONING: (AG) AGRICULTURAL
PROPOSED ZONING: (CR-R1)
R1 SINGLE FAMILY RESIDENTIAL
R1 SETBACKS:

FRONT	= 20'
REAR	= 20'
SIDE	= 10'
STREET SIDE	= 20'

IRRIGATION DISTRICT
BOISE PROJECT BOARD OF CONTROL
NAMPA & MERIDIAN IRRIGATION DISTRICT

AREA AND LOT SUMMARY

TOTAL PROPERTY AREA	43.95 +/- AC
RESIDENTIAL AREA	36.47 +/- AC
RIGHT-OF-WAY TO BE DEDICATED	5.83 +/- AC
COMMON AREA	1.23 +/- AC
AVERAGE (NET) LOT SIZE	1.41 +/- AC
TOTAL LOTS	29
BUILDABLE LOTS	26
COMMON LOTS	3

PROFESSIONAL ENGINEER LICENSED 19574 8/3/22 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	J. HURD
CHECKED	J. JOSIFEK
APPROVED	J. JOSIFEK

NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	09/19/2022
2	3RD SUBMITTAL	08/03/2022

REVISIONS

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:
HAVEN CREEK SUBDIVISION
COVER

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 3, 2022
PROJECT: 210590
SHEET: C0.00

L:\210590\3_ACAD\DWG\SHEETS\PRELIMINARY PLAT\210590-C-PP-0.00 COVER.DWG, 8/2/2022

Exhibit G, Attachment 4


COR 8
E. LEWIS LANE (PUBLIC ROAD)
N00°53'49"E 440.09'
12C
1.10 ACRES±
S89°04'39"E 497.32'
N00°32'46"E 226.74'
12
1.45 ACRES±
13
1.39 ACRES±
S89°06'48"E 1318.37'
CL FIESELMANN LATERAL
4
1.14 ACRES±
0.35 ACRES±
5
1.11 ACRES±
6
1.19 ACRES±
7
1.04 ACRES±
8
11
1.20 ACRES±
14
1.16 ACRES±
S00°53'13"W 1337.48'
S SWEETVINE PL (PUBLIC)
3
1.28 ACRES±
10
1.14 ACRES±
15
1.16 ACRES±
N00°38'23"E 666.70'
ROBINSON RD (PUBLIC ROAD)
2
1.27 ACRES±
24
1.07 ACRES±
9
1.17 ACRES±
25
1.30 ACRES±
S MARQUETTE PL (PUBLIC)
16
1
1.45 ACRES±
26
1.39 ACRES±
CL RIDENBAUGH HIGH LINE CANAL
23
1.15 ACRES±
18
17
22
0.99 ACRES±
E ROSECREST DR (PUBLIC)
1C
0.03 ACRES±
N87°34'56"W 615.04'
N00°37'50"E 333.36'
21
19
S00°33'58"W 345.03'
29
1.35 ACRES±
28
1.23 ACRES±
27
1.86 ACRES±
20
N89°08'03"W 1319.85'
N
0 40 80 160 240
ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687

Exhibit G, Attachment 5

Southwest District Health

Pre-Development Meeting
Planned Unit/Commercial

Environmental Health Services
13307 Miami Lane
Caldwell, ID 83607
208.455.5400
FAX 208.455.5405

Name of Development: Haven Creek
Applicant: Tanner Verhoeks
P.E./P.G.: Isaac Josifek
All others in Attendance: Monica Saculles
Becky Yzaguirre
Justin Ruthenbeck EHS #'s 32 Date 01/10/23

Number of Lots or Flow: 26 buildable Acreage of Proposed Development: 43.86
Location of Development: Robinson Rd./Lewis Lane, Nampa, ID

Project in Area of Concern: Yes Groundwater/Rock <10' Yes -
Level 1 NP Necessary for N: Yes - Completed

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☑, City ☐, Community ☑, Public Water Supply ☐
BRO meeting for PWS, Com: Possible community well system.

Information Distributed: SER ☑, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments:
Robinson and Lewis
P &Z Hearing - 2/2/23
NP Study Completed in 2021
40% Reduction in NP requried - Fritz review still required
50' Setback from Canals - Keeping all canals but going to pipe one (25')
Community Well may be the route taken - would add 3 lots: 29 Buildable
Wanting additional dwelling units - Looking into Flow generation
4 Bedroom dwelling + 2 bed ADU: 500 gallons per day
Community Water System Req'd if community wells installed
Test holes possible for Febraury
Atlas has excavated ~ 16 THs ? - Could use this data from Atlas if consist

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

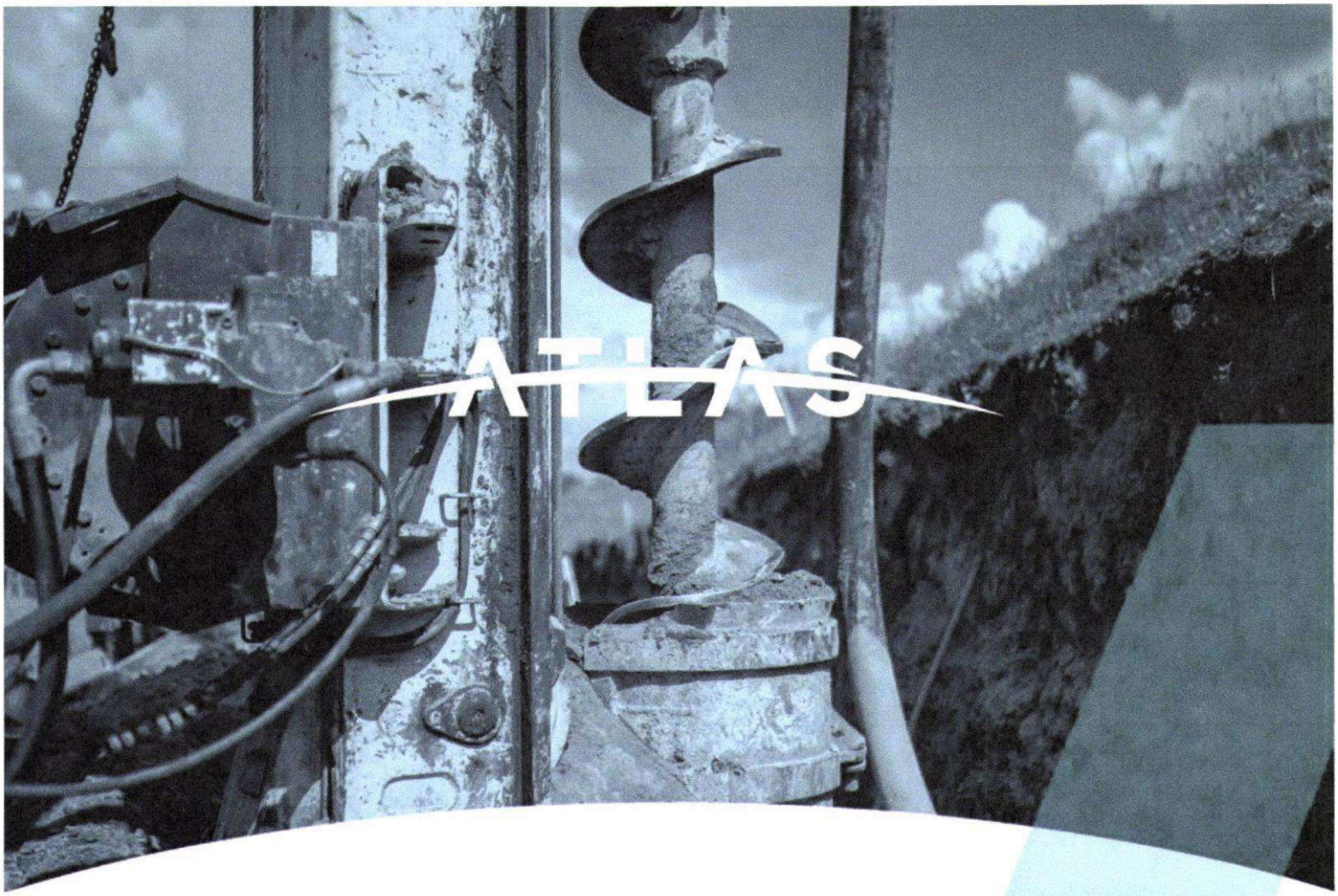
1008 E. Locust
Emmett 83617
365-6371
FAX 365-4729

1155 Third Ave., N.
Payette 83661
642-9321
FAX 642-5098

46 W. Court
Weiser 83672
549-2370
FAX 549-2371

824 S. Diamond St.
Nampa 83686
465-8402
FAX 442-2809

Exhibit G, Attachment 6



LEVEL 1 NUTRIENT PATHOGEN STUDY

HAVEN CREEK SUBDIVISION

9814 Robinson Road
Kuna, ID

PREPARED FOR:

Mr. Tanner Verhoeks
Haven Idaho
521 North 10th Avenue #4
Caldwell, ID 83605

PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
Boise, ID 83709

January 14, 2022
B212203g

Exhibit G, Attachment 7

2791 South Victory View Way
Boise, ID 83709
(208) 376-4748 | oneatlas.com

January 14, 2022

Atlas No. B212203g

Mr. Tanner Verhoeks
Haven Idaho
521 North 10th Avenue #4
Caldwell, ID 83605

Subject: **Level 1 Nutrient Pathogen Study**
Haven Creek Subdivision
9814 Robinson Road
Kuna, ID

Dear Mr. Verhoeks:

In compliance with your instructions, Atlas has conducted a Level 1 Nutrient Pathogen Study for the above referenced development. Atlas researched and analyzed pertinent geologic conditions in the vicinity of the project site, and the data was used to estimate the downgradient nitrate concentration from the proposed development. Our scope of services is provided in the following report, and the components of this report are listed in the **Table of Contents**. We have provided a PDF copy for your review and distribution.

Atlas would be pleased to continue our role as geotechnical engineers during project implementation. Additionally, Atlas has great interest in providing materials testing and special inspection services during construction of this project. If you will advise us of the appropriate time to discuss these services, we will meet with you at your convenience.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

PROFESSIONAL ENGINEER
LICENSED
14919
1-14-22
STATE OF IDAHO
MONICA SACULLES

Bryar Jensen, EI
Staff Engineer

Monica Saculles, PE
Senior Geotechnical Engineer

Distribution: Fritz Durham, Idaho Department of Environmental Quality (PDF Copy); Stephen Fitzner, Southwest District Health (PDF Copy).

ATLAS

CONTENTS

TABLES

APPENDICES

1. INTRODUCTION

This report presents results of a Level 1 Nutrient Pathogen (NP) Study conducted for the proposed Haven Creek Subdivision in Kuna, ID. This study has been conducted to determine whether the proposed number of residential lots for the site will exhibit a negligible impact on groundwater conditions and whether a comprehensive Level 2 NP Study, as outlined by Southwest District Health (SWDH), will be required.

1.1 Authorization

Authorization to perform this analysis was given in the form of written authorization to proceed from Mr. Tanner Verhoeks of Haven Idaho to Monica Saculles of Atlas Technical Consultants (Atlas), on 20 December 2021. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Haven Idaho and Atlas. Our scope of services for the proposed development has been provided below.

1.2 Purpose

The purpose of this study is to determine the various site parameters present, which in turn will determine whether the proposed number of residential lots for the site will exhibit a negligible impact on groundwater conditions. Specifically, this study complies with requirements established by Canyon County and the SWDH for area developments in accordance with the Idaho Department of Environmental Quality (IDEQ) guidelines dated 6 May 2002.

1.3 Scope of Investigation

The scope of this study included reviewing geologic literature, assembling an inventory of available reports of wells (domestic, irrigation, or other) in the immediate area, reviewing available water resource reports, and performing a site reconnaissance of the project site. At an additional fee, Atlas will perform on-site evaluation of soils within the proposed septic system drainfield locations following approval of the preliminary plat; however, at that time, a SWDH or IDEQ representative must be present to observe and approve this work.

1.4 Warranty and Limiting Conditions

The field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above. Atlas warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted professional engineering practice in the fields of site civil engineering, soil mechanics, and engineering geology, only for the site described in this report. No other warranties are implied or expressed.

These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the subject property within the scope cited above and are necessarily limited to the conditions observed at the time of the site visit and research. The report is also limited to the information available at the time it was prepared. In the event additional information is provided to Atlas following the report, it will be forwarded to the client in the form received for evaluation by the client. There is a distinct possibility that conditions may exist which could not be identified within the scope of the investigation or which were not apparent during the site investigation.

This report was prepared for the use of Haven Idaho, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed upon scope of work outlined in the report and the Contract for Professional Services between Client and Atlas Technical Consultants ("Consultant"). Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither Client nor Consultant make any representation of warranty to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown to Client or Consultant. Neither Client non Consultant shall have any liability to, or indemnifies or holds harmless third parties for any losses incurred by the actual or purported use or misuse of this report. No other warranties are implied or expressed.

2. PROJECT DESCRIPTION AND EXISTING SITE CONDITIONS

2.1 Project and Vicinity Description Including Site Topography and Drainage

The proposed development is located southwest of the City of Nampa, Canyon County, ID, and occupies a portion of the NW¼ of Section 17, Township 2 North, Range 1 West, Boise Meridian. The site address is 9814 North Robinson Road in Kuna, Idaho.

Currently, the proposed development consists of 43.86 acres of agricultural land with a residence located in the western portion of the parcel. A general westerly slope is present across the site. The project site is bordered on the west by Robinson Road, and surrounded on all sides by existing rural residential/agricultural properties. The proposed development will consist of 26 single-family residential lots with individual wells and septic systems.

No stormwater drainage facilities are located in the vicinity of the site, and the project site does not receive off-site drainage. Stormwater drainage for the project site is achieved by percolation through surficial soils. Regional drainage is north and west towards the Boise River. A topographic map and general site map are located in **Appendix I**.

2.2 Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape. The project site is underlain by "Basalt Flows of Indian Creek, Undivided" as mapped by Othberg and Stanford (1993). This volcanic deposit is composed of multiple flows of medium to dark gray olivine basalt. These flows erupted from numerous vents found south of the Boise River and north of the Snake River, southeast of the City of Boise, Idaho. At the time of eruption lavas flowed into and down ancestral Indian Creek and Boise River valleys. Northwest-trending, gently sloping escarpments suggest faulting of the basalt. These basalts are mantled with loess 2-12 feet thick that contains about 35% pedogenic clay and a duripan that can be 3 feet thick. A geologic map showing the approximate site boundary is included in **Appendix II**.

2.3 Localized Geology and Hydrogeology

Based on review of Well Driller's Reports (well logs) maintained at the IDWR website for portions of three immediately adjacent sections, Atlas assessed the localized geology and hydrogeology for the site and surrounding areas. Further description of the well log research can be found in the **Well Driller's Report Review** section of this report. In general, well logs in the area show that near surface soils consist primarily of topsoil and clays that are underlain by basalt.

The well logs also showed static groundwater levels generally ranging from around 14 to 68 feet below ground surface. First encountered water was not always listed on the well logs, but based on available data and assessing depths of the first water bearing zones that were documented, first encountered water appears to range from roughly 30 to 83 feet below ground surface. In some limited instances, first encountered water wasn't noted until depths of up to 106 feet. The water depths appear to vary with location and topography.

Prior to preparing this Nutrient Pathogen Study, Atlas conducted a subsurface geotechnical investigation for the property. Based on review of the Geotechnical Engineering Report (B213035g), onsite soils primarily consisted of sandy lean clay soils that were underlain in most areas by sandy silt soils. Hardpan cementation was present through portions of the sandy silt soils. Basalt rock was noted at depth in most of the test pits. This soils/rock profile is similar to profiles found on nearby driller's well logs that are included later in this report. In general, these driller's well logs showed topsoil near the surface, hardpan, and sand-clay mixtures. At greater depths, varying layers of sand, clay, basalt and gravels were noted. Copies of the test pit logs and a map showing the test pit locations can be found in **Appendix III**.

Groundwater was not encountered within test pits advanced to a maximum depth of 13.8 feet below ground surface (bgs). Review of the Idaho Department of Water Resources (IDWR) monitoring well data within approximately ¼-mile of the project site, groundwater was measured at depths ranging between 38 and 62 feet bgs. Furthermore, the driller's well logs generally show static groundwater depths ranging from 14 to 68 feet bgs. These static water depths appear to vary with location and topography. Since elevations on the site vary roughly 20 feet from the low points to the high points, seasonal high groundwater levels are anticipated to vary significantly.

2.4 Soil Survey Review

Atlas reviewed the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Service website for soil survey information on Canyon County. Research indicated that the project site is characterized by the Potratz-Power silt loams, Power-Potratz complex silt loams, and Power-Purdam silt loams. Specific soils characteristics, as defined by the USDA NRCS, have been listed below for each of these soils and soil survey data from the NRCS website has been included in **Appendix IV** of this report:

- **Potratz-Power silt loam** – Potratz-Power silt loam soils occur on lava plains. These soils are classified as well drained and the most limiting soil layer has a moderately high to high capacity to transmit water. Typical soil profiles for the Potratz-Power silt loam include silt loam at the surface, followed by loam underlain by bedrock.
- **Power-Potratz silt loam** – Power-Potratz soils occur on terraces. These soils are classified as well drained and the most limiting soil layer has a moderately high to high capacity to transmit water. Typical soil profiles of Power-Potratz silt loam include silt loam at the surface, followed by loam underlain by bedrock.
- **Power-Purdam silt loam** – Power-Purdam soils occur on stream terraces. These soils are classified as well drained and the most limiting soil layer has a very low to moderately high capacity to transmit water. Typical soil profiles of Power-Purdam silt loam include silt loam or silty clay loam at the surface, followed by cemented material underlain by stratified very gravelly sand to loam.

2.5 Review of Nutrient Pathogen Studies in the Vicinity of the Project Site

Atlas has filed a request for information with IDEQ to view nutrient pathogen studies completed near the referenced site. Atlas has reviewed the following documents:

- Level 1 Nutrient Pathogen Study, Hardrock Ridge Subdivision, southwest of Lewis Lane and Happy Valley Road, Canyon County, Idaho, prepared by Skinner Land Surveying and dated September 11, 2006
- Level 1 Nutrient Pathogen Study Addendum 1, Butterfield Subdivision, NWC of Columbia Road and Ridgewood Road, Canyon County, Idaho, prepared by Skinner Land Surveying and dated July 25, 2006

Information gathered from review of these documents is referenced within the **Hydraulic Conductivity** section of this report.

3. SITE PARAMETERS FOR LEVEL 1 NITRATE MASS-BALANCE ANALYSIS

3.1 Water Budget Parameters

3.1.1 Well Driller's Report Review

Prior to 1967 in the State of Idaho, driller's logs for wells were submitted to Idaho Department of Water Resources (IDWR) on a voluntary basis. After 1967, it became an Idaho requirement to submit logs for all wells drilled. However, the state was unable to track or enforce completion of this requirement until 1987 when well permits were also required by the state. Therefore, available records maintained by the IDWR may be incomplete for the area researched.

Atlas conducted a review of Well Driller's Reports (well logs) maintained at the IDWR website for portions of three immediately adjacent sections. A total of 53 Well Driller's Reports on file for this area were copied and are included in **Appendix V** of this report, along with a map showing approximate well locations. Although numerous well logs are available for the site vicinity, only 14 wells provided complete pump test data. A spreadsheet showing tabulated data from the well logs can be found in **Appendix V**.

Of the wells with complete pump test data, several listed a drawdown that was higher than possible, and were excluded from analysis. Other wells had drawdown values that were either listed as "zero" or "none" and were not used in the analysis. Lastly, a bailer was used for the test of well 46, so the well was likewise eliminated from analysis. Atlas was left with 3 usable well logs that were used for hydraulic conductivity analysis.

Discharge rates listed on the well logs ranged from 15 to 150 gallons per minute. Drawdown data generally ranged from 1 to 80 feet, though some well logs reported drawdown as high as 135 feet. Aquifer sediments commonly included fractured basalt, with some sand and gravel sediments.

3.1.2 Hydraulic Conductivity

Atlas calculated the transmissivity of each of the wells using the following relationship provided by Razack and Huntley (C.W. Fetter, 2001):

$$T = 33.6\left(\frac{Q}{h_0 - h}\right)^{0.67}$$

Where: T = Transmissivity (feet^2/day)
Q = Pumping Rate (feet^3/day)
h_0-h = Drawdown (feet)

The hydraulic conductivity values for each of the wells were then obtained by the following relationship (C.W.Fetter, 2001):

$$K = \frac{T}{b}$$

Where: K = Hydraulic Conductivity (feet/day)
T = Transmissivity (feet^2/day)
b = Aquifer Thickness (feet)

Using the previously stated equations with the stated input data, Atlas obtained calculated hydraulic conductivity values that ranged from 21 to 369 feet/day. Atlas calculated the average hydraulic conductivity value as 141 feet/day. Additionally, based on two previous NP Studies that have been conducted within the vicinity of the project site, hydraulic conductivity values ranging from 75 to 87 feet per day were used and approved during the IDEQ/SWDH review process. For the mass-balance spreadsheets, Atlas used a hydraulic conductivity of 81 feet/day, which is the average of values used and approved in previous NP studies, and lower than the calculated well log average.

3.1.3 Groundwater Gradient and Direction

For groundwater gradient information within the vicinity of the site, a review of the available literature developed for the region was conducted. Specifically, Atlas reviewed the map provided to Atlas by the IDEQ during the public records request. This map showed the groundwater contour elevations in the vicinity of the site. Based on these groundwater contour elevations, Atlas found that a 50 foot drop in elevation occurs in the area over a distance of roughly 15,000 linear feet. This drop in groundwater elevation yields a hydraulic gradient of 0.0033 feet/feet. A northwestern groundwater flow direction (roughly 315° Azimuth) was also determined based on this map. For this report, Atlas used a hydraulic gradient of 0.0033 feet/feet for the mass-balance spreadsheet. Atlas has presented a map of the IDEQ groundwater flow contours in **Appendix VI** of this report.

3.1.4 Mixing Zone Thickness

In the mass-balance spreadsheets, the mixing zone thickness refers to the induction zone anticipated for the septic tank effluent or contaminate source. IDEQ guidance states that the value of the mixing zone thickness varies with distance from the proposed location of the septic system to the property boundary as follows:

- If distance is less than 500 feet to the property boundary, use a mixing zone thickness of 15 feet.
- If distance is between 500 and 1,000 feet to the property boundary, use a mixing zone thickness of 30 feet.
- If distance is greater than 1,000 feet to the property boundary, use a mixing zone thickness of 60 feet.

Since the distance between the closest individual septic system location to the property boundary is less than 500 feet, Atlas used a value of 15 feet as the mixing zone thickness for the mass-balance spreadsheets.

3.1.5 Aquifer Widths Perpendicular to Flow

Atlas used a northwest groundwater flow direction (approximately 315° Azimuth) and the property site plan to determine the aquifer widths for the mass-balance spreadsheets. For the individual lots on the project site, Atlas determined that 191.73 to 348.20 feet are the aquifer widths that are perpendicular to the northwesterly flow direction. A site map with the perpendicular widths identified is located in **Appendix VII** of the report.

3.1.6 Area of Parcel, Percent of Lot Impervious, and Number of Proposed Lots

The Client described the project as 43.86 acres with 26 proposed lots that are approximately 1.03 to 2.16 acres in size. For the mass-balance spreadsheets, Atlas analyzed two of the smallest lots and estimated that less than ten percent of the parcel would be impervious to percolation as a result of the proposed development.

3.1.7 Gallons of Septic Tank Effluent

The Client described the project as having individual septic tank systems for each proposed single-family residential lot. For the mass-balance spreadsheets, Atlas used the default value of 300 gallons per day for the septic system as the amount of effluent discharge.

3.1.8 Regional Climatology and Natural Recharge Rate

For the region, the annual average temperature ranges from 20°F to 91°F with extremes from -4°F to 102°F. The region has average wind speeds of up to 11 miles per hour in spring with a prevailing direction from the southeast. The pH of surface water, groundwater, and soil in the region typically range from 7 to 9. Average precipitation for the region is on the order of 10 to 12 inches per year.

The natural recharge rate (NRR) has been estimated using the following relationship provided by IDEQ:

$$NRR = 0.0046(\text{Annual Precipitation in inches})^2$$

Using the above relationship, an annual precipitation rate of 11 inches yields an estimated natural recharge rate of 0.6 inches per year, and this value was used in the mass-balance spreadsheets. A copy of the research data showing the annual precipitation for the project area is included in **Appendix VIII**.

3.2 Nitrogen Budget Parameters

3.2.1 Vicinity Water Quality and Background Groundwater Nitrate Concentration

Atlas reviewed well monitoring data from the IDEQ and IDWR websites for 3 wells in the project site vicinity. Additional monitoring wells were present within the site vicinity, though they were either set in deep aquifers or had not been sampled within the past several years. Atlas averaged the nitrate value obtained from two of the wells with the most recent monitoring date. These wells had nitrate concentrations of 5.27 and 5.5 mg/L, which resulted in an average concentration of 5.4 mg/L. Therefore, Atlas used a value of 5.4 mg/L as the background nitrate level for the mass-balance spreadsheets in this report. A spreadsheet showing tabulated data from these 3 well logs, as well as a map showing the well locations, can be found in **Appendix IX**.

3.2.2 Septic Tank Effluent Concentrations

In the mass-balance spreadsheets, the value for septic tank effluent concentrations refers to the amount of nitrate (nitrate concentration) that is anticipated to be released into the groundwater system from effluent or a contaminate source. Currently, there are three types of septic tank systems: a regular septic tank system and two nitrate reducing systems:

- A regular septic tank releases a nitrate concentration of 45 mg/L in the effluent discharge.
- A 40 percent nitrate reducing system releases a nitrate concentration of 27 mg/L in the effluent discharge.
- A 65 percent nitrate reducing system releases a nitrate concentration of 16 mg/L in the effluent discharge.

3.2.3 Denitrification Rate and Nitrate in Natural Recharge Rate

In the mass-balance spreadsheets, the values for the denitrification rate and nitrate in natural recharge are preset default values set by IDEQ. Atlas used the default value of 0 for the Denitrification Rate and 0.3 mg/L for the Nitrate in Natural Recharge for the mass-balance spreadsheets.

4. LEVEL 1 NITRATE MASS-BALANCE ANALYSIS

Nitrate is the most mobile constituent of concern in domestic wastewater and has an impact on public health when the maximum contaminant level (MCL) is exceeded (nitrate-N >10.0 mg/L). For this reason, nitrate is usually the limiting factor in determining appropriate lot sizes and on-site wastewater treatment system design and placement. According to the Nutrient-Pathogen Evaluation Program for On-Site Wastewater Treatment Systems May 2002, IDEQ considers an increase of 1.0 mg/L nitrate, or less, predicted to occur at the down-gradient boundary of each individual lot as demonstrating a negligible impact. To evaluate the impact of nitrate on the groundwater system in the vicinity of the proposed project, a mass-balance approach, recommended by SWDH and IDEQ, has been performed. Note that calculations for this approach do not take into consideration actual alignment of individual wastewater treatment systems.

The mass-balance spreadsheets for down-gradient nitrate concentration for the lots with the smallest aquifer width perpendicular to groundwater flow direction and smallest acreage are present in **Appendix X**. A summary of values used in the analysis are presented in **Table 1** and results of the analyses are presented in **Table 2**.

Table 1 – Parameters Used in the Level 1 Nitrate Mass-Balance Analysis

Water Budget	Value Used
Hydraulic Conductivity (ft/day)	81
Hydraulic Gradient	0.0033
Mixing Zone Thickness (ft)	15
Percent of Parcel that is Impervious (%)	10
Septic Tank Effluent (gpd/home)	300*
Natural Recharge Rate (in/yr)	0.6
Nitrogen Budget	**Value Used**
Upgradient Groundwater Concentration (mg/L)	5.4
Denitrification Rate (decimal fraction)	0*
Nitrate in Natural Recharge (mg/L)	0.3*
Point of Compliance Nitrate Concentration Goal (mg/L)**	6.4

***Numbers represent the default values recommended by IDEQ and SWDH.**
****Upgradient groundwater concentration (mg/L) plus 1 mg/L equates to point of compliance nitrate concentration goal.**

Results of the mass-balance analysis for the lots with the smallest aquifer width perpendicular to groundwater flow direction and smallest acreage are outlined below. Mass-balance spreadsheets for standard and 40% nitrate reducing septic systems were prepared for these two lots.

Table 2 – Individual Lot Mass-Balance Analysis for Various Septic Tank Systems

Lot Number	Lot Area (acres)	Aquifer Width Perpendicular to Groundwater Flow Direction (feet)	Downgradient Nitrate Concentration (mg/L)		
			Standard Septic Systems	40% Nitrate Reducing Systems	65% Nitrate Reducing Systems
Lot 9	1.03	200.22	7.2*	6.4	N/A
Lot 23	1.60	191.73	7.3*	6.4	N/A

***Value exceeds the point of compliance nitrate concentration goal of 6.4 mg/L.**

5. CONCLUSIONS AND RECOMMENDATIONS

Mass-balance spreadsheets for down-gradient nitrate concentration have been prepared for the lots with the smallest aquifer width perpendicular to groundwater flow direction and smallest acreage. All spreadsheets are presented in the **Appendices** of this report. Considering the estimated input parameters, the results of the nitrogen mass-balance approach indicated that the down-gradient nitrate concentration using a 40 percent nitrate reducing system is 6.4 mg/L. **Thus for the entire site, the Point of Compliance Nitrate Concentration value of 6.4 mg/L was not exceeded when analyzing for the 40 percent nitrate reducing septic systems.**

Note that SWDH and IDEQ must review and approve the parameter values developed for this Level 1 NP Study and the mass-balance spreadsheets prior to subdivision approval. Also, note the following:

- If changes in the number of lots are desired, a revised lot layout must be provided to Atlas, and this study must be resubmitted or amended.
- This report must be submitted to the SWDH with a preliminary plat as well as the Subdivision Engineering Report (SER). Also, SWDH requires a preliminary development meeting to begin the SER process.
- To verify soil profile components at actual drainfield locations, soil exploration by test pits or borings, with approval by SWDH personnel, will be required following development of the preliminary plat.

Again, these results, as of the completion of this report, have not been reviewed by IDEQ or SWDH. Therefore, a revision in assumed hydraulic conductivity value, or other parameters used in the mass-balance spreadsheet, may be required subsequent to the SWDH and IDEQ review, and consequently, the allowable number of lots may change significantly. If so, the SWDH and IDEQ will request that this report be resubmitted or amended with revised values.

6. REFERENCES

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7. LIST OF APPENDICES

Appendix I	Topographic Map and General Site Map
Appendix II	Geologic Map with Approximate Project Site Location
Appendix III	Site Map with Test Pit Locations and Subsurface Investigation Test Pit Logs
Appendix IV	Soil Survey Information
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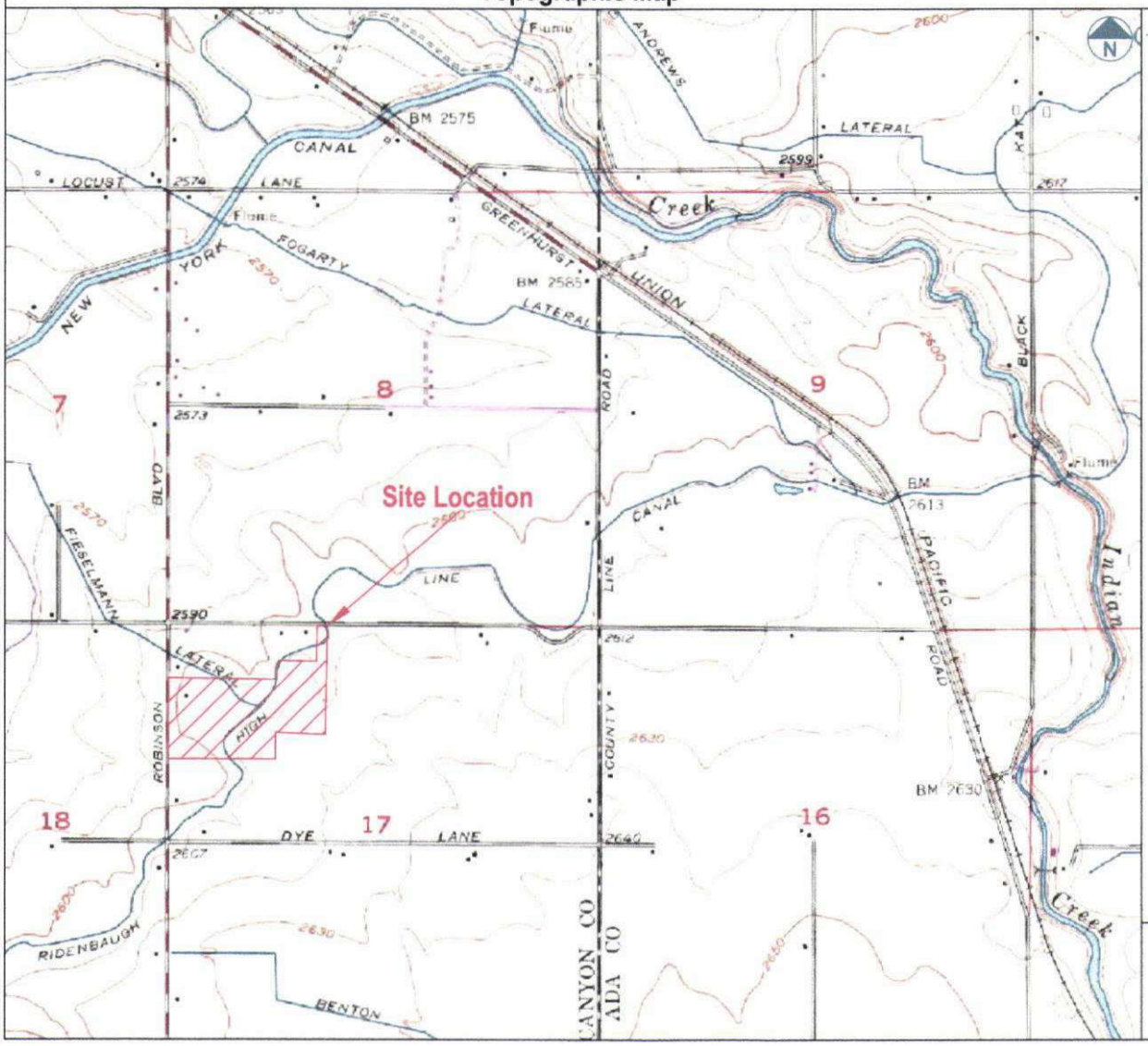
Appendix VI	IDEQ Groundwater Contour Map
Appendix VII	Site Plan with Aquifer Width Map for Individual Lots
Appendix VIII	Historic Precipitation/Climate Data for Project Location
Appendix IX	Site Location with Vicinity Monitoring Wells Map and Monitored Well Data
Appendix X	Nitrate Mass-Balance Spreadsheets for Individual Lots

Appendix I TOPOGRAPHIC MAP AND GENERAL SITE MAP

Topographic Map

Figure 1



MAP NOTES:

- Meridian, Idaho
  43116-E2-TF-024
  1953, Photorevised 1971
  10 Foot Contour Intervals
  T3N, R1W, & Section 32

LEGEND

Approximate Site Location

SCALE
0 0.25 0.5
(Mile)

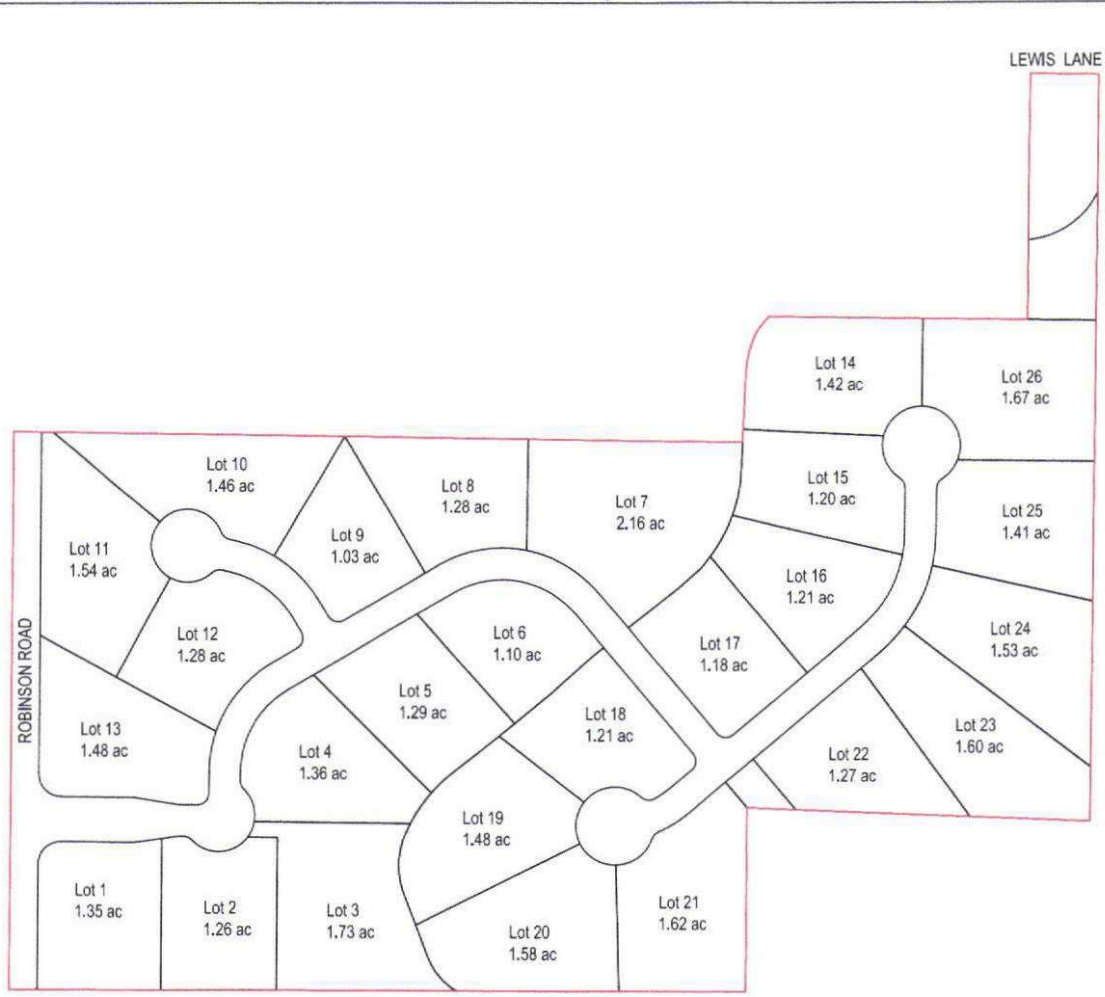
Haven Creek
9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Site Map

Figure 2



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

SCALE

0 175 350

(Feet)

Haven Creek

9814 Robinson Road
Kuna, ID

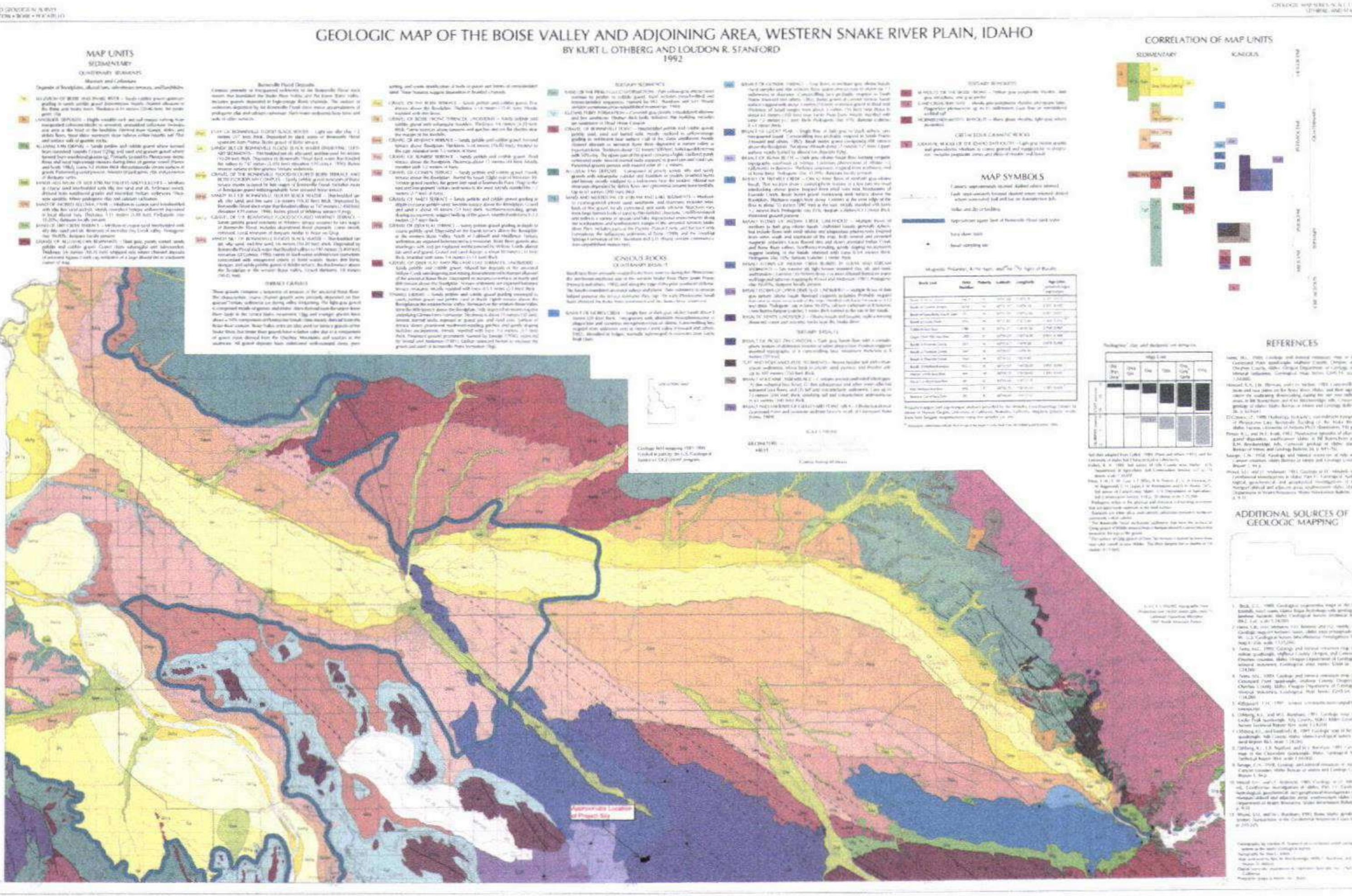
Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

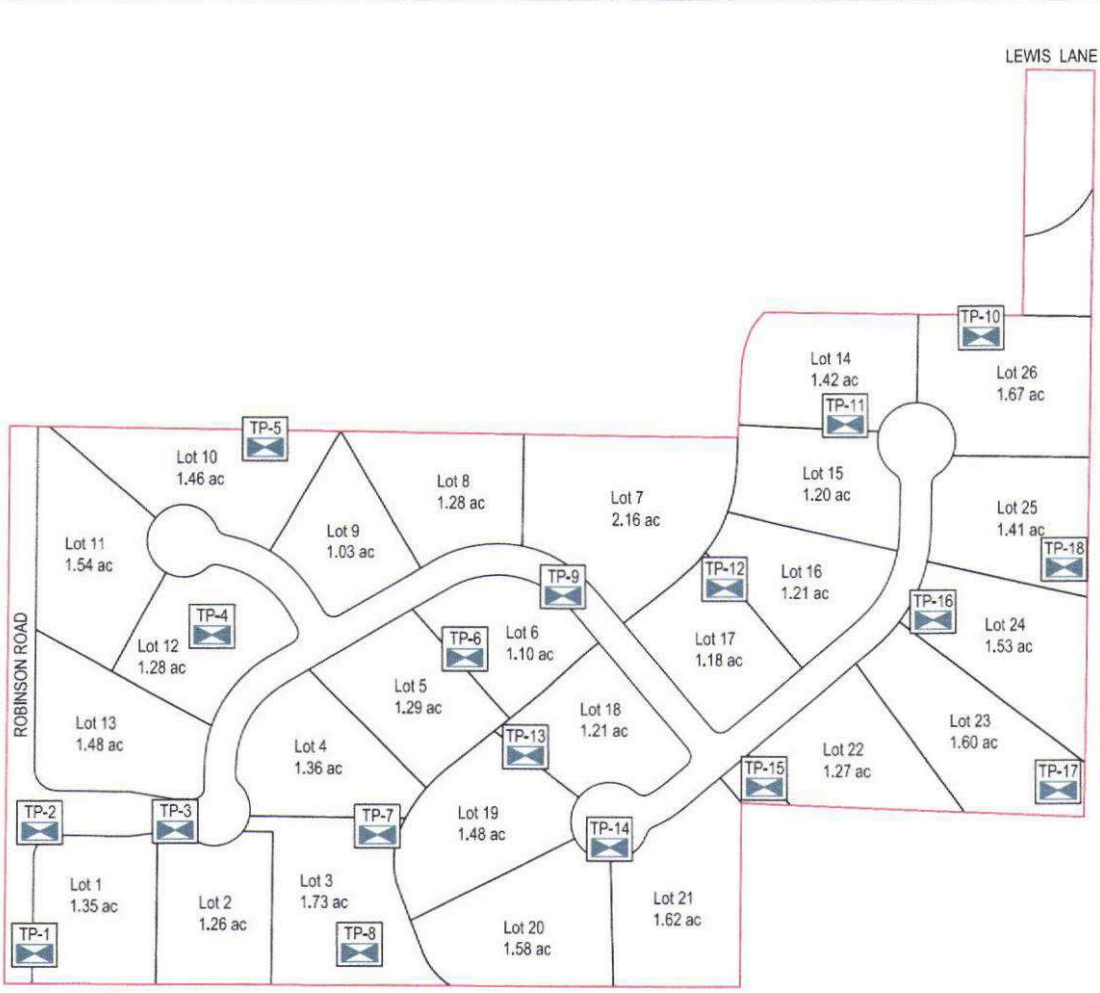
Appendix II GEOLOGIC MAP WITH APPROXIMATE PROJECT SITE LOCATION


GEOLOGIC MAP OF THE BOISE VALLEY AND ADJOINING AREA, WESTERN SNAKE RIVER PLAIN, IDAHO
BY KURT L. OTHBERG AND LOUDON R. STANFORD
1992
MAP UNITS
CORRELATION OF MAP UNITS
IGNEOUS ROCKS
MAP SYMBOLS
REFERENCES
ADDITIONAL SOURCES OF GEOLOGIC MAPPING
Approximate Location of Project Site

Appendix III SITE MAP WITH TEST PIT LOCATIONS AND SUBSURFACE INVESTIGATION TEST PIT LOGS

Site Map with Test Pit Locations

Figure 3



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate Atlas Test Pit Location

SCALE

0 175 350

(Feet)

Haven Creek

9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-1
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513370
Longitude: -116.493220
Depth to Water Table: Not Encountered
Total Depth: 6.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-6.1	Sandy Silt (ML): Brown, slightly moist, stiff to very stiff, with fine to medium-grained sand. --Refusal on basalt rock at a depth of 6.1 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 6.1 feet bgs.

Test Pit Log #: TP-2
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513919
Longitude: -116.493232
Depth to Water Table: Not Encountered
Total Depth: 9.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.6	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.6-9.2	Sandy Silt (ML): Brown, slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.5 to 9.2 feet bgs. --Refusal on basalt rock at a depth of 9.2 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-3
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514004
Longitude: -116.492150
Depth to Water Table: Not Encountered
Total Depth: 8.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-8.4	Sandy Silt (ML): Brown, slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.8 to 8.4 feet bgs. --Refusal on basalt rock at a depth of 8.4 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-4
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514769
Longitude: -116.492048
Depth to Water Table: Not Encountered
Total Depth: 4.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.2-4.5	Sandy Silt (ML): Brown, slightly moist, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 4.5 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-5
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515734
Longitude: -116.491675
Depth to Water Table: Not Encountered
Total Depth: 5.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-5.1	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.9 to 5.1 feet bgs. --Refusal on basalt rock at a depth of 5.1 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 5.1 feet bgs.

Test Pit Log #: TP-6
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514699
Longitude: -116.490435
Depth to Water Table: Not Encountered
Total Depth: 9.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.2-9.2	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.3 to 9.2 feet bgs. --Refusal on basalt rock at a depth of 9.2 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 9.2 feet bgs.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-7
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514023
Longitude: -116.490859
Depth to Water Table: Not Encountered
Total Depth: 6.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.5	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.	GS	1.0-1.5	0.75	A
1.5-6.6	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.1 to 6.6 feet bgs. --Refusal on basalt rock at a depth of 6.6 feet bgs.				

Notes: See Site Map for test pit location.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
A	16.3	31	9	99	98	95	90	77.9

Test Pit Log #: TP-8
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513284
Longitude: -116.491078
Depth to Water Table: Not Encountered
Total Depth: 8.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-8.9	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.8 to 8.9 feet bgs. --Refusal on basalt rock at a depth of 8.6 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-9
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515059
Longitude: -116.489707
Depth to Water Table: Not Encountered
Total Depth: 11.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.6	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material to a depth of 1 foot bgs.			0.75	
1.6-10.0	Sandy Silt (ML): Brown, dry, very stiff, with fine to coarse-grained sand. --Moderate calcium carbonate cementation from 6.9 to 10.0 feet bgs.				
10.0-11.6	Sandy Lean Clay (CL): Brown, dry, hard, with fine to medium-grained sand. --Refusal on indurated clay at a depth of 11.6 feet bgs.				

Notes: See Site Map for test pit location.
Piezometer installed to a depth of 11.6 feet bgs.

Test Pit Log #: TP-10
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.516354
Longitude: -116.487011
Depth to Water Table: Not Encountered
Total Depth: 8.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-8.1	Sandy Silt (ML): Light brown, dry, very stiff to hard, with fine to coarse-grained sand. --Moderate calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 8.1 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-11
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI
Latitude: 43.515509
Longitude: -116.487674
Depth to Water Table: Not Encountered
Total Depth: 10.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.8	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.	Bulk	1.0-1.5	0.75	R-value
1.8-10.4	Sandy Silt (ML): Brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 10.4 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-12
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI
Latitude: 43.515085
Longitude: -116.488617
Depth to Water Table: Not Encountered
Total Depth: 10.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-10.4	Sandy Silt (ML): Light brown, dry to slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.5 to 10.4 feet bgs. --Refusal on basalt rock at a depth of 10.4 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-13
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514232
Longitude: -116.489891
Depth to Water Table: Not Encountered
Total Depth: 13.8 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-11.5	Sandy Silt (ML): Light brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 5.7 to 11.5 feet bgs.				
11.5-13.8	Lean Clay with Sand (CL): Brown, slightly moist, hard, with fine to medium-grained sand. --Refusal on indurated clay at a depth of 13.8 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-14
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513946
Longitude: -116.489470
Depth to Water Table: Not Encountered
Total Depth: 9.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.9	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.9-9.6	Sandy Silt (ML): Light brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 4.4 to 9.6 feet bgs. --Refusal on basalt rock at a depth of 9.6 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 9.6 feet bgs.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-15
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI
Latitude: 43.514030
Longitude: -116.488480
Depth to Water Table: Not Encountered
Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.4	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			2.25	
2.4-10.3	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 4.6 to 10.3 feet bgs. --Refusal on basalt rock at a depth of 10.3 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-16
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI
Latitude: 43.514700
Longitude: -116.487201
Depth to Water Table: Not Encountered
Total Depth: 4.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.1	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			3.5	
1.1-4.9	Sandy Silt (ML): Brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 4.9 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-17
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514012
Longitude: -116.486229
Depth to Water Table: Not Encountered
Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.9	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			3.5	
1.9-10.3	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 10.3 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-18
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515035
Longitude: -116.486296
Depth to Water Table: Not Encountered
Total Depth: 8.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.7	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			2.5	
1.7-8.9	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 8.9 feet bgs.	GS	8.0-8.5		B

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 8.9 feet bgs.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
B	24.1	NP	NP	86	83	81	80	69.6

GEOTECHNICAL GENERAL NOTES

Unified Soil Classification System			
Major Divisions		**Symbol**	**Soil Descriptions**
Coarse-Grained Soils < 50% passes No.200 sieve	Gravel & Gravelly Soils < 50% coarse	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils > 50% coarse fraction	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine-Grained Soils > 50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

Relative Density and Consistency Classification	
Coarse-Grained Soils	**SPT Blow Counts (N)**
Very Loose:	< 4
Loose:	4-10
Medium Dense:	10-30
Dense:	30-50
Very Dense:	> 50
Fine-Grained Soils	**SPT Blow Counts (N)**
Very Soft:	< 2
Soft:	2-4
Medium Stiff:	4-8
Stiff:	8-15
Very Stiff:	15-30
Hard:	> 30

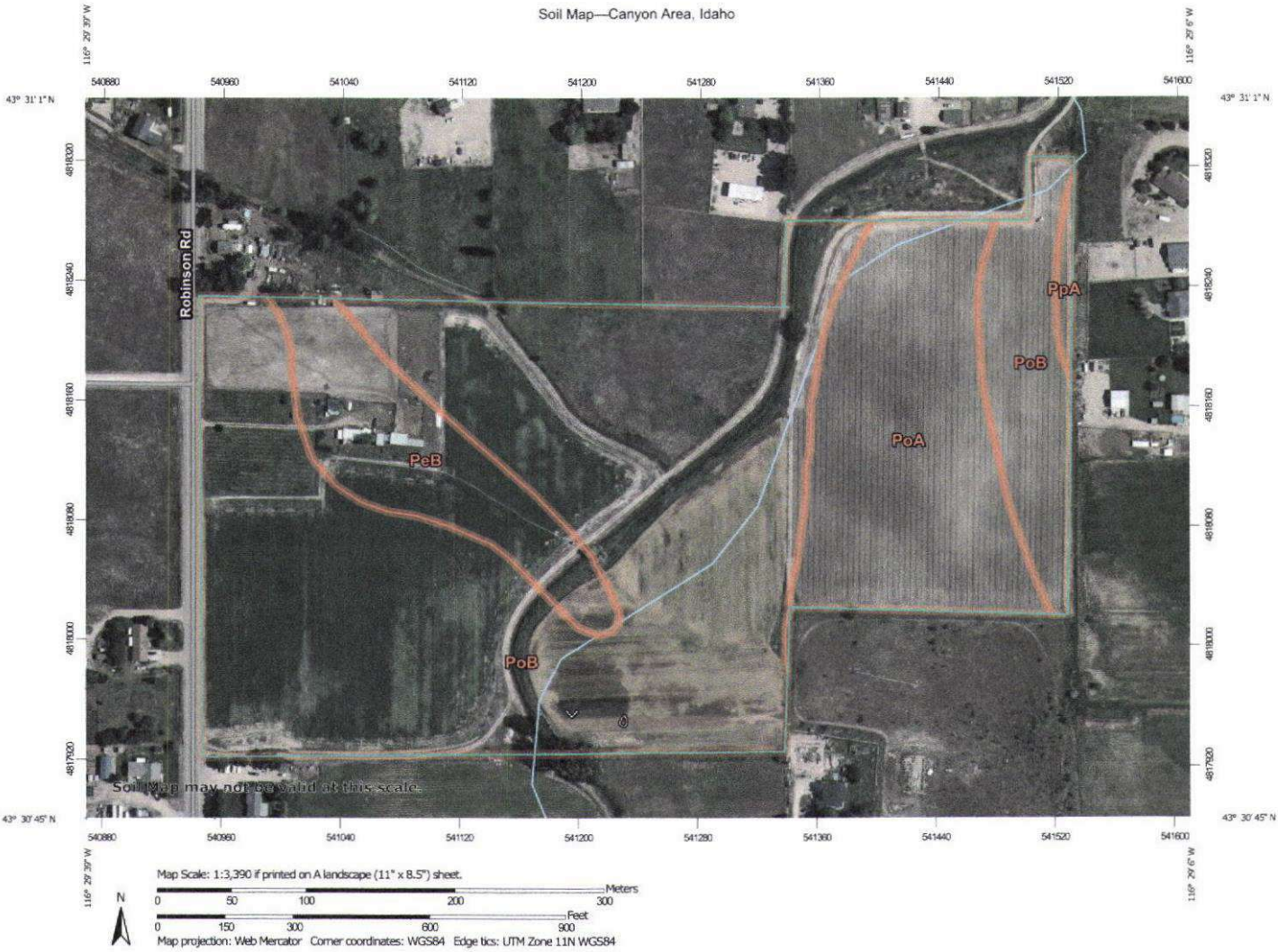
Moisture Content and Cementation Classification	
Description	**Field Test**
Dry	Absence of moisture, dry to touch
Slightly Moist	Damp, but no visible moisture
Moist	Visible moisture
Wet	Visible free water
Saturated	Soil is usually below water table
Description	**Field Test**
Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

Particle Size	
Boulders:	> 12 in.
Cobbles:	12 to 3 in.
Gravel:	3 in. to 5 mm
Coarse-Grained Sand:	5 to 0.6 mm
Medium-Grained Sand:	0.6 to 0.2 mm
Fine-Grained Sand:	0.2 to 0.075 mm
Silts:	0.075 to 0.005 mm
Clays:	< 0.005 mm

Acronym List	
GS	grab sample
LL	Liquid Limit
M	moisture content
NP	non-plastic
PI	Plasticity Index
Q_p	penetrometer value, unconfined compressive strength, tsf
V	vane value, ultimate shearing strength, tsf

Atlas No. B212203g

Appendix IV SOIL SURVEY INFORMATION


116° 29' 39" W
116° 29' 6" W
43° 31' 1" N
43° 30' 45" N
540880
540960
541040
541120
541200
541280
541360
541440
541520
541600
4818320
4818240
4818160
4818080
4818000
4817920
Robinson Rd
PeB
PoB
PoA
PpA
PoB
Soil Map may not be sand at this scale.
Map Scale: 1:3,390 if printed on A landscape (11" x 8.5") sheet.
Meters
0
50
100
200
300
Feet
0
150
300
600
900
N
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
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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: Canyon Area, Idaho
Survey Area Data: Version 17, Jun 3, 2020

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

Date(s) aerial images were photographed: Jun 10, 2020—Jun 26, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background 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
PeB	Potratz-Power silt loams, 1 to 3 percent slopes	4.2	10.0%
PoA	Power-Potratz silt loams, 0 to 1 percent slopes	7.9	18.7%
PoB	Power-Potratz silt loams, 1 to 3 percent slopes	29.8	70.7%
PpA	Power-Purdam silt loams, 0 to 1 percent slopes	0.3	0.6%
Totals for Area of Interest		**42.2**	**100.0%**

Canyon Area, Idaho

PeB—Potratz-Power silt loams, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2q3d
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

Potratz and similar soils: 70 percent
Power and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Potratz

Setting

Landform: Lava plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over bedrock derived from basalt

Typical profile

A - 0 to 3 inches: silt loam
Bw - 3 to 10 inches: silt loam
Bk - 10 to 24 inches: loam
R - 24 to 34 inches: bedrock

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 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)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Power

Setting

Landform: Lava plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess

Typical profile

Ap - 0 to 9 inches: silt loam
Btk - 9 to 17 inches: silt loam
Bk - 17 to 60 inches: silt loam

Properties and qualities

Slope: 1 to 3 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)
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Data Source Information

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 17, Jun 3, 2020

Canyon Area, Idaho

PoA—Power-Potratz silt loams, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q3m
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: 70 percent
Potratz and similar soils: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Power

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess

Typical profile

Ap - 0 to 9 inches: silt loam
Btk - 9 to 17 inches: silt loam
Bk - 17 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 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)
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Potratz

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over bedrock derived from basalt

Typical profile

A - 0 to 3 inches: silt loam
Bw - 3 to 10 inches: silt loam
Bk - 10 to 24 inches: loam
R - 24 to 34 inches: bedrock

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 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)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Data Source Information

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 17, Jun 3, 2020

Canyon Area, Idaho

PoB—Power-Potratz silt loams, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2q3n
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: 70 percent
Potratz and similar soils: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Power

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess

Typical profile

Ap - 0 to 9 inches: silt loam
Btk - 9 to 17 inches: silt loam
Bk - 17 to 60 inches: silt loam

Properties and qualities

Slope: 1 to 3 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)
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Potratz

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over bedrock derived from basalt

Typical profile

A - 0 to 3 inches: silt loam
Bw - 3 to 10 inches: silt loam
Bk - 10 to 24 inches: loam
R - 24 to 34 inches: bedrock

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 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)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Data Source Information

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 17, Jun 3, 2020

Canyon Area, Idaho

PpA—Power-Purdam silt loams, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q3p
Elevation: 2,000 to 5,000 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: 65 percent
Purdam and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Power

Setting

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

Typical profile

Ap - 0 to 9 inches: silt loam
Btk - 9 to 17 inches: silt loam
Bk - 17 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 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)
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Purdam

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or lacustrine deposits and/or loess

Typical profile

Ap - 0 to 10 inches: silt loam
Btk - 10 to 13 inches: silty clay loam
Bk - 13 to 24 inches: silt loam
Bkqm - 24 to 38 inches: cemented material
2C - 38 to 60 inches: stratified very gravelly sand to loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 20 to 40 inches to duripan
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 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)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Data Source Information

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 17, Jun 3, 2020

Appendix V SITE LOCATION WITH VICINITY WELLS MAP AND IDWR DRILLER'S WELL LOGS

Vicinity IDWR Well Locations

Figure 4

NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Well Location (#)

SCALE

0 0.125 0.5

(Miles)

Haven Creek
9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Form 238-7
9/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

USE TYPEWRITER OR BALLPOINT

RECEIVED JUN 29 1989

Department of Water Resources

1. WELL OWNER

Name Robert L. Vaughn

Address 1552 High Hope Lane

Owner's Permit No. 63-88-2-173

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☐ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	_____ inches +	1 feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

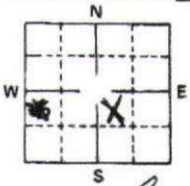
Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☐ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 19 Material used in seal: ☐ Cement grout
☐ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing
☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port Sanitary Well Seal

RECEIVED JUN 21 1991

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name Robinson Bar Ranchettes
Lot No. 6 Block No. 2
County Canyon
NW ¼ SE ¼ Sec. 7, T. 2 N/S, R. 1 E/W.

7. WATER LEVEL

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

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
40	60 ft.	2

108525

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
10"	0	2	Top Soil		✓
10"	2	16	Brown clay		✓
10"	16	19	Black lava rock		✓
6"	19	70	" " " w/ cracks at bottom & water	✓	

RECEIVED JUN 30 1989
Department of Water Resources
Western Regional Office

10.

Work started 6/8/88 finished 6/10/88

11. DRILLERS CERTIFICATION

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

Firm Name Can-Ada Well Drilling RL 1 Firm No. 304
Address Kuna, Id. 83634 Date Sept. 26, 1988
Signed by (Firm Official) Earl Skinner
and
(Operator) Earl Skinner

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

Form 238-7
9/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

USE TYPEWRITER OR BALLPOINT PEN

RECEIVED JUL 1 8 1988

Department of Water Resources

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

1. WELL OWNER

~~362-5303~~

Name Robert Vaughn

Address Robinson + Lewis Lane Nampa, Idaho

Owner's Permit No. 63-88-2-173

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal

☐ Industrial ☐ Stock ☐ Waste Disposal or Injection

☐ Other ______ (specify type)

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary

☐ Cable ☐ Dug ☐ Other ______

5. WELL CONSTRUCTION

Casing schedule: ☐ Steel ☐ Concrete ☐ Other ______

Thickness	Diameter	From	To
~~[illegible]~~ inches	inches +	feet	feet
.250 inches	6 inches	1 feet	18 feet
inches	inches	feet	feet
inches	inches	feet	feet

Was casing drive shoe used? ☐ Yes ☒ No

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation ______ inches by ______ inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name ______

Type ______ Model No. ______

Diameter ____ Slot size ____ Set from ____ feet to ____ feet

Diameter ____ Slot size ____ Set from ____ feet to ____ feet

Gravel packed? ☐ Yes ☒ No ☐ Size of gravel ______

Placed from ______ feet to ______ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout ☐ Bentonite ☐ Puddling clay ☐ ______

Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth

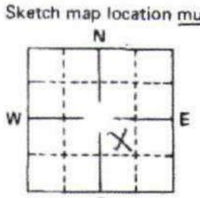
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld

☐ Cemented between strata

Describe access port Sanitary Well Seal

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name ______

Lot No. ______ Block No. ______

County Canyon

NW ¼ SE ¼ Sec. 7, T. 2 N/~~S~~, R. 1 ~~E~~/W.

7. WATER LEVEL

Static water level 20 feet below land surface.

Flowing? ☐ Yes ☒ No G.P.M. flow ______

Artesian closed-in pressure ______ p.s.i.

Controlled by: ☐ Valve ☐ Cap ☐ Plug

Temperature 57 °F. Quality 17 grains

Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other ______

Discharge G.P.M.	Pumping Level	Hours Pumped
75	50	2

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
9	0	2	top soil		X
9	2	11	brown clay		X
9	11	18	black lava Rock		X
6	18	70	" " "	X	

RECEIVED JUN 2? 1988 Department of Water Resources

10.

Work started 6/8/88 finished 6/9/88

11. DRILLERS CERTIFICATION

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

Firm Name Can-Ada Well Drilling Firm No. 304

Address Rt. 1 Kuna, Id 83634 Date 6/9/88

Signed by (Firm Official) Earl Skinner

and

(Operator) Earl Skinner

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

USE TYPEWRITER OR BALLPOINT PEN

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

RECEIVED
APR 17 1978
Department of Water Resources

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

1. WELL OWNER

Name Pete Ubernaga

Address Route 6 Nampa, Ida.

Owner's Permit No. —

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Other (specify type)

☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal or Injection

4. METHOD DRILLED

☒ Cable ☐ Rotary ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 92 feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	+1 (0) feet	19 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

Was casing drive shoe used? ☐ Yes ☒ No

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation ____ inches by ____ inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name ____

Type ____ Model No. ____

Diameter ____ Slot size ____ Set from ____ feet to ____ feet

Diameter ____ Slot size ____ Set from ____ feet to ____ feet

Gravel packed? ☐ Yes ☒ No Size of gravel ____

Placed from ____ feet to ____ feet

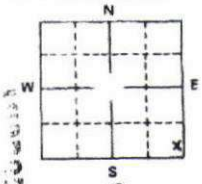
Surface seal depth 19 Material used in seal: ☐ Cement grout ☐ Puddling clay ☒ Well cuttings

Sealing procedure used: ☐ Slurry pit ☐ Temporary surface casing ☒ Overbore to seal depth

6. LOCATION OF WELL

63

Sketch map location must agree with written location.



Subdivision Name ____

Lot No. ____ Block No. ____

County Canyon

SE ¼ SE ¼ Sec. 7, T. 2 N/S, R. 1 E/W

7. WATER LEVEL

Static water level 30 feet below land surface.

Flowing? ☐ Yes ☒ No G.P.M. flow ____

Temperature ____ °F. Quality ____

Artesian closed-in pressure ____ p.s.i.

Controlled by: ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☐ Pump ☒ Bailer ☐ Other

Discharge G.P.M.	Drawdown	Hours Pumped
30	0	1

9. LITHOLOGIC LOG 105861

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	1	Top soil		✓
"	1	5	hard pan		✓
"	5	30	black lava		✓
"	30	43	hard reddish lava	✓	
"	43	58	black lava	✓	
"	58	85	broken lava	✓	
"	85	92	Sandy clay	✓	

10. Work started 2/20/78 finished 2/26/78

11. DRILLERS CERTIFICATION

Firm Name Johnston Drilling Firm No. 92

Address Oreana, Idaho Date 2/27/78

Signed by (Firm Official) Elmer D Johnston

and

(Operator) Ralph R Robinson

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

Form 238-7
3/95

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

057613

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

1. DRILLING PERMIT NO. 63-96-W-0735-000
Other IDWR No. _____

2. OWNER:
Name Larry Conger
Address 6125 E. Lewis
City Nampa State ID Zip 83686

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

N / W / E / S

Twp. 2 North ☒ or South ☐
Rge. 4 East ☐ or West ☒
Sec. 17 ____ 1/4 SE (10 acres) 1/4 SE (40 acres) 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site 6216 Lewis
City Nampa
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	18	4/50	Pour

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____
Was drive shoe seal tested? ☒ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	58	250	Steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

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

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

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
90 ft. below ground Artesian pressure _____ lb.
Depth flow encountered 106 ft. Describe access port or control devices: CAP

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

Yield gal./min.	Drawdown	Pumping Level	Time
75	100	100	3 Hr

Water Temp. 56 Bottom hole temp. 56
Water Quality test or comments: _____
Depth first Water Encountered 61

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	2	Top Soil		
	2	16	Brn Sandy Clay		
	16	18	Lava		
6	18	104	" " Cracked	X	
	104	108	Red Clay		
	108		Sand & Gravel	X	

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Department of Water Resources

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OCT 22 1996
MICROFILMED WATER RESOURCES WESTERN REGION
DEC 0 6 1996

Completed Depth 108 (Measurable)
Date: Started 9-30-96 Completed 9-31-96

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

Firm Name Treasure Valley Drilling Firm No. 560
Firm Official _____ Date 10-11-96
and
Supervisor or Operator _____ Date 10-11-96
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
8/90

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

USE TYPEWRITER OR BALLPOINT PEN

5

1. WELL OWNER
Name SHERVIK BUILDERS
Address 1404 MIDLAND BLVD NAMPA 83651
Drilling Permit No. 63-92-W-087
Water Right Permit No. _____

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

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

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

5. WELL CONSTRUCTION
Casing schedule: ☐ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches +	1½ feet	37 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 37 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing
☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port _____

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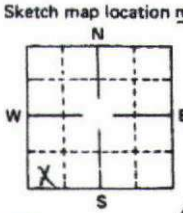
6. LOCATION OF WELL
Sketch map location must agree with written location.



Subdivision Name HENRY HEIGHTS
Lot No. 1 Block No. 1
County CANYON
SW ¼ SW ¼ Sec. 8, T. 2 N ☒ S ☐ R. 1 E ☐ W ☒

7. WATER LEVEL
Static water level 42' feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

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

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG 079478

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	4	TOPSOIL/HARD PAN		X
	4	16	SOLID LAVA		X
	16	22	LAVA W/CREVICES		X
6	22	43	SOLID LAVA		X
	43	83	LAVA W/ CREVICES	X	

AUG 12 1992
Department of Water Resources

JUN 23 1992
Department of Water Resources
Western Regional Office

10. Work started 2-28-92 finished 2-28-92

11. DRILLERS CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name DAVIS WELL & PUMP CO. Firm No. 101
Address 415 N. PITT LANE NAMPA, IDAHO 83687 Date 6-10-92
Signed by (Firm Official) Carol M Davis
and
(Operator) Chuck Davis by Chm.

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

Form 238-7
8/90

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name Shervik Builders
Address Robinson & Lewis Lane
204 10th Ave. S. Nampa, Idaho 83651
Drilling Permit No. 63-91-w-458
Water Right Permit No.

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other

Thickness	Diameter	From	To
.250 inches	6 inches +	1½ feet	31 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

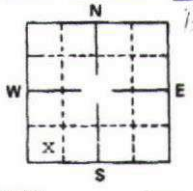
Was casing drive shoe used? ☐ Yes ☒ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from ___ feet to ___ feet
Diameter ___ Slot size ___ Set from ___ feet to ___ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel
Placed from _____ feet to _____ feet
Surface seal depth 30 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing
☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
SW ¼ SW ¼ Sec. 8, T. 2 N ☐ N ☐ S R. 1 W ☐ E ☐ W

7. WATER LEVEL

Static water level 31 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

072251

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	8	Top soil/hard pan		X
	8	10	Loose lava rock; hard pan		X
	10	20	Lava		X
	20	26	Lava crevices		X
	26	40	Solid lava		X
6	40	42	Lava crevices	X	
	42	65	Solid lava		X
	65	86	Lava crevices	X	
	86	88	Solid lava		X

RECEIVED
MAR 18 1992
Department of Water Resources

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MAR 18 1992
Department of Water Resources
Western Regional Office

10.

Work started 12/18/91 finished 12/18/91

11. DRILLERS CERTIFICATION

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

Firm Name DAVIS WELL & PUMP CO. Firm No. 101
Address 415 N. PITT LANE NAMPA, IDAHO 83687 Date 1-10-91
Signed by (Firm Official) Carol M Davis
and
(Operator) Chuck Davis

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

7

Form 238-7
4/92

C
KJ

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

Location Corrected by IDWR To:
T02N R01W Sec. 8 NESWSW
By: mciscell 2012-05-04

1. WELL OWNER

Name William Knipe
Address 6603 Henry Pl. Nampa, ID
Drilling Permit No. 63-92-W-0790-000
Water Right Permit No. 63-W-66

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☒ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 2 feet	28 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

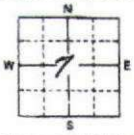
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☐ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 20 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port Top of Well

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name HENRY
Lot No. 5 Block No. 1
County CANYON
Address of Well Site 6603 HENRY PL. NAMPA
(give at least name of road)
NE ¼ NE ¼ Sec. 7, T. 2 N ☒ or S ☐, R. 2 E ☐ or W ☒

7. WATER LEVEL

Static water level 45 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
30		½

9. LITHOLOGIC LOG

70550

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8"	0	6	Top Soil		
"	6	28	Lava		
"	28	105	Lava		
"	105	-	Gravel & Sand	X	

RECEIVED
SEP 28 1992
Department of Water Resources
Western Regional Office

MICROFILMED
FEB 09 1994

10.

Work started 9/18/92 finished 9/18/92

11. DRILLER'S CERTIFICATION

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

Firm Name Adamson Pump & Drilling Firm No. 457
Address Nampa, ID Date 9/21/92
Signed by Drilling Supervisor Dave Adamson
and
(Operator) John Post
(If different than the Drilling Supervisor)

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

Form 238-7
4/92

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER
Name ALLAN CABA
Address 6600 E LEWIS LANE NAMPA
Drilling Permit No. 63-93-W-0699
Water Right Permit No. _____

2. NATURE OF WORK
☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

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

4. METHOD DRILLED
☒ Rotary ☒ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

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

Thickness	Diameter	From	To
250 inches	8 inches	+ 2 feet	53 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

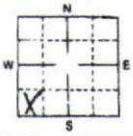
Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 20 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port _____

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



Subdivision Name HENRY HEIGHTS
Lot No. 4+3 Block No. 1
County CANYON
Address of Well Site SAME
(give at least name of road)
SW ¼ SW ¼ Sec. 8, T. 2 N ☒ or S ☐, R. 1 E ☐ or W ☒

7. WATER LEVEL
Static water level 12 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

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

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG 70528

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
10	0	4	TOP SOIL/HARD PAN		X
	4	34	SOLID LAVA		X
	34	38	LAVA CREVICES		X
	38	59	SOLID LAVA		X
8	59	86	LAVA CREVICES	X	
	86	88	SOLID LAVA		X

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AUG 23 1993
Department of Water Resources

RECEIVED
AUG 19 1993
Department of Water Resources
Western Regional Office

MICROFILMED
FEB 09 1994

10.
Work started 7-14-93 finished 7-14-93

11. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
DAVIS WELL & PUMP CO.
Firm Name 415 N. PITT LANE NAMPA, IDAHO 83687 Firm No. 101
Address _____ Date 8-17-93
Signed by Drilling Supervisor Chuck Davis
and
(Operator) _____
(If different than the Drilling Supervisor)

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

Form 238-7
6/07

63

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0087651

Drilling Permit No 896644

Water right or injection well #

2. OWNER:

Name HECTOR MIGUEL CAMACHO MARQUEZ

Address 606 WINTER PL

City NAMPA State ID Zip 83686

3. WELL LOCATION:

Twp 02 North ☒ or South ☐ Rge 01 East ☐ or West ☒

Sec 8 ___ 1/4 NE 1/4 SW 1/4

Gov't Lot ___ County CANYON

Lat 43° 31.2798N (Deg. and Decimal minutes)

Long 116° 29.2134W (Deg. and Decimal minutes)

Address of Well Site 6811 BROWN LN

City NAMPA

Lot ___ Blk ___ Sub. Name ___

4. USE:

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

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
BENONITE 3/8	0	38	1100 LBS	POURED

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	+1.5	40	.250	STEEL	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method

Manufactured screen ☒ Y ☐ N Type CERTA LOK

Method of installation SET IN

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
40	69	020		4.5"	PVC	SDR17

Length of Headpipe ___ Length of Tailpipe ___

Packer ☐ Y ☒ N Type

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
SILICA SAND	38	69	5 YRDS	TAGGED IN
8/16				

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)

Describe control device

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 30 Static water level (ft) 30

Water temp (°F) 61 Bottom hole temp (°F) 61

Describe access port WELL CAP

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
60'	50 +	60 MIN	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (In)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10	0	2	TOP SOIL		X
10	2	4	BROWN CLAY		X
10	4	8	HARD PAN		X
10	8	22	BLACK BASALT		X
10	22	37	BROKEN BASALT BROWN	X	
10	37	45	BLACK BASALT		X
10	45	48	BROKEN	X	
10	48	60	BLACK BASALT		X
10	60	69	BROKEN BASALT	X	

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FEB 10 2021
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable) 69'

Date Started 11/4/2020 Date Completed 11/7/2020

14. DRILLER'S CERTIFICATION:

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

Company Name PEARSON WELL DRILLING Co. No. 771

*Principal Driller [signature] Date 11/9/2020

*Driller ___ Date ___

*Operator II [signature] Date ___

Operator I ___ Date ___

* Signature of Principal Driller and rig operator are required

Form 238-7
6/07

63

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

RECEIVED
DEC 27 2019
WATER RESOURCES
WESTERN REGION

1. WELL TAG NO. D D0083412
Drilling Permit No. 892570
Water right or injection well #

2. OWNER:
Name Jason Perkins
Address 0 Mamer Ln.
City Nampa State Idaho Zip 83686

3.WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 8 ____ 10 acres 1/4 SE 40 acres 1/4 SW 160 acres 1/4

Gov't Lot ____ County Canyon
Lat. 43 ° 31.241'N (Deg. and Decimal minutes)
Long. 116 ° 29.204'W (Deg. and Decimal minutes)
Address of Well Site Same
(Give at least name of road + Distance to Road or Landmark) City Nampa
Lot. 6 Blk. ____ Sub. Name Mamer Sub. (Par. #R24210)

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

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/8" Bentonite	0	50	1050 lbs.	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	4	57	.250	Steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☒ Y ☐ N Type Certa-Lock PVC Screens
Method of installation Drop In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
36	96	.020	60'	4.5"	PVC	SDR17

Length of Headpipe N/A Length of Tailpipe N/A
Packer ☐ Y ☒ N Type ----------

10.FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
N/A				

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) ----------
Describe control device ----------

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) -------- Static water level (ft) 34'
Water temp. (°F) Cold Bottom hole temp. (°F) ----------
Describe access port 6" Turtle Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
50'	100 GPM	1 HR.

Test method:

Pump	Bailer	Air	Flowing artesian
☐	☐	☒	☐
☐	☐	☐	☐

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0	2	Top Soil		X
	2	6	Hard Pan		X
	6	11	Broken Lava		X
	11	39	Black Lava		X
	39	42	Red Lava		X
	42	96	Black Lava	X	
6"	96		Sand & Gravel	X	

Completed Depth (Measurable): 96'
Date Started: Dec 12, 2019 Date Completed: Dec 13, 2019

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling In Co. No. 332
*Principal Driller [signature] Date Dec 13, 2019
*Driller ____ Date ____
*Operator II [signature] Date Dec 13, 2019
Operator I [signature] Date Dec 13, 2019

* Signature of Principal Driller and rig operator are required.

RECEIVED
DEC 13 2019
WATER RESOURCES
WESTERN REGION

Form 238-7
6/07

63

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D D0083411
Drilling Permit No. 892569
Water right or injection well #

2. OWNER:
Name Allen Perkins
Address 5307 Mamer Ln.
City Nampa State Idaho Zip 83686

3.WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 8 ____ 1/4 (10 acres) SE 1/4 (40 acres) SW 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat. 43 ° 31.197'N (Deg. and Decimal minutes)
Long. 116 ° 29.209'W (Deg. and Decimal minutes)
Address of Well Site Same
(Give at least name of road + Distance to Road or Landmark) City Nampa
Lot 6 Blk. ____ Sub. Name Mamer Sub.

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

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/8" Bentonite	0	50	1100 lbs.	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	2	57	.250	Steel	☒	☐	☐	☒
4.5"	40	60	SD17	PVC	☐	☒	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 57'

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☒ Y ☐ N Type Certa-Lock PVC Screens
Method of installation Drop In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
60	100	.020	40'	4.5"	PVC	SDR17

Length of Headpipe 20' Length of Tailpipe N/A
Packer ☐ Y ☒ N Type ----------

10.FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
N/A				

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) ----------
Describe control device ----------

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) ---------- Static water level (ft) 40'
Water temp. (°F) Cold Bottom hole temp. (°F) ----------
Describe access port 6" Turtle Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
80'	55 GPM	1 HR.	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0	2	Top Soil		X
	2	6	Hard Pan		X
	6	14	Coarse Sand & Gravel		X
	14	42	Black Lava Rock		X
	42	45	Red Lava Rock	X	
	45	84	Black Lava Rock	X	
6"	84	87	Clay		X
	87	92	Black Lava Rock	X	
	92	100	Red Cinders	X	
	100		Sand & Gravel	X	

Completed Depth (Measurable): 100'
Date Started Dec 10, 2019 Date Completed Dec 11, 2019

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling In Co. No. 332
*Principal Driller [signature] Date Dec 12, 2019
*Driller ____ Date ____
*Operator II [signature] Date Dec 12, 2019
Operator I [signature] Date Dec 12, 2019

*** Signature of Principal Driller and rig operator are required**

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name Byron Henry

Address Kuna, Idaho

Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	16 inches +	1 1/2 feet	38 1/2 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

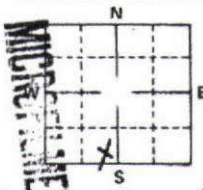
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 38 Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port welded plate

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name none
Lot No. _____ Block No. _____
County Canyon
SE ¼ SW ¼ Sec. 8, T. 2 N., R. 1 W.

7. WATER LEVEL

Static water level 38 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

10643

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	10	Top soil & hardpan		X
	10	50	Solid lava		X
	50	55	Lava crevice	X	
	55	71	Lava		X
	71	80	Lava crevice	X	
	80	88	Solid lava.		X
	88	90	Lava crevice	X	

RECEIVED
AUG 14 1980
Department of Water Resources

MAY [illegible] 1980
Department of Water Resources
Western Regional Office

10.

Work started 10/19/79 finished 10/19/79

11. DRILLERS CERTIFICATION

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

Firm Name Davis Well & Pump Firm No. 101
Address 415 N. Allen Nampa Date 2/15/80
Signed by (Firm Official) Charles Davis
and
(Operator) _____

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

Form 238-7
1/94

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter
or
Ball Point Pen

053407

1. DRILLING PERMIT NO. 63-94-W-0910-000
Other IDWR No.

2. OWNER:
Name MIKE HARN
Address 5119 MAMER LANE
City NAMPA State ID Zip 83686

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

N / W / E / S — X

Twp 2 North X or South ☐
Rge. 1 East ☐ or West X
Sec. 8, ____ 1/4 SE 1/4 SW 1/4
Gov't Lot ____ County CANYON

Address of Well Site
5119 MAMER LANE City NAMPA
(Give at least name of road + Distance to Road or Landmark)

Lt. ____ Blk. ____ Sub. Name ____

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

5. TYPE OF WORK
X New Well ☐ Modify or Repair ☐ Replacement ☐ Abandonment

6. DRILL METHOD
☐ Mud Rotary X Air Rotary ☐ Cable ☐ Other ____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
BENT	0	20	4S	OVERBORE

Was drive shoe used? Y X N ☐
Was drive shoe seal tested? Y ☐ N X How? ____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+3	117	250	STEEL	X	☐	X	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____

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

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

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

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

Yield gal./min.	Drawdown	Pumping Level	Time
50	80	NO	TEST

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: ____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
11"	0	2	TOPSOIL	NO	
11"	2	5	BRN LAVA BOULDERS/CLAY	NO	
11"	5	20	SOLID BLACK LAVA	NO	
9"	20	50	SOLID BLACK LAVA	NO	
9"	50	53	CRACKS RED CINDERS	NO	
9"	53	59	SOLID BLACK LAVA	NO	
9"	59	70	CRACKS BLACK LAVA	YES	
9"	70	80	CRACKS BLACK LAVA	NO	
9"	80	97	SOLID BLACK LAVA	NO	
9"	97	100	BRN CLAY	NO	
6"	100	114	BRN GRAVEL SAND	YES	
6"	114	118	BRN CLAY	NO	
6"	118	121	BRN SAND GRAVEL	YES	

RECEIVED
MAR 17 1995
Department of Water Resources

RECEIVED
NOV 14 1994
WATER RESOURCES
WESTERN REGION

JUN 25 1995

Completed Depth 120' FROM TOP OF CASING (Measurable)
Date: Started 10/1/94 Completed 10/4/94

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

Firm Name S.O.S.WELLDRILLING Firm No. 212
Firm Official Frank Skinner Date 10-21-94
and
Supervisor or Operator Tony Hackett Date 10-21-94
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
4/92

RECEIVED
FEB 12 1993
Department of Water Resources
Western Regional Office

RECEIVED
MAR 2 1993
Department of Water Resources

14

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name Bob Hardesty

Address 6912 Lewis Ln Nampa Id

Drilling Permit No. 63-92-W-1079

Water Right Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☒ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 feet	111 feet
.258 inches	5 inches	105 feet	110 feet
.258 inches	5 inches	115 feet	117 feet

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

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

Well screen installed? ☒ Yes ☐ No
Manufacturer Houston Type 304
Top Packer or Headpipe 4' 8"
Bottom of Tailpipe 2'

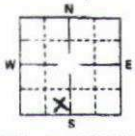
Diameter 5 Slot size .020 Set from 110 feet to 115 feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout
☒ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port Well Seal

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
Address of Well Site _____ (give at least name of road)
T. 2 N ☒ or S ☐
SE ¼ SW ¼ Sec. 8, R. 1 E ☐ or W ☒

7. WATER LEVEL

Static water level 60 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
50		1

84308

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	8	Top Soil		X
	8	98	Lava Rock		X
	98	117	Sand & Gravel	X	

MICROFILMED
AUG 09 1993

10.

Work started 15 Dec 92 finished 2-12-93

11. DRILLER'S CERTIFICATION

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

Firm Name Dennis Phipps Firm No. 332
Address Meridian Id Date 2-3-93
Signed by Drilling Supervisor Dennis Phipps
and
(Operator) _____ *(if different than the Drilling Supervisor)*

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

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

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

Received 3-19-73

1. WELL OWNER

Name Robert H. Hardesty

Address RT 2 Meridian, Ida

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☐ Stock

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6" inches Total depth 72 feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
250 inches	6 5/8 inches	0 feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☒ No Size of gravel _____

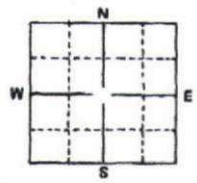
Placed from _____ feet to _____ feet

Surface seal? ☒ Yes ☐ No To what depth 19 feet

Material used in seal ☐ Cement grout ☒ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



63

County Ada, County.

SE ¼ SW ¼ Sec. 8, T. 2 N/S, R. 1 E/W of Boise Meridian.

7. WATER LEVEL

Static water level 49 feet below land surface

Flowing? ☐ Yes ☒ No G.P.M. flow _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☒ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
20	NONE	6 hrs

9. LITHOLOGIC LOG 31487

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	2	Top Soil		
	2	4	Caliche & Hard pan		
	4	31	Gray loam = "Hard"		
	31	44	Grading loam "Hard"		
	44	49	Gray loam "Very Hard"		
	49	69	Gray loam Basalt	X	
	69	72	Black Cinders	X	
			STALLED-OUT-		

10. Work started Dec-1-72 finished Dec 7-72

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

C.R. Broomfield #29
Driller's or Firm's Name Number

144 Meffon St, Nampa, Ida.
Address

C.R. Bourn Dec-12-1972
Signed By Date

USE ADDITIONAL SHEETS IF NECESSARY

FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

RECEIVED 16
APR 8 1976
Division of Water Resources

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name Fred Schwindt
Address 303 Florida Ave
Owner's Permit No. Nampa Idaho

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 88 feet
Casing schedule: ☒ Steel ☐ Concrete

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

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No Size of gravel _____
from _____ feet to _____ feet
Surface seal depth 18 Material used in seal ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used ☐ Slurry pit ☐ Temporary surface casing ☒ Overbore to seal depth

MICROFILMED

6. LOCATION OF WELL

Sketch map location must agree with written location. (63)

N / W / E / S

Subdivision Name _____
Lot No. KHF Block No. _____
County Canyon
SE ¼ SW ¼ Sec. 8 T. 2 N. R. 1 W

7. WATER LEVEL

Static water level 49' feet below land surface
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Temperature _____ ° F. Quality FAIR
Artesian closed-in pressure _____ p.s.i.
Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☒ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
20	1'	1

033131

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	1	Basalt Boulders & Soil		X
8	1	2	Hard Pan Basalt Boulders		X
8	2	3	Broken Basalt		X
8	3	5	Basalt (Hard)		X
8	5	10	Basalt		X
8	10	15	Basalt Sl. Soft		X
8	15	18	Hard Basalt Soft		X
6	18	25	Basalt (Soft)		X
6	25	30	Basalt Soft		X
6	30	40	Hard Basalt Very		X
6	40	50	Hard Basalt		X
6	50	55	Gray Basalt		X
6	55	57	Red Basalt		X
6	57	65	Hard Black Basalt		X
6	65	70	Gray Basalt	X	
6	70	74	Basalt Black	X	
6	74	75	Broken Basalt (Some Box Clay Chunks)	X	
6	75	80	Hard Black Basalt	X	
6	80	85	Basalt	X	
6	85	86	Broken Basalt Some Cinders	X	
6	86	88	Basalt	X	

10. Work started 2/28/76 finished 3/13/76

11. DRILLERS CERTIFICATION

Firm Name Jesse Hill Firm No. 216
Address 449 Thirty St Nampa Date 3/13/76
Signed by (Firm Official) Jesse Hill
and " "
(Operator) _____

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

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

Received 1-14-74 17

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

1. WELL OWNER

Name Dave Dwyer

Address Rt 3 Nampa Idaho

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☐ Stock

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 68 feet

Casing schedule: ☐ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	+18" feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☒ No Size of gravel _____

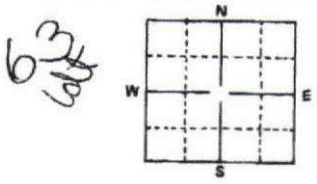
Placed from _____ feet to _____ feet

Surface seal? ☒ Yes ☐ No To what depth 20 feet

Material used in seal ☐ Cement grout ☒ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



County Canyon

SE ¼ SW ¼ Sec. 8, T. 2 N/S, R. 1 E/W

7. WATER LEVEL

Static water level 41 feet below land surface

Flowing? ☐ Yes ☐ No G.P.M. flow _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
20	8	3

033133

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	4	Soil		✓
6	4	50	Lava Black		✓
6	50	65	Lava Red		✓
6	65	68	Lava Black		✓
6	68		Black Cinders	✓	

10.

Work started July 9 finished July 15 1973

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

C.B. Broomfield 29
Driller's or Firm's Name Number

147 Myrtle Nampa Ida
Address

C.B. Broomfield Sept 5 1973
Signed By Date

USE ADDITIONAL SHEETS IF NECESSARY

FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

Form 238-7
4/92

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

Location Corrected by IDWR To:
T02N R01W Sec. 8 SESESW
By: mciscell 2012-12-26

1. WELL OWNER
Name Melvin Griffith
Address 6902 E. Lewis Ln Nampa Id. 83651
Drilling Permit No. 63-93-W-0207
Water Right Permit No. _____

2. NATURE OF WORK
☐ New well ☐ Deepened ☒ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

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

4. METHOD DRILLED
☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

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

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 feet	110 feet
.258 inches	5 inches	106 feet	111 feet
.258 inches	5 inches	116 feet	118 feet

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

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

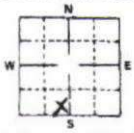
Well screen installed? ☒ Yes ☐ No
Manufacturer Wesco Type 304
Top Packer or Headpipe 4' 8"
Bottom of Tailpipe 2'

Diameter 5 Slot size .020 Set from 111 feet to 116 feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout
☒ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port Weld Seal

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



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
Address of Well Site 6902 E. Lewis Ln
(give at least name of road)
SE ¼ SW ¼ Sec. 8, T. 2 N ☒ or S ☐, R. 1 E ☐ or W ☒

7. WATER LEVEL
Static water level 63 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

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

Discharge G.P.M.	Pumping Level	Hours Pumped
40		1

9. LITHOLOGIC LOG 082804

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	2	Top Soil		X
	2	4	Hard Pan		X
	4	75	Lava Rock		X
	75	104	Lava Rock	X	
	104	118	Sand & Gravel	X	

RECEIVED
AUG 04 1993
MICROFILMED
Department of Water Resources
AUG 05 1993
Regional Office

10.
Work started 3-25-93 finished 4-4-93

11. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Dennis Phipps Firm No. 332
Address Meridian Id. Date 4-29-93
Signed by Drilling Supervisor _____
and
(Operator) _____ *(if different than the Drilling Supervisor)*

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

Form 238-7
4/92

FEB 1 2 1993

Department of Water Resources
Western Regional Office

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

Location Corrected by IDWR To:
T02N R01W Sec. 8 SWSWSE
By: mciscell 2012-08-28

1. WELL OWNER

Name Todd Newby
Address 7114 Lewis Ln. Nampa ID
Drilling Permit No. 63-92-W-1059-001
Water Right Permit No. _____

2. NATURE OF WORK

☐ New well ☐ Deepened ☒ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☒ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches +	1 feet	130 feet
.258 inches	5" inches	126 feet	131 feet
.258 inches	5 inches	136 feet	138 feet

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

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

Well screen installed? ☒ Yes ☐ No
Manufacturer Houston Type 304
Top Packer or Headpipe 4', 8"
Bottom of Tailpipe 2'

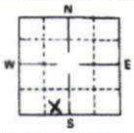
Diameter 5 Slot size .020 Set from 131 feet to 136 feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout
☒ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port Well Seal

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
Address of Well Site 7114 Lewis Ln.
(give at least name of road)
SE ¼ SW ¼ Sec. 8, T. 2 N ☐ N ☐ or S ☐, R. 1 W ☐ E ☐ or W ☐

7. WATER LEVEL

Static water level 75 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
90		1

9. LITHOLOGIC LOG

84307

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	2	Top Soil		X
	2	15	clay		X
	15	90	Lava Rock		X
	90	120	Sand & Gravel	X	
	120	138	Course Sand	X	

MICROFILMED
AUG 0 9 1993

10.

Work started 10 Dec 92 finished 5 JAN 93

11. DRILLER'S CERTIFICATION

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

Firm Name Dennis Phipps Firm No. 332
Address Meridian ID. Date 2-3-93
Signed by Drilling Supervisor _____
and
(Operator) _____ *(if different than the Drilling Supervisor)*

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

Form 238-7
11/91

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

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

Location Corrected by IDWR To:
T02N R01W Sec. 8 SESWSE
By: mciscell 2012-12-14

1. WELL OWNER

Name KEN or LINDA L. NUNGESSER

Address 7226 E. LEWIS LN. NAMPA, ID 83686

Drilling Permit No. 63-92-C-078

Water Right Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1.5' feet	98.5' feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

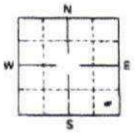
Surface seal depth 96' Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port _____

6. LOCATION OF WELL

Sketch map location **must** agree with written location.

AUG 11 1992



Subdivision Name LOT 2, MAMER SUBDIVISION

Lot No. _____ Block No. _____

County CANYON

SE ¼ SE ¼ Sec. 8, T. 2N S ☐ R. 1W W ☒ N ☒ E ☐

7. WATER LEVEL

Static water level 68 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☒ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
30	90'	30 MIN.

9. LITHOLOGIC LOG

079482

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	1	TOP SOIL		X
8	1	3	BROKEN ROCK		X
8	3	60	ROCK		X
8	60	72	BROKEN ROCK		X
8	72	80	ROCK		X
8	80	83	CINDERS		X
8	83	87	BROKEN ROCK	X	
8	87	94	ROCK		X
8	94	96	CINDERS	X	
6	96	100	GRAVEL	X	

RECEIVED
MAY 11 1992
Department of Water Resources

MAY 1992
Department of Water Resources

10.

Work started 5-2-92 finished 5-2-92

11. DRILLER'S CERTIFICATION

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

Firm Name BILL DOTY DRILLING CO., INC. Firm No. 42
Address 106 CALLAWAY CALDWELL, ID 83605 Date 5-5-92
Signed by Drilling Supervisor _____
and
(Operator) _____
(If different than the Drilling Supervisor)

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

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 81352
Inspected by
Twp ___ Rge ___ Sec ___
___ 1/4 ___ 1/4 ___ 1/4
Lat: : : Long: :

1. WELL TAG NO. D 0031410
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp 2 North ☒ or South ☐
Rge 1 East ☐ or West ☒
Sec 17 NW 10 acres 1/4 NE 40 acres 1/4 ___ 160 acres 1/4
Gov't Lot ___ County Canyon
Lat: : : Long:
Address of Well Site So. off of Lewis Rd.
City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. 9 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Western Bent	0	19	500 lbs	10" overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) Shop built
Was drive shoe seal tested? ☒ Y ☐ N How? Air

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	19	250	Steel	☐	☐	☒	☐
4 1/2	10	50		PVC	☒	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ___ Length of Tailpipe ___
Packer ☐ Y ☐ N Type

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
10	50	Solid		4 1/2	PVC	☐	☐
50	70	20		4 1/2	PVC	☒	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
54 ft. below ground Artesian pressure ___ lb.
Depth flow encountered ___ ft. Describe access port or control devices:
Steel Swl Cap

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

Yield gal./min.	Drawdown	Pumping Level	Time
30+			2 hrs.

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

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	3	Top Soil		X
10	3	12	Hd pan & Clay		X
10	12	28	Solid Lava		X
6	28	33	Fractured Lava mixed w. red cinders		X
	33	54	Solid Lava		X
	54	70	Fractured Lava	X	

RECEIVED
MAY 18 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 70' (Measurable)
Date: Started 5/17/04 Completed 5/17/04

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Precision Well Drilling Firm No 522
Principal Driller Jeff Dawson Date 5/18/04
and
Driller or Operator II ___ Date ___
Operator I ___ Date ___
Principal Driller and Rig Operator *Required.*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

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Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 811534
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0031068
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O.Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 2 North X or South
Rge. 1 East or West X
Sec. 17 , NW 1/4 NE 1/4 ____ 1/4
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site ____ City Nampa
Lt. 1 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
X Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
PureGold Bent	0	19.6	500lbs	10" overbore

Was drive shoe used? X Y ☐ N Shoe Depth(s) Shop built
Was drive shoe seal tested? ☐ Y X N How? with pipe

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	19.6	250	Steel	☐	☐	X	☐
	10	50			☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson Set with rig

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
50	80	20		4 1/2	PVC	X	☐
10	50	Solid		4 1/2	PVC	X	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

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

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

Yield gal./min.	Drawdown	Pumping Level	Time
30+		75	1 hr.

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: Good Clear Color no Smell
Depth first Water Encounter 62'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	6	overburden		X
10	6	45	Solid lava		X
6	45	52	Fracture lava		X
	52	62	Red Cinder & Lava		X
	62	80	Fractured lava	X	
	80		Med/Large Sand	X	

RECEIVED
MAR 25 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 80' (Measurable)
Date: Started 3/15/04 Completed 3/23/04

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Precision Well Drilling Firm No. 522
Principal Driller Jeff Dawson Date 3/23/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____
Principal Driller and Rig Operator *Required*
Operator I must have signature of Driller/Operator II

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Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 8/19444
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0031069
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Rupert State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub, or Directions to well.
Twp 7 North X or South ☐
Rge 21 East ☐ or West X
Sec. 17 NW 1/4 (10 acres) NE 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County
Lat: : : Long: : :
Address of Well Site
City Rupert
(Give street name of road • Distance & Route or Landmark)
Lt. 2 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
X Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Pure Gold Bent	0	196	550 lbs	10" overbore

Was drive shoe used? X Y ☐ N Shoe Depth(s) Shop built
Was drive shoe seal tested? ☐ Y X N How? from pipe

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	49.6	250	Steel	☐	☐	X	☐
4½	8	48		PVC	X	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson PVC Set with rig

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
48	89	20		4½	PVC	X	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
63 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices.
Sani Seal well Cap

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

Yield gal./min	Drawdown	Pumping Level	Time
30+		80'	1 hr.

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

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	8	overburden & Broken lava		X
10 & 6	8	45	Solid lava		X
6	45	60	Fractured lava		X
6	60	63	Solid lava		X
6	63	89	Fractured lave	X	
	89		mod/Large Sand	X	

RECEIVED
MAR 25 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 89' (Measurable)
Date: Started 3/24/04 Completed 3/25/04

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

Company Name Precision Well Drilling Firm No. 522
Principal Driller J. P. Dawson Date 3/25/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____

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

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Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 8/5/04
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D oc 31408
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well
Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 NW 1/4 NW 1/4 ____ 1/4
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site
City Nampa
(Give nearest name of road + Distance to Road or Landmark)
Lt. 8 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Pure Gold Cut	0	19	500 lbs	10" overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) Shop built
Was drive shoe seal tested? ☐ Y ☐ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	19	250	Steel	☐	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
55	75	20	4½		PVC	☒	☐
15	55	Solid	4½		PVC	☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
59 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:
Sani Seal well cap

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

Yield gal./min.	Drawdown	Pumping Level	Time
30+		70'	2 hrs.

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: Good clear color
Depth first Water Encountered 56'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	3	Top Soil		X
10	3	8	Hardpan & overburden		X
10-6	8	52	Solid Lava		X
6	52	54	Red Cinders		X
	54	58	Fractured Lava	X	
	58	61	Solid Lava		X
	61	75	Fractured Lava	X	

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MAY 17 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 75' (Measurable)
Date: Started 5/12/04 Completed 5/12/04

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Pac. Star Well Drilling Firm No. 522
Principal Driller Jeff Carson Date 5/17/04
and
Driller or Operator II ____ Date
Operator I ____ Date
Principal Driller and Rig Operator *Required*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
9/82

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USE TYPEWRITER OR BALLPOINT PEN

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

W

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

87648

1. WELL OWNER

Name Dwight Higel

Address _____

Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches +	1½ feet	38½ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

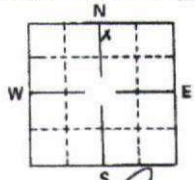
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port well seal

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
NW¼ NE¼ Sec. 17, T. 2 N., R. 1 W.

7. WATER LEVEL

Static water level 54 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	8	Top soil & hard pan		X
	8	10	Loose lava		X
	10	30	Solid lava		X
	30	57	Lava crevices		X
	57	50	Solid lava		X
	50	55	Lava crevices		X
	55	72	Solid lava		X
	72	78	Lava w/crevices	X	
	78	84	Solid lava		X
	84	88	Lava w/crevices w/bentonite & loose lava	X	
	88	90	Solid lava		X

RECEIVED
OCT 30 1986
Department of Water Resources

RECEIVED
OCT 15 1986
Department of Water Resources

10.

Work started 11-6-85 finished 11-6-85

11. DRILLERS CERTIFICATION

89

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

Firm Name Davis Well & Pump Co. Firm No. 101
Address 415 No. Pitt Lane Date 6-2-86
Nampa, Idaho 83651
Signed by (Firm Official) Charles Davis
and
(Operator) _____

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

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Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 812208
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0031126
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well
Twp. 2 North ☒ or South ☐
Rge. 2 East ☐ or West ☒
Sec. 17 NW 1/4 NE 1/4 ____ 1/4
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site So. off of Lewis Ln.
City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. 6 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Enviroplug	0	100	1500 lbs	10" over-bore Dry pour

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 100'4"
Was drive shoe seal tested? ☐ Y ☐ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	100-4	.250	Steel	☐	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe 5' Length of Tailpipe 0
Packer ☒ Y ☐ N Type 6-Rib

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson Set pull back

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
100	110	18		4/2	S.S.	☐	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

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

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

Yield gal./min.	Drawdown	Pumping Level	Time
80		105	2 hrs.

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: Good Clear Color no Smell
Depth first Water Encounter ____

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	3	Top Soil		X
	3	8	Clay mixed with Hrd pan		X
	8	32	Solid Lava		X
	32	41	Red Cinders & Lava		X
	41	47	Fractured Lava		X
	47	64	Solid lava		X
	64	74	Fractured lava	X	
	74	88	Solid Lava Some Fract.	X	X
6	88	94	Fractured	X	
6	94	110	Sand mixed with gravel	X	
			RECEIVED		
			AUG 18 2004		
			WATER RESOURCES WESTERN REGION		
			pulled off ordered		
			new hammer bit		

Completed Depth 110' (Measurable)
Date: Started 3/25/04-5/19/04 Completed 5/24/04

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

Company Name Precision Well drilling Firm No. 522
Principal Driller Jeff Dawson Date 5/24/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____

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

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 815453
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0031421
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 2 North X or South ☐
Rge. 2 East ☐ or West X
Sec. 17 NW 1/4 (13 acres) NE 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat: : : Long:
Address of Well Site So. off of Lewis La.
City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. 7 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
X Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Original Volume	Seal Placement Method
Western Bent	0	68	1 100lbs.	10" overbore pour Dry

Was drive shoe used? X Y ☐ N Shoe Depth(s) 65
Was drive shoe seal tested? ☐ Y ☐ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	65	250	Steel	☐	☐	X	☐
4 1/2	45	65	1/4"	PVC	☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson Set with Rig

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
45	65	solid		4 1/2	PVC	X	☐
65	85	20		4 1/2	PVC	X	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
64 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:
Sani Seal well Cap

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

Yield gal./min.	Drawdown	Pumping Level	Time
401		80'	2 hrs.

Water Temp. ____ Bottom hole temp ____
Water Quality test or comments: Good clear color
No Smell
Depth first Water Encounter 70'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	2	Top Soil		X
	2	8	Clay & Hardpan		X
	8	28	Solid Lava		X
	28	32	Red Cinders		X
	32	40	Fractured Lava		X
	40	67	Solid Lava		X
	67	85	Fractured Lava	X	

RECEIVED
AUG 18 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 85 ft. (Measurable)
Date: Started 5/18/04 Completed 5/21/04

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Precision Well Drilling Firm No. 522
Principal Driller Jeff Dawson Date 5/24/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____
Principal Driller and Rig Operator *Required.*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 811943
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0031125
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well
Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 NW 1/4 (10 acres) NE 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site
City Nampa
(Give all applicable roads + distance to Road or Landmark)
Lt. 5 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
PureGold Bent	0	20	550 lb	10" overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) Shop Built
Was drive shoe seal tested? ☐ Y ☒ N How? with pipe

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	20	250	Steel	☐	☐	☒	☐
4 1/2	18	60		PVC	☒	☐	☒	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson Set with cty

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
60	80	20	4 1/2"		PVC	☒	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
66 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:
San Seal well cap

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

Yield gal./min.	Drawdown	Pumping Level	Time
35			1 hr.

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: Good clear color
10 Spec11
Depth first Water Encountered 64

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	8	overburden		X
10	8	12	Broken lava		X
10	12	45	Solid lava		X
6	45	64	Lava mixed with Red		
6			Cinders		X
6	64	80	Fractured lava	X	

RECEIVED
MAR 26 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 79' (Measurable)
Date: Started 3/25/04 Completed 3/25/04

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Precision Well Drilling Firm No. 522
Principal Driller Jeff Dawson Date 3/25/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____
Principal Driller and Rig Operator *Required.*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 812956
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : Long: : :

1. WELL TAG NO. D 0031129
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State ID Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 3 North ☒ or South ☐
Rge. 4 East ☐ or West ☒
Sec. 17 NW 1/4 (10 acres) NE 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site
(Give at least name of road & Distance to Road or Landmark)
City Nampa
Lt. 4 Blk. 1 Sub. Name Aussie Acres
So. off of Lewis

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Western Cent	0	84	31 Bags	10" overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 95'
Was drive shoe seal tested? ☒ Y ☐ N How? Air

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	95	250	Steel	☐	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe 5" Length of Tailpipe 0
Packer ☒ Y ☐ N Type 3-Rib

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson Set pull back.

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
96	106	20	6	Tele	S.S.	☐	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
67.6 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:
Sani Seal well Cap

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

Yield gal/min	Drawdown	Pumping Level	Time
50+		104	2 hrs.

Water Temp. Bottom hole temp.
Water Quality test or comments: Good clear color
Depth first Water Encountered 65'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	5	overburden		X
	5	32	Solid lava		X
	32	49	Fractured lava		X
	49	64	Solid lava		X
	64	84	Fractured lava	X	
	84	91	Grey clay		X
	91	93	Sand & gravel	X	
	93	95	Fractured lava		X
	95	106	Sand & gravel	X	

RECEIVED
APR 23 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 106' (Measurable)
Date: Started 4/13/04 Completed 4/19/04

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Precision Well Drilling Firm No. 522
Principal Driller Jeff Dawson Date 4/21/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____
Principal Driller and Rig Operator *Required.*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

817707 30

Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

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

1. DRILLING PERMIT NO. __-__-__-____-____
Other IDWR No. D0031466

2. OWNER:
Name Wes Waldorf
Address 100 N McDermott
City Kuna State ID Zip 83634

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

N
W E
S

Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 1/4 (10 acres) NW 1/4 (40 acres) NE 1/4 (160 acres)
Gov't lot _____ County Canyon
Lat: : : Long: : :
Address of Well Site 9857 DunDee Ct.
City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. _____ Blk. _____ Sub. Name _____

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
bentonite	0'	18'	12 sacks	poured

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____
Was drive shoe seal tested? ☐ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
8"	+2'	18'	.250	steel	☒	☐	☒	☐
4.5"	12'	98'	Sc40	PVC	☐	☒	☐	☒
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

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

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
88'	98'	1/4"	120	4.5"	PVC	☐	☒
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
60ft. below ground Artesian Pressure _____ lb
Depth flow encountered _____ ft. Describe access port or control devices: _____

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

Yield gal/min.	Drawdown	Pumping Level	Time
50 GPM		80'	1 Hr.

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: _____
Depth first Water Encountered 76'

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
12"	0'	1'	top soil		☒
12"	1'	6'	dry brown clay		☒
12"	6'	9'	broken lava		☒
12"	9'	18'	solid lava		☒
8"	18'	45'	solid lava		☒
8"	45'	50'	cracks		☒
8"	50'	76'	solid lava		☒
8"	76'	96'	cracks lava	☒	
8"	96'	98'	sand & gravel	☒	

RECEIVED
JUN 28 2004
WATER RESOURCES
WESTERN REGION

Completed Depth: 98 (Measurable)
Date: Started 6/21/04 Completed 6/21/04

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

Firm Name Down Right Drilling & Pum Firm No. 637
Firm Official _____ Date 6-24-04
Supervisor or Operator Larry Hackett Date 6/24/04
(Sign once if Firm Official & Operator)

Date: 6/23/2004 Time:8:21 AM

812958

31

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

Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. DRILLING PERMIT NO. __-__-D-0030-969
Other IDWR No. _____

2. OWNER:
Name Larry Hays
Address 292 W. Boise St.
City Kuna State ID Zip 83634

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

N / W / E / S

Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 1/4 (10 acres) NE 1/4 (40 acres) NW 1/4 (160 acres)
Gov't lot _____ County Canyon
Lat: : : Long: : :
Address of Well Site Lewis Ln. Between Robinson & McDermott City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. _____ Blk. _____ Sub. Name Tem.#4799

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	19'	550#'s	Overbore

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____
Was drive shoe seal tested? ☐ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
8"	+1'	19'	.250	Steel	☒	☐	☐	☐
6"	16'	96'	Sc40	PVC	☐	☒	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

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

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
86'	96'	1/4"	300	6"	PVC	☐	☒
		X3"				☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
62ft. below ground Artesian Pressure _____ lb
Depth flow encountered _____ ft. Describe access port or control devices: _____

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

Yield gal/min.	Drawdown	Pumping Level	Time
40		80'	1 Hr.

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: Nitrate 0
Hardness 16 Depth first Water Encountered 80'

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
12"	0	2'	Topsoil		☒
12"	2'	7'	Brown Dry Clay		☒
12"	7'	12'	Cleachey Burnt Clay		☒
12"	12'	19'	Solid Black Lava		☒
8"	19'	60'	Solid Black Lava		☒
8"	60'	70'	Cracks in Black Lava		☒
8"	70'	80'	Solid Black Lava		☒
8"	80'	94'	Cracks in Black Lava	☒	
8"	94'	97'	Brown Sand & Gravel	☒	

RECEIVED
APR 21 2004
WATER RESOURCES WESTERN REGION

Completed Depth: 97 (Measurable)
Date: Started 04/12/04 Completed 04/12/04

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

Firm Name Down Right Drilling & Pum Firm No. 637
Firm Official Sam Gaines Date 4-13-04
Supervisor or Operator Tony Hackett Date 4-13-04
(Sign once if Firm Official & Operator)

Date: 4/13/2004 Time: 9:58 AM

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

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

RECEIVED SEP 25 1972 Department of Water Administration

1. WELL OWNER

Name Bill Lee

Address Rte. 6 Nampa, Idaho

Owner's Permit No.

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☐ Stock

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 75 feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	18" feet	38 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation inches by inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name

Type Model No.

Diameter Slot size Set from feet to feet

Diameter Slot size Set from feet to feet

Gravel packed? ☐ Yes ☒ No Size of gravel

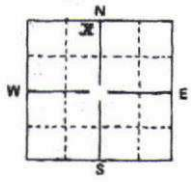
Placed from feet to feet

Surface seal? ☒ Yes ☐ No To what depth 38 feet

Material used in seal ☐ Cement grout ☒ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



63

County Canyon

NE ¼ NW ¼ Sec. 17, T. 2 N☒, R. 1 ☒W

7. WATER LEVEL

Static water level 38 feet below land surface

Flowing? ☐ Yes ☐ No G.P.M. flow

Temperature ° F. Quality

Artesian closed-in pressure p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped

31395

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	2	Top soil		X
	2	4	Loose Lava		X
	4	19	Solid lava		X
	19	35	Lava with crevices		X
	35	46	Solid lava		X
	46	54	Lava with crevices	X	
	54	59	Solid lava		X
	59	75	Loose lava	X	
			8" to 38'		
			6" from there on		

10.

Work started 8/27/72 finished 9/1/72

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

Davis Well Drilling 101
Driller's or Firm's Name Number

Rte. 6 Box 6209 Nampa, Idaho
Address

Signed By 9/23/72 Date

USE ADDITIONAL SHEETS IF NECESSARY

FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

Form 238-7
3/95

C

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

094089

Office Use Only
Inspected by _____
Twp____ Rge____ Sec____
____1/4 ____1/4 ____1/4
Lat: : : Long: : :

1. DRILLING PERMIT NO 63-96-wl-0431-000
Other IDWR No _____

2. OWNER:
Name Ron Moore
Address 4781 Lewis Ln
City Nampa State ID Zip 83686

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

N / W / E / S

Twp. 2 North X or South ☐
Rge. 1 East ☐ or West X
Sec. 17, ____ 10 acres 1/4 NE 40 acres 1/4 NW 160 acres 1/4
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site 4781 Lewis Ln
City Nampa
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

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

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

6. DRILL METHOD
X Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentite	0	18'	500	Pour

Was drive shoe used? ☐ Y X N Shoe Depth(s) _____
Was drive shoe seal tested? ☐ Y X N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	38	250	Steel	X	☐	X	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

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

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

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
+6 ft. below ground Artesian pressure _____ lb.
Depth flow encountered 86 ft. Describe access port or control devices: CAP

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

Yield gal./min.	Drawdown	Pumping Level	Time
100	300	80	1½ hr.

Water Temp. 56 Bottom hole temp 56
Water Quality test or comments: _____
Depth first Water Encountered 36

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	2	Top Soil		
	2	4	Hard Pan		
	4	7'	Broken Lava		
8	7	38	LAVA		
6	38	84	" "		
	84		Gravel & Sand	X	

RECEIVED
JUL 30 1996
Department of Water Resources

RECEIVED
JUL 17 1996
WATER RESOURCES
WESTERN REGION

SEP 11 1996

Completed Depth 84 (Measurable)
Date: Started 6-26-96 Completed 6-26-96

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

Firm Name Treasure Valley Drilling Firm No. 56
Firm Official _____ Date 7-10-96
and
Supervisor of Operation _____ Date 7-10-96
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
4/92

C

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

USE TYPEWRITER OR BALLPOINT PEN

RW

1. WELL OWNER

Name LOCKLANE, MIKE
Address 6925 LEWIS LANE
NAMPA, ID 83651
Drilling Permit No. 63-92-W-0986-000
Water Right Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
250 inches	6 inches	+ 1 feet	240 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

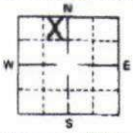
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 100 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port SANITARY WELL CAP

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County CANYON
Address of Well Site LEWIS LANE
(give at least name of road)
T. 2 N ☒ or S ☐
NE ¼ NW ¼ Sec. 17, R. 1 E ☐ or W ☒

7. WATER LEVEL

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

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
150	245	2

9. LITHOLOGIC LOG

84141

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
9"	0	8	TOP SOIL	NO	
9"	8	25	LAVA ROCK	NO	
9"	25	28	RED CINDERS	NO	
9"	28	51	LAVA ROCK	NO	
9"	51	53	CRACK	NO	
9"	53	75	LAVA ROCK/CRACKS	NO	
9"	75	79	SAND	YES	
9"	79	100	GRAVEL	NO	
6"	100	122	GRAVEL	NO	
6"	122	133	SAND	YES	
6"	133	148	CLAY	NO	
6"	148	175	HEAVING SAND	YES	
6"	175	180	CLAY	NO	
6"	180	205	HEAVING SAND	YES	
6"	205	207	CLAY	NO	
6"	207	225	HEAVING SAND	YES	
6"	225	245	BLUE CLAY	NO	
6"	245	250	COARSE SAND	YES	

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DEC 28 1992
Department of Water Resources

RECEIVED
DEC - 1 1992
Department of Water Resources
Regional Office

RECEIVED
AUG 09 1993

10.

Work started 11/13/92 finished 11/15/92

11. DRILLER'S CERTIFICATION

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

Firm Name Can-Ada Well Drilling Firm No. 304
Address 4250 Murphy Road
Kuna, Idaho
Signed by Drilling Supervisor Earl Skinner
and
(Operator) _____
(If different than the Drilling Supervisor)

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

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

35

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name L & N Construction

Address Caldwell

Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 1/2 feet	38 1/2 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

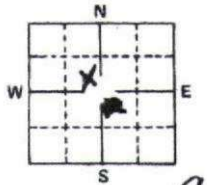
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20 Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port Welded plate

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name None

Lot No. _____ Block No. _____

County Canyon

SE ¼ NW ¼ Sec. 17, T. 2 N., R. 1 W.

7. WATER LEVEL

Static water level 57 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature ____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

106238

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	3	Top soil & hard pan		X
	3	55	Solid lava		X
	55	33	Lava crevices		X
	33	56	Solid lava		X
	56	70	Lava with some crevices	X	
	70	85	Solid lava		X
	85	92	Lava crevices & loose lava	X	

RECEIVED
MAY 27 1980
Department of Water Resources
Western Regional Office

MAY 30 1980

10.

Work started 7/24/79 finished 7/24/79

11. DRILLERS CERTIFICATION

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

Firm Name Dave's Well Drilling No. 10

Address 415 N Pitt Nampa Date 8/2/79

Signed by (Firm Official) Charles Davis

and

(Operator) _____

MICROFILMED

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

36

Form 238-7
8/90

RECEIVED
OCT 15 1991
Department of Water Resources

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

USE TYPEWRITER OR BALLPOINT PEN

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

1. WELL OWNER

Name Harold Coon
Address 4756 Dye Lane
Nampa, Idhao 83686
Drilling Permit No. 63-91-W-277
Water Right Permit No. ____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other ____

Thickness	Diameter	From	To
.250 inches	6 inches +	2 feet	39 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

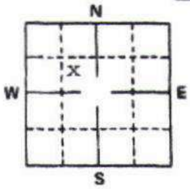
Was casing drive shoe used? ☐ Yes ☒ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun
Size of perforation ____ inches by ____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name ____
Type ____ Model No. ____
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel ____
Placed from ____ feet to ____ feet
Surface seal depth 39 Material used in seal: ☐ Cement grout ☒ Bentonite ☐ Puddling clay ☐ ____
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port well seal

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name ____
Lot No. ____ Block No. ____

MICROFILMED DEC 04 1991

County Canyon
SE ¼ NW ¼ Sec. 17, T. 2 N ☐ S ☐ R. 1 W E ☐ W ☐

7. WATER LEVEL

Static water level 59 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow ____
Artesian closed-in pressure ____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature ____ °F. Quality ____
Describe artesian or temperature zones below.

8. WELL TEST DATA

71224

☐ Pump ☐ Bailer ☐ Air ☐ Other ____

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	5	Top soil/hard pan		x
	5	7	Loose lava		x
	7	28	Solid lava		x
	28	35	Lava crevices		x
	35	37	Solid lava		x
	37	38	Lava crevices		x
6	38	65	Solid lava		x
	65	73	Lava crevices	x	
	73	94	Loose lava/crevices		x
	94	98	Lava/gravel	x	
	98	101	Sand/gravel	x	

RECEIVED
OCT 10 1991
Department of Water Resources
Western Regional Office

10. Work started 8/5/91 finished 8/5/91

11. DRILLERS CERTIFICATION

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

Firm Name DAVIS WELL & PUMP CO. Firm No. 101
Address 1915 PITT LANE NAMPA, IDAHO 83687 Date 10-9-91

Signed by (Firm Official) [signature]
and
(Operator) [signature]

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

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Resources

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name E. L. Koontz

Address Dyer Lane Mansfield 83637

Owner's Permit No. _____

2. NATURE OF WORK

☑ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☑ Domestic ☐ Irrigation ☐ Test ☐ Other (specify type)

☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal or Injection

4. METHOD DRILLED

☑ Cable ☐ Rotary ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 80 feet

Casing schedule: ☑ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	+1 feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☑ Yes ☐ No

Was a packer or seal used? ☐ Yes ☐ No

Perforated? ☐ Yes ☐ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☑ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☑ No Size of gravel _____

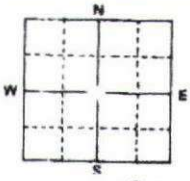
Placed from _____ feet to _____ feet

Surface seal depth 20 Material used in seal ☐ Cement grout ☑ Puddling clay ☐ Well cuttings

Sealing procedure used ☐ Slurry pit ☐ Temporary surface casing ☐ Overbore to seal depth

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____

Lot No. _____ Block No. _____

County Canyon

E½NW¼ ¼ Sec. 17, T. 2 N, R. 1 E/W

7. WATER LEVEL

Static water level 6 feet below land surface

Flowing? ☐ Yes ☐ No G.P.M. flow _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

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8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
20	?	2

9. LITHOLOGIC LOG 033156

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	2	Soil		✓
8	2	7	Hardpan		✓
8	7	20	Lava		✓
6	20	80	Lava Broken	✓	

10.

Work started Aug 11 finished Aug 18 1976

11. DRILLERS CERTIFICATION

Firm Name L R Broomfield Firm No. 29

Address 147 Meyer Mansfield Date Oct 12

Signed by (Firm Official) L R Broomfield

and

(Operator) Same

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

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

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

Berning 17-2 NW 17' D

38

1. WELL OWNER

Name: Richard H. Kolbo

Address: 1011 10th Ave So. Nampa Ida

Owner's Permit No. ______

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☐ Stock

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 76 feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6" inches	+1' 6" feet	20 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation ______ inches by ______ inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name ______

Type ______ Model No. ______

Diameter ___ Slot size ___ Set from ______ feet to ______ feet

Diameter ___ Slot size ___ Set from ______ feet to ______ feet

Gravel packed? ☐ Yes ☒ No Size of gravel ______

Placed from ______ feet to ______ feet

Surface seal? ☒ Yes ☐ No To what depth 19 feet

Material used in seal ☐ Cement grout ☒ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.

N
W E
S

63

County: Canyon County

E½ NW ¼ Sec. 17, T. 2 N, R. 1 W

7. WATER LEVEL

Static water level 49' feet below land surface

Flowing? ☐ Yes ☐ No G.P.M. flow ______

Temperature ______ °F. Quality ______

Artesian closed-in pressure ______ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
800 gal per Hr		

31394

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	1	Caliche & Hard pan		
	1	3	Caliche		
	3	24	Gray Lava		
	24	54	Brown Lava Soft Cinders	X	
	54	76	Black Lava porous Cinders stalled in Black Cinders	X	

10. Work started Sept-29-72 finished Oct-4-72

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

Driller's or Firm's Name: C. R. Broomfield Number: #29

Address: 147 Meffan St Nampa, Ida.

Signed By: Richard Bourn Date: Oct 5-72

USE ADDITIONAL SHEETS IF NECESSARY FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

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

Received 10-19-72

1. WELL OWNER

Name Richard H. Kolbo

Address 1011. 10th Ave So Nampa, Ida,

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☐ Stock

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 76 feet

Casing schedule: ☐ Steel ☐ Concrete

Thickness	Diameter	From	To
250 inches	6 5/8 inches	0 feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☒ No Size of gravel _____

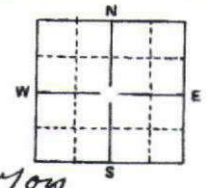
Placed from _____ feet to _____ feet

Surface seal? ☒ Yes ☐ No To what depth 20" feet

Material used in seal ☐ Cement grout ☒ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



Canyon County

County _____

E ½ NW¼ Sec. 17 T. 3 N, R. 1 E/W

Boise Meridian

7. WATER LEVEL

Static water level 49 feet below land surface

Flowing? ☐ Yes ☒ No G.P.M. flow _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☒ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
20 gpm	NONE	6 hrs

9. LITHOLOGIC LOG 31396

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	1	Caliche & Hardpan		
	1	3	Caliche & Hard		
	3	24	Gray Lava		
	24	54	Brown Lava Soft "49"	X	
	[illegible]		Some Cinders		
	54	76	Black Lava Rock	X	
			Also some Cinders		
			Holed out in Cinders		

10. Work started Sept-29 72 finished Oct 4. 72

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

C. R. Broomfield #29

Driller's or Firm's Name Number

147 Meffon Ste Nampa Ida

Address

C R Bourn Oct-10-1972

Signed By Date

USE ADDITIONAL SHEETS IF NECESSARY

FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

816081

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

Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. DRILLING PERMIT NO. D 0031457
Other IDWR No. «Other_IDWR_No»

2. OWNER:
Name John Defferies
Address 2012 Stuart Ln.
City Nampa State ID Zip 83687

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

N / W / E / S

Twp 2 North ☒ or South ☐
Rge 1 East ☐ or West ☒
Sec 17 «QQQ» NE 1/4 NW 1/4
Gov't lot County Canyon
Lat: Long:
Address of Well Site 6549 E. Lewis Ln.
City Nampa
(Give at least name of road + Distance to Road or Landmark)

Lt. «Lt» Blk. «Blk» Sub. Name «Subname»

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
Bentonite	0	18	600	overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 140
Was drive shoe seal tested? ☒ Y ☐ N How? Air

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	140	.250	steal	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe Length of Tailpipe

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

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

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
48 ft. below ground Artesian Pressure lb
Depth flow encountered 100-140ft Describe access port or control devices: Cap

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

Yield gal/min.	Drawdown	Pumping Level	Time
75	135	135	1hr

Water Temp. 56 Bottom hole temp. 56
Water Quality test or comments:
Depth first Water Encountered 60

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
10	0	2	Top Soil		X
10	2	3	Broken up Lava		X
10	3	18	Lava		X
6	18	25	Lava		X
6	25	41	Red Lava		X
6	41	60	Lava		X
6	60	63	Broken up Lava	X	
6	63	95	Lava & Clay		X
8	95	100	Broken Up Lava & Clay	X	
6	100	140	Gravel	X	

RECEIVED
JUN 24 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 140 (Measurable)
Date: Started 6/18/04 Completed 6/22/04

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

Firm Name Treasure Valley Drilling Firm No. 560
Firm Official Date 6/24/04
Supervisor or Operator Date 6/24/04
(Sign once if Firm Official & Operator)

Date: 6/23/2004 Time: 11:28 AM

63

838789

41

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 409150
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 000 42638
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Sherlock Homes
Address 524 3rd St South #102
City Nampa State ID Zip 83651

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 2N North ☐ or South ☐
Rge. 1W East ☐ or West ☐
Sec. 17 NE 1/4 (10 acres) NE 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County
Lat: : : Long: : :
Address of Well Site Southwest corner of Lewis + Permit (Give at least name of road + Distance to Road or Landmark) City Nampa
Lt. ____ Blk. ____ Sub. Name

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Bentonite	0	20	1,000 lbs	overbore
Cuttings	20	60		

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 78'
Was drive shoe seal tested? ☐ Y ☒ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	[illegible]	.250	Steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe 6" Length of Tailpipe
Packer ☒ Y ☐ N Type K-packer

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson + washdown

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
[illegible]	[illegible]					☐	☐
85	95	.250		5"	SS	☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

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

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

Yield gal./min.	Drawdown	Pumping Level	Time
60			

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: Clear + Clear
NO TEST Depth first Water Encounter 60'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	6	Top Soil		
	6	25	Broken Lava		
	25	50	Solid Lava		
	50	60	Lava w/ crevices	X	
6	80	95	Sand + Gravel	X	

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MAR 28 2006
WATER RESOURCES
WESTERN REGION

Completed Depth [illegible] 95' (Measurable)
Date: Started 3/14/06 Completed 3/15/06

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

Company Name Johnson pump + Drilling Firm No. 457
Principal Driller Dave Johnson Date 3/21/06
and
Driller or Operator II [illegible] Date 3/21/06
Operator I [illegible] Date 3/21/06
Principal Driller and Rig Operator Required.
Operator I must have signature of Driller/Operator II

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
4/92

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER
Name Orrin J Gardner
Address 9814 Robinson Rd Nampa
Drilling Permit No. 63-92-W-1034-000
Water Right Permit No. _____

2. NATURE OF WORK
☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

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

4. METHOD DRILLED
☒ Rotary ☒ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

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

Thickness	Diameter	From	To
.250 inches	6 inches	+ 2 feet	18 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

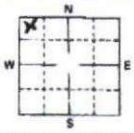
Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata
Describe access port Port on Sanitary Seal

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



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
Address of Well Site 9814 Robinson Rd Nampa
(give at least name of road)
NW ¼ NW ¼ Sec. 17, T. 3 N ☒ or S ☐, R. 1 E ☐ or W ☒

7. WATER LEVEL
Static water level 71 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature 60 °F. Quality Clear
Describe artesian or temperature zones below.

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

Discharge G.P.M.	Pumping Level	Hours Pumped
35	100	1/2

9. LITHOLOGIC LOG 082812

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	1	Soil		X
8	1	7	Broken Lava		X
8	7	18	Solid Lava		X
6	18	27	Solid Lava		X
6	27	35	Broken Lava		X
6	35	37	Red Cinder		X
6	37	109	Solid Lava		X
6	109	113	Orage Cinder	X	
6	113	–	Gravel	X	

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DEC 21 1992
Dep

RECEIVED
DEC 16 1992
AUG 09 1993
Department of Water Resources
Western Regional Office

10.
Work started 11/25/92 finished 11/25/92

11. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Domestic Pump & Drill Firm No. 483
Address 12630 Orchard Nampa Date 11/27/92
Signed by Drilling Supervisor [signature]
and
(Operator) [signature]
(If different than the Drilling Supervisor)

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

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

USE TYPEWRITER OR BALLPOINT PEN

RECEIVED JUN 2 1983

Department of Water Resources

1. WELL OWNER

Name Mrs. Ballard

Address

Owner's Permit No.

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other

Thickness	Diameter	From	To
250 inches	6 inches +	1 1/2 feet	29 1/2 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

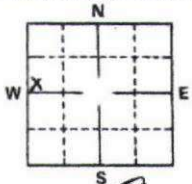
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation inches by inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name
Type Model No.
Diameter Slot size Set from feet to feet
Diameter Slot size Set from feet to feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel
Placed from feet to feet
Surface seal depth 20 Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port Wellseal

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name
Lot No. Block No.
County Canyon
SW ¼ NW ¼ Sec. 17, T. 2 N. R. 1 W.

7. WATER LEVEL

Static water level 40 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow
Artesian closed-in pressure p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature °F. Quality

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG 83675

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	8	Top soil & hardpan		X
	8	10	Hard lava		X
	10	22	Soft lava		X
	22	25	Lava crevices		X
	25	55	Soft lava		X
	55	65	Lava crevices	X	
	65	84	Soft lava		X
	84	88	Hard lava	X	
	88	90	Clay sand & gravel	X	

RECEIVED JUN 3 1983
Department of Water Resources
Western Regional Office

10. Work started 8-4-82 finished 8-5-82

11. DRILLERS CERTIFICATION dd

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

Firm Name Davis Well Drilling No. 401
Address 415 N 8th Ave Date 12-7-82
Signed by (Firm Official) Charles Davis
and
(Operator)

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

Form 238-7
3/95

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

62885

Office Use Only
Inspected by _____
Twp____ Rge____ Sec____
____1/4 ____1/4 ____1/4
Lat: : : Long: : :

1. DRILLING PERMIT NO. 63-96-W-0030-000
Other IDWR No. _____

2. OWNER:
Name ANN COLE
Address RT 1 BOX 177
City THREE FORKS State MT Zip 59752

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

Twp. 2 North ✱ or South ☐
Rge. 1 East ☐ or West ✱
Sec 17 SW 1/4 (10 acres) SW 1/4 (40 acres) NW 1/4 (160 acres)
Gov't Lot ____ County CANYON
Lat: : : Long: : :
Address of Well Site 9522 ROBINSON RD
(XRD DYE LN) City NAMPA
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

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

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

6. DRILL METHOD
✱ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
BENTONITE	0	90	500	OVERBORE
DRILL CUTTINGS	MIXED		250-300	"

Was drive shoe used? ✱ Y ☐ N Shoe Depth(s) 97
Was drive shoe seal tested? ☐ Y ✱ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	97	.25	STEEL	✱	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
☐ Perforations Method _____
☐ Screens Screen Type NONE

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

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

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

Yield gal./min	Drawdown	Pumping Level	Time
100			1 HR

Water Temp. 58° Bottom hole temp. _____
Water Quality test or comments: <1 IRON / PH8 / GRN VA
Depth first Water Encountered 62

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	1	3	TOP SOIL		
	3	8	HARD PAN		
	8	11	CLAY		
	11	20	LAVA ROCK		
8	20	62	LAVA ROCK		
	62	66	CINDER ROCK	✱	
	66	70	LAVA ROCK		
	70	90	CLAY POCKETS W/LAVA	✱	
6	90	97	SAND & GRAVEL LOTS ✱		

RECEIVED
FEB 15 1996
Department of Water Resources
RECEIVED
FEB 09 1996
WATER RESOURCES
WESTERN REGION
MAY 06 1996

Completed Depth 97 (Measurable)
Date Started 1-22-96 Completed 1-23-96

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

Firm Name ADAMSON PUMP & DRILLING Firm No. 0457
Firm Official Dave Adamson Date 1-25-95
and
Supervisor or Operator DAVE ADAMSON Date 1-25-95
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form: 238-7
11/97

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

776683

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

1. WELL TAG NO. D 0019747
DRILLING PERMIT NO. _____
Other IDWR No. _____

2. OWNER:
Name Tom Young
Address 4528 Dye Lane
City Kuna State Id Zip 83634

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

N / W / E / S

Twp. 2 North X or South ☐
Rge. 1 East ☐ or West X
Sec 17 SE 1/4 NW 1/4 ____ 1/4
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site 4528 Dye Lane
City _____
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

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

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

6. DRILL METHOD
X Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	109	2000 #	overbore

Was drive shoe used? X Y ☐ N Shoe Depth(s) 255'
Was drive shoe seal tested? ☐ Y X N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	255	250	Steel	X	☐	X	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe 10' Length of Tailpipe _____

9. PERFORATIONS/SCREENS
Perforations Method wash down
Screens Screen Type Johnson

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
256	261	.020		5"	SS	☐	☐
						☐	☐
						☐	☐

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

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

Yield gal/min	Drawdown	Pumping Level	Time
100			1 hour

Water Temp. 62° Bottom hole temp. ____
Water Quality test or comments: Iron .1 PH 8.0 Grains 3 Sulfur Smell Depth first Water Encounter 109

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	4	top soil		
"	4	7	hard pan		
"	7	26	hard lava		
"	26	28	Soft lava		
"	28	45	hard lava		
"	45	60	hard lava		
"	60	65	Soft lava		
"	65	83	hard lava		
"	83	109	cinders		
6	109	115	gravel	X	
"	115	186	Sand	X	
"	186	187	clay		
"	187	192	Sand	X	
"	192	193	Clay		
"	193	220	Sand	X	
"	220	235	Sand	X	
"	235	236	clay		
"	236	245	Sand	X	
"	245	254	gray clay		
"	254	261	gray Sand	X	

RECEIVED
MAY 13 2002
WATER RESOURCES

Completed Depth 261 (Measurable)
Date: Started 5.1.02 Completed 5.4.02

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

Company Name ABC Well Drilling Firm No 621
Firm Official Cindy Coyle Date 5.6.02
and
Driller or Operator Randy Payne Date 5.6.02
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Rcd 46
12/1/67

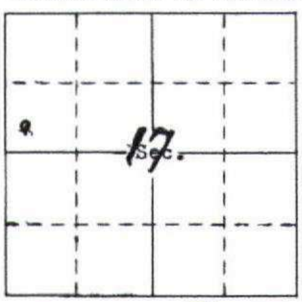
REPORT OF WELL DRILLER
State of Idaho

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

WELL OWNER:
Name Jesse McClure
Address Rt 6
Nampa Idaho
Owner's Permit No.
NATURE OF WORK (check): Replacement well ☐
New well ☒ Deepened ☐ Abandoned ☐
Water is to be used for: Domestic
METHOD OF CONSTRUCTION: Rotary ☐ Cable ☒
Dug ☐ Other ____ (explain)
CASING SCHEDULE: Threaded ☐ Welded ☒
6 "Diam. from +1 ft. to 105 ft.
____ "Diam. from ____ ft. to ____ ft.
____ "Diam. from ____ ft. to ____ ft.
____ "Diam. from ____ ft. to ____ ft.
Thickness of casing: ____ Material:
Steel ☒ concrete ☐ wood ☐ other ☐
____ (explain)
PERFORATED? Yes ☐ No ☒ Type of perforator used: ____
Size of perforations: ____ " by ____ "
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
WAS SCREEN INSTALLED? Yes ☐ No ☒
Manufacturer's name ____
Type ____ Model No. ____
Diam. ____ Slot size ____ Set from ____ ft. to ____ ft.
Diam. ____ Slot size ____ Set from ____ ft. to ____ ft.
CONSTRUCTION: Well gravel packed? Yes ☐
No. ☒ size of gravel ____ Gravel placed from ____ ft. to ____ ft. Surface seal provided? Yes ☐ No ☐ To what depth? ____ ft. Material used in seal: Native Clay
Did any strata contain unusable water? Yes ☐
No. ☒ Type of water: ____
Depth of strata ____ ft. Method of sealing strata off: ____

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

Locate well in section



LOCATION OF WELL: County Canyon
SW ¼ NW ¼ Sec. 17 T. 2 N/S R. 1 E/W

Size of drilled hole: Six inch Total depth of well: 105 Standing water level below ground: 14 Temp. ____ Fahr. ____ ° Test delivery: 15 gpm or ____ cfs Pump? ☒ Bail ☐
Size of pump and motor used to make test: 2½ Cylinder Pump
Length of time of test: 1 Hrs. 1 Min.
Drawdown: 22 ft. Artesian pressure: ft. above land surface ____ Give flow ____ cfs or ____ gpm. Shutoff pressure: ____
Controlled by: Valve ☐ Cap ☐ Plug ☐
No control ☐ Does well leak around casing?
Yes ☐ No ☒

31390

DEPTH FROM FEET	DEPTH TO FEET	MATERIAL	WATER YES OR NO
0	3	Top soil	no
3	17	Hard & soft Sandy clay Strata	yes
17	50	creviced lava	yes
50	53	Cinders, "Block"	yes
53	75	creviced lava	yes
75	97	lava	no
97	102	sandy clay	no
102	?	sand & Gravel	yes

Work started: Sept. 28-1967
Work finished: Oct. 7-1968
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: ____
Address: ____
Signed by: William E. Doty
License No. 42 Date: 10-9-67

Use other side for additional remarks

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

47

WELL DRILLER'S REPORT

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

GB-

1. WELL OWNER

Name Gary Henrickson
Address Kuna
Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	10 inches +	1½ feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

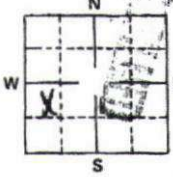
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20 Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port weeded plate

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name None
Lot No. _____ Block No. _____
County Canyon
NW ¼ SW ¼ Sec. 17, T. 2 N., R. 1 W.

7. WATER LEVEL

Static water level 10 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature ____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG

83425

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
10	0	8	Top soil & hardpan		X
	8	30	Solid lava		X
	30	34	Lava crevices	X	
	34	59	Solid lava		X
	59	70	Lava with small crevices	X	
	70	88	Solid lava		X
	88	97	Lava crevices & loose lava & some bentonite	X	

RECEIVED
DEC 15 1982
Department of Water Resources

RECEIVED
JUN 30 1981
~~Department of Water Resources~~
~~Western Regional Office~~

10.

Work started 7/5/79 finished 7/9/79

11. DRILLERS CERTIFICATION

DD

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

Firm Name Lars Well Drilling Driller's License No. 101
Address 415 N. Pitt Ave Date 8/27/79
Signed by (Firm Official) _____
and
(Operator) Charles Davis

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

C

064790

Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

63-98-W-0860-000

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

1. DRILLING PERMIT NO. ___-___-___-___-___
Other IDWR No D0007916

2. OWNER:
Name Doug Teuscher
Address 6925 E Lewis Ln
City Nampa State ID Zip 83686

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

N / W / E / S

Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 1/4 (10 acres) NW 1/4 (40 acres) SW 1/4 (60 acres)
Gov't lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site Robinson & Dye Ln
City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. ____ Blk. ____ Sub. Name ____

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other ____

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
Bentonite	3'	+30'	10	Overbore

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

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1'	118'	250	Steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____

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

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

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
54ft. below ground Artesian Pressure ____ lb
Depth flow encountered ____ ft. Describe access port or control devices: ____

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

Yield gal/min	Drawdown	Pumping Level	Time
30		80	1 hr

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: ____
Depth first Water Encountered 65'

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
10"	0'	1'	brown top soil		☒
10"	2'	4'	white hardpan clay		☒
10"	4'	25'	black/grey lava		☒
8"	25'	26'	crack		☒
8"	26'	65'	black lava w/occasional cracks		☒
8"	65'	74'	broken black lava	☒	
8"	74'	85'	cavy black lava	☒	
8"	85'	90'	broken black lava	☒	
8"	90'	96'	lt brown clay		☒
6"	96'	102'	lt brown clay		☒
6"	102'	120'	brown sand & gravel	☒	

RECEIVED
DEC 04 1998
WATER RESOURCES WESTERN REGION

RECEIVED
DEC 09 1998
Department of Water Resources

MICROFILMED
MAR 08 1999

Completed Depth 120' (Measurable)
Date: Started 11-23-98 Completed 11-24-98

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

Firm Name SOS Welldrilling & Pump Co Firm No. 212
Firm Official ____ Date 12-1-98
Supervisor or Operator ____ Date 12-1-98
(Sign once if Firm Official & Operator)

Date: 12/01/98 Time: 10:07 AM

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

$13

1. WELL OWNER

Name Max Finch

Address RT. #1 Dye Lane Nampa, Idaho

Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches +	3 feet	112'9" feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

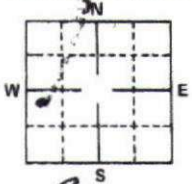
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 75 Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
NW ¼ SW ¼ Sec. 17, T. 2 N/S, R. 1 E/W.

7. WATER LEVEL

Static water level 75 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
50		2

9. LITHOLOGIC LOG

88690

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	1	top soil		x
8	1	3	boulders		x
8	3	75	rock		x
6	75	80	sand		x
6	80	90	gravel	x	
6	90	95	sand	x	
6	95	110	sand and gravel	x	
6	110	115	clay		x
6	115	–	sand	x	

RECEIVED
DEC 17 1981
Department of Water Resources
Western Regional Office

10.

Work started 6-5-81 finished 6-5-81

11. DRILLERS CERTIFICATION

dl

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

Firm Name BILL DOTY WELL DRILLING Firm No. 42
Address RT.#7 BX. 311CALDWELL Date 8-31-81
Signed by (Firm Official) Bill Doty
and
(Operator) Bill Doty

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

Form 238-7
6/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

906779-854183

1. WELL TAG NO. D D0053304
Drilling Permit No.
Water right or injection well #

2. OWNER
Name Steve Lambson
Address 9151 Robinson Blvd
City Kuna State ID Zip 83634

3. WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 18 NE 1/4 (10 acres) SE 1/4 (40 acres) SE 1/4 (160 acres)
Gov't Lot County Canyon
Lat. 43 30 ° 22.5 (Deg. and Decimal minutes)
Long. 116 29 ° 38.0 (Deg. and Decimal minutes)
Address of Well Site same
City
(Give at least name of road + Distance to Road or Landmark)
Lot Blk Sub. Name

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
bentonite	0'	19'	550 lbs	poured

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2.	178	.250	steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 178.5

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

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
185'	190'	.018		5"	ST ST	
174'	190'			5"	screen ass.	

Length of Headpipe 11.8" Length of Tailpipe
Packer ☒ Y ☐ N Type

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)
Describe control device

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) Static water level (ft) 66
Water temp. (°F) Bottom hole temp. (°F)
Describe access port

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
180	100+	2 hrs
120	70	1 hr
100	42	1 hr

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

Water Quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0'	2'	top soil		X
10"	2'	3'	white baked clay		X
10"	3'	19'	basalt black		X
8"	19'	25'	basalt black		X
8"	25'	45'	red basalt		X
8"	45'	78'	black basalt		X
6"	78'	98'	sand & gravel	X	
6"	98'	138	silty sand	X	
6"	138	141	tan clay		X
6"	141	148	tan clay & sand strips	X	
6"	148	152	tan clay		X
6"	152	169	tan clay & sand strips	X	
6"	169	175	tan clay with cracks	X	
6"	175	180	tan clay		X
6"	180	188	sand medium	X	
			added 32 inches to top of casing		

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DEC 17 2008
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable) 188
Date Started 11-05-08 Completed 11-08-08

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed
Company Name Down Right Drilling & Pump,Inc Co. No. 637
*Principal Driller [signature] Date 12-15-08
*Driller [signature] Date 12-15-08
*Operator II Date
Operator I Date
* Signature of Principal Driller and rig operator are required

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name Phillip Estrada
Address Rt 3, Box 3671 Robinson ave. Nampa 83651
Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

☑ Cable ☐ Rotary ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 85 feet
Casing schedule: ☑ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	+ 16 feet	18½ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☑ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☑ No Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 18 Material used in seal: ☐ Cement grout ☑ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temporary surface casing ☐ Overbore to seal depth

6. LOCATION OF WELL

63

Sketch map location must agree with written location.

N / W / E / S

Subdivision Name _____
Lot No. _____ Block No. _____
County CANYON
SE ¼ NE ¼ Sec. 18, T. 2 N/S, R. 1 E/W

7. WATER LEVEL

Static water level 29 feet below land surface.
Flowing? ☐ Yes ☑ No Depth G.P.M. flow _____
Temperature _____ °F. Quality _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA 40' ROD PUMP 2½"

☑ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Drawdown	Hours Pumped
20		2

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	1	TOP SOIL		✓
6	1	4	HARD PAN		✓
6	4	5	BROKEN LAVA		✓
6	5	85	LAVA	✓	
6	85		SAND & GRAVEL	✓	

10. Work started 7/24 1978 finished 8/1/1978

11. DRILLERS CERTIFICATION

Firm Name MYRON E. PROW WELL DRILLING 913 EAST 3rd STREET MERIDIAN, IDAHO 83642 Firm No. 324
Address 888-6123 or 888-6128 Date 10/4/1978
Signed by (Firm Official) Myron E Prow
and
(Operator) Myron E Prow

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

Form 238-7
4/92

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name CORNELL, H.D.
Address 9555 ROBINSON RD.
KUNA, ID 83634
Drilling Permit No. 63-92-W-642-000
Water Right Permit No.

2. NATURE OF WORK

☐ X New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

☐ X Domestic ☐ Irrigation ☐ Monitor
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☐ X Rotary ☐ X Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☐ X Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 feet	41 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☐ X No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

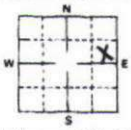
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☐ X No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout
☐ X Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☐ X Overbore to seal depth
Method of joining casing: ☐ Threaded ☐ X Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port _____

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County CANYON
Address of Well Site ROBINSON & DYE LANE (give at least name of road)
SE ¼ NE ¼ Sec. 18 T. 2 N ☐ or S ☐ R. 1 E ☐ or W ☐ X

7. WATER LEVEL

Static water level 39 feet below land surface.
Flowing? ☐ Yes ☐ X No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
75	44	1

9. LITHOLOGIC LOG

84969

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
9"	0	1	TOP SOIL		NO
9"	1	3	HARD CLAY		NO
9"	3	18	BLACK LAVA		NO
8"	18	24	BLACK LAVA		NO
8"	24	25	CRACK		NO
8"	25	50	BLACK LAVA		NO
6"	50	61	BLACK LAVA		NO
6"	61	62	CRACK	YES	
6"	62	69	BLACK LAVA		NO
6"	69		GRAVEL	YES	

RECEIVED
OCT 21 1992
Department of Water Resources

RECEIVED
AUG 28 1992
Department of Water Resources
Western Regional Office

DEC 04 1992

10.

Work started 8/10/92 finished 8/12/92

11. DRILLER'S CERTIFICATION

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

Firm Name SOS Well Drilling No 212
Address 4145 N. Blackrock Road Date 8/25/92
Meridian, Idaho 83642
Signed by Drilling Supervisor
and
(Operator) _____ (if different than the Drilling Supervisor)

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

63

Form 238-7
6/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0067277
Drilling Permit No. 9606764 - 872823
Water right or injection well #

2. OWNER:
Name Gordon Cooper
Address 920 W. Ash St.
City Caldwell State ID Zip 83605

3. WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 18 ____ 1/4 (10 acres) SE 1/4 (40 acres) NE 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat. 43 ° 30.762 (Deg. and Decimal minutes)
Long. 116 ° 29.828 (Deg. and Decimal minutes)
Address of Well Site 9605 S. Robinson Rd.
(Give at least name of road + Distance to Road or Landmark) City Nampa
Lot ____ Blk. ____ Sub. Name ____

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

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other ____

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other ____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/8 Bentonite	0'	58'	29 bags	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2'	58'	.250	Steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 58'

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

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
84'	44'	.20		4-1/2"	PVC	SDR17

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

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
None				

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) ____
Describe control device ____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 30' Static water level (ft) 18'
Water temp. (°F) 56 Bottom hole temp (°F) ____
Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
67'	80 GPM	30 minutes	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments: ____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0'	2'	Topsoil		X
10"	2'	12'	Tan Clay		X
10"	12'	30'	Black Basalt		X
10"	30'	32'	Broken Black Basalt	X	
10"	32'	50'	Black Basalt		X
10"	50'	55'	Broken Black Basalt	X	
10"	55'	58'	Black Basalt		X
6"	58'	76'	Black Basalt w/Cracks	X	
6"	76'	85'	Red Basalt	X	
6"	85'	90'	Gravel	X	

RECEIVED
AUG 08 2014
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 84'
Date Started Jul 29, 2014 Date Completed Jul 30, 2014

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

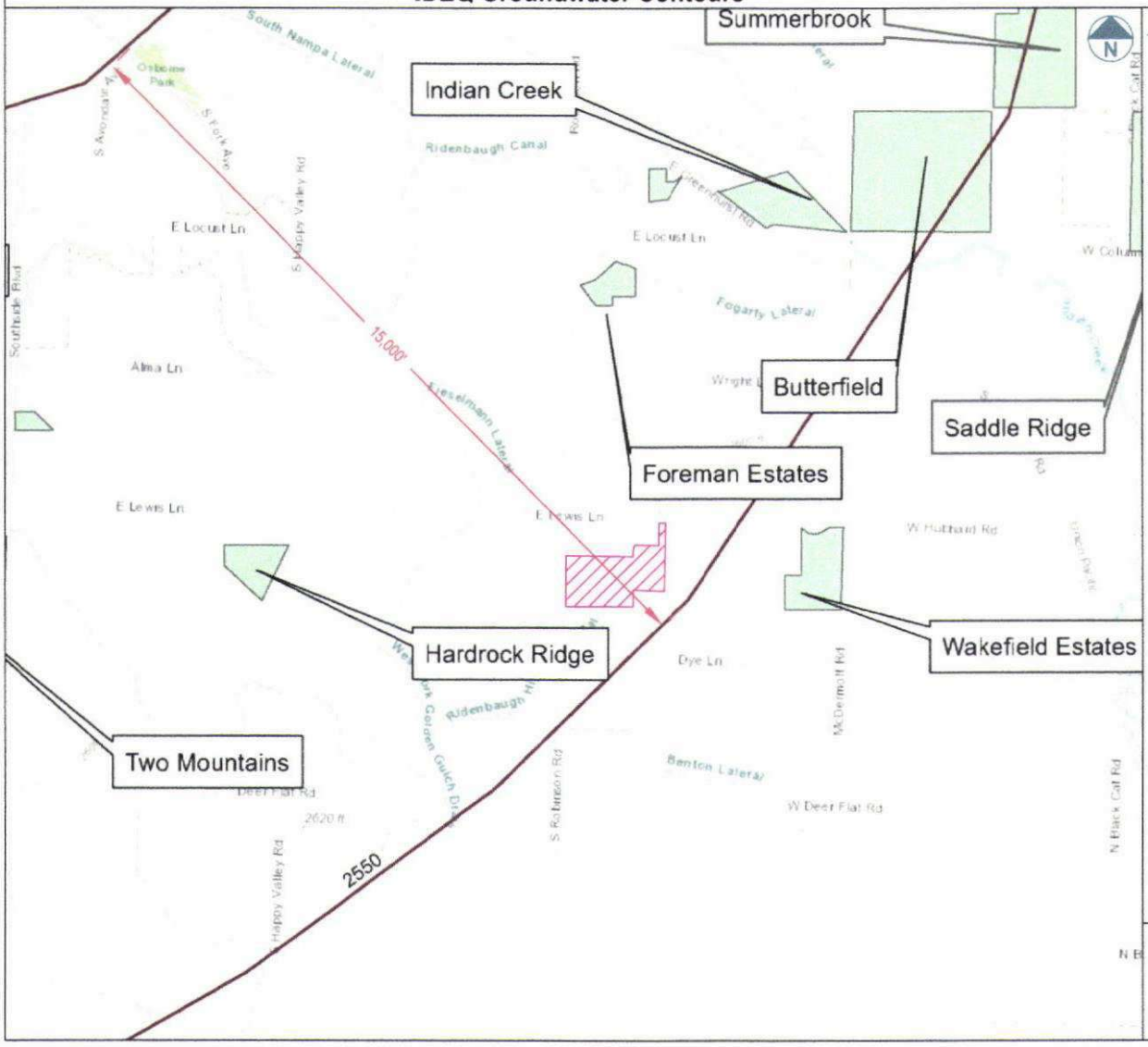
Company Name Adamson Pump & Drilling Co. No 457
*Principal Driller Dave Adamson Date Aug 6, 2014
*Driller John Sutton Date Aug 6, 2014
*Operator II Mate Chapa Date ____
Operator I Mateo Chapa Date Aug 6, 2014

* Signature of Principal Driller and rig operator are required.

Appendix VI IDEQ GROUNDWATER CONTOUR MAP

IDEQ Groundwater Contours

Figure 5



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

SCALE

0 0.375 0.75

(Miles)

Haven Creek
9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

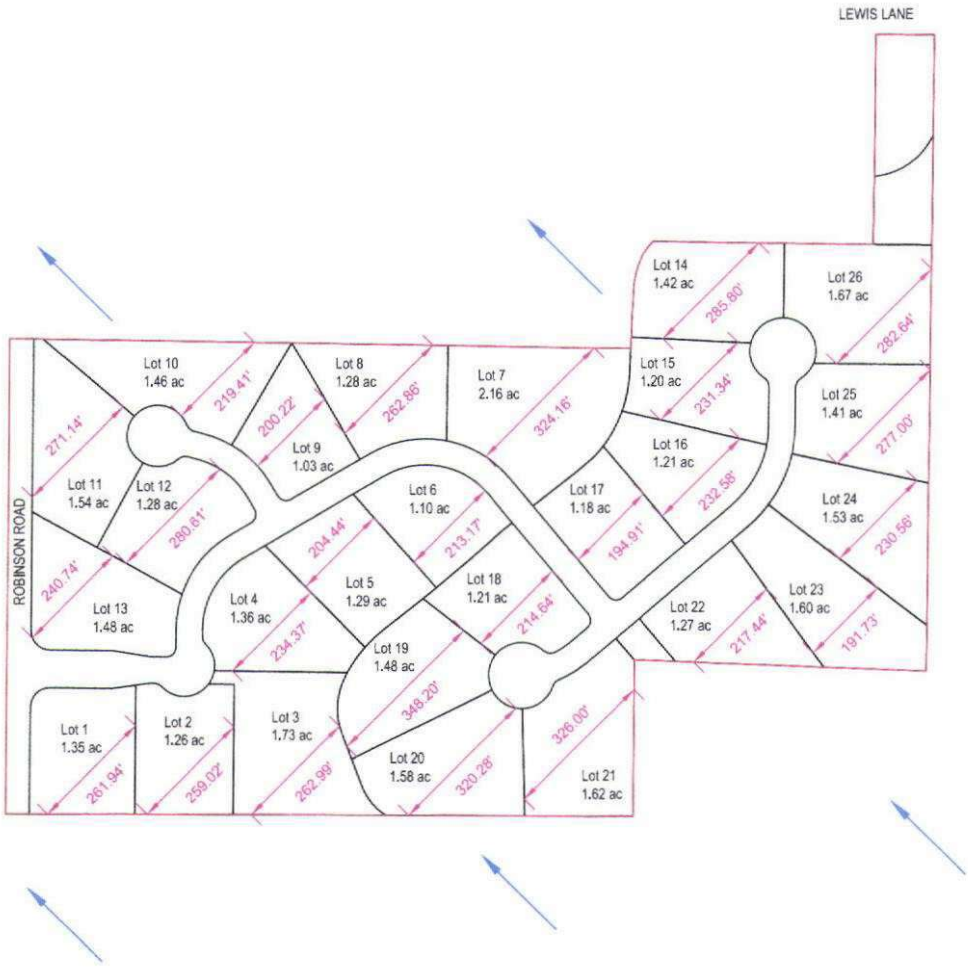
2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Appendix VII SITE PLAN WITH AQUIFER WIDTH MAP FOR INDIVIDUAL LOTS

Site Map with Individual Lot Aquifer Widths Perpendicular to Groundwater Flow Direction

Figure 6



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Groundwater Flow Direction

SCALE

0 200 400

(Feet)

Haven Creek
9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

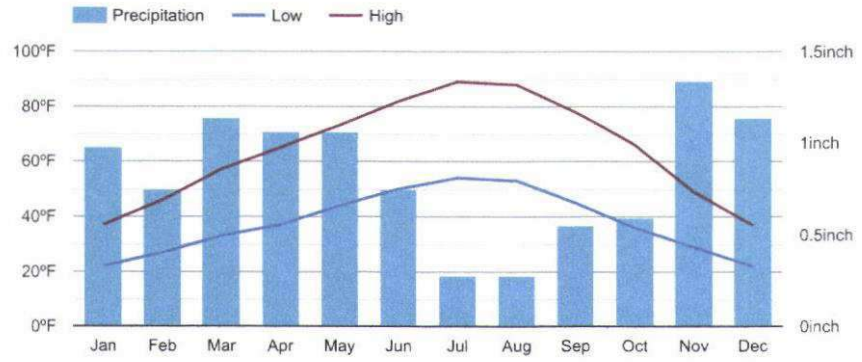
Appendix VIII HISTORIC PRECIPITATION/CLIMATE DATA FOR PROJECT LOCATION

Climate Kuna - Idaho

	Jan (January)	Feb (February)	Mar (March)	Apr (April)	May (May)	Jun (June)
Av. high	37	46	57	65	73	82
Av. low	22	27	33	37	44	50
Av. precip.	0.98	0.75	1.14	1.06	1.06	0.75

	Jul (July)	Aug (August)	Sep (September)	Oct (October)	Nov (November)	Dec (December)
Av. high	89	88	78	66	49	37
Av. low	54	53	45	36	29	22
Av. precip.	0.28	0.28	0.55	0.59	1.34	1.14

Kuna Climate Graph - Idaho Climate Chart



Kuna weather averages

Annual high temperature	64°F
Annual low temperature	38°F
Average annual precip.	9.92 inch

Share

Station Data

Monthly averages Kuna
Longitude: -116.42, Latitude: 43.49
Average weather Kuna, ID - 83634

Monthly: 1981-2010 normals

Abbreviations

Jan (January): January, Feb (February): February, ...

Appendix IX SITE LOCATION WITH VICINITY MONITORING WELLS MAP AND MONITORED WELL DATA

Vicinity Monitoring Well Locations

Figure 7

NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Well Location (#)

SCALE

0 0.125 0.25

(Miles)

Haven Creek
9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Appendix X NITRATE MASS-BALANCE SPREADSHEETS FOR INDIVIDUAL LOTS

IDEQ LEVEL 1 NUTRIENT-PATHOGEN EVALUATION NITROGEN MASS-BALANCE SPREADSHEET

V. 1.3 5/2/2002

This spreadsheet is based on the mass balance approach documented in: 1985.Bauman, B.J. and W.M. Schaefer.Estimating Ground-Water Quality Impacts From On-Site Sewage Treatment Systems. In Proceedings of 5th Northwest On-Site Wastewater Treatment Shortcourse, September 10-11, 1985. University of Washington, Seattle, WA. Pages 23-41. See **Instructions for Use** below.

INPUT

Water Budget	Input Value	Default Value	
Hydraulic Conductivity (ft/day)	81.000	Site-specific	
Hydraulic Gradient	0.0033	Site-specific	
Mixing Zone Thickness (ft)	15	15	Default
Aquifer Width Perpendicular to Flow (ft)	200.22	Site-specific	
Parcel Area (acres)	1.03	Site-specific	
Percent of Parcel That Is Impervious (Percent)	10	Site-specific	
Current/Acceptable Number of Homes in Parcel	1.0	Site-specific	
Septic Tank Effluent (gallons/d/home)	300	300	Default
Natural Recharge rate (inches/yr)	0.6	Site-specific	
Nitrogen Budget (all concentrations represent nitrate nitrogen)			
Upgradient Ground Water Concentration (mg/l)	5.4	Site-specific	
Septic Tank Effluent Concentration (mg/l)	45.0	45.0	Default
Denitrification Rate (decimal fraction)	0	0	Default
Nitrate in Natural Recharge (mg/l)	0.3	0.3	Default

OUTPUT

Yearly Water Budget	Volume (m^3)	% of Total
Ground Water	8.30E+03	94.6
Effluent	4.14E+02	4.7
Recharge	5.72E+01	0.7
Total Water Volume	8.78E+03	

Point of Compliance Nitrate Concentration Goal (mg/l)	6.4
Avg. Downgradient Nitrate Concentration in GW (mg/l)	7.2
Current/Acceptable Lot Size (Acres)	1.0

Yearly Nitrogen Budget	Mass (mg)	% of Total
Background GW Nitrate Mass	4.48E+07	70.6
Septic Tank Effluent Nitrate Mass	1.87E+07	29.4
Recharge Nitrate Mass	1.72E+04	0.0
Total Nitrate Mass	6.35E+07	

Instructions for Use

Input parameter values appropriate to conditions at the site under consideration are entered in the blue shaded cells on the *INPUT* side of the spreadsheet. These input values form the basis for calculating yearly water and nitrogen budgets. Default values for selected parameters are provided, as described in the accompanying N-P guidance. Selecting values other than these defaults will require providing adequate justification. Sources of water and nitrogen include ground water inflow from upgradient, natural recharge on pervious portions of the site, and from septic tank effluent. The total yearly nitrogen mass input is then divided by the total yearly volume of water available to recharge groundwater to arrive at an estimated **Average Downgradient Nitrate Concentration in GW** (shown in the *OUTPUT* side of the spreadsheet).

As values are input into the blue shaded cells the totals and percent of total for various components of the water and nitrogen budgets are calculated and shown on the *OUTPUT* side of the spreadsheet. The **Avg. Downgradient Nitrate Concentration in GW** is also calculated. The Density button allows the calculation of both the Acceptable Number of Homes in the Parcel (shown in the *INPUT* area) as well as the acceptable lot size. Clicking the Density button opens an input box that allows the input of the **Point of Compliance Nitrate Concentration Goal**. The number of homes in the parcel is then adjusted to meet the specified goal.This calculation can be redone iteratively along with changing other site input parameters to examine the resultant impact on nitrate concentrations.

Aquifer Width Perpendicular to Flow: For land development projects not completely oriented perpendicular to ground water flow, the site specific aquifer width value is determined using the average property width that is perpendicular to flow.

Ranges of Hydraulic Conductivity (K) for Unconsolidated Sediments (feet/day)	
Silt and sandy silt	0.003 to 0.3
Silty sands and fine sands	0.03 to 3
Well-sorted sands and glacial outwash	3 to 300
Well-sorted gravel	30 to 3000
Typical Range of Hydraulic Gradient	0.0001 to 0.1

Natural Recharge Rate (NRR) can be estimated from total annual precipitation (TAP) using the equation: NRR (inches/yr) = $(TAP)^2 * 0.0046$
TAP is input in inches/yr.

SITE INFORMATION

Haven Creek Subdivision	**Site Name**
Lot 9 - Regular Septic System	**Parcel Identification**
1/14/2022	**Date**
Bryar Jensen, EI	**Prepared By**

Disclaimer: Considerable care was exercised in developing this software. However, the Idaho Department of Environmental Quality makes no warranty regarding its accuracy and shall not be held liable for any damages resulting from its use.

IDEQ LEVEL 1 NUTRIENT-PATHOGEN EVALUATION NITROGEN MASS-BALANCE SPREADSHEET

V. 1.3 5/2/2002

This spreadsheet is based on the mass balance approach documented in: 1985.Bauman, B.J. and W.M. Schaefer.Estimating Ground-Water Quality Impacts From On-Site Sewage Treatment Systems. In Proceedings of 5th Northwest On-Site Wastewater Treatment Shortcourse, September 10-11, 1985. University of Washington, Seattle, WA. Pages 23-41. See **Instructions for Use** below.

INPUT

Water Budget	Input Value	Default Value	
Hydraulic Conductivity (ft/day)	81.000	Site-specific	
Hydraulic Gradient	0.0033	Site-specific	
Mixing Zone Thickness (ft)	15	15	Default
Aquifer Width Perpendicular to Flow (ft)	200.22	Site-specific	
Parcel Area (acres)	1.03	Site-specific	
Percent of Parcel That Is Impervious (Percent)	10	Site-specific	
Current/Acceptable Number of Homes in Parcel	1.0	Site-specific	
Septic Tank Effluent (gallons/d/home)	300	300	Default
Natural Recharge rate (inches/yr)	0.6	Site-specific	
Nitrogen Budget (all concentrations represent nitrate nitrogen)			
Upgradient Ground Water Concentration (mg/l)	5.4	Site-specific	
Septic Tank Effluent Concentration (mg/l)	27.0	45.0	Provide Justification
Denitrification Rate (decimal fraction)	0	0	Default
Nitrate in Natural Recharge (mg/l)	0.3	0.3	Default

OUTPUT

Yearly Water Budget	Volume (m^3)	% of Total
Ground Water	8.30E+03	94.6
Effluent	4.14E+02	4.7
Recharge	5.72E+01	0.7
Total Water Volume	8.78E+03	

Point of Compliance Nitrate Concentration Goal (mg/l)	6.4
Avg. Downgradient Nitrate Concentration in GW (mg/l)	6.4
Current/Acceptable Lot Size (Acres)	1.0

Yearly Nitrogen Budget	Mass (mg)	% of Total
Background GW Nitrate Mass	4.48E+07	80.0
Septic Tank Effluent Nitrate Mass	1.12E+07	20.0
Recharge Nitrate Mass	1.72E+04	0.0
Total Nitrate Mass	5.60E+07	

Instructions for Use

Input parameter values appropriate to conditions at the site under consideration are entered in the blue shaded cells on the *INPUT* side of the spreadsheet. These input values form the basis for calculating yearly water and nitrogen budgets. Default values for selected parameters are provided, as described in the accompanying N-P guidance. Selecting values other than these defaults will require providing adequate justification. Sources of water and nitrogen include ground water inflow from upgradient, natural recharge on pervious portions of the site, and from septic tank effluent. The total yearly nitrogen mass input is then divided by the total yearly volume of water available to recharge groundwater to arrive at an estimated **Average Downgradient Nitrate Concentration in GW** (shown in the *OUTPUT* side of the spreadsheet).

As values are input into the blue shaded cells the totals and percent of total for various components of the water and nitrogen budgets are calculated and shown on the *OUTPUT* side of the spreadsheet. The **Avg. Downgradient Nitrate Concentration in GW** is also calculated. The Density button allows the calculation of both the Acceptable Number of Homes in the Parcel (shown in the *INPUT* area) as well as the acceptable lot size. Clicking the Density button opens an input box that allows the input of the **Point of Compliance Nitrate Concentration Goal**. The number of homes in the parcel is then adjusted to meet the specified goal.This calculation can be redone iteratively along with changing other site input parameters to examine the resultant impact on nitrate concentrations.

Aquifer Width Perpendicular to Flow: For land development projects not completely oriented perpendicular to ground water flow, the site specific aquifer width value is determined using the average property width that is perpendicular to flow.

Ranges of Hydraulic Conductivity (K) for Unconsolidated Sediments (feet/day)	
Silt and sandy silt	0.003 to 0.3
Silty sands and fine sands	0.03 to 3
Well-sorted sands and glacial outwash	3 to 300
Well-sorted gravel	30 to 3000
Typical Range of Hydraulic Gradient	0.0001 to 0.1

Natural Recharge Rate (NRR) can be estimated from total annual precipitation (TAP) using the equation: NRR (inches/yr) = $(TAP)^2 * 0.0046$
TAP is input in inches/yr.

SITE INFORMATION

Haven Creek Subdivision	**Site Name**
Lot 9 - 40% Nitrate Reducing Septic System	**Parcel Identification**
1/14/2022	**Date**
Bryar Jensen, EI	**Prepared By**

Disclaimer: Considerable care was exercised in developing this software. However, the Idaho Department of Environmental Quality makes no warranty regarding its accuracy and shall not be held liable for any damages resulting from its use.

IDEQ LEVEL 1 NUTRIENT-PATHOGEN EVALUATION NITROGEN MASS-BALANCE SPREADSHEET

V. 1.3 5/2/2002

This spreadsheet is based on the mass balance approach documented in: 1985.Bauman, B.J. and W.M. Schaefer.Estimating Ground-Water Quality Impacts From On-Site Sewage Treatment Systems. In Proceedings of 5th Northwest On-Site Wastewater Treatment Shortcourse, September 10-11, 1985. University of Washington, Seattle, WA. Pages 23-41. See **Instructions for Use** below.

INPUT

Water Budget	Input Value	Default Value	
Hydraulic Conductivity (ft/day)	81.000	Site-specific	
Hydraulic Gradient	0.0033	Site-specific	
Mixing Zone Thickness (ft)	15	15	Default
Aquifer Width Perpendicular to Flow (ft)	191.73	Site-specific	
Parcel Area (acres)	1.6	Site-specific	
Percent of Parcel That Is Impervious (Percent)	10	Site-specific	
Current/Acceptable Number of Homes in Parcel	1.0	Site-specific	
Septic Tank Effluent (gallons/d/home)	300	300	Default
Natural Recharge rate (inches/yr)	0.6	Site-specific	
Nitrogen Budget (all concentrations represent nitrate nitrogen)			
Upgradient Ground Water Concentration (mg/l)	5.4	Site-specific	
Septic Tank Effluent Concentration (mg/l)	27.0	45.0	Provide Justification
Denitrification Rate (decimal fraction)	0	0	Default
Nitrate in Natural Recharge (mg/l)	0.3	0.3	Default

OUTPUT

Yearly Water Budget	Volume (m^3)	% of Total
Ground Water	7.95E+03	94.0
Effluent	4.14E+02	4.9
Recharge	8.88E+01	1.1
Total Water Volume	8.45E+03	

Point of Compliance Nitrate Concentration Goal (mg/l)	6.4
Avg. Downgradient Nitrate Concentration in GW (mg/l)	6.4
Current/Acceptable Lot Size (Acres)	1.6

Yearly Nitrogen Budget	Mass (mg)	% of Total
Background GW Nitrate Mass	4.29E+07	79.3
Septic Tank Effluent Nitrate Mass	1.12E+07	20.7
Recharge Nitrate Mass	2.66E+04	0.0
Total Nitrate Mass	5.42E+07	

Instructions for Use

Input parameter values appropriate to conditions at the site under consideration are entered in the blue shaded cells on the *INPUT* side of the spreadsheet. These input values form the basis for calculating yearly water and nitrogen budgets. Default values for selected parameters are provided, as described in the accompanying N-P guidance. Selecting values other than these defaults will require providing adequate justification. Sources of water and nitrogen include ground water inflow from upgradient, natural recharge on pervious portions of the site, and from septic tank effluent. The total yearly nitrogen mass input is then divided by the total yearly volume of water available to recharge groundwater to arrive at an estimated **Average Downgradient Nitrate Concentration in GW** (shown in the *OUTPUT* side of the spreadsheet).

As values are input into the blue shaded cells the totals and percent of total for various components of the water and nitrogen budgets are calculated and shown on the *OUTPUT* side of the spreadsheet. The **Avg. Downgradient Nitrate Concentration in GW** is also calculated. The Density button allows the calculation of both the Acceptable Number of Homes in the Parcel (shown in the *INPUT* area) as well as the acceptable lot size. Clicking the Density button opens an input box that allows the input of the **Point of Compliance Nitrate Concentration Goal**. The number of homes in the parcel is then adjusted to meet the specified goal.This calculation can be redone iteratively along with changing other site input parameters to examine the resultant impact on nitrate concentrations.

Aquifer Width Perpendicular to Flow: For land development projects not completely oriented perpendicular to ground water flow, the site specific aquifer width value is determined using the average property width that is perpendicular to flow.

Ranges of Hydraulic Conductivity (K) for Unconsolidated Sediments (feet/day)	
Silt and sandy silt	0.003 to 0.3
Silty sands and fine sands	0.03 to 3
Well-sorted sands and glacial outwash	3 to 300
Well-sorted gravel	30 to 3000
Typical Range of Hydraulic Gradient	0.0001 to 0.1

Natural Recharge Rate (NRR) can be estimated from total annual precipitation (TAP) using the equation: NRR (inches/yr) = $(TAP)^2 * 0.0046$ TAP is input in inches/yr.

SITE INFORMATION

Haven Creek Subdivision	**Site Name**
Lot 23 - 40% Nitrate Reducing Septic System	**Parcel Identification**
1/14/2022	**Date**
Bryar Jensen, EI	**Prepared By**

Disclaimer: Considerable care was exercised in developing this software. However, the Idaho Department of Environmental Quality makes no warranty regarding its accuracy and shall not be held liable for any damages resulting from its use.

January 20, 2023

Atlas No. B212203g

Mr. Tanner Verhoeks
Haven Idaho
521 North 10th Avenue #4
Caldwell, ID 83605

Subject: Accessory Dwelling Unit Letter – Level 1 Nutrient Pathogen Study
Haven Creek Subdivision
9814 Robinson Road
Kuna, ID

Dear Mr. Verhoeks:

Atlas previously conducted a Nutrient Pathogen (NP) Study for the above-mentioned project (Atlas File Number B212203g). The previous study was based on a total of 26 residential lots, with each residence assumed to be 4 bedrooms in size. This equated to a per lot wastewater flow of 300 gallons per day (gpd). Results of that study indicated that 40 percent nitrate reducing septic systems would be required for each lot in order to meet down-gradient nitrate concentration limits required by the Southwest District Health (SWDH) and Idaho Department of Environmental Quality (IDEQ). The NP Study has been submitted to SWDH and IDEQ for review, though results of that review are not yet available.

Atlas has since been informed that it is desirable to construct accessory dwelling units (ADUs) on at least some of the lots. Atlas preliminarily re-analyzed the site assuming that up to 500 gpd of wastewater flow would be used for each of the proposed lots, which would allow for a 4-bedroom residence and 2-bedroom ADU on a single lot. Wastewater flow could be adjusted as needed for each structure on any given lot, though the total effluent is limited to 500 gpd per lot. Atlas also assumed a minimum lot size of 1 acre in the re-analysis. Results of the analysis indicate that as long as each individual lot width perpendicular to groundwater flow direction is at least 145 feet and advanced treatment capable of 65% nitrate reduction is implemented, the site will meet the point-of-compliance down-gradient nitrate concentrations as required by SWDH and IDEQ. Smaller lots widths perpendicular to groundwater flow could also be considered for lots where no ADUs are planned and flow rates are less than 500 gpd. If changes are made to the lot layout to accommodate ADUs, a revised NP Study will be prepared and submitted to SWDH and IDEQ for review and approval.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

Monica Saculles, PE
Senior Geotechnical Engineer

Exhibit G, Attachment 8

Michelle Barron

From: Jack Nygaard <Jack.Nygarrd@phd3.idaho.gov>
Sent: Wednesday, January 11, 2023 3:28 PM
To: Devin Krasowski; Michelle Barron; 'Fritz Durham'
Cc: Samantha Hammond
Subject: RE: [External] Haven Creek (CR2022-0005 & SD2022-0013)

Hi all,

Yes, I think that you are spot on Devin. The NP evaluation was conducted assuming 300 gpd flow per lot. That is the max flow per lot. From SWDH point of view, this 300 gpd of flow could come from two possible ways: a 4-bedroom dwelling, or two (2) one (1) bedroom dwellings. SWDH does differentiate between the two, as each example produces 300 gpd. I think that if the County is interested in reducing the number of dwellings per lot NP Areas, then the County should work to include that in their conditions.

I do think that the County should impose something, but it is a can of worms. The County seems to be the only entity that can have some teeth in enforcement. SWDH requires ETPs based off the NP Study and Fritz's evaluation, but we do not have any enforcement capabilities once the system has been finalized. I know neither SWDH or DEQ has the staff to enforce this.

Jack

From: Devin Krasowski <Devin.Krasowski@canyoncounty.id.gov>
Sent: Wednesday, January 11, 2023 12:31 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>; 'Fritz Durham' <Fritz.Durham@deq.idaho.gov>; Jack Nygaard <Jack.Nygarrd@phd3.idaho.gov>
Cc: Samantha Hammond <Samantha.Hammond@canyoncounty.id.gov>
Subject: RE: [External] Haven Creek (CR2022-0005 & SD2022-0013)

All,
Regarding the NP study, I think we just need to make sure the development has conditions that are complimentary to the assumptions used in an approved NP study. So, for example, if the NP study is based on flows from 23 homes being treated by regular septic systems and 23 homes puts the development right up against that 1 mg/l increase in nitrate downgradient threshold, then we need to recommend a condition restricting secondary dwelling units. If the developer is proposing 29 buildable lots then it needs to be shown, via the NP study, that the development and whichever subsurface sewage disposal systems they want to use won't breach the 1 mg/l threshold. Based on what I'm seeing in the Jan 14 2022 NP study in the mass balance spreadsheet at the very end, if they use 40% reduction systems there is no expected increase in nitrate concentration with 23 lots which seems to indicate that 29 lots would be fine and there may not even be a need to restrict secondaries as long as the secondaries also used 40% reduction systems unless there is another reason to restrict secondaries unrelated to SWDH requirements.

Jack/Fritz,
Does this sound like an appropriate train of thought when considering the relationship between the NP study and preliminary plat conditions? We should limit the number of single family dwellings allowed in the new development to a number that matches the limits in an approved NP study. Please correct me if I'm off base at all.

Exhibit G, Attachment 9

Also, if advance septic systems are required do you think the county should impose conditions of approval related to those system beyond just requiring them (monitoring, maintenance, ect)? That's a can of worms I think...but I thought I'd ask.

Thanks,

--

Devin T. Krasowski, PE
County Engineer
Canyon County Development Services
Office: (208) 455-5958
Mobile: (208) 407-5757
devin.krasowski@canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
****We will not be closed during lunch hour ****

From: Tanner Verhoeks <tanner@havenidaho.com>
Sent: Tuesday, January 10, 2023 1:35 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Cc: Devin Krasowski <Devin.Krasowski@canyoncounty.id.gov>; Isaac Josifek <IJosifek@to-engineers.com>; Justin Ruthenbeck <justin@havenidaho.com>; Samantha Hammond <Samantha.Hammond@canyoncounty.id.gov>; Becky Yzaguirre <BYzaguirre@to-engineers.com>
Subject: Re: [External] Haven Creek (CR2022-0005 & SD2022-0013)

Hey Michelle,

Pre-development Meeting with SWDH went well this morning. See attached for their formal record from Jack Nygaard.

I was thinking it makes sense for all of us here to have another follow up meeting soon to circle the wagons again? Maybe the end of this week or beginning of the next?

Tanner Verhoeks, PE
Land Development :: Principal
208.391.3838
Tanner@HavenIdaho.com

On Thu, Jan 5, 2023 at 12:45 PM Tanner Verhoeks <tanner@havenidaho.com> wrote:

SPF WATER ENGINEERING

MEMORANDUM

DATE: January 14, 2022

TO: Tanner Verhoeks
Justin Ruthenbeck

FROM: Andrew Francis P.G.
Terry Scanlan P.E., P.G.

RE: Haven Creek Subdivision Water Supply Assessment

Summary

1. The highest potential groundwater demand was determined by the legal limit for irrigating with a domestic well (1/2 acre per well). A demand of 9 gpm per acre was used resulting in a total demand of 121 gpm for 13.5 acres.

2. The period of irrigation was based on historic records from the Boise Project for the date of last delivery for surface water supplies. Drawdown after two months was 11 feet a distance of 100 feet from the center of the subdivision and 2.4 feet of drawdown at a distance of a half mile.

3. Regional cross-sections indicate geology is consistent from regional monitored wells to the Subdivision. The regional geology consists of a relatively thin layer of top soil and alluvium (i.e., sand, gravel, and clay) overlying basalt approximately 100 feet in thickness, underlain by alluvium. The area within a 4-mile radius of the subdivision is one continuous aquifer with similar hydrogeologic conditions.

4. The Mountain Home Groundwater Management Area is an example of an area in Idaho experiencing significant groundwater decline.

Introduction

A hearing with the Canyon County Board of Commissioners was held in December 2021 to discuss the approval of the Haven Creek Subdivision (Subdivision). A water supply assessment was provided by SPF prior to the initial hearing which characterized the impacts of 27 new domestic wells used for indoor use only. This water supply assessment found that there would be less than 0.5 feet of drawdown within 500 feet of the Subdivision. Residents who live near the proposed subdivision raised concerns that (1) the new domestic wells could be used for irrigation and (2) the information indicating drawdown has not occurred is not reflective of conditions near the Subdivision. The purpose of this memorandum is to determine impact the 27 domestic wells being used to irrigate up to ½ acre per well, show that the IDWR monitoring wells are representative of conditions near

Exhibit G, Attachment 10

the subdivision, and to provide an example of an area where groundwater decline is a problem.

The following outlines the sections covered in this memo:

1. Additional Drawdown Analysis
2. IDWR Monitored Well/Geologic Cross-Sections
3. Areas of Decline in Idaho
4. Conclusions

1. Additional Drawdown Analysis

The original drawdown analysis was performed under the assumption that all groundwater pumping was indoor use only. An additional analysis was performed in order to determine the impact of pumping for short term irrigation when surface water supplies may not be available.

As a follow up to the December hearing, another drawdown analysis assumed 27 domestic wells would be used for irrigation for up to two months. A period of two months was selected based on historical records for the Boise Project surface water supplies. In 1992, surface water supplies were cut off in early August, the earliest curtailment in more than 30 years. With an early August curtailment of surface water supplies, it is assumed that irrigation would continue through the end of September using groundwater. A pumping rate of 9 gpm per acre (i.e., one miner's inch per acre) was used, which is the typical maximum allowable rate for irrigation water rights. The maximum allowable area for irrigation from a domestic well without an irrigation water right (i.e., the domestic exemption of Idaho Code 42-111) is ½ acre resulting in a total demand of 121 gpm for 13.5 acres for 27 domestic wells. Drawdown was determined with the low-end transmissivity estimate of 10,000 gpd/foot. Results are presented in Figure 1.

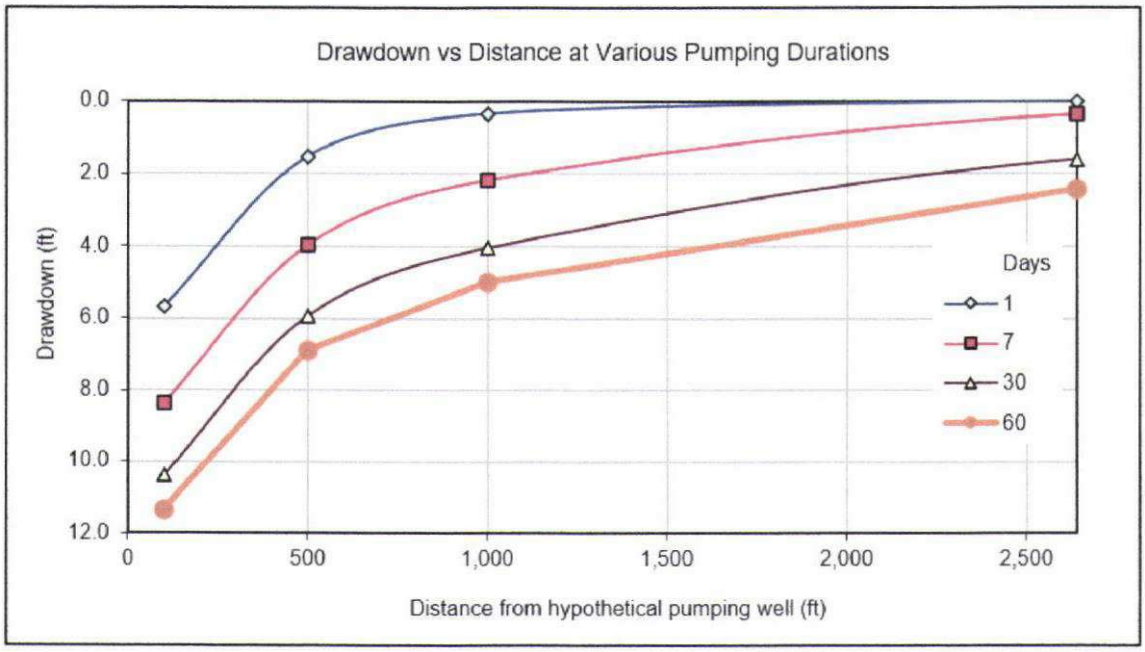


Figure 1. Drawdown due to irrigation

The total drawdown after 60 days of continuous pumping at 121 gpm is just over 11 feet within 100 feet of the center of pumping and just under 2.5 feet drawdown at a distance of a half mile from the subdivision. The drawdown at increased distances from the Subdivision is presented in Figure 2. Figure 2 also includes the location of nearby well driller's logs with additional information presented in Table 1.

It should be noted that the drawdown projection in Figure 2 is considered "worst-case" because it assumes an aquifer transmissivity of only 10,000 gpd/ft. The 10,000 gpd/ft value is useful for determining maximum short-term impacts between wells completed in the same layers of the aquifer at distances of a few hundred feet. As noted in the previous analysis, the pumping durations of longer than a few days or weeks, the aquifer responds as a whole, with effective transmissivities exceeding 100,000 gpd/ft. Similarly, drawdown impacts from shallow aquifer zones propagate upward to the water table, increasing the effective storativity. Lastly, recharge from annual irrigation activities maintain water levels. The result is that drawdown impacts from shallow aquifer pumping typically stabilize after a few days or weeks of pumping, and are expected to be substantially less than the impacts depicted in Figure 2.

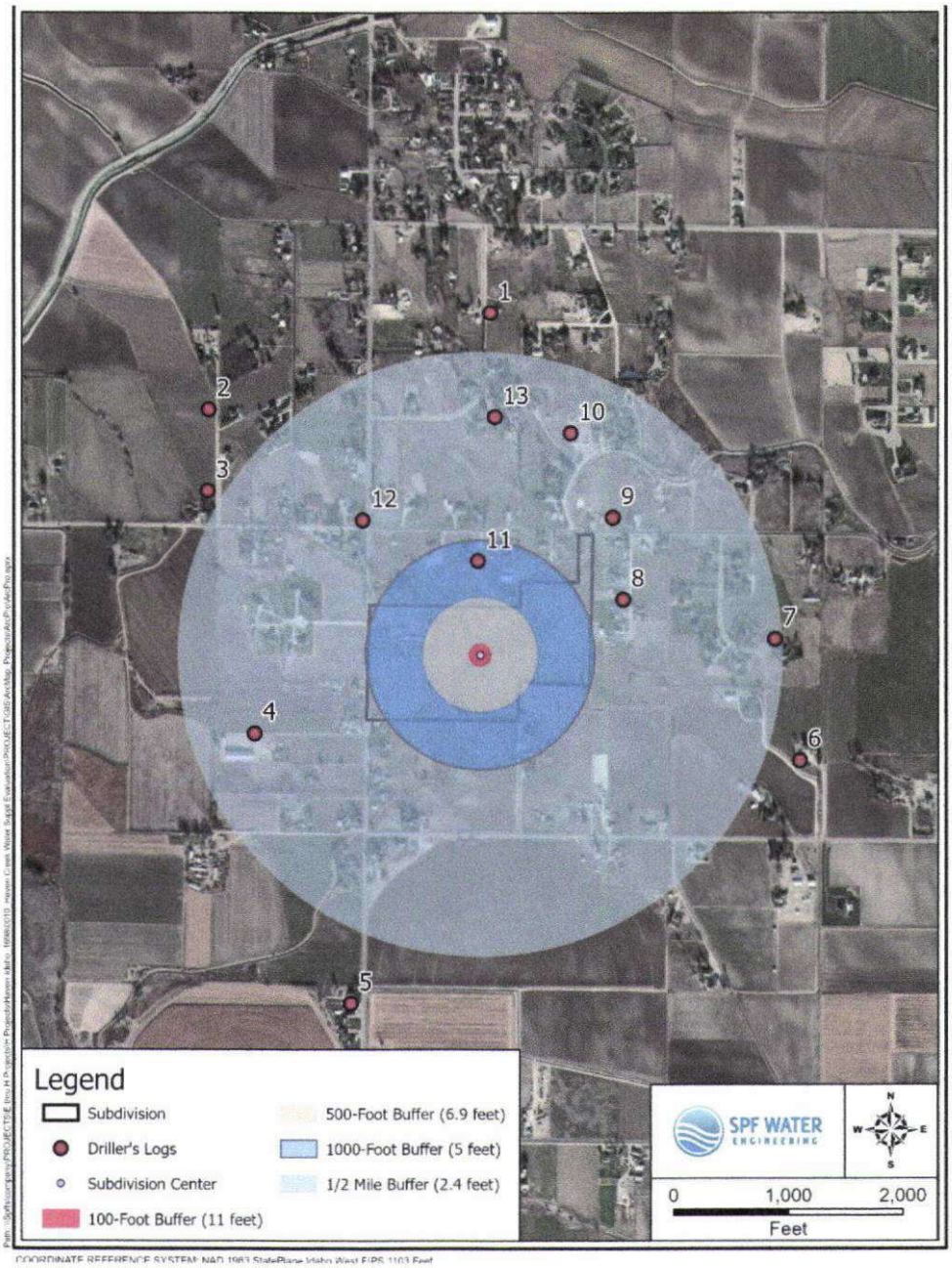


Figure 2. Drawdown at increasing distances from the Subdivision.

Table 1. Well Construction

Well ID	Total Depth (feet)	Screen Inteval (feet bgs)	Screen Length (feet)	Water Bearing Material	Approximate Elevation	Year of Construction	Static Water Level (feet)	Approximate Water Level Elevation	Well Type
1	114	109-114	5	Sand & Gravel	2570	2015	33	2537	Domestic
2	90	No Screen	No Screen	Fractured Basalt	2562	1981	16	2546	Domestic
3	70	No Screen	No Screen	sandy clay, sand/shale	2555	1988	20	2535	Domestic
4	84	44-84	40	Fractured Basalt	2570	2014	18	2552	Domestic
5	188	174-190	16	Sand Medium	2631	2008	66	2565	Domestic
6	155	145-150	5	Sand	2627	1991	75	2552	Domestic
7	110	100-110	10	Sand mixed with gravel	2603	2004	64	2539	Domestic
8	97	86-96	10	Fractured Basalt	2599	2004	62	2537	Domestic
9	118	111-116	5	Sand and Gravel	2602	1993	63	2539	Domestic
10	100	60-100	40	Fractured Basalt	2586	2019	40	2546	Domestic
11	140	No Screen	No Screen	Fracture Basalt and Gravel	2587	2015	48	2539	Domestic
12	108	No Screen	No Screen	Fracture Basalt and Sand/Gravel	2576	1996	40	2536	Domestic
13	105	No Screen	No Screen	Gravel and Sand	2587	1992	45	2542	Waste/Injection

2. IDWR Monitored Wells/ Geologic Cross-Section

The purpose of this section is to provide additional information on IDWR monitored wells and how they are representative of conditions near the Subdivision. The construction and water level of monitored wells and well logs are compared. Also, regional geology based on past studies was compared to the descriptions of driller's logs.

Locations for IDWR hydrographs are presented in Figure 3. The most recent season high water levels at each of the well locations are labeled. These wells are all within 4 miles from the Subdivision. Information on these well's construction is presented in Table 2.

Table 2. Monitor Well Construction

Well Name	Total Depth (feet)	Opening/Screen Interval (feet)	Ground surface elevation
02N 01W 07BBC1	103	97-102	2547
02N 01W 27BCC2	220	145-220	2689
02N 01W 11ADA1	205	141-196	2685
03N 01W 31DDA1	130	31-67	2482

Historical water levels from IDWR monitored wells are presented in Figure 4. Also represented in this figure are the range of approximate water level elevations for reported static water levels on driller's logs near the Subdivision. Groundwater elevations for driller's logs ranged between 2535 and 2565 feet msl. Surface elevations for well logs were determined from Google Earth. The range of water level elevations reported in driller's logs is consistent with the closest IDWR monitored well **02N 01W 07BBC1** for which the most recent measurement was 2536 feet msl. Approximate ground surface and water level elevations for driller's logs are included in Table 1.

To further evaluate whether the IDWR monitored wells were representative of conditions near the Subdivision, a cross-section used for the development of the Treasure Valley Groundwater Flow Model is included in Appendix A. The cross-section runs from south to north, from the Snake River to 1.5 miles northwest of Star. The area between Kuna and Nampa consists of approximately 10 feet of top soil and alluvium overlaying basalt ranging in in thickness from 50 to 100 feet, and the basalt is underlain by alluvium. This geology is consistent with the descriptions provided in the driller's logs near the Subdivision. The consistent geology suggests that the area is one continuous aquifer. A diagram of the local aquifer based on both the cross-section and the description from nearby well driller's logs is presented in Figure 5. Also represented in this figure is the typical construction for a domestic well and approximation of drawdown conditions. Here a static water level of 40 feet is depicted with over 50 feet of available drawdown given the typical construction for a domestic well in the area (Table 1). The well depicted is approximately 105 feet deep with 10 feet of screen.

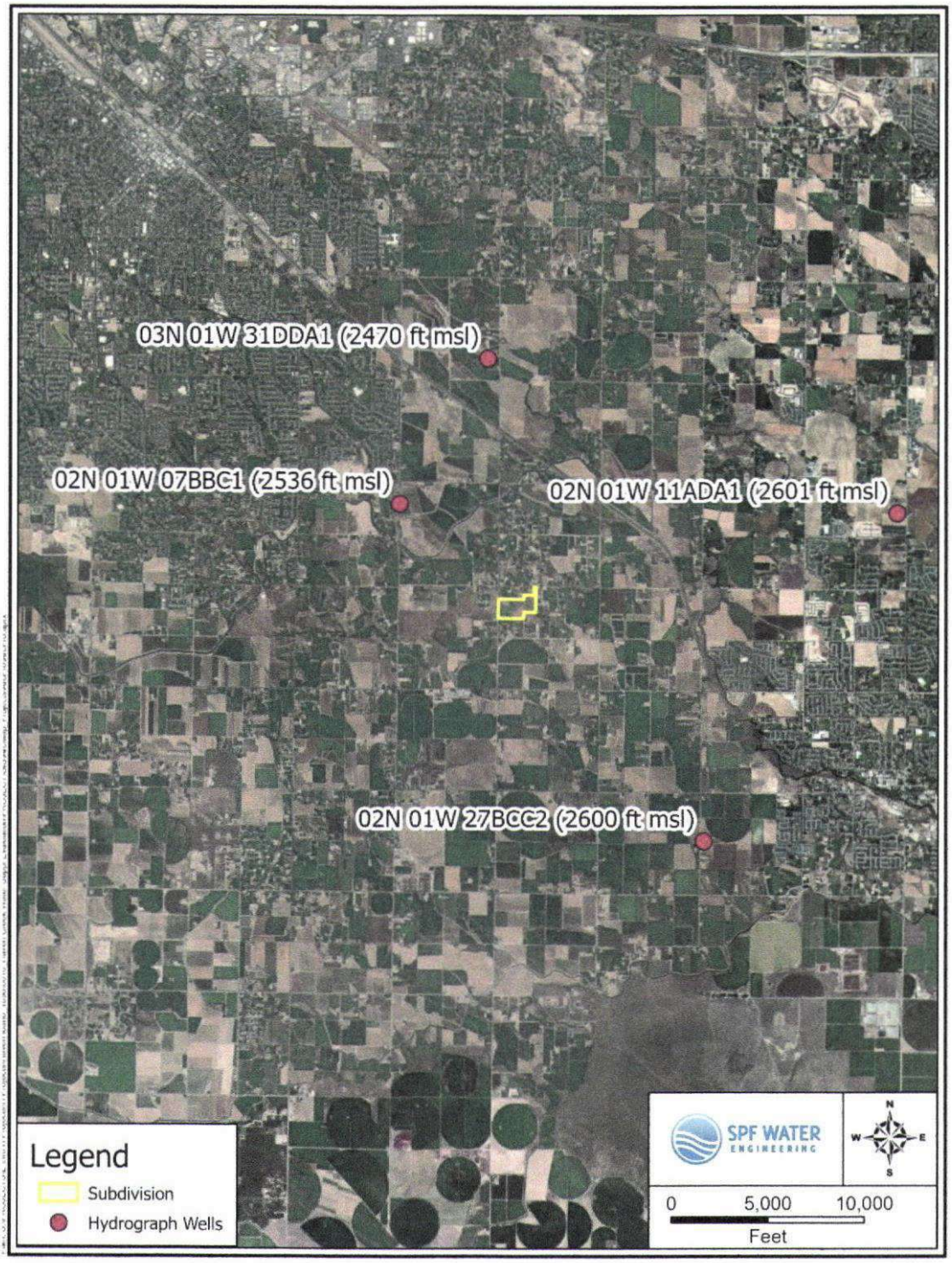


Figure 3. Hydrograph Locations

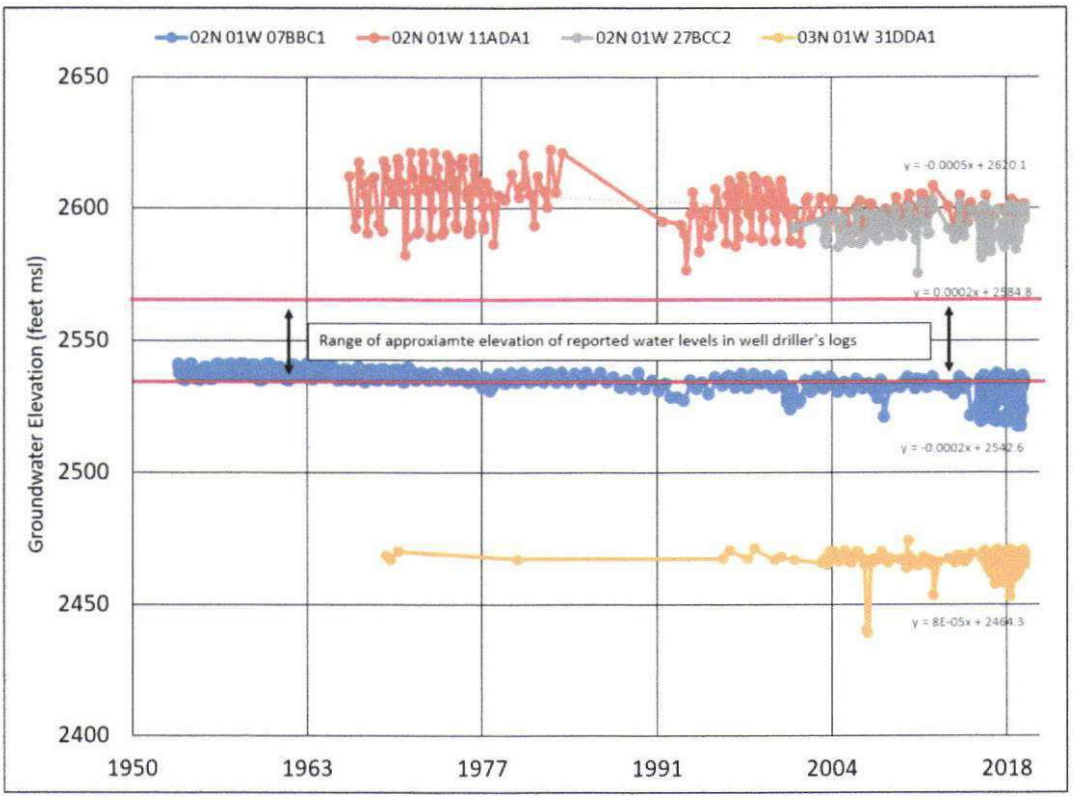


Figure 4. IDWR Monitored Wells

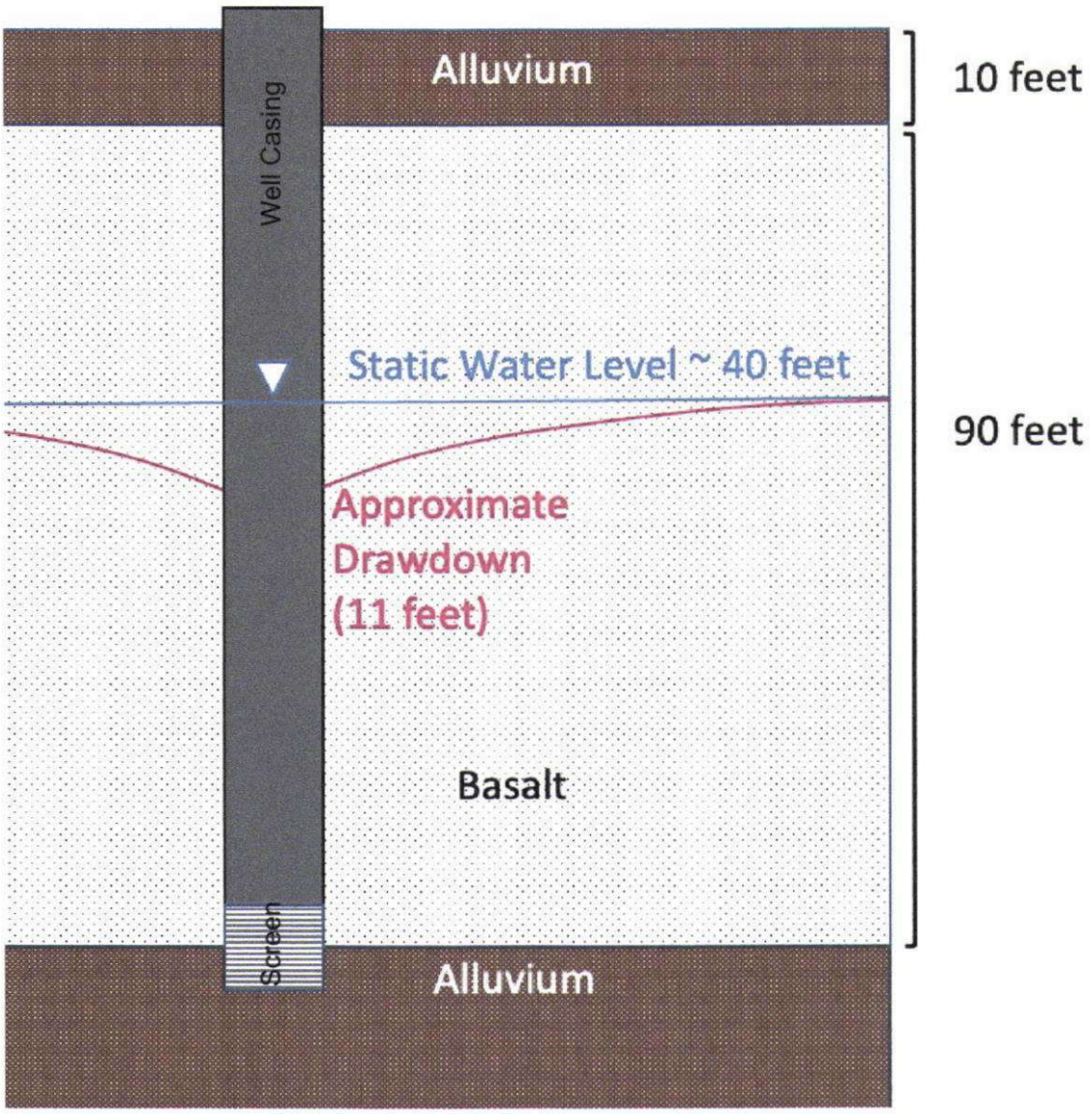


Figure 5. Local Aquifer Diagram and typical Well Construction

3. Areas of Decline in Idaho

A hydrograph for a well located in the Mountain Home Groundwater Management Area is presented in Figure 6. This has been provided in order to provide an example of an area in the State where groundwater decline has been a problem. The Mountain Home Groundwater Management Area is located in Elmore and western Ada County and was designated in 1982 as a result of declining water levels. Water levels at this well have

declined over 50 feet since 1975, and continues to decline each year. In contrast, **02N 01W 07BBC1** has only declined 6 feet going back to 1953 (Figure 4), and shows essentially no decline in the past 20 years.

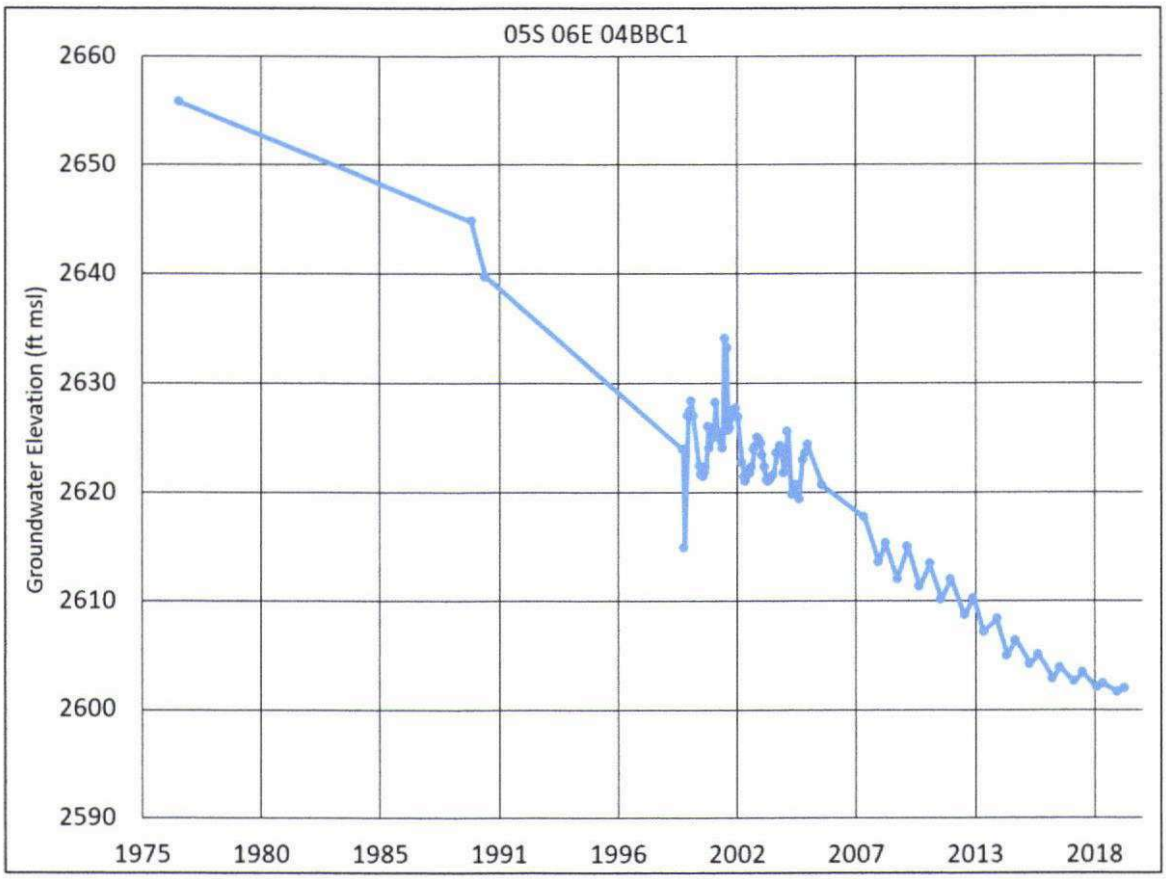


Figure 6. Hydrograph from Mountain Home Groundwater Management Area.

4. Conclusions

Pumping of wells can have two types of impacts on groundwater levels and existing wells.

1. The first impact is caused by direct well interference, where pumping of a well (or group of wells) temporarily lowers the aquifer water levels to induce flow into the well (or wells). This impact recovers after cessation of pumping. The magnitude of such an impact can be calculated. For Haven Creek Subdivision, a worst-case drawdown analysis indicated that two months of continuous irrigation pumping for 13.5 acres would result in less than 3 feet of drawdown at a distance of ½ mile from the subdivision. This analysis does not account for recharge to the aquifer which will lessen the impact of additional pumping. It is also important to note that water levels recover to near static levels when wells are not actively pumping.

2. The second impact of groundwater pumping can be chronic annual water-level declines if pumping exceeds available recharge. Regional IDWR monitored wells are considered to be reflective of groundwater conditions near the Subdivision based on regional geology and similar well construction. In areas where groundwater pumping exceeds the annual aquifer recharge, IDWR monitored wells show chronic annual water-level as is the case for the well near Mountain Home depicted in Figure 6. In the vicinity of Haven Creek Subdivision, reported static water levels in the driller's logs are consistent with the closest IDWR well **02N 01W 07BBC1** which has shown steady water levels over the past 60+ years. In addition to the steady water levels, regional cross-sections used to develop the Treasure Valley Flow model indicate a consistent geology between Nama and Kuna. The regional cross-section and well driller's logs indicate the area consist of a thick basalt layer bounded by alluvium. The area around the subdivision within at least a 4-mile radius is one continuous aquifer with similar hydrogeologic conditions and no annual water-level decline. The lack of annual water-level decline indicates that the aquifer is adequately recharged and can withstand additional development without injury to existing water rights.

The additional groundwater pumping that will result from the Subdivision will have a minimal effect on the existing groundwater conditions in the area. Groundwater pumping for domestic use with the occasional irrigation demand is insignificant when compared to groundwater pumping from large municipal and irrigation wells in the Kuna area. These wells often pump as much as 2000 gpm for extended periods of time without adverse local impacts.

GEOTECHNICAL INVESTIGATION

HAVEN ROBINSON

9814 Robinson Road
Kuna, ID

PREPARED FOR:

Mr. Tanner Verhoeks
Haven Idaho
521 North 10th Avenue #4
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PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
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January 3, 2022
B213035g

ATLAS

January 3, 2022

Atlas No. B213035g

Mr. Tanner Verhoeks
Haven Idaho
521 North 10th Avenue #4
Caldwell, ID 83605

Subject: **Geotechnical Investigation**
Haven Robinson
9814 Robinson Road
Kuna, ID

Dear Mr. Verhoeks:

In compliance with your instructions, Atlas has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on November 8 and 9, 2021. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. Atlas would be pleased to continue our role as geotechnical engineers during project implementation.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

Bryar Jensen, EI
Staff Engineer

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CONTENTS

TABLES

APPENDICES

1. INTRODUCTION

This report presents results of a geotechnical investigation and analysis in support of data utilized in design of structures as defined in the 2018 International Building Code (IBC). Information in support of groundwater and stormwater issues pertinent to the practice of Civil Engineering is included. Observations and recommendations relevant to the earthwork phase of the project are also presented. Revisions in plans or drawings for the proposed development from those enumerated in this report should be brought to the attention of the soils engineer to determine whether changes in the provided recommendations are required. Deviations from noted subsurface conditions, if encountered during construction, should also be brought to the attention of the soils engineer.

1.1 Project Description

The proposed development is northwest of the City of Kuna, Canyon County, ID, and occupies a portion of the NW¼ of Section 17, Township 2 North, Range 1 West, Boise Meridian. This project will consist of construction of a 19 to 29 lot residential subdivision to be developed on 43.86 acres. Total settlements are limited to 1 inch. Loads of up to 4,000 pounds per lineal foot for wall footings, and column loads of up to 50,000 pounds were assumed for settlement calculations. Additionally, assumptions have been made for traffic loading of pavements. Retaining walls are not anticipated as part of the project. Atlas has not been informed of the proposed grading plan.

1.2 Authorization

Authorization to perform this exploration and analysis was given in the form of a written authorization to proceed from Mr. Tanner Verhoeks of Haven Idaho to Monica Saculles of Atlas Technical Consultants (Atlas), on December 20, 2021. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Haven Idaho and Atlas. Our scope of services for the proposed development has been provided in our proposal dated October 19, 2021 and repeated below.

1.3 Scope of Investigation

The scope of this investigation included review of geologic literature and existing available geotechnical studies of the area, visual site reconnaissance of the immediate site, subsurface exploration of the site, field and laboratory testing of materials collected, and engineering analysis and evaluation of foundation materials.

2. SITE DESCRIPTION

2.1 Site Access

Access to the site may be gained via Interstate 84 to the Ten Mile Road exit. Proceed south on Ten Mile Road approximately 2.2 miles to its intersection with Amity Road. From this intersection, proceed west on Amity Road 3.0 miles to Robinson Road. Continue south on Robinson Road for

approximately 3.2 miles. The project site is located east of this location. The location is depicted on site maps included in the **Appendix**.

2.2 Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape.

The project site is underlain by "Basalt Flows of Indian Creek, Undivided" as mapped by Othberg and Stanford (1993). This volcanic deposit is composed of multiple flows of medium to dark gray olivine basalt. These flows erupted from numerous vents found south of the Boise River and north of the Snake River, southeast of the City of Boise, Idaho. At the time of eruption lavas flowed into and down ancestral Indian Creek and Boise River valleys. Northwest-trending, gently sloping escarpments suggest faulting of the basalt. These basalts are mantled with loess 2-12 feet thick that contains about 35% pedogenic clay and a duripan that can be 3 feet thick.

2.3 General Site Characteristics

The site to be developed is approximately 43.86 acres in size. Currently, a residence is present in the western portion of the site. This residence fronts Robinson Road, which runs along the western property boundary. Ridenbaugh Highline Canal runs roughly northeast to southwest through the central portion of the property. The Fieselmann Lateral Canal branches from the Ridenbaugh Highline Canal in the center of the site. The Fieselmann Lateral Canal runs northwest from the center of the site. The remainder of the site consists of agricultural cropland. Surrounding the project site from all directions is agricultural cropland and residential properties. Vegetation around the residence consists primarily of landscape trees, shrubs, and grasses adjacent to the residence. The remainder of the site consists of agricultural crops. The site is relatively flat and level.

Regional drainage is north and west toward the Boise River. Stormwater drainage for the site is achieved by percolation through surficial soils. The site is situated so that it is unlikely that it will receive any drainage from off-site sources. Stormwater drainage collection and retention systems are not in place on the project site and do not currently exist within the vicinity of the project site.

2.4 Regional Site Climatology and Geochemistry

According to the Western Regional Climate Center, the average precipitation for the Treasure Valley is on the order of 10 to 12 inches per year, with an annual snowfall of approximately 20 inches and a range from 3 to 49 inches. The monthly mean daily temperatures range from 21°F to 95°F, with daily extremes ranging from roughly -25°F to 111°F. Winds are generally from the northwest or southeast with an annual average wind speed of approximately 9 miles per hour (mph) and a maximum of 62 mph. Soils and sediments in the area are primarily derived from siliceous materials and exhibit low electro-chemical potential for corrosion of metals or concretes. Local aggregates are generally appropriate for Portland cement and lime cement mixtures. Surface water, groundwater, and soils in the region typically have pH levels ranging from 7.2 to 8.2.

3. SEISMIC SITE EVALUATION

3.1 Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-16. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation did not reveal hazards resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading. Incidence and anticipated acceleration of seismic activity in the area is low.

3.2 Seismic Design Parameter Values

The United States Geological Survey National Seismic Hazard Maps (2008), includes a peak ground acceleration map. The map for 2% probability of exceedance in 50 years in the Western United States in standard gravity (g) indicates that a peak ground acceleration of 0.189 is appropriate for the project site based on a Site Class D.

The following section provides an assessment of the earthquake-induced earthquake loads for the site based on the Risk-Targeted Maximum Considered Earthquake (MCE_R). The MCE_R spectral response acceleration for short periods, S_{MS}, and at 1-second period, S_{M1}, are adjusted for site class effects as required by the 2018 IBC. Design spectral response acceleration parameters as presented in the 2018 IBC are defined as a 5% damped design spectral response acceleration at short periods, S_{DS}, and at 1-second period, S_{D1}.

The USGS National Seismic Hazards Mapping Project includes a program that provides values for ground motion at a selected site based on the same data that were used to prepare the USGS ground motion maps. The maps were developed using attenuation relationships for soft rock sites; the source model, assumptions, and empirical relationships used in preparation of the maps are described in Petersen and others (1996).

Table 1 – Seismic Design Values

Seismic Design Parameter	Design Value
Site Class	D "Stiff Soil"
S_s	0.275 (g)
S_1	0.101 (g)
F_a	1.580
F_v	2.397
S_{MS}	0.435
S_{M1}	0.243
S_{DS}	0.290
S_{D1}	0.162

4. SOILS EXPLORATION

4.1 Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. Test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within ten feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction of overlying structures.

In addition, samples were obtained from representative soil strata encountered. Samples obtained have been visually classified in the field by professional staff, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. Atlas recommends that these logs **not** be used to estimate fill material quantities.

4.2 Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials necessary in an analysis of anticipated behavior of the proposed structures. Laboratory tests were conducted in accordance with current applicable American Society for Testing and Materials (ASTM), and results of these tests are to be found in the **Appendix**. The laboratory testing program for this report included: Atterberg Limits Testing – ASTM D4318, Grain Size Analysis – ASTM C117/C136, Hydrometer – ASTM D422, and Resistance Value (R-value) and Expansion Pressure of Compacted Soils – Idaho T-8. As to date, the R-value test results have not been received and, therefore, have not been included within this report. Atlas will forward the results in the form of an addendum once the R-value test results have been received.

4.3 Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs, which can be found in the **Appendix**.

Sandy lean clays were encountered at ground surface. These soils were brown, slightly moist, and medium stiff to very stiff, with fine to medium-grained sand. Organic materials and disturbed materials as a result of plowing activities were measured to depths of roughly 1 foot.

Sandy silts were encountered beneath surficial clays. These fine-grained soils were brown to light brown and slightly moist. Consistencies commonly ranged from stiff to hard, with many of these firmer soil horizons containing some degree of calcium carbonate cementation (hardpan). Fine to coarse-grained sand was present throughout this horizon. Refusal on basalt was encountered at depth in all test pits except test pits 9 and 13, where refusal was met on indurated clay soils.

During excavation, test pit sidewalls were generally stable. However, moisture contents will affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

4.4 Volatile Organic Scan

No environmental concerns were identified prior to commencement of the investigation. Therefore, soils obtained during on-site activities were not assessed for volatile organic compounds by portable photoionization detector. Samples obtained during our exploration activities exhibited no odors or discoloration typically associated with this type of contamination. No groundwater was encountered.

5. SITE HYDROLOGY

Existing surface drainage conditions are defined in the **General Site Characteristics** section. Information provided in this section is limited to observations made at the time of the investigation. Either regional or local ordinances may require information beyond the scope of this report.

5.1 Groundwater

During this field investigation, groundwater was not encountered in test pits advanced to a maximum depth of 13.8 feet bgs. Soil moistures in the test pits were dry to slightly moist throughout.

Atlas has previously performed 2 geotechnical investigations within 0.75 mile of the project site. Information from these investigations has been provided in the table below.

Table 2 – Groundwater Data

Date	Approximate Distance from Site (mile)	Direction from Site	Groundwater Depth (feet bgs)
January 2006	0.55	East	Not Encountered to 17.4
September 2020	0.75	West	Not encountered to 9.8

Furthermore, according to Idaho Department of Water Resources (IDWR) monitoring well data within approximately ¼-mile of the project site, groundwater was measured at depths ranging between 38 and 62 feet bgs.

Based on evidence of this investigation and background knowledge of the area, Atlas estimates groundwater depths to remain greater than approximately 20 feet bgs throughout the year. This depth can be confirmed through long-term groundwater monitoring.

5.2 Soil Infiltration Rates

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was tested in the field. For this report, an estimation of infiltration is also presented using generally recognized values for each soil type and gradation. Of soils comprising the generalized soil profile for this study, lean clay with sand and sandy lean clay soils generally offer little permeability, with typical hydraulic infiltration rates of less than 2 inches per hour. Sandy silt soils will commonly exhibit infiltration rates from 2 to 4 inches per hour. However, calcium carbonate cementation and induration encountered within the clay and silt soils may reduce these values to near zero. Infiltration rates through basalt rock can be highly variable, ranging from nearly zero to greater than 6 inches per hour in some cases. Movement of water through the basalt may be more characteristic of fracture flow. Infiltration testing is required to determine site-specific infiltration rates for drainage design once proposed locations of infiltration facilities are determined.

5.3 Infiltration Testing

Infiltration testing was conducted using an open test pit method. Test pit areas will need to be re-excavated and compacted prior to construction of structures that will be sensitive to settlement. Test locations were presoaked prior to testing. Pre-soaking increases soil moistures, which allows the tested soils to reach a saturated condition more readily during testing. Saturation of the tested soils is desirable in order to isolate the vertical component of infiltration by inhibiting horizontal seepage during testing.

Testing was conducted on November 9, 2021. Details and results of testing are as follows:

Table 3 – Infiltration Test Results

Test Location	Test Depth (feet bgs)	Soil Type	Stabilized Infiltration Rate (inches/hour)	Design Infiltration Rate (inches per hour)
TP-1	6.1	Basalt	12.2*	6.1*
TP-5	5.1	Basalt	2.0	1.0
TP-6	9.2	Basalt	11.5*	5.75*
TP-14	9.6	Basalt	0.8	0.4
TP-18	8.9	Basalt	0.9	0.45

***It is anticipated that water was draining through fractures in the basalt. These rates are appropriate for the tested location only and may not be suitable for design in other areas of the site. Additional infiltration testing is recommended once actual infiltration facility locations have been determined.**

Appropriate factors of safety have been applied to the stabilized infiltration rates achieved during testing to obtain the design infiltration rates listed above. The reason for the decreased infiltration rate is to account for long term saturation of the soils and the potential for less permeable soils to settle into the bottom of the infiltration facilities. Atlas recommends that all infiltration facilities be constructed in accordance with the local municipality requirements.

6. FOUNDATION AND SLAB DISCUSSION AND RECOMMENDATIONS

Various foundation types have been considered for support of the proposed structures. Two requirements must be met in the design of foundations. First, the applied bearing stress must be less than the ultimate bearing capacity of foundation soils to maintain stability. Second, total and differential settlement must not exceed an amount that will produce an adverse behavior of the superstructure. Allowable settlement is usually exceeded before bearing capacity considerations become important; thus, allowable bearing pressure is normally controlled by settlement considerations.

Considering subsurface conditions and the proposed construction, it is recommended that the structures be founded upon conventional spread footings and continuous wall footings. Total settlements should not exceed 1 inch if the following design and construction recommendations are observed. Presently, there are approximately 19 to 29 lots proposed for the project site. The following recommendations are not specific to the individual structures, but rather should be viewed as guidelines for the subdivision-wide development.

6.1 Foundation Design Recommendations

Based on data obtained from the site and test results from various laboratory tests performed, Atlas recommends the following guidelines for the net allowable soil bearing capacity:

Table 4 – Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native sandy lean clay soils, sandy silt soils, or compacted structural fill. Existing organics materials and fill materials (if encountered) must be completely removed from below foundation elements.[1] An excavation depth of approximately 1 foot bgs should be anticipated to expose proper bearing soils.[2]	Not Required for Native Soil 95% for Structural Fill	1,500 lbs/ft^2 A ⅓ increase is allowable for short-term loading, which is defined by seismic events or designed wind speeds.

[1]It will be required for Atlas personnel to verify the bearing soil suitability for each structure at the time of construction.
[2]Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

The following sliding frictional coefficient values should be used: 1) 0.35 for footings bearing on native sandy silt, sandy lean clay, or silty sand soils and 2) 0.45 for footings bearing on granular structural fill. A passive lateral earth pressure of 320 pounds per square foot per foot (psf/ft) should be used for sandy lean clay soils and 349 psf/ft should be used for sandy silt soils. For compacted sandy gravel fill, a passive lateral earth pressure of 496 psf/ft should be used.

Footings should be proportioned to meet either the stated soil bearing capacity or the 2018 IBC minimum requirements. Total settlement should be limited to approximately 1 inch, and differential settlement should be limited to approximately ½ inch. Objectionable soil types encountered at the bottom of footing excavations should be removed and replaced with structural fill. Excessively loose or soft areas that are encountered in the footings subgrade will require over-excavation and backfilling with structural fill. To minimize the effects of slight differential movement that may occur because of variations in the character of supporting soils and seasonal moisture content, Atlas recommends continuous footings be suitably reinforced to make them as rigid as possible. For frost protection, the bottom of external footings should be 24 inches below finished grade.

6.2 Foundation Drain Recommendations

Considering the presence of shallow cemented soils across the site, Atlas recommends that foundation drains be installed. The drains should be placed at the footing elevation, sloped at least 2 percent, and be directed to suitable discharge points at least 10 feet away from the structures. Discharge points should be protected to prevent erosion.

6.3 Crawl Space Recommendations

Considering the presence of shallow cemented soils across the site, all residences constructed with crawl spaces should be designed in a manner that will inhibit water in the crawl spaces. Atlas recommends that roof drains carry stormwater at least 10 feet away from each residence. Grades should be at least 5 percent for a distance of 10 feet away from all residences. In addition, rain gutters should be placed around all sides of residences, and backfill around stem walls should be placed and compacted in a controlled manner.

6.4 Floor, Patio, and Garage Slab-on-Grade

Organic, loose, or obviously compressive materials must be removed prior to placement of concrete floors or floor-supporting fill. In addition, the remaining subgrade should be treated in accordance with guidelines presented in the **Earthwork** section. Areas of excessive yielding should be excavated and backfilled with structural fill. Fill used to increase the elevation of the floor slab should meet requirements detailed in the **Structural Fill** section. Fill materials must be compacted to a minimum 95 percent of the maximum dry density as determined by ASTM D1557.

A free-draining granular mat should be provided below slabs-on-grade to provide drainage and a uniform and stable bearing surface. This should be a minimum of 4 inches in thickness and properly compacted. The mat should consist of a sand and gravel mixture, complying with Idaho Standards for Public Works Construction (ISPWC) specifications for ¾-inch (Type 1) crushed aggregate. The granular mat should be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D1557. A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. Upon request, Atlas can provide further consultation regarding installation.

7. CONSTRUCTION CONSIDERATIONS

Recommendations in this report are based upon structural elements of the project being founded on competent, native sandy lean clay soils, sandy silt soils, or compacted structural fill. Structural areas should be stripped to an elevation that exposes these soil types.

7.1 Earthwork

Excessively organic soils, deleterious materials, or disturbed soils generally undergo high volume changes when subjected to loads, which is detrimental to subgrade behavior in the area of pavements, floor slabs, structural fills, and foundations. Mature trees, brush, thick grasses, and agricultural crops with associated root systems were noted at the time of our investigation. It is recommended that organic or disturbed soils, if encountered, be removed to depths of 1 foot (minimum), and wasted or stockpiled for later use. However, in areas where trees are/were

present, deeper excavation depths should be anticipated. Stripping depths should be adjusted in the field to assure that the entire root zone or disturbed zone (plow depths) or topsoil are removed prior to placement and compaction of structural fill materials. Exact removal depths should be determined during grading operations by Atlas personnel, and should be based upon subgrade soil type, composition, and firmness or soil stability. If underground storage tanks, underground utilities, wells, or septic systems are discovered during construction activities, they must be decommissioned then removed or abandoned in accordance with governing Federal, State, and local agencies. Excavations developed as the result of such removal must be backfilled with structural fill materials as defined in the **Structural Fill** section.

Atlas should oversee subgrade conditions (i.e., moisture content) as well as placement and compaction of new fill (if required) after native soils are excavated to design grade. Recommendations for structural fill presented in this report can be used to minimize volume changes and differential settlements that are detrimental to the behavior of footings, pavements, and floor slabs. Sufficient density tests should be performed to properly monitor compaction. For structural fill beneath building structures, one in-place density test per lift for every 5,000 square feet is recommended. In parking and driveway areas, this can be decreased to one test per lift for every 10,000 square feet.

7.2 Dry Weather

If construction is to be conducted during dry seasonal conditions, many problems associated with soft soils may be avoided. However, some rutting of subgrade soils may be induced by shallow groundwater conditions related to springtime runoff or irrigation activities during late summer through early fall. Solutions to problems associated with soft subgrade soils are outlined in the **Soft Subgrade Soils** section. Problems may also arise because of lack of moisture in native and fill soils at time of placement. This will require the addition of water to achieve near-optimum moisture levels. Low-cohesion soils exposed in excavations may become friable, increasing chances of sloughing or caving. Measures to control excessive dust should be considered as part of the overall health and safety management plan.

7.3 Wet Weather

If construction is to be conducted during wet seasonal conditions (commonly from mid-November through May), problems associated with soft soils must be considered as part of the construction plan. During this time of year, fine-grained soils such as silts and clays will become unstable with increased moisture content, and eventually deform or rut. Additionally, constant low temperatures reduce the possibility of drying soils to near optimum conditions.

7.4 Soft Subgrade Soils

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter and other deleterious debris. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which structural fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.
- Soft areas can be over-excavated and replaced with granular structural fill.
- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.
- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. Atlas is available to provide recommendations and guidelines at your request.

7.5 Frozen Subgrade Soils

Prior to placement of structural fill materials or foundation elements, frozen subgrade soils must either be allowed to thaw or be stripped to depths that expose non-frozen soils and wasted or stockpiled for later use. Stockpiled materials must be allowed to thaw and return to near-optimal conditions prior to use as structural fill.

The onsite, shallow clayey and silty soils are susceptible to frost heave during freezing temperatures. For exterior flatwork and other structural elements, adequate drainage away from subgrades is critical. Compaction and use of structural fill will also help to mitigate the potential for frost heave. Complete removal of frost susceptible soils for the full frost depth, followed by replacement with a non-frost susceptible structural fill, can also be used to mitigate the potential for frost heave. Atlas is available to provide further guidance/assistance upon request.

7.6 Structural Fill

Soils recommended for use as structural fill are those classified as GW, GP, SW, and SP in accordance with the Unified Soil Classification System (USCS) (ASTM D2487). Use of silty soils (USCS designation of GM, SM, and ML) as structural fill may be acceptable. However, use of silty soils (GM, SM, and ML) as structural fill below footings is prohibited. These materials require very high moisture contents for compaction and require a long time to dry out if natural moisture contents are too high and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. If silty soil is used for structural fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed. Following

placement, silty soils must be protected from degradation resulting from construction traffic or subsequent construction.

Recommended granular structural fill materials, those classified as GW, GP, SW, and SP, should consist of a 6-inch minus select, clean, granular soil with no more than 50 percent oversize (greater than ¾-inch) material and no more than 12 percent fines (passing No. 200 sieve). These fill materials should be placed in layers not to exceed 12 inches in loose thickness. Prior to placement of structural fill materials, surfaces must be prepared as outlined in the **Construction Considerations** section. Structural fill material should be moisture-conditioned to achieve optimum moisture content prior to compaction. For structural fill below footings, areas of compacted backfill must extend outside the perimeter of the footings for a distance equal to the thickness of fill between the bottom of foundation and underlying soils, or 5 feet, whichever is less. All fill materials must be monitored during placement and tested to confirm compaction requirements, outlined below, have been achieved.

Each layer of structural fill must be compacted, as outlined below:

- Below Structures and Rigid Pavements: A minimum of 95 percent of the maximum dry density as determined by ASTM D1557.
- Below Flexible Pavements: A minimum of 92 percent of the maximum dry density as determined by ASTM D1557 or 95 percent of the maximum dry density as determined by ASTM D698.

The ASTM D1557 test method must be used for samples containing up to 40 percent oversize (greater than ¾-inch) particles. If material contains more than 40 percent but less than 50 percent oversize particles, compaction of fill must be confirmed by proof rolling each lift with a 10-ton vibratory roller (or equivalent) until the maximum density has been achieved. Density testing must be performed after each proof rolling pass until the in-place density test results indicate a drop (or no increase) in the dry density, defined as maximum density or "break over" point. The number of required passes should be used as the requirements on the remainder of fill placement. Material should contain sufficient fines to fill void spaces, and must not contain more than 50 percent oversize particles.

7.7 Backfill of Walls

Backfill materials must conform to the requirements of structural fill, as defined in this report. For wall heights greater than 2.5 feet, the maximum material size should not exceed 4 inches in diameter. Placing oversized material against rigid surfaces interferes with proper compaction, and can induce excessive point loads on walls. Backfill shall not commence until the wall has gained sufficient strength to resist placement and compaction forces. Further, retaining walls above 2.5 feet in height shall be backfilled in a manner that will limit the potential for damage from compaction methods and/or equipment. It is recommended that only small hand-operated compaction equipment be used for compaction of backfill within a horizontal distance equal to the height of the wall, measured from the back face of the wall.

Backfill should be compacted in accordance with the specifications for structural fill, except in those areas where it is determined that future settlement is not a concern, such as planter areas. In nonstructural areas, backfill must be compacted to a firm and unyielding condition.

7.8 Excavations

Shallow excavations that do not exceed 4 feet in depth may be constructed with side slopes approaching vertical. Below this depth, it is recommended that slopes be constructed in accordance with Occupational Safety and Health Administration (OSHA) regulations, Section 1926, Subpart P. Based on these regulations, on-site soils are classified as type "C" soil, and as such, excavations within these soils should be constructed at a maximum slope of 1½ feet horizontal to 1 foot vertical (1½:1) for excavations up to 20 feet in height. Excavations in excess of 20 feet will require additional analysis. Note that these slope angles are considered stable for short-term conditions only, and will not be stable for long-term conditions.

During the subsurface exploration, test pit sidewalls generally exhibited little indication of collapse. For deep excavations, native granular sediments cannot be expected to remain in position. These materials are prone to failure and may collapse, thereby undermining upper soil layers. This is especially true when excavations approach depths near the water table. Care must be taken to ensure that excavations are properly backfilled in accordance with procedures outlined in this report.

7.9 Groundwater Control

Groundwater was not encountered during the investigation and is anticipated to be below the depth of most construction. Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Silty and clayey soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Ponded water in construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

8. GENERAL COMMENTS

Based on the subsurface conditions encountered during this investigation and available information regarding the proposed development, the site is adequate for the planned construction. When plans and specifications are complete, and if significant changes are made in the character or location of the proposed development, consultation with Atlas must be arranged as supplementary recommendations may be required. Suitability of subgrade soils and compaction of structural fill materials must be verified by Atlas personnel prior to placement of structural elements. Additionally, monitoring and testing should be performed to verify that suitable materials are used for structural fill and that proper placement and compaction techniques are utilized.

9. REFERENCES

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Appendix I WARRANTY AND LIMITING CONDITIONS

Atlas warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

Exclusive Use

This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Atlas Technical Consultants ("Consultant"). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client or Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, Atlas should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and Atlas should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.

Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

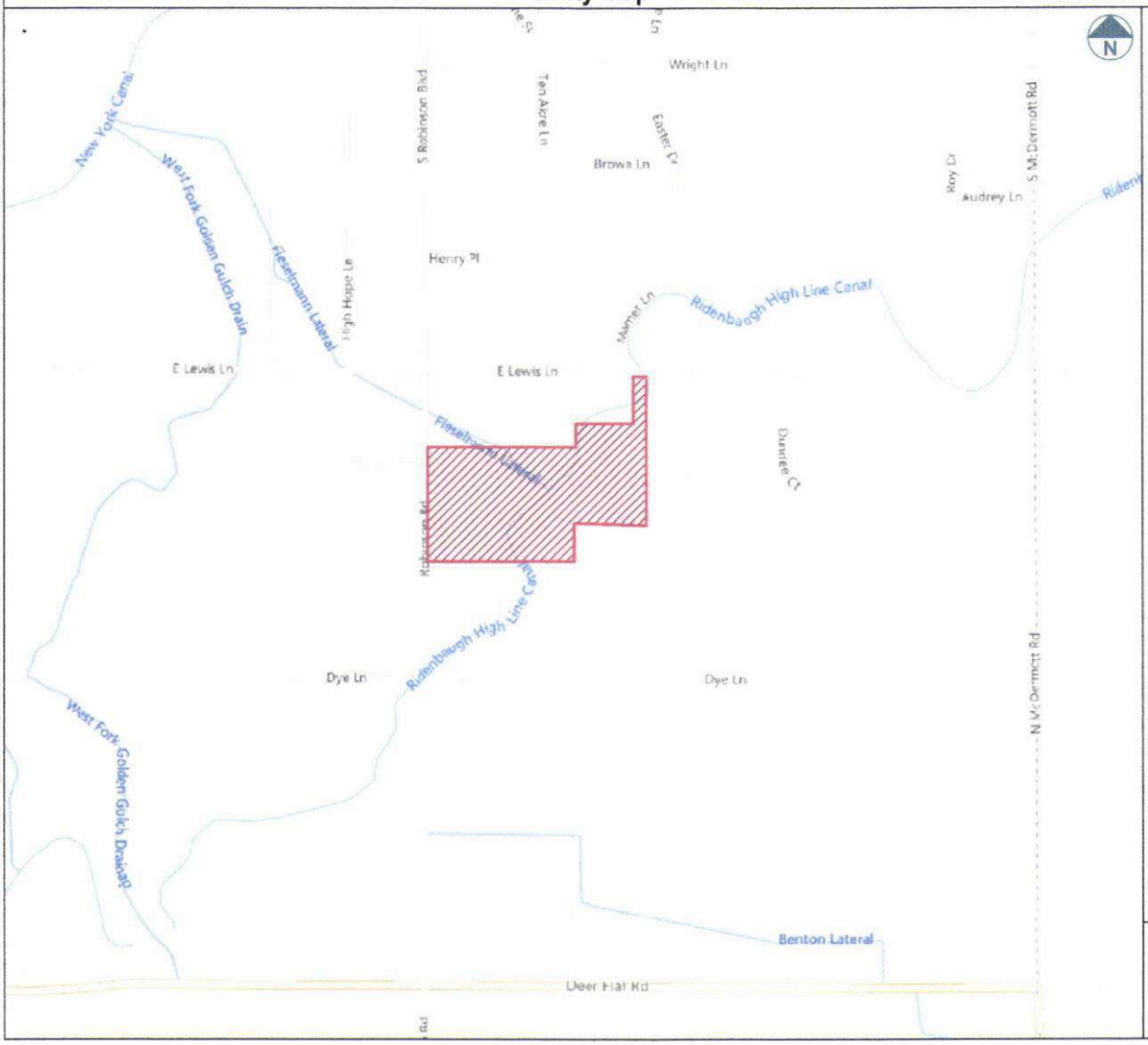
This report is also limited to information available at the time it was prepared. In the event additional information is provided to Atlas following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, Atlas can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

Vicinity Map

Figure 1



MAP NOTES:

- Not to Scale

LEGEND

Approximate Site Location

Haven Robinson
9814 Robinson Road
Kuna, ID

Modified by: CBJ
December 28, 2021
Drawing: B213035g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Site Map

Figure 2

NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate Atlas Test Pit Location

Approximate Atlas Test Pit Location with Piezometer

Haven Robinson
9814 Robinson Road
Kuna, ID

Modified by: CBJ
December 28, 2021
Drawing: B213035g

ATLAS
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Web: oneatlas.com

ATLAS

Appendix IV GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-1
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513370
Longitude: -116.493220
Depth to Water Table: Not Encountered
Total Depth: 6.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-6.1	Sandy Silt (ML): Brown, slightly moist, stiff to very stiff, with fine to medium-grained sand. --Refusal on basalt rock at a depth of 6.1 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 6.1 feet bgs.

Test Pit Log #: TP-2
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513919
Longitude: -116.493232
Depth to Water Table: Not Encountered
Total Depth: 9.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.6	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.6-9.2	Sandy Silt (ML): Brown, slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.5 to 9.2 feet bgs. --Refusal on basalt rock at a depth of 9.2 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-3
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514004
Longitude: -116.492150
Depth to Water Table: Not Encountered
Total Depth: 8.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-8.4	Sandy Silt (ML): Brown, slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.8 to 8.4 feet bgs. --Refusal on basalt rock at a depth of 8.4 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-4
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514769
Longitude: -116.492048
Depth to Water Table: Not Encountered
Total Depth: 4.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.2-4.5	Sandy Silt (ML): Brown, slightly moist, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 4.5 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-5
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515734
Longitude: -116.491675
Depth to Water Table: Not Encountered
Total Depth: 5.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-5.1	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.9 to 5.1 feet bgs. --Refusal on basalt rock at a depth of 5.1 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 5.1 feet bgs.

Test Pit Log #: TP-6
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514699
Longitude: -116.490435
Depth to Water Table: Not Encountered
Total Depth: 9.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.2-9.2	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.3 to 9.2 feet bgs. --Refusal on basalt rock at a depth of 9.2 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 9.2 feet bgs.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-7
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514023
Longitude: -116.490859
Depth to Water Table: Not Encountered
Total Depth: 6.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.5	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.	GS	1.0-1.5	0.75	A
1.5-6.6	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.1 to 6.6 feet bgs. --Refusal on basalt rock at a depth of 6.6 feet bgs.				

Notes: See Site Map for test pit location.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
A	16.3	31	9	99	98	95	90	77.9

Test Pit Log #: TP-8
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513284
Longitude: -116.491078
Depth to Water Table: Not Encountered
Total Depth: 8.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-8.9	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.8 to 8.9 feet bgs. --Refusal on basalt rock at a depth of 8.6 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-9
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515059
Longitude: -116.489707
Depth to Water Table: Not Encountered
Total Depth: 11.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.6	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material to a depth of 1 foot bgs.			0.75	
1.6-10.0	Sandy Silt (ML): Brown, dry, very stiff, with fine to coarse-grained sand. --Moderate calcium carbonate cementation from 6.9 to 10.0 feet bgs.				
10.0-11.6	Sandy Lean Clay (CL): Brown, dry, hard, with fine to medium-grained sand. --Refusal on indurated clay at a depth of 11.6 feet bgs.				

Notes: See Site Map for test pit location.
Piezometer installed to a depth of 11.6 feet bgs.

Test Pit Log #: TP-10
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.516354
Longitude: -116.487011
Depth to Water Table: Not Encountered
Total Depth: 8.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-8.1	Sandy Silt (ML): Light brown, dry, very stiff to hard, with fine to coarse-grained sand. --Moderate calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 8.1 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-11
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515509
Longitude: -116.487674
Depth to Water Table: Not Encountered
Total Depth: 10.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.8	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.	Bulk	1.0-1.5	0.75	R-value
1.8-10.4	Sandy Silt (ML): Brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 10.4 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-12
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515085
Longitude: -116.488617
Depth to Water Table: Not Encountered
Total Depth: 10.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-10.4	Sandy Silt (ML): Light brown, dry to slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.5 to 10.4 feet bgs. --Refusal on basalt rock at a depth of 10.4 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-13
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514232
Longitude: -116.489891
Depth to Water Table: Not Encountered
Total Depth: 13.8 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-11.5	Sandy Silt (ML): Light brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 5.7 to 11.5 feet bgs.				
11.5-13.8	Lean Clay with Sand (CL): Brown, slightly moist, hard, with fine to medium-grained sand. --Refusal on indurated clay at a depth of 13.8 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-14
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513946
Longitude: -116.489470
Depth to Water Table: Not Encountered
Total Depth: 9.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.9	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.9-9.6	Sandy Silt (ML): Light brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 4.4 to 9.6 feet bgs. --Refusal on basalt rock at a depth of 9.6 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 9.6 feet bgs.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-15
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514030
Longitude: -116.488480
Depth to Water Table: Not Encountered
Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.4	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			2.25	
2.4-10.3	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 4.6 to 10.3 feet bgs. --Refusal on basalt rock at a depth of 10.3 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-16
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514700
Longitude: -116.487201
Depth to Water Table: Not Encountered
Total Depth: 4.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.1	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			3.5	
1.1-4.9	Sandy Silt (ML): Brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 4.9 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-17
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514012
Longitude: -116.486229
Depth to Water Table: Not Encountered
Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.9	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			3.5	
1.9-10.3	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 10.3 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-18
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515035
Longitude: -116.486296
Depth to Water Table: Not Encountered
Total Depth: 8.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.7	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			2.5	
1.7-8.9	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 8.9 feet bgs.	GS	8.0-8.5		B

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 8.9 feet bgs.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
B	24.1	NP	NP	86	83	81	80	69.6

ATLAS

Appendix V GEOTECHNICAL GENERAL NOTES

Unified Soil Classification System			
Major Divisions		**Symbol**	**Soil Descriptions**
Coarse-Grained Soils < 50% passes No.200 sieve	Gravel & Gravelly Soils < 50% coarse	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils > 50% coarse fraction	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine-Grained Soils > 50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

Relative Density and Consistency Classification	
Coarse-Grained Soils	**SPT Blow Counts (N)**
Very Loose:	< 4
Loose:	4-10
Medium Dense:	10-30
Dense:	30-50
Very Dense:	> 50
Fine-Grained Soils	**SPT Blow Counts (N)**
Very Soft:	< 2
Soft:	2-4
Medium Stiff:	4-8
Stiff:	8-15
Very Stiff:	15-30
Hard:	> 30

Moisture Content and Cementation Classification	
Description	**Field Test**
Dry	Absence of moisture, dry to touch
Slightly Moist	Damp, but no visible moisture
Moist	Visible moisture
Wet	Visible free water
Saturated	Soil is usually below water table
Description	**Field Test**
Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

Particle Size	
Boulders:	> 12 in.
Cobbles:	12 to 3 in.
Gravel:	3 in. to 5 mm
Coarse-Grained Sand:	5 to 0.6 mm
Medium-Grained Sand:	0.6 to 0.2 mm
Fine-Grained Sand:	0.2 to 0.075 mm
Silts:	0.075 to 0.005 mm
Clays:	< 0.005 mm

Acronym List	
GS	grab sample
LL	Liquid Limit
M	moisture content
NP	non-plastic
PI	Plasticity Index
Q_p	penetrometer value, unconfined compressive strength, tsf
V	vane value, ultimate shearing strength, tsf

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are <u>not</u> final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are <u>Not</u> Covered

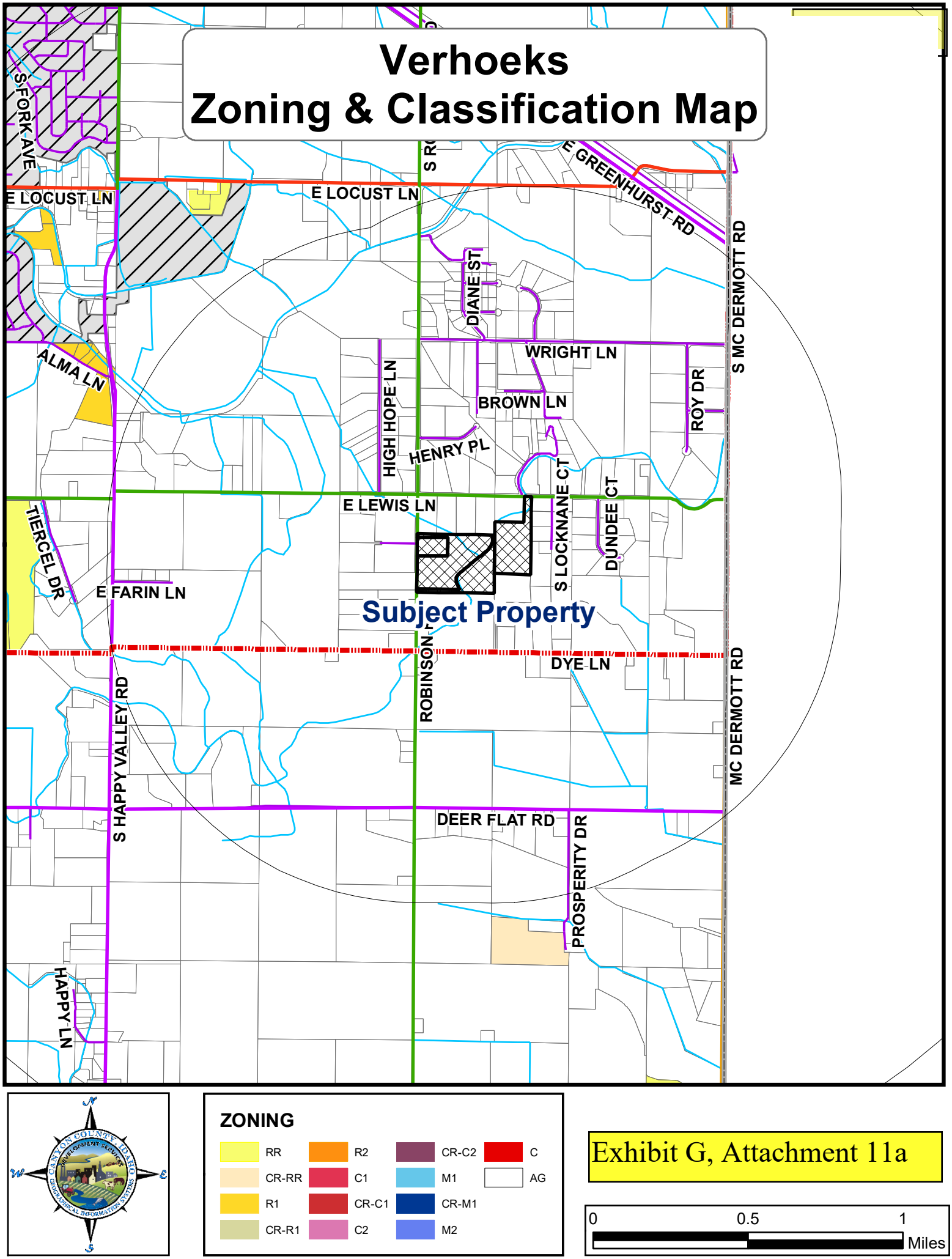
The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

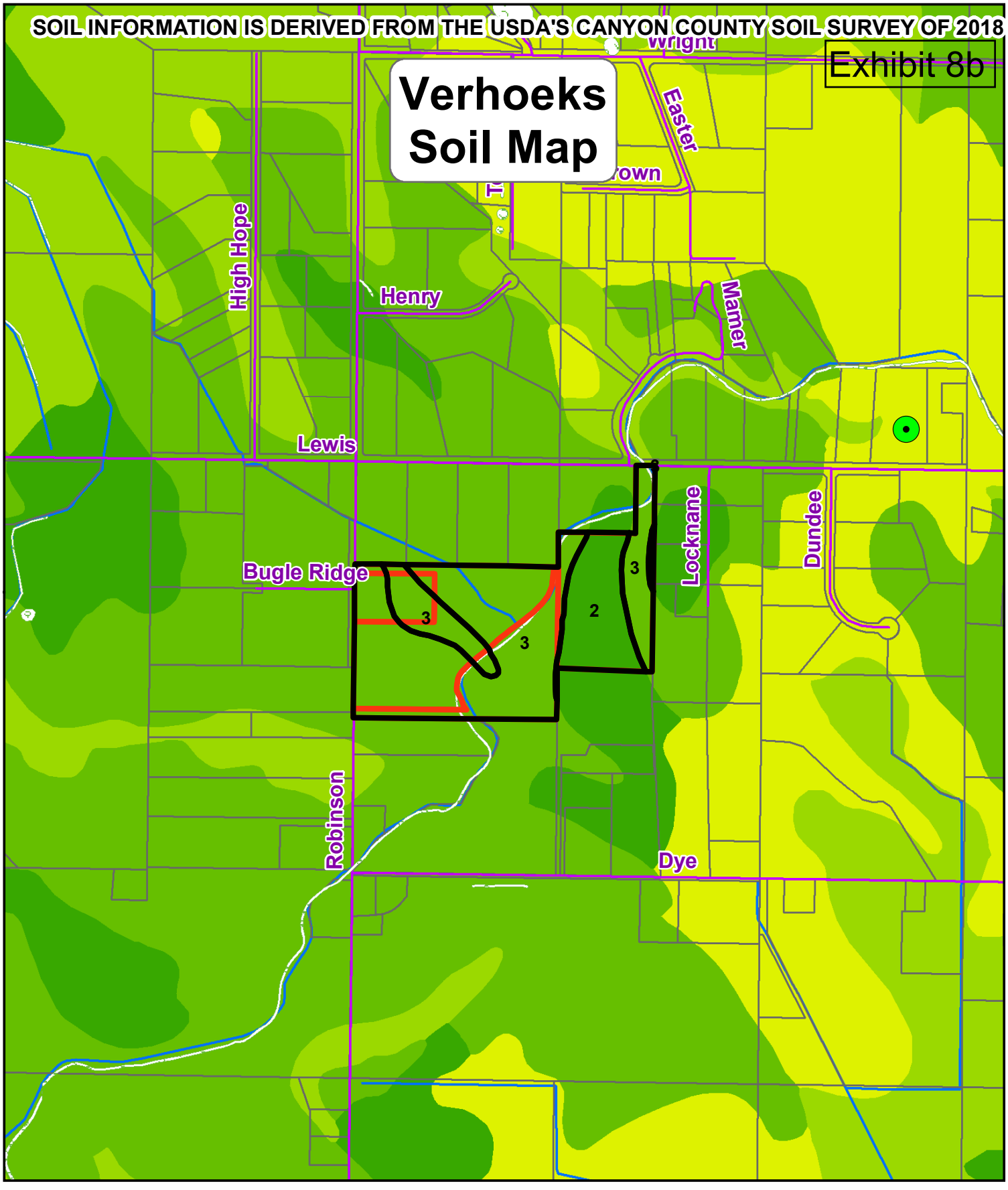
Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

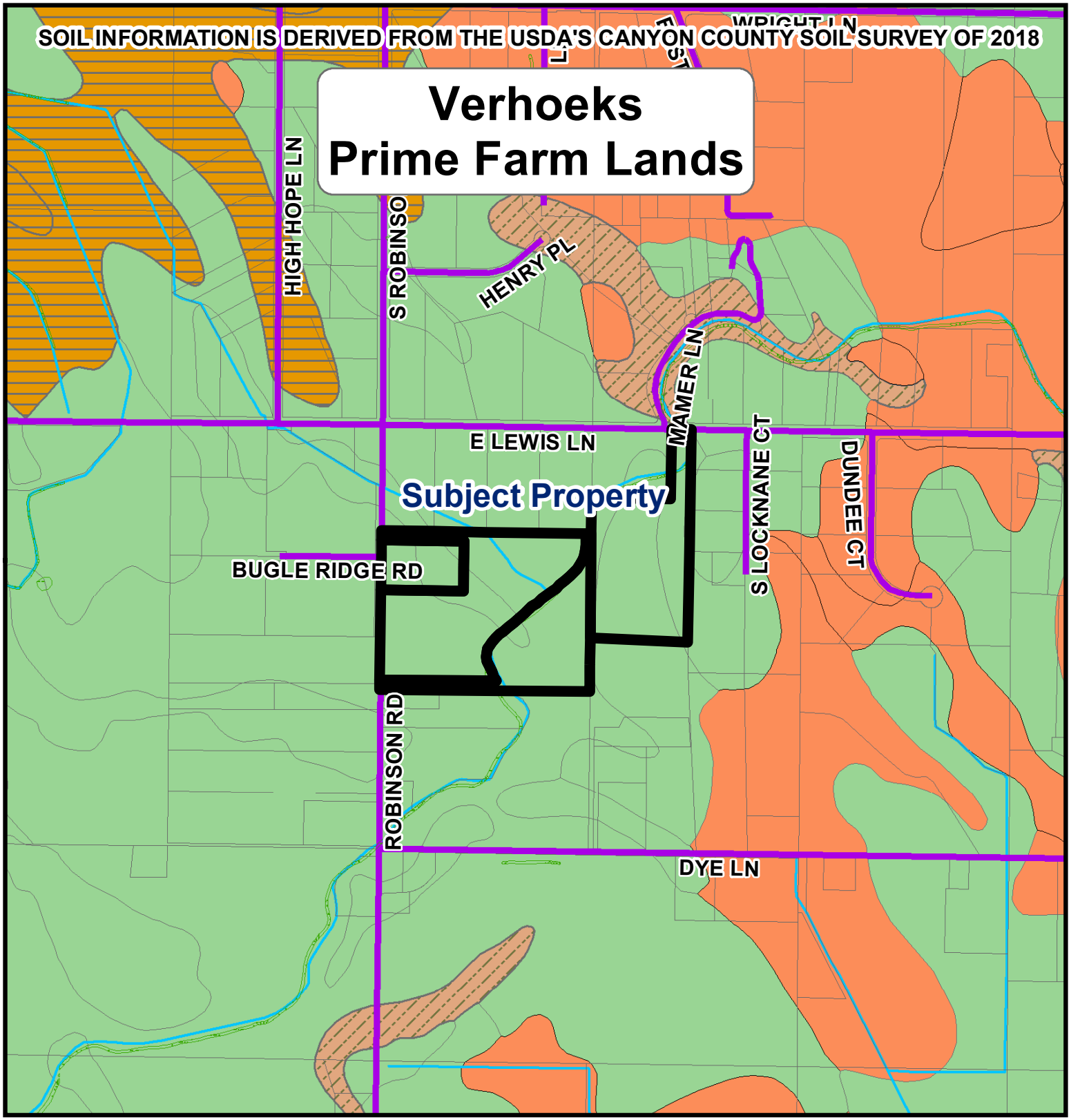
While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will <u>not</u> of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are <u>not</u> building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org


Verhoeks
Zoning & Classification Map
S FORK AVE
E LOCUST LN
E LOCUST LN
E GREENHURST RD
S MC DERMOTT RD
DIANE ST
WRIGHT LN
ALMA LN
HIGH HOPE LN
BROWN LN
ROY DR
HENRY PL
E LEWIS LN
S LOCKNANE CT
DUNDEE CT
TIERCEL DR
E FARIN LN
Subject Property
DYE LN
ROBINSON
S HAPPY VALLEY RD
MC DERMOTT RD
DEER FLAT RD
PROSPERITY DR
HAPPY LN
N
S
E
W
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
ZONING
RR
R2
CR-C2
C
CR-RR
C1
M1
AG
R1
CR-C1
CR-M1
CR-R1
C2
M2
Exhibit G, Attachment 11a
0
0.5
1
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Exhibit 8b
Verhoeks Soil Map
Wright
Easter
High Hope
Henry
Mamer
Lewis
Locknane
Dundee
Bugle Ridge
Robinson
Dye
3
3
2
3
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
GEO-THERMAL LOCATIONS
Wetlands
Exhibit G, Attachment 11b
0
0.25
0.5
Miles



SOILS

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed

- TAXLOTS
- City_Limits
- WETLANDS
- 2C_Hydro

Exhibit G,
Attachment 11c

0 0.125 0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	10802.88	0.25	0.56%
3	MODERATELY SUITED SOIL	1367435.52	31.39	71.46%
2	BEST SUITED SOIL	353271.60	8.11	18.46%
3	MODERATELY SUITED SOIL	182037.24	4.18	9.51%
3	MODERATELY SUITED SOIL	0.00	0.00	0.00%
		1913547.24	43.93	100%

FARMLAND REPORT

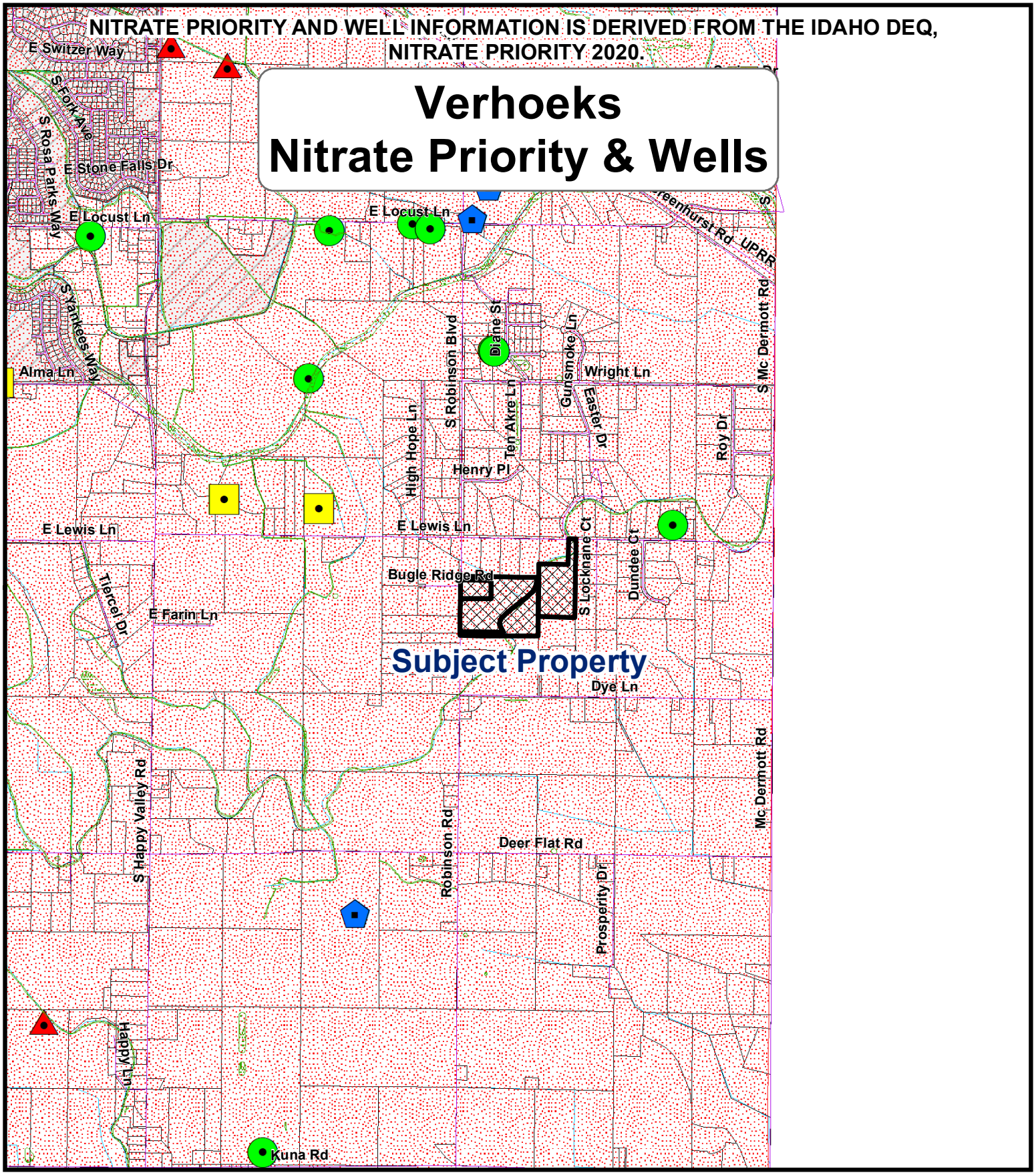
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PpA	Prime farmland if irrigated	10802.88	0.25	0.56%
PoB	Prime farmland if irrigated	1367435.52	31.39	71.46%
PoA	Prime farmland if irrigated	353271.60	8.11	18.46%
PeB	Prime farmland if irrigated	182037.24	4.18	9.51%
PpB	Prime farmland if irrigated	0.00	0.00	0.00%
		1913547.24	43.93	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

Exhibit G, Attachment 11d

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

Verhoeks Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

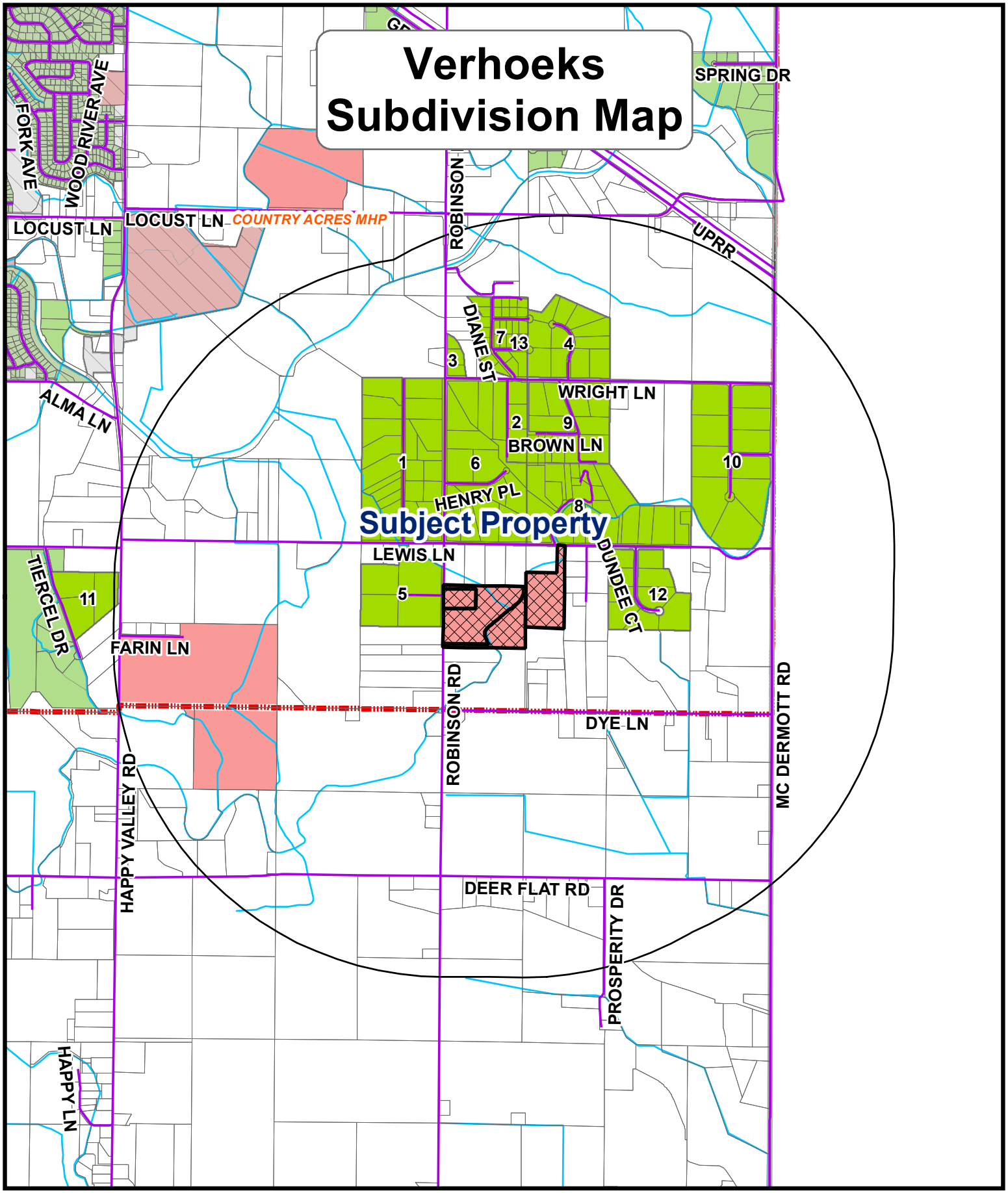
NITRATE_PRIORITY

DEQ WELLS
N03_MGL

- 0.005 - 2.00
- 2.00 - 5.00
- 5.00 - 10.00
- 10.00 - 49.80

Exhibit G, Attachment 11e

0 0.5 1 Miles


Verhoeks
Subdivision Map
SPRING DR
FORK AVE
WOOD RIVER AVE
LOCUST LN
LOCUST LN
COUNTRY ACRES MHP
ROBINSON
UPRR
DIANE ST
7
13
4
3
WRIGHT LN
ALMA LN
2
9
BROWN LN
1
6
10
HENRY PL
8
Subject Property
LEWIS LN
DUNDEE CT
TIERCEL DR
11
5
12
FARIN LN
ROBINSON RD
DYE LN
MC DERMOTT RD
HAPPY VALLEY RD
DEER FLAT RD
PROSPERITY DR
HAPPY LN
MOBILE HOME PARKS1
PrelimSubs
SUBS
Exhibit G, Attachment 11f
0
0.5
1
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
13	484.27	146	3.32

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
2	158.14	95	1.66

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
47	5.35	4.88	1.00	17.54

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
ROBINSON RANCHETTES	1	2N1W07	80.81	24	3.37	COUNTY (Canyon)	1990
TEN AKRE WOODS	2	2N1W08	10.03	3	3.34	COUNTY (Canyon)	2002
THOMPSON'S #1 AMEND	3	2N1W08	4.38	3	1.46	COUNTY (Canyon)	1971
WRIGHT LANE RANCHES	4	2N1W08	34.72	12	2.89	COUNTY (Canyon)	2002
ELKHORN ESTATES	5	2N1W18	32.88	5	6.58	COUNTY (Canyon)	1999
HENRY HEIGHTS SUB	6	2N1W08	70.11	14	5.01	COUNTY (Canyon)	1990
M & M MOUNTAIN VIEW ACRES	7	2N1W08	23.89	30	0.80	COUNTY (Canyon)	1972
MAMER SUB	8	2N1W08	63.88	20	3.19	COUNTY (Canyon)	1976
MC FARLAND SUB	9	2N1W08	40.06	12	3.34	COUNTY (Canyon)	1973
HOLADAY ACRES SUB	10	2N1W08	73.50	10	7.35	COUNTY (Canyon)	2007
HARD ROCK RIDGE SUB NO 2	11	2N2W13	17.97	3	5.99	COUNTY (Canyon)	2008
AUSSIE ACRES SUB	12	2N1W17	31.55	9	3.51	COUNTY (Canyon)	2004
M & M MOUNTAIN VIEW ACRES NO. 2	13	2N1W08	0.50	1	0.50	Canyon County	2019

SUBDIVISIONS IN PLATTING

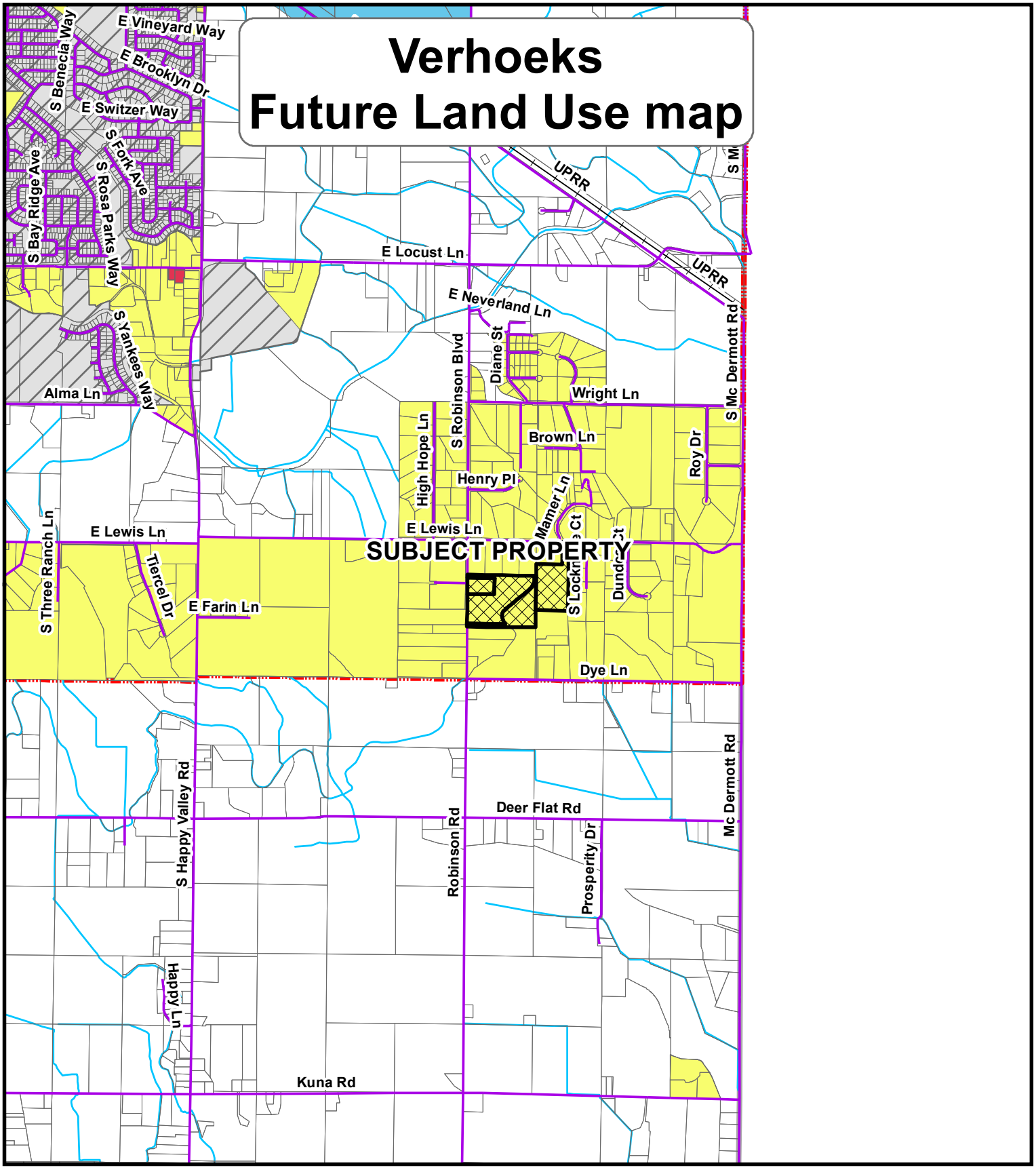
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Haven Creek	114.21	27	4.23
Shoshone Falls	43.93	68	0.65

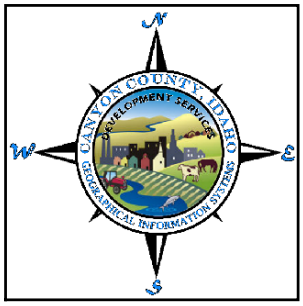
MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…

Exhibit G, Attachment 11g

Verhoeks
Future Land Use map





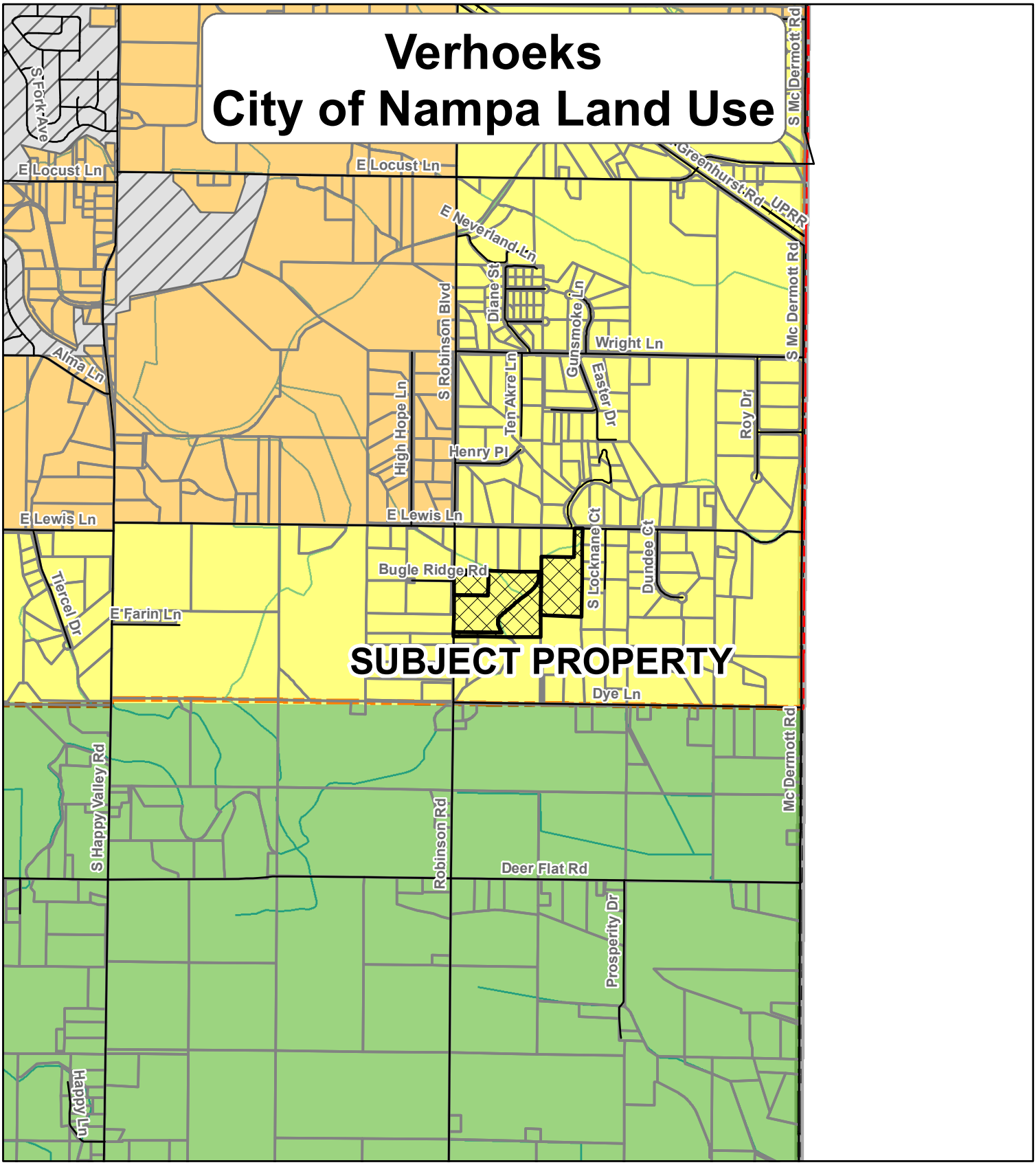
Legend

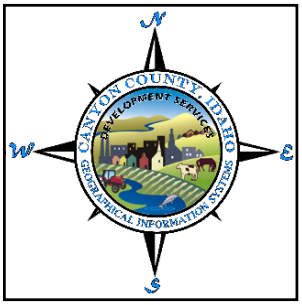
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- Scenic_Byway

Exhibit G, Attachment 11h

0 0.5 1 Miles

Verhoeks
City of Nampa Land Use





NampaCompPlan

- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- Industrial
- Parks
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Mixed Use
- Community Mixed Use

Exhibit G,
Attachment 11i

0 0.4 0.8 Miles

Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651

CITY OF NAMPA ENGINEERING DIVISION

(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

DATE: June 7, 2022

TO: Juli McCoy, Planner – Canyon County Development Services

FROM: Caleb LaClair, P.E. – Assistant City Engineer

CC: Daniel Badger, P.E. – City Engineer

CC: Tom Points, P.E. – Public Works Director

CC: Doug Critchfield – Nampa Planning Department

SUBJECT: CR2022-005 & SD2022-0013 – Haven Creek Subdivision
Conditional Rezone and Preliminary Plat Review Memo

The City of Nampa Engineering Division and Planning Department have reviewed the Conditional Rezone and Preliminary Plat applications for the Haven Creek Subdivision, a proposed subdivision of property located southwest of the Robinson Rd and E Lewis Ln intersection. The subject property is located within the City of Nampa Impact Area and is not located adjacent to City limit.

Upon review of the submittal documents the information presented meets the minimum City of Nampa Preliminary Plat requirements with the exception of the following:

1. Preliminary landscape plan not provided.
2. Preliminary drainage report not provided.

Beyond these missing documents, please note that the City of Nampa opposes this development as currently presented. We provide the following comments for the County's and Applicant's information and County's consideration in reviewing these applications.

Please call me at (208) 468-5422 should you have any follow up questions or concerns. We also request notice of the scheduled public hearing so a City representative can attend and be available for questions.

Planning Department Comments

1. **Comprehensive Plan:** The Haven Creek Subdivision plat is for a parcel located in the Nampa Area of City Impact in the Low-Density Residential Land Use Designation. This plat contains 26 lots that average 1.69 acres in size with a **net density of .59 dwelling units per acre**. The Nampa Comprehensive Plan Future Land Use Map limits the **net density to no less than 1.36 DU per acre** – or maximum lot size of 32,000 square feet in that land use setting. The proposed rezone and development agreement would allow development that is inconsistent with the Nampa Future Land Use Map.

Exhibit G, Attachment 12a

Nampa Planning Department opposes the application for a conditional rezone with a Development Agreement to change the zoning designation of parcels R28963, R2891010, R2891011 and, R28961 (approximately 43.95 acres) from "A" (Agricultural) to CR-R-1 (Conditional Rezone – R-1 Residential) zone unless it is brought into conformance with the Nampa Comprehensive Plan.

2. **Landscape Buffer Requirements on Robinson Rd and E Lewis Ln:** Nampa City Code §10-33 requires a 25' landscape buffer along Arterial and Collector roadway frontages. The plat does not reflect a landscape buffer along either roadway. The plat should be revised to reflect a 25' landscape buffer area and a preliminary landscape plan submitted for review reflecting compliance with the landscaping requirements of Nampa City Code §10-33.
3. **Trees:** Trees used within the development should be selected from the 2018 Treasure Valley Tree Selection Guide, which can be found online at: https://id-nampaparksandrec.civicplus.com/DocumentCenter/View/923/2018-Treasure-Valley-Tree-Selection-Guide.

Engineering Division Comments

1. **Frontage Roads:** The project will take access from Robinson Rd and E Lewis Ln. Both roads are classified as "Minor Arterials", which the City's requires a minimum of 50' public right-of-way dedication from Section Line. The Preliminary Plat complies with this requirement. These roads are in Nampa Highway District No. 1 jurisdiction so all proposed road improvements and permitting would be subject to them.
2. **Subdivision Improvements:** The preliminary plat does not reflect Subdivision Improvements in compliance with Nampa Zoning Code as required by Canyon County Code Chapter 9, Article 11, including but not limited to curb, gutter, sidewalk, street lights, and landscaping. The applicant submitted a waiver request for said improvements on May 23, 2022. Nampa City Council voted to deny the request on June 6, 2022. Based on this decision, the City requests the development be required to meet the Nampa Subdivision Code and install all required improvements. A letter has been sent to the Applicant and Canyon County regarding this matter.
3. **Utilities:** The City's public water system is approximately 2-miles away to the northwest, which is not feasible for extension at this time. Additionally, there is insufficient capacity in the City's sewer system to serve this area of the Nampa Impact Area regardless of proximity. Service to this area will require new trunk mains and/or regional pump station. Nampa is in the process of updating our utility master plans to better define necessary improvements to service this and other areas of the impact area, and intend to have the studies adopted by the end of 2022.
4. **Traffic Impact Study:** A Traffic Impact Study is not required for this project based on Nampa policy.
5. **Utility Hookup and Annexation Agreement:** If the applicant desires to extend and connect to any Nampa public utility, it would require establishing a Utility Hookup and Annexation Agreement with the City of Nampa and completing a pre-annexation public hearing process. Any request for agreement would need to be approved by the Nampa Board of Appraisers and Nampa City Council. The Applicant has not requested to connect to public utilities or establish a Utility Hookup and Annexation Agreement with the City.
6. **Drainage:** The submittal documents did not include a preliminary drainage report in accordance with Nampa preliminary plat requirements. Nampa Engineering Division is unable to confirm if

the proposed drainage facilities meet Nampa sizing and design standards. If approved, we request all drainage facilities within the project be designed to meet City of Nampa standards.

Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651

CITY OF NAMPA
ENGINEERING DIVISION

(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

June 7, 2022

Alec Egurrola
T-O Engineers
332 N Broadmore Way
Nampa, ID 83687

RE: Haven Creek Subdivision
Nampa City Council Action Letter for Subdivision Improvement Waiver Request

To Whom It May Concern,

The proposed Haven Creek Subdivision is located within the Nampa City Impact Area. As such, it is required by mutual agreement between Canyon County and the City of Nampa to construct subdivision improvements to Nampa City standards as described in Chapter 9, Article 11 of the Canyon County Code or obtain approval from Nampa City Council to waive/defer said improvements.

On May 23, 2022, the City received a request to waive construction of curb, gutter, sidewalk, and street lights. The applicant indicated they intend to comply with landscaping standards. The Nampa City Council, during their regular meeting on June 6, 2022 voted to **deny** the request to waive/defer any improvements, which is documented in official minutes on file with the Nampa City Clerks office. As such, the City of Nampa requests the County uphold the requirement to construct all subdivision improvements for the Haven Creek Subdivision in accordance with the aforementioned agreement and code.

Please call me at (208) 468-5422 should you have any follow up questions or concerns.

Sincerely,

Caleb LaClair, P.E.
Assistant City Engineer

CC: Daniel Badger, P.E., City Engineer, City of Nampa
CC: Tom Points, P.E., Public Works Director, City of Nampa
CC: Rodney Ashby, Planning Director, City of Nampa
CC: Juli McCoy – Planner, Canyon County Development Services
CC: Eddy Thiel – ROW Agent, Nampa Highway District No. 1

Exhibit G, Attachment 12b

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

January 9, 2023

Michelle Barron
Canyon County Development Services
111 N. 11th Ave., #310
Caldwell, ID 83605

RE: CR2022-0005/ Haven Creek Subdivision; 9814 & 9800 Robinson Rd.

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting.

All private laterals and waste ways must be protected. NMID owns and operates two facilities that course through this proposed project. The Districts Ridenbaugh Highline Canal has a minimum easement of seventy-five feet (75') total, thirty-five (35') left and forty feet (40') right. The Districts Fieselman Lateral has a minimum easement of thirty feet (30') total, ten feet (10') left and twenty feet (20') right facing downstream.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, NMID must review drainage plans. Developer must comply with Idaho Code 31-3805. Please feel free to contact me for further information.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD /eol

Cc: Office/ file
S. Pardew
A. Wolfe
Applicant

Exhibit G, Attachment 12c

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

TEL: (208) 344-1141
FAX: (208) 344-1437

23 May 2022

Canyon County Development Services
111 N. 11th Ave., Ste 140
Caldwell, ID 83605

RE: Tanner Verhoeks, Haven Idaho
9814 and 9800 Robinson Rd. Nampa
Nampa-Meridian Irrigation District
Boise-Kuna Irrigation District
Baird Lateral 31+70
Sec. 17, T2N, R1W, BM.

CR2022-0005, SD2022-0013
NM-1697 A
BK-310

Planning and Zoning :

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right.

The Ridenbaugh Highline Canal and Fieselemann Lateral are under the jurisdiction of Nampa-Meridian Irrigation District, as such, Greg Curtis must be contacted for the easements on these facilities at 208-466-0663.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full-size hard copy of all plans including the irrigation and drainage plans.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Exhibit G, Attachment 12d

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc:	Ray Moore	Watermaster, Div; 3 BPBC
	Alicia Flavel	Secretary-Treasurer, BKID
	Greg Curtis	Water Superintendent, NMID
	File	

10:30

APPLICATION TO VARY STANDARDS

NHD–005
Rev Sep 2015
Page 1 of 2

SECTION I – APPLICANT INFORMATION *(TO BE COMPLETED BY APPLICANT)*

I certify that I am the applicant (or authorized representative of applicant), that I have read Section II (*Information to Applicant*), that I have completed Section III (*Applicant Questioneer*), and that the statements and representations made herein are true and correct.

Tanner Verhoeks (Haven Idaho)	
NAME OF APPLICANT	*SIGNATURE OF APPLICANT*
521 N 10th Ave #4	08-23-2021
ADDRESS	*DATE*
Caldwell ID 83605	208-391-3838
CITY STATE ZIP	*PHONE (CELL NUMBER PREFERRED)*

SECTION II – INFORMATION TO APPLICANT

The District Standards are published in the *Highway Standards & Development Procedures for the Association of Canyon County Highway Districts*. Section 2140.010 of those Standards discusses the purpose for variances, and reads as follows:

"The Highway District may grant variances in order to prevent or to lessen such practical difficulties and unnecessary physical hardships as would result from a literal interpretation and enforcement in certain of the regulations prescribed by these Standards.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing 1) undue hardship because of special characteristics applicable to the site, and 2) the variance is not in conflict with public interest. Hardships must result from special site characteristics, from geographic, topographic or other physical conditions, or from population densitics, existing street locations or traffic conditions.

The purpose of a variance is to provide fair treatment and to see tha individuals are not penalized because of site characteristics beyond their control."

Section 2040.030 of those Standards discusses the duration of approval, and reads as follows:

"The use or construction permitted under the terms of any variance shall be commenced within a six (6) month period. If such use or construction has not commenced within such time period, the variance shall no longer be valid. Prior to the expiration of the six (6) month period, the District, upon request of the applicant, may extend the variance for up ton an additional six (6) months from the original date of approval. No additional extension will be allowed."

An electronic version of the Standards can be found on the "Manuals, Forms and Maps" page of the Highway District web site at www.nampahighway1.com.

SECTION III – APPLICANT QUESTIONEER *(TO BE COMPLETED BY APPLICANT)*

Attach additional pages as necessary for answers.

1. What is the Section title and number of the Standards from which you wish to vary? 3061.020.A
   2020.040, 3061.030
2. What specifically do you wish to do differently from what the Standards allow?
   Haven Idaho requests that a variance be approved to have new direct access off of Robinson Rd (Rural Principal Arterial)

Exhibit G, Attachment 12e

APPLICATION TO VARY STANDARDS

3. Why do you wish to vary from the Standards?

The property (44 acres) with parcel numbers R2896100000, R2896101000, R2896101100, and R2896300000, currently owned by Duston Rose at the Southeast corner of Robinson Rd (Rural Principal Arterial) and Lewis Ln (Rural Minor Arterial) is in pursuit of a rezone and subdivision agreement and would need new private road, direct access off of either Robinson or Lewis.

Nampa-Meridian Irrigation has stated we cannot access property off of E Lewis Lane as this would conflict with their maintenance operations and easement. (Email attached)

4. Explain why this variance would not be detrimental to public health, safety or welfare, and not materially injurious to other properties in the vacinity:

The rezone and subdivision agreement would be creating larger acreage lots and would be a minimal increased and impact on traffic numbers. The new private road direct access would be installed in place of the existing driveway access to 9814 Robinson Road. This would be a single entrance to the new acreage subdivision. This would be consolidating access to these new lots and is seeking to impact neighboring properties as little as possible.

5. What undue hardship would result if this variance were not granted?

The new large acreage subdivision would not have any access. If this variance and subsequent rezone and subdivision agreement were not approved the current owner would be forced to sell the 44 acre property in various pieces which may result in multiple driveways off of Robinson road as opposed to a single consolidated entrance.

6. Provide the following information regarding the property/site:

Street Address 9814 Robinson Road Side of Road: ☐ North ☐ South ☒ East ☐ West

Between: E Lewis Lane & Dye Lane *(NAMES OF CLOSEST CROSS STREETS)*

SECTION IV – REVIEW *(TO BE COMPLETED BY HIGHWAY DISTRICT STAFF)*

STAFF REPORT COMPLETED AND ATTACHED: ☒ Yes ☐ No

APPLICATION FEE PAID: ☒ Yes ☐ No

SITE PLAN SUBMITTED: ☒ Yes ☐ Not needed

SIGNATURE – HIGHWAY DISTRICT STAFF 8-25-21 *DATE*

SECTION V – DECISION *(TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)*

DECISION OF THE HIGHWAY DISTRICT BOARD OF COMMISSIONERS: ☐ Approved ☐ Denied

☒ Approved subject to conditions

BASIS OF DECISION *(WITH ANY APPLICABLE CONDITIONS)*: Commissioners approved a new Single point of access to Serve a private Subdivision onto Robinson Rd subject to a recorded Subdivision Plat.

SIGNED: *CHAIRMAN OF THE BOARD* 8-31-21 *DATE*

KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 3/13/2022
From: Kuna Rural Fire Protection District

Regarding: Haven Creek Subdivision Pre_Plat
E Lewis Lane / Robinson Rd
Kuna, ID

New residential subdivisions shall comply with the Idaho State Fire Code section 102.5 and section D107 for one or two family residential developments.

- Fire Apparatus Access:

  Plans indicate a single fire service roadway connection from south Robinson Road. This service roadway shall be maintained unobstructed with approved cul-de-sacs available for fire apparatus turn around. A secondary access, complying with IFC section D107.2, may be required if more than 30 buildable lots are proposed. No Parking Fire Lane signs shall be installed in areas determined to have significant potential to obstruct emergency access and firefighting operations. Refer to IFC appendix "D" sections D103, D103.6.1, & D103.6.2 for details.

- Fire Hydrants:

  A fire hydrant water distribution system and approved fire hydrants are required. At least one fire hydrant shall be available along residential service roadways and within 600 lineal feet of the furthest exterior portion of each future residential building. Hydrants and fire flow shall be designed to meet the minimum requirements of IFC appendix B105.1 for one- and two-family dwellings.

Premises Identification:

- New residential buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address numbers shall be not less than 4 inches high with a minimum stroke of ½ inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other means shall be used to identify the structure. (IFC 505.1)

Regards,

Kuna Rural Fire Protection District
Kuna, ID 83634
1.208.922.1144 (main)

Exhibit G, Attachment 12f

Michelle Barron

From: ckessel208@aol.com
Sent: Monday, January 30, 2023 9:56 AM
To: Michelle Barron
Subject: [External] case CR2022-0005 and SD2022-0013

I strongly appose any rezone of this property! Its farm ground and should remain farm ground. Any houses they build greatly diminishs the country way of lifestyle. That is why we live in the country and not the city. Along with water tables dropping down and the irrigation system won't handle any more people on it the way it is set up. If they rezone they need to put in a new headgate and ditch to get water! These people move to the "country" and first thing they do is turn kids and dogs loose and I sure don't want to deal with it here. I have seen this happen numerous times growing up. It causes numerous problems!

sincerely, Curtis Kessel 4930 Dye LN.

Exhibit G,
Attachment 13a

Michelle Barron

From: suemarostica@gmail.com
Sent: Monday, January 30, 2023 10:57 AM
To: Michelle Barron; Sabrina Minshall
Subject: [External] Case No. CR2022-000S & SD2022-0013
Attachments: Haven Creek Development Proposal - Google Docs.pdf

Good morning,
Attached please our letter, Haven Creek Development Proposal, in opposition to the proposed **Case No. CR2022-000S & SD2022-0013.**

The last we had heard on this was almost a year ago, and there was great opposition from the 70+ residents before the purchase by this developer as it does not fit our current matrices.
We only received the notice a few weeks ago and has taken some time to pull all of this together. We appreciate your understanding.
We will be in attendance on February 2nd.

Respectfully,
Victor & Sue Marostica

Sue Marostica
suemarostica@gmail.com
208-890-9774

Exhibit G,
Attachment 13b

Canyon County Planning & Zoning Commission
Board of Commissioners
111 North 11th Ave #104
Caldwell, Idaho 83605

Project Summary:
The preliminary plat application concerns parcels R28963, R2891010, R2891011 and, R28961 {+/- 43.95 acres) in Nampa, Idaho located SE of Robinson Rd & Lewis Ln; also referenced as a portion of the NW¼ of Section 17, T2N, RIW, Canyon County, Idaho.
Zoning is proposed to change from agricultural (AG) to conditional CR- R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

Dear Commissioners:

1. The +/- 43.95-acre site is planned to be split into roughly 26 buildable lots. This zoning is currently AG, and they want to go to CR- R-1. The average proposed lot size will be approximately 1.69 acres in size. One single access has been approved by Nampa Highway District off Robinson Road for internal access. Are all the proposed homes needing to be serviced by individual septic, wells, and pressurized irrigation since there are no city services in this area? The SPF Water Engineering well reports are outdated and say that this area has not experienced a drop in the water tables in the last 20 years. The well reports for Dye Lane were from when the wells were originally put in, and several of the homes on Dye Lane, in the impacted area, with wells in the 80-100ft range, have gone dry and had to drop down another 100-150ft between 1995-2005. These reports are not showing. Of those still in the 80-100ft range, they are experiencing water issues and fluctuations. On this same water table, homes in the Lewis Lane area are experiencing the same water issues. The County Engineer report has recommended a community water system. Kuna's developments outside of city services are required to do a community well below the average well depths of the current residents to avoid disrupting current residents. This would be necessary for this area, with many residents already facing water issues.
2. Since this proposed site has come into play, an additional ten (10) adjacent acres have expressed an interest to request to develop into six (6) lots, essentially 1.67 acres each with the same water and sewage proposals. Will your decisions set precedence for all future applications?
3. Where will this stop if the surrounding properties are entitled to the same development rights? Will the current 3.74-acre plots be allowed to divide in half (1.87 acres)? Will the 5-acre plots be allowed to divide into thirds of 1.67 acres each?
4. Are we following the stipulations included in the Conditional Rezone Ordinances of Canyon County? There are many stipulations that this concerned group would like to impose upon this development under conditional rezoning since any CC&Rs they may suggest are not enforceable by the county. The development of this property could negatively impact the properties currently in this impact area.
5. Public documents requested say that the Kuna Fire Department and Kuna Schools were notified in March of 2022, almost a year ago, with no replies. In recently speaking with the City Council of Kuna; they are currently slowing developments because the schools are experiencing overcrowding, with no funds to remedy. Kuna Fire did respond and needs fire lanes marked with no parking signs, fire hydrants, adequate size house numbers, and sufficient easement on entry points.

Agriculture: ***The county's policy is to encourage the use of these lands for agricultural use.***

i. Looking at the property sizes around this site plan, 3.74 is the smallest site in proximity, all the others are 5 acres and over. This proposed plan does not match the surrounding area, including small to large farms and dairies.
   1. This proposed area suggested development is ½ to ⅓ the size of the existing 3.74 and 5-acre average lot sizes.
   2. Of the lots that are 5 acres in size, almost all of them are continuing with agriculture endeavors. Continuing with pasture/farm utilizing irrigation water that fills the aquifers. Southwest District recommended that this proposal tile the irrigation ditches to limit nitrates. This practice does not allow irrigation ditches to replenish the aquifers, creating more water problems.
   3. Some large acre farms in this area need farm equipment to swath and bale hay, plow, till, etc. They transport large farm equipment, animals, and milk. Do our roads accommodate that need to merge with the proposed additional daily commuters on two-lane roads with limited shoulders, or are we looking at horrific traffic accidents?
   4. The intersection at Robinson and Locust, 1 mile away, currently has a half dozen deadly accident markers.
   5. Robinson Road is posted at 50 MPH, and there is a treacherous hill with limited visibility less than a ½ mile from the proposed access to this subdivision, as referenced in the public documents as the photo taken on Robinson Rd looking South. Milk trucks run this route daily and feed trucks for the dairies.
   6. A new subdivision in development on Locust and Happy Valley has put a large amount of traffic on Robinson. It is treacherous to gain access to Robinson from Lewis and Dye Lanes.
   7. Along with a riding stable located 1 mile away, there are two dairies within proximity and several more within 2 miles. One that is .07 miles away on Robinson and Deer Flat and another less than a mile away around the center area of McDermot and Deer Flat. Residential inhabitants are not usually tolerant of the smells and/or sounds, baling hay at 5:00 AM and midnight, cows bellowing all night, and roosters crowing at dawn.

ii. Lot sizes of the proposed 1.67 acres are a breeding ground for disaster. 1.67 acres is not enough land area to encourage agricultural development, but it will encourage large oversized lawns or weed patches. It also does not fit into the existing matrix for planning and zoning of this area. It has been found that people will NOT and cannot afford to invest in the equipment to maintain these lot sizes, but instead plant it all to mowable grass or leave it bare. These are the two worst possible scenarios for water conservation.

iii. In our area, we are unaware of anyone with adequate equipment willing to do hobby farming to help facilitate this thought process of keeping this land for agricultural use. If this is the case, they will do one of two things, plant large lawns or leave it as a dry lot.

iv. If these people invest as much money and time as it takes to plant 1 acre of lawn and landscaping, they will do what is necessary to keep it alive. State statutes give only ½ acre of lawn to water with wells, with many areas only recommending ¼ acre with

current water shortages. Our area cycles in a 7 - 10 year drought period in which our irrigation water is limited in usage amounts and the duration of time on regular cycles. In the past few years, the irrigation water allotted to farmers was reduced in quantity and shut off one (1) month to two (2) weeks early, on September 15th (2021) and October 1st (2022), rather than October 15th. The weather remained hot, and people were still watering their lawns. In this period, irrigation water for these areas will be used early, and then they will water their lawns from their wells, creating an even bigger strain on our neighboring wells. Farms in these areas are cognitive of the water cycles and plant accordingly and ration water. Residential inhabitants are not accustomed to this lifestyle.

v. If the buyers of this proposed subdivision have yet to invest in large lawns, they leave 1 to 1.+ acres to dry lot, encouraging weeds, varmints, and grass fires.
    1. Typically, these weeds and varmints will go unattended and create breeding grounds for **noxious** weeds and uncontrolled infestations of rodents to contaminate the neighboring farms with more weeds and varmints. Who pays for this additional work and management for these farms? Additionally, if they are not irrigating this, the aquifers are not replenished with what usually would come from farmland irrigation. See: ***Managed Aquifer Recharge report published Dec. 15, 2014, from Idaho Water Resources, By David R. Tuthill.***
    2. If we run the risk of grass fires, do we have the necessary fire hydrants and stations to prevent these fires from destroying neighboring houses?
    3. Jeff Larson's pasture caught fire from a neighbor with a large lot, all overgrown weeds. In July 2022, they lit fireworks that started a fire but told firefighters that they were trying to burn the weeds (without a permit), which got away from them. Had it not been for Jeff's neighbors being home and rushing in with spraying equipment and 4-wheelers to control it before the fire department arrived, he would have had significant damage to property and livestock. With the proposed development, we can expect more of this.

b. <u>Water and Sewer</u>

i. Looking through the well reports, these have **NOT** been updated since the wells were originally dug. There have been numerous reports of wells in our area going dry since 1990, regardless of the water reports submitted by the developers for this subdivision. Of the 70+ landowners in the closest proximity, currently opposing this with more to come, more than half have had or are currently experiencing well water issues. Those needing to redrill have had to go down another 100-150 ft to be in the water. Redrilling the wells is an expensive and timely cost that none of these people are willing to take on. Well drillers in our areas are 6-15 months out and $63,000 to $70,000 + in fees to redrill a well. One family is on an 8-month wait list just to replace their pump after issues with it going in and out of the water supply and pumping sand. ***If their wells go dry, what will these people do in the duration for water? What if they have livestock?***

ii. As a rezoning condition, should you accept this proposal, the developer should put up a $500,000 bond for neighboring wells should they go dry or have issues. The neighbors of this proposal should not have to pay for the developer to make money. Another area in Nampa was subject to this same scenario, and the bills to redrill wells were $506,000.

iii. Kuna P&Z has adopted all new developments to put in a Community Well below the water levels of current residents. They should also include a holding tank of at least 10,000 gallons with a backup system with fire hydrants. They also are to include a

Public Water System to reuse their wastewater. Some of this was recommended by your water specialist. Since many of these homes that will be affected are in the Kuna services area, this should also be required here. Since these properties will use Kuna services, will Kuna P&Z need to be involved?

iv. The water studies that were done for the previous proposal used data from test wells about 4 miles away. In this area, water tables can change drastically in that distance. Many residents wishing to be listed below have had well issues in the last few years.

v. This report from November 2021 predicts we will still be in a drought in 2022/23. When we come out of this cycle, we can expect to be back in it in 7-10 years. This has been the cycle for over 100 years.

vi. If all these people are out of irrigation water, they will use their well water to water their oversized lawns. This will put an even more significant strain on those currently nursing wells in drought seasons. ***Who pays for this? Who monitors them using well water vs. irrigation?***

vii. This is in the impact area of Nampa City Water and Sewer. Are they going to move a trunk line out to this area? Will Nampa supply water to all the homes? The closest line is currently 2 miles away. From our understanding, the City of Nampa needs more money for sewer or water south of its current City limits line.

viii. Most of the land has a hardpan below the surface. Can the ground use septic systems, or is the City bringing out a trunk line for a sewer system to cover all these homes that might be added? We want to avoid drinking our neighbor's sewage water. If the City comes upon a windfall of money and brings out a trunk line, do the existing homeowners have to pay to plug into the line? Who pays for this cost to get this service, and will all of us be charged to plug it into their system?

ix. The acreages that are back to back, separated by a single fence, to these proposed areas and that have been notified they will be impacted have different city addresses. Some are Kuna, and some are Nampa, but all are in **Canyon County**. If Nampa does not bring out City services, will Kuna be required to cover the people impacted by this development when their wells go dry or are contaminated by sewage?

c. Residential

i. Have Schools been asked if they can accommodate more students? What would it add to our community if each house had an average of two (2) kids? Since this is in the Kuna school district, do they have the funds to add new schools and sewage treatment systems? Does Nampa? I believe there is little money in any of the city coffers. Nampa schools close to this proposed development are already trying to determine how to place the kids from two other uncompleted residential developments. Schools in this Nampa area are already at close to 30 students per class, and all classrooms are being utilized. Kuna Schools are imploring Kuna City Council to slow down on developments because of overcrowding.

ii. This area will have a Nampa address but be involved in Kuna services, fire, school, etc. This is a Canyon County property, but the services are provided by Ada County. How will this be allocated? Does this need to go to Kuna Planning & Zoning as well? Ada County P&Z?

iii. Those in Canyon County with Kuna addresses are already being taxed exponentially from two bonds passed to help the schools in Kuna. The developers need to be paying these fees and not retired residents.

iv. Will the Developer be paying impact fees? See Idaho Statutes 67-8204 Development Impact Fees.

v. Developers are supposed to pay for additional stoplights, additional school accommodations, fire department, and police department; if any wells go dry in the process of development being added, will the developer pay for the lowering of the individual wells? How will this be collected or addressed? Will the developer post a bond for this cost?

vi. See Section 67-8207 as to how this is paid, See 67-8206 for the impact fee ordinance. Chapter 11 Development Impact Fees Article 1 Development impact fee ordinance was established on Jan 14, 2021.

vii. Impact fees for Nampa Fire District Residential are $560. There are also Road fees. These are to be collected Fees by the county at the time of the final plat. The property owner in the area now has had to pay these fees in taxes for the number of years they have lived here. By adding more homes, we must ensure the new developer will pay his fair share. Since this is the Kuna fire district, how are these fees transferred?

viii. River Meadows, another subdivision approved by the planning and zoning in Nampa, needs wide enough roadways for two cars to pass. The driveways can barely facilitate two cars, but you cannot open the doors, so everyone parks on both sides of the streets, causing the entire subdivision to be one lane for traffic. Children are running in and out of parked cars. The residents call it "running the gauntlet." The developer (Cory Barton) made a few extra dollars to narrow the driveways. Will this be monitored for this proposal? We would think this is also hazardous for emergency services.

ix. Their proposal specifically states that as a subdivision, it will be made to look like the existing farmland with no curbs, sidewalks, or streetlights. What would make it fit into the existing plan is 5-acre plots if their concern is to blend in. The P&Z Staff report suggests there are no subdivisions of this lot size in this area but are still recommending this to pass.

x. Has anyone looked into the guidelines provisioned under the land use planning Act. 67-6508: Are you considering **ALL** the land in this proposed area, and how will this decision affect the current owners?

xi. Dye Lane has a limited number of phone lines that can be utilized. Some residents had to give up their multi-phone lines to accommodate those who did not have service. Will this area be able to accommodate the numbers proposed?

xii. Will this land be compatible with the private property rights and adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of the purse in Chapter 80 Title 67. Idaho code.

1. Population
2. School Facilities and Transportation
3. Economic Development
4. Land use, Natural resources such as water, and watersheds.
5. Public Services, Facilities, Utilities, sewage, drainage, fire stations, health and welfare facilities.

When considering all the Ordinances, Comprehensive Plans, State Laws, Idaho Constitution, and Land Use Issues in the area as such, then adding more development to the equation, you are putting the County at legal risk by creating a **"TAKING"** of the present property owners that are already facing other issues according to the Attorney Generals Office of the State of Idaho. This is why land-use decisions are so critical. What is being proposed is ½ to ⅓ of what is already in play.

As Planning & Zoning commissioners, we request that you consider the protection of our Property Rights under Idaho Statute 67-6502 and all of our questions before passing any rezone that impacts us negatively.

In requesting the public documents submitted by Verhoeks: CR2022-0005, they say that they have notified the highway district, the school district, the fire district, etc, but it is listed that there have not been any replies since the documents were created. Because this property falls into a unique situation, located in Nampa, but all services are in Kuna, we urge you to take a closer look at their proposal. Because these agencies have not replied, it does not mean there are no concerns or issues. Many new subdivisions in Kuna have been added since then. If there is no rezoning request for Kuna and speaking with a City Council member of Kuna, they have been overrun with new developments that are taking a significant amount of its resources. Schools are imploring them to decline these new requests since they need help to keep up with the expansion. Since all the services are coming from Kuna, we suggest they formally propose this rezoning with Kuna to get a more accurate synopsis of what is happening with notifications going to Kuna residents to be able to attend the hearing. Their last attempt at communication was almost a year ago; a lot has changed since.

In the neighborhood meeting, referenced in Findings of Fact, Conclusions of Law, and Order, on page 10, 5.Notice of the public hearing was **before** the developer had purchased the property and was met with 20 + neighbors who adamantly opposed the development; they proposed the 1.67 acres parcels for the reasons stated above, but the one that will affect these neighbors the most is well water. All of these property owners are fighting well water issues either currently or recently. The average well is now $63,000 and an 8-15 month wait time. Something like this could bankrupt some families by adding more wells to our struggling area. We are a high country desert, water is very precious, and subdivisions all over the valley face the same issues. Residential subdivisions of this proposed size should only be allowed if there are trunk lines for city water and sewer **or** a public well system 150 ft below the lowest established water well by these residents in this area.

Respectfully,

Vic & Sue Marostica
4596 Dye Lane Kuna, ID 83634

Submitted at request with a list of all the concerned landowners impacted by the Lewis Lane Proposed Development that agree with these concerns.

First Name	Last Name	Address	City, State, Zip
Rick & Aimee	Bell	9829 S. Lockname Ct	Nampa, ID 83686
Mike	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Heather	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Gretta & Jonathan	Buehler	9809 Dundee Ct	Nampa, ID 83686
Darin & Christy	Buttars	9964 Dundee Ct	Nampa, ID 83686
Alan & Lynne	Caba	6600 E Lewis Lane	Nampa, ID 83686

First Name	Last Name	Address	City, State, Zip
Ken	Cathcart	9904 Dundee Ct	Nampa, ID 83686
Luis & Irene	Chavolla	6549 E. Lewis Lane	Nampa, ID 83686
Bo & Katie	Clouss	4528 Dye Lane	Kuna, ID 83634
Mark	David	6221 E. Lewis Lane	Nampa, ID 83686
Alexandra & Trent	DeYoung	6923 E. Lewis Lane	Nampa, ID 83686
Linda	Emry	4491 Dye Lane	Kuna, ID 83634
Mariko	Fisher	7913 S. McDermott Road	Kuna, ID 83634
Peter & Shari	Francois	9857 Dundee Ct	Nampa, ID 83686
Roy & Debbie	Gallagher	5204 Roay Dr	Nampa, ID 83686
Darlene	Gans	7509 E. Lewis Lane	Nampa, ID 83686
Antonio Copado	Garcia	4686 Dye Lane	Kuna, ID 83634
Gary	Geyer	4441 Dye Lane	Kuna, ID 83634
Roxanna	Geyer	4441 Dye Lane	Kuna, ID 83635
Mark & Melissa	Hadley	7500 E. Lewis Lane	Nampa, ID 83686
Denise & Dwane	Harris	7300 E. Lewis Lane	Nampa, ID 83686
Kurt	Howell	4750 Dye Lane	Kuna, ID 83634
Rocio Mendoza	Jimenez	4686 Dye Lane	Kuna, ID 83634
Russ & Lori	Johnson	9901 Dundee Ct	Nampa, ID 83686
Dag & Malia	Jösang	9965 Dundee Ct	Nampa, ID 83686
Curtis	Kessel	4930 Dye Lane	Kuna, ID 83634
Jan	Kimbrough	4250 Dye Lane	Kuna, ID 83634
Tiana	Kisler	5445 McDermott	Kuna, ID 83634
Derek	Kisler	5445 McDermott	Kuna, ID 83634
Jeff & Ashley	Larsen	4628 Dye Lane	Kuna, ID 83634
Steve & Susan	Low	9797 Dundee Ct	Nampa, ID 83686
Joeseph	Mackenzie	4941 Dye Lane	Kuna, ID 83634
Sue	Marostica	4596 Dye Lane	Kuna, ID 83634
Victor	Marostica	4596 Dye Lane	Kuna, ID 83635
Adam	Minic	4239 Dye Lane	Kuna, ID 83634
Sheila	Minic	4239 Dye Lane	Kuna, ID 83634
Ray	Moore	7061 E. Lewis Lane	Nampa, ID 83686
Sam	Nelson	6900 E. Lewis Lane	Nampa, ID 83686
Ken & Linda	Nungesser	7226 E. Lewis Lane	Nampa, ID 83686
Larry	Peterson	6411 E. Lewis Lane	Nampa, ID 83686
Lonny & Angie	Reiber	9820 Dundee Ct	Nampa, ID 83686

First Name	Last Name	Address	City, State, Zip
Bill	Rose	9446 Robinson	Nampa, ID 83686
Linda	Sanford	4793 Dye Lane	Kuna, ID 83634
Reynold	Schenck	4283 Dye Lane	Kuna, ID 83634
Susan	Smith	4283 Dye Lane	Kuna, ID 83634
Brad	Smith	6715 Lewis Lane	Nampa, ID 83686
Patricia	Stilwell	9881 S Locknane Ct	Nampa, ID 83686
Bette	Stom	7420 E. Lewis Lane	Nampa, ID 83686
Dave & Cindy	Tusher	9442 Robinson	Nampa, ID 83686
John & Jenn	VanNortwick	4493 Dye Lane	Kuna, ID 83634
Frank & Laura	Wallace	7114 E. Lewis Lane	Kuna, ID 83634
Elaine	Ward	4188 Dye Lane	Kuna, ID 83634
Randy & Sherry	Wolske	9835 Dundee Ct	Nampa, ID 83686
Ted & Sherry	Zahradnicek	9676 Robinson Road	Nampa, ID 83686

Michelle Barron

From: larry@lpconsultinggroup.com
Sent: Tuesday, January 31, 2023 9:57 AM
To: Michelle Barron; Sabrina Minshall
Subject: [External] Case No. CR2022-0005 and SD2022-0013
Attachments: Haven Idaho - Letter to Commissioners.pdf

Good morning Michelle and Sabrina,

Please see attached letter regarding Case No. CR2022-0005 and SD2022-0013, Haven Idaho.

I trust you will distribute the letter to the Planning and Zoning Commission as well as the Canyon County Board of Commissioners.

Best regards,

Larry Peterson, P. E.
(c) 208.890.0901
larry@lpconsultinggroup.com

Exhibit G,
Attachment 13c

Canyon County Planning & Zoning Commission January 28, 2023

Board of Commissioners

111 North 11th Ave, #104

Caldwell, Idaho 83605

Case No. CR2022-0005 & SD2022-0013

Haven Idaho Request - Rezone of Parcels R28963, R2891010, R2891011 & R28961

Dear Commissioners:

At least 50 of my neighbors and I are absolutely opposed to rezoning the referenced parcels from existing "A" to "CR-R-1" for three primary reasons: adverse effects on water, non-compatibility with existing land use, and congestion.

Adverse Effects on Water – if rezoned, the developers plan to develop the current 46 +/- acres into 26 lots averaging 1.69 acres per lot. Each lot is proposed to have its own individual residential water well and septic system. 26 new wells in such close proximity will very likely cause several existing wells nearby to dry up. Some nearby wells have already had issues in the past few years.

Haven Idaho had a groundwater pumping study completed that assumed a steady state condition and predicted the impact of the new 26 wells in a drought condition will only drop the steady state water level 3 feet. There are several flaws in their model. First, the aquifer will not be at steady state as the other 85 +/- existing wells within a ½ mile radius (and 150 or more wells within a mile radius) will also be pumping excessively in a drought condition. Second, they erroneously assume these new 26 wells would only pump enough water to irrigate ½-acre per lot, the "legal" limit and thus only 13 acres of the 46 acres would be irrigated (13 acres – ½ acre for 26 lots). Make no mistake, most if not all these 1.69 acre lots will be heavily landscaped and when drought conditions come along and irrigation water is cut off in early September, or sooner, they will most definitely pump the water necessary to keep their landscaping alive, legal or not. The volume of water pumped will likely be 3 or 4 times that assumed in their pumping model. That, along with the other nearby 85 existing wells pumping water, the groundwater is likely to be drawn down 20 or 30 feet, not 3 feet. This drawdown will cause many of the neighbors' wells to go dry and they will be forced to drill new wells at huge expense.

If this development is approved, the developers need to be required to bring in public water or drill a very deep (500 to 750 ft or more) community well to service all 26 lots. Otherwise, they need to be required to establish a $500,000 escrow account to

reimburse existing neighbors who will likely have to drill a new well at a cost of $25,000 to $30,000 each.

Further, 26 additional septic drain fields in such a small area are also likely to negatively impact groundwater quality, again forcing existing neighbors to drill wells deeper and deeper at a huge expense. Existing water and wastewater connections to the City of Nampa system are about 2.5 miles away. Similar services from the City of Kuna are 5 to 6 miles away. These services are not likely to be extended to the area of this proposed development for several years, if ever.

The principals of Haven Idaho have made it very clear in previous meetings with neighbors that they **"have no responsibility nor liability for neighboring wells should they go dry".** Haven Idaho will take their money and disappear, and the existing residents will pay dearly for their greed.

Non-Compatibility – One of Haven Idaho's developments located in Middleton, Idaho, similar to what is proposed here, advertises "home starting at $1,000,000". People buying 1.6 acre lots to build $1 million homes are not doing so to have a small farming operation. They will have mega-houses and extensive landscaping or let a large portion of the land simply go to weeds. Extensive landscaping takes water (first primary issue). Further, not being agricultural minded people, they quickly get annoyed with the smells and sounds of farming operations all around their $1 million houses. Cows bellowing all night, roosters crowing at 5 am, farmers farming at all hours of the day and night, dust, smells, etc. They get annoyed, then they call the sheriff to file a complaint and things spiral out of control. All lots contiguous to this development are 5 acres or more except for one, and most, if not all, have several animals (cows, horses, goats, sheep, pigs, chickens, geese, etc.) Developing all these smaller residential lots in the middle of farming lots three times larger or more, is not good planning.

Congestion - with only one approved ingress/egress off Robinson Road for the proposed development, this will cause congestion. Possibly dangerous congestion. Very likely to have an additional 50 to 100 vehicles come and go twice or more daily not to mention other services like garbage pickup, package delivery, school buses, etc. onto a two-lane road with no traffic control within at least one mile in each direction.

This congestion may prove to be costly and dangerous if first responder services are needed. The proposed development is within the Kuna Fire District which would certainly be pressed to provide timely services to this location some 6.5 miles away from the fire station and on the other side of very busy railroad tracks. Further, with only domestic wells in the area, there will certainly not be enough water for fire hydrants.

Mr. Tanner Verhoeks, principal with Haven Idaho, has the following statement on his LinkedIn page:

"Haven Idaho is a purpose-driven real estate development group, based in Caldwell, Idaho. We entitle, develop, and build on both raw land and urban infill properties. We only take on projects when we believe we can create financial excess, which we in turn use to improve the lives of neighbors, future residents, or the wider local community. When we touch something, we leave it better than we found it."

Based on two previous meetings neighbors have had with Haven Idaho's principals, including Mr. Verhoeks, they have made it clear they have no intentions of using financial excess to "improve the lives of neighbors" and we believe they will definitely not "leave it better than we found it".

More than 50 neighbors are opposed to this development. In fact, we are only aware of one neighbor that is in favor and that is because they desire to split their own 10-acre parcel into six or more smaller lots and would desire the same zoning change. Allowing this zoning change would obviously set a precedence for them to do so making the three issues cited above even worse.

We have made it very clear to Haven Idaho that if they developed the 46 acres into 5-acre parcels or larger and leave the zoning as it currently stands, we would take no issues with that. We respectfully request the Canyon County Planning and Zoning Commission as well as the Board of County Commissioners deny this re-zoning request from A to CR-R-1.

Respectfully Submitted,

Larry Peterson, P.E.

Owner of parcel No. R28962010, located at 6411 E. Lewis Lane.

Michelle Barron

From: suemarostica@gmail.com
Sent: Tuesday, January 31, 2023 10:35 AM
To: Michelle Barron; Sabrina Minshall
Subject: [External] Case No. CR2022-000S & SD2022-0013
Attachments: Comments for Haven Idaho Development - Google Docs.pdf

Good morning,
Attached please find our letter Comments for Haven Idaho Development. These are in addition to the comments sent previously.
Thank you for your patience in our combing through all the documents 😉

Respectfully,
Victor & Sue Marostica

Sue Marostica
suemarostica@gmail.com
208-890-9774

Exhibit G,
Attachment 13d

Canyon County Planning & Zoning Commission
Board of Commissioners
111 North 11th Ave #104
Caldwell, Idaho 83605

Project Summary:
The preliminary plat application concerns parcels R28963, R2891010, R2891011 and, R28961 {+/- 43.95 acres) in Nampa, Idaho located SE of Robinson Rd & Lewis Ln; also referenced as a portion of the NW¼ of Section 17, T2N, RIW, Canyon County, Idaho.
Zoning is proposed to change from agricultural (AG) to conditional CR- R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

Dear Commissioners:
Reading through the 218 pages of public documents, we find many discrepancies and concerns for alarm. Your staff is currently recommending accepting Tanner Verhoeks of Haven Idaho's proposal with these limited conditions of Exhibit 1 and Attachment A. We need clarification on some of the issues below to protect us as the current neighbors and landowners affected by your decisions. Additional conditions need to be added to **Attachment A Development Agreement Conditions.**

Findings of Fact, Conclusions of Law, and Order Exhibit 1

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
The area already has some residential use mixed in with agriculture. The applicant is proposing no curb, gutter, sidewalks or streetlights as well as landscaping along the exterior boundaries of the development to help blend with the surrounding area.
Discrepancy: The **City of Nampa, Exhibit 12a**, the City of Nampa **opposes this development** as currently presented. There needs to be a proper landscape plan and/or drainage report. **They reject this proposal** on page 2 of their exhibit. They do not accept the proposed sizes of 1.69 average and suggest that no lots be more than 32,000 sq ft or 0.73461892 acres. They are also proposing two access roads to the subdivision. Currently, this only has one proposed/approved.
Resident's Concerns: In staying with the current land uses and developments, Haven Idaho should not be allowed to go below 3.32 acres, to encourage pastures for animals and irrigation to keep aquifers replenished and not be used as an average size. No lots smaller than 3.32 acres. This stays with the current developments in the impacted area. If this is passed, allowing 1.67 average lots, there will be nothing preventing the 3.32 acre homes currently from splitting to 1.67 and the 5 acres dividing by 3 to 1.67. Lots of this size (1.67) encourage large mowable lawns creating more water shortages or being left to dry lot and encouraging grass fires.
Additions to Attachment A: Please add that no lots will be less than 3.32 Acres. All must be watered with irrigation water. Add CC&R's as well.

E. Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the proposed conditional rezone;
The County Engineer has recommended that a **community water system** be installed to provide home water for domestic use. A Nitrate study has been completed, and the applicant is going through the Subdivision Engineering Report (SER) process with Southwest District Health.

Residents' Concerns: The current residents feel that if Haven Idaho is allowed to proceed with this development, the only acceptable concession would be a **community well, 150 feet lower than the current static well water levels,** so it will not affect the current residents who are struggling with well issues. The water report that was done by SPF only reported well drillers' reports for the original installation of the area wells, and not any issues of their need to redrill to lower their wells, some up to 150 feet. The hydrologist's report was done in the winter and not summer and needs to consider the amount of water that **ALL** the wells (85+) in this area will need, not just the 26/27 proposed new ones. The SPF Water Engineering well reports need to be updated and say that this area **has** experienced a drop in the water tables in the last 20 years. The well reports for Dye Lane were from when the wells were initially put in, and several of the homes on Dye Lane, in the impacted area, with wells in the 80-100ft range, have gone dry and had to drop down another 100-150ft between 1995-2005. These reports do not show those homes that are still in the 80-100ft range; they are experiencing water issues and fluctuations. On this same water table, homes in the Lewis Lane area are experiencing the same water issues. All of this was conveyed to Haven Idaho, in their neighborhood meetings before purchasing this property.
The metrics of SPF's findings for 27 homes, pumping for the legal ½ acres of landscaping (13.5 acres pumping for two months) would only draw down the water table 3 feet. This study was done in the winter months. They are not considering the 85+ wells currently in this area already, and if they did the same thing in 100-degree weather, it would likely result in a drawn down of 20-30 feet. Most areas currently only permit ¼ acre of landscaping, even though ½ acre is legal, because of the water shortages we are experiencing in a high country desert environment. If this is the case, will the other 1+ acres of bare land be left to dry lots and grass fires? Also, please look at the correspondence from Jack Nygaard concerning advanced septic systems in Exhibit 10. Even though your engineer recommended the Community Well, it did not make it to Attachment A. **Is this why the City of Nampa only allows subdivision plots of no more than 0.7 acres (32,000 sq ft) and is rejecting this proposal?**
Additions to Attachment A: Please ensure that a Community Well is utilized that goes 150 ft below the current well levels and an advanced septic system is installed to protect the water quality of everyone involved.

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?
Conclusion: Essential services will be provided to accommodate the use. No mitigation is proposed at this time.
Finding: As conditioned (Attachment A), the request is not anticipated to impact essential services. Agencies were notified. No comments were received.
Discrepancy: Exhibit 12f Kuna Rural Fire Department did respond and requests adequate fire accesses, fire lanes with signs for no parking, **fire hydrants**, and adequate premises identification, which needs to be identified in the current proposal.
Residents' Concerns: In speaking with Kuna City Council, their schools are requesting a slowdown in the development of subdivisions to allow for more schools, to help combat the current overcrowding. Nampa is in the same boat. There currently needs to be funds available to build more schools.
Additions to Attachment A: Please add the Kuna Fire Department's requests to the attachment.

I. **Assist Neighbor in SE**
Our neighbor in the SE corner has a known potential building encroachment based on prior surveys. He also has long desired to divide his land so his children can build houses of their own, but is prevented from doing so because of insufficient road width access to his land. With the CR-R1 zoning, we propose dedicating land to him sufficient to resolve the potential encroachment issue, along with providing access from our newly proposed public roads such that he can divide his land for family use. With coordinated design, we can solve for his needs while also solving our own.

Resident's Concerns: Where will this stop? Once lots of this size are allowed, all current acreages will be allowed to subdivide without mandating a community water system. This additional 10 acres will join in, and several of the 5 acres will be split into three lots, etc. The septic issues and well issues will multiply exponentially. Instead of 26 or 27 homes, we are talking 32-33 homes, just with these two properties. If they provide access to the neighbor's 10 acres, which by their definition does not have adequate road access to subdivide, they will now be over 30 homes and be required to provide at least two accessible entrances to the subdivision per the Kuna Fire guidelines, the City of Nampa, and Nampa Highway District. Haven Idaho is already having issues with providing the two recommended accesses because of the access on Lewis Lane. This is because of the irrigation canal and would require a bridge. You, as commissioners, are the only ones who can stop this from becoming a living nightmare for all of us. You are allowing the subdivision of agricultural land without the infrastructure of city services of sewer and water. This will become a cesspool-contaminated area, without water, and homes will become worthless if everyone has the same rights to divide their property. Their homes will be unsellable, and the county will be held legally responsible. Step up now and impose stricter guidelines for subdividing properties, not on City services. Kuna has taken the lead by requiring them to do Community Wells that go 150 feet below the lowest well and water recycling systems to reduce septic for those developments not on city services. Haven Idaho and Tanner Verhoeks are not proposing to be a resident in this subdivision. They are strictly trying to make a dollar and will not be left to live in the aftermath.

As concerned residents of the proposed impact area on this Haven Idaho - Tanner Verhoeks Development, we implore you to reexamine the notes from the City of Nampa, the County Engineer's suggestion of a Community Well, and the Kuna Fire Department's requirements, reach out to the Kuna School District and amend the hydrologist's report to reflect current water conditions. Please take a look at the questions imposed by Jack Nygaard in regards to the septics these will need. He makes some excellent points.

Respectfully,

Vic & Sue Marostica
4596 Dye Lane Kuna, ID 83634

Submitted at request with a list of all the concerned landowners impacted by the Lewis Lane Proposed Development that agree with these concerns.

First Name	Last Name	Address	City, State, Zip
Rick & Aimee	Bell	9829 S. Lockname Ct	Nampa, ID 83686
Mike	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Heather	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Gretta & Jonathan	Buehler	9809 Dundee Ct	Nampa, ID 83686

First Name	Last Name	Address	City, State, Zip
Darin & Christy	Buttars	9964 Dundee Ct	Nampa, ID 83686
Alan & Lynne	Caba	6600 E Lewis Lane	Nampa, ID 83686
Ken	Cathcart	9904 Dundee Ct	Nampa, ID 83686
Luis & Irene	Chavolla	6549 E. Lewis Lane	Nampa, ID 83686
Bo & Katie	Clouss	4528 Dye Lane	Kuna, ID 83634
Mark	David	6221 E. Lewis Lane	Nampa, ID 83686
Alexandra & Trent	DeYoung	6923 E. Lewis Lane	Nampa, ID 83686
Linda	Emry	4491 Dye Lane	Kuna, ID 83634
Mariko	Fisher	7913 S. McDermott Road	Kuna, ID 83634
Peter & Shari	Francois	9857 Dundee Ct	Nampa, ID 83686
Roy & Debbie	Gallagher	5204 Roay Dr	Nampa, ID 83686
Darlene	Gans	7509 E. Lewis Lane	Nampa, ID 83686
Antonio Copado	Garcia	4686 Dye Lane	Kuna, ID 83634
Gary	Geyer	4441 Dye Lane	Kuna, ID 83634
Roxanna	Geyer	4441 Dye Lane	Kuna, ID 83635
Mark & Melissa	Hadley	7500 E. Lewis Lane	Nampa, ID 83686
Denise & Dwane	Harris	7300 E. Lewis Lane	Nampa, ID 83686
Kurt	Howell	4750 Dye Lane	Kuna, ID 83634
Rocio Mendoza	Jimenez	4686 Dye Lane	Kuna, ID 83634
Russ & Lori	Johnson	9901 Dundee Ct	Nampa, ID 83686
Dag & Malia	Jösang	9965 Dundee Ct	Nampa, ID 83686
Curtis	Kessel	4930 Dye Lane	Kuna, ID 83634
Jan	Kimbrough	4250 Dye Lane	Kuna, ID 83634
Tiana	Kisler	5445 McDermott	Kuna, ID 83634
Derek	Kisler	5445 McDermott	Kuna, ID 83634
Jeff & Ashley	Larsen	4628 Dye Lane	Kuna, ID 83634
Steve & Susan	Low	9797 Dundee Ct	Nampa, ID 83686
Joeseph	Mackenzie	4941 Dye Lane	Kuna, ID 83634
Sue	Marostica	4596 Dye Lane	Kuna, ID 83634
Victor	Marostica	4596 Dye Lane	Kuna, ID 83635
Adam	Minic	4239 Dye Lane	Kuna, ID 83634
Sheila	Minic	4239 Dye Lane	Kuna, ID 83634

First Name	Last Name	Address	City, State, Zip
Ray	Moore	7061 E. Lewis Lane	Nampa, ID 83686
Sam	Nelson	6900 E. Lewis Lane	Nampa, ID 83686
Ken & Linda	Nungesser	7226 E. Lewis Lane	Nampa, ID 83686
Larry	Peterson	6411 E. Lewis Lane	Nampa, ID 83686
Lonny & Angie	Reiber	9820 Dundee Ct	Nampa, ID 83686
Tom & Lillie	Rogers	6508 E. Lewis Lane	Nampa, ID 83686
Bill	Rose	9446 Robinson	Nampa, ID 83686
Linda	Sanford	4793 Dye Lane	Kuna, ID 83634
Reynold	Schenck	4283 Dye Lane	Kuna, ID 83634
Susan	Smith	4283 Dye Lane	Kuna, ID 83634
Brad	Smith	6715 Lewis Lane	Nampa, ID 83686
Patricia	Stilwell	9881 S Locknane Ct	Nampa, ID 83686
Bette	Stom	7420 E. Lewis Lane	Nampa, ID 83686
Dave & Cindy	Tusher	9442 Robinson	Nampa, ID 83686
John & Jenn	VanNortwick	4493 Dye Lane	Kuna, ID 83634
Frank & Laura	Wallace	7114 E. Lewis Lane	Kuna, ID 83634
Elaine	Ward	4188 Dye Lane	Kuna, ID 83634
Randy & Sherry	Wolske	9835 Dundee Ct	Nampa, ID 83686
Ted & Sherry	Zahradnicek	9676 Robinson Road	Nampa, ID 83686

Michelle Barron

From: Rox Geyer <geyerrox1@gmail.com>
Sent: Tuesday, January 31, 2023 4:36 PM
To: Michelle Barron
Subject: [External] Haven Idaho Development on Robinson Road Case No. CR2022-000S & SD2022-0013

Hi Michelle, this is Roxanne Geyer on Dye Lane. My Dads parents homesteaded the Hastriter place in the early 1900's. Dad and Mom farmed the 80 acres so we have deep roots here. I built my house in 1973, well went dry approximately 15-18 years after that but I was at least able to put a 20'extension down at that time. Since then we've had to put 2 more 20'extensions in. They are costly and we absolutely cannot afford a new well. I understand why the farmers need to sell, but sell to another farmer. Our aquifer at this time cannot handle the homes their suggesting. We, my husband and I absolutely oppose this proposal. With more people, it impacts our schools, higher property taxes that everyone is already struggling with, our roads, the huge problem with more traffic, more crime, all our wildlife that we love to watch will disappear, etc. Thank you so much for taking on this very serious situation, very much appreciated.

Exhibit G,
Attachment 13e

Michelle Barron

From: Danielle Horras <drhorras@kunaschools.org>
Sent: Wednesday, February 1, 2023 9:29 AM
To: Michelle Barron
Subject: [External] Re: Notice of Public Hearing CR2022-0005 Voerhhoeks

Dear Honorable Members of City Council,

Kuna School District has reviewed the attached application and provides the following comments for your consideration.

Kuna School District has experienced unprecedented student growth over the last ten years and based on recent approval trends, this growth seems to only continue in the future.

When analyzing current and projected student enrollment data, the attached development places our schools over capacity. This development with other approved development in the district have created the need to place a bond on the ballot in March. This bond places the burden of growth entirely upon our current residents and we do need a passage rate of a super majority of (67%). There is risk of the bond not passing, thus leaving our schools still over maximum capacity.

Our ability to deliver appropriate educational services to current residents and other approved developments is compromised should this development application move forward. (see Idaho Code §67-6513).

Unfortunately, we cannot appropriately serve the students generated should this development be approved.

Thank you for the opportunity to have a voice in this process and I am available for questions should the need arise.

Danielle Horras
Director, Strategic Partnerships
Kuna School District

On Tue, Jan 31, 2023 at 4:31 PM Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Daniel,

Please find the attached information on the Conditions Rezone that has Kuna School District as an impact agency.

Thanks,

Michelle Barron

Planner III

Exhibit G, Attachment 13f

TO: CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT COMMISSION

RE: CASE NUMBER CR2022-005 & SD2022-0013

DATE: February 1, 2023

Dear Commissioners:

I strongly oppose and object to the current plan to develop these parcels. My objections are based on the following concerns and facts.

- Environmental/Water Quality: The surrounding wells are already experiencing **elevated nitrate levels** in the drinking water. The proposed density of new septic systems will further elevate the nitrate levels and put safe drinking water sources for existing homes at unnecessary risk. It is not evident that the Commission has thoroughly studied the environmental impact of high-density housing septic wastes on the aquifer that currently provides healthy drinking water for humans and livestock in our rural location.

- Drinking Water Quantity and Resource Concerns: The surrounding wells in the area have experienced a drop in the historic water levels. The proposed density of new wells will further deplete the critical aquifer resource and put safe drinking water sources for existing homes and farms at unnecessary risk. It is not evident that the Commission has thoroughly studied the environmental impact of high-density housing on the existing and decreasing water supply. It is not yet known what extent our water table will be impacted by other large regional projects such as the new Facebook facility in nearby Kuna. It is premature to authorize this high-density drilling of new private wells without accounting for new regional drawdowns to the aquifer.

- Transportation and Highway Capacity: Robinson Road serves many existing homes and rural business, including the heavy truck and tractor transportation that is needed by existing farms. Vehicle traffic has increased significantly due to high residential development in this part of the county. The currently plan has not sufficiently addressed safe egress and ingress access for the proposed high-density development and utterly fails to protect current users' egress and ingress to the highway.

- Population and Home Density is Extreme: The very small lot size, proposed high density population and associated vehicles are all inconsistent with current permitted land and road use in this rural area of the county. Canyon County needs to recognize that some areas of the county should be maintained for rural residential and farming use and enjoyment. Piecemeal high-density housing developments are not consistent with the best interests of long-term farm and rural residential use in the locale.

In summary, I assert that it is premature and reckless of the Commission to permit the proposed development without further study and rightful accommodation of the property rights of existing residents and agricultural businesses. The proposed plan is only appropriate to parcels annexed by nearby cities that will have full public utility services.

Respectfully submitted.

Ted Zahradnicek 208 880 7345

Sherry Zahradnicek 208 880 9011

9676 S. Robenson

Nampa ID 83686

Exhibit G, Attachment 13g

Michelle Barron

From: Mike Locknane <locknane@hotmail.com>
Sent: Wednesday, February 1, 2023 4:10 PM
To: Michelle Barron
Subject: [External] Rezoning opposition

We are opposed to the rezoning form 6 homes to 26 homes

case#CR2022-0005 & SD2022-0013

Michael and Carol Locknane
9871 So Locknane Ct
Nampa, ID 83686

Respectfully,
Michael and Carol Locknane

Exhibit G,
Attachment 13h

Michelle Barron

From: Michelle Barron
Sent: Wednesday, February 1, 2023 5:09 PM
To: 'Patrick Williamson'
Subject: RE: [External] Re: Late Exhibits for CR2022-0005

Good Afternoon Patrick,

Please find my responses below in red. Some of them, I can answer if you want me to, but they are only applicable at time of Preliminary Plat time. You will be seeing that if the Conditional Rezone gets final approval by the Board of County Commissioners.

If we can focus the discussion on the Conditional Rezone and not on the future preliminary plat, it should make the hearing run a little shorter.

Let me know if you have further questions,

Michelle Barron
Planner III
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyonco.org/dsd
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

From: Patrick Williamson <patrick.williamson00@gmail.com>
Sent: Wednesday, February 1, 2023 11:52 AM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] Re: Late Exhibits for CR2022-0005

Michelle,

In the opposition letters they claim the county has not reached out to the Kuna school district. Is this property in the Nampa or Kuna school district? Can we get a comment letter from the applicable district? The Kuna School District was noticed. I did reach someone from the district office yesterday and asked for a comment. I did receive one. I will forward that to you as well.

Exhibit G,
Attachment 13i

Is there concern about fire access with only one ingress/egress point on Robinson rd? The Kuna fire district doesn't require a secondary access if there are less than 30 buildable lots per their letter (see exhibit 12f)

Is the applicant planning to fence along the canals outside of the irrigation districts easement? The application that we are considering tomorrow night is the Conditional Rezone only. I have had discussion about this and the applicant isn't planning on fencing and the irrigation district isn't recommending it. I asked the same question when I first met them.

Lot 11 has the Ridenbach canal cut off a corner of the lot. Will that portion be piped? What about Lot 12C same thing. We aren't talking about the plat at this public hearing. I recommended that the Rezone be sent through first and then discuss the plat at a future hearing. We will clarify these items at that time.

Where is the proposed public trail? To be addressed at Preliminary Plat application time.

10 foot utility access easements along front and back property lines for what is the means to keep residents from encroaching on these easements after development? This would normally be addressed at Preliminary Plat time, but the 10 foot utility easements are on the plat to make it known that they are there. These stay on the plat and easements are checked when a building permit is applied for. That should afford a level of protection, but people don't always get permits for things that they place on their property. At least with it being on a recorded plat, there would be an opportunity to enforce a compliance issue. There are many easements that are just created on a deed with metes and bounds descriptions, a plat makes it more clear.

Any proposed bus stops inside the development? Another Preliminary Plat item. I did briefly discuss with the school district, but they don't even have time to think about busing at this time.

Is it possible to find out how many similar sized lots are currently available for sale and/or development (already approved) in the area? Using something like Zillow? To help determine the need for lots this size. I'm sure that some research could be done on this, but that isn't a standard by which a decision is based on per our code.

CCZO Chapter 7, Article 6, Section 7(6)A:

1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
3. Is the proposed conditional rezone compatible with surrounding land uses;
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)

How far are city services and city limits? There is mention of Nampa annexing this area. Do we know roughly when? The City of Nampa letter says they are about 2 miles out. Facilities would have to be built to provide Sewer facilities at this time. They said it isn't feasible at this time to extend the services. (See City of Nampa letter – Exhibit 12a)

Does SWDH have comments since the applicant shows test pits were made in exhibit with both Atlas water studies? I required the applicant to go to SWDH and do a pre development meeting. That information is included as exhibit 7. They will need to go through a Subdivision Engineering Report through SWDH at time of plat.

I think it is exhibit 11 the email from Jack Nygaard stating we should have a condition limiting accessory dwelling units. Was this considered by staff to include as a condition? OR would a CR-R1 zone not be able to have an ADU? Or having the condition that this development can only have 26 lots/dwellings cover ADUs? There is a condition in my recommended Draft conditions for the Development Agreement. See page 14 in the staff report.

Do we need to condition curb, gutter, streetlight, and sidewalk requirements for the city of Nampa as requested by the city? Or will that have to be something for the applicant to fix after the rezone case? This is another that will be decided at the time of Preliminary Plat time. And, that will be up to the Commission to determine after taking testimony.

Will all lots have pressurized irrigation? There was mention of flood irrigation in the letter of intent. Irrigation will be discussed at the time of Preliminary Plat. There are requirements from the irrigation districts and also a State Statute that rules over the irrigation. We will definitely make sure that all lots have deliverable irrigation available.

Community well makes more sense to meet the fire hydrant requirements from the Kuna Fire district. It makes a lot of sense in many ways.

Thanks

Patrick

On Tue, Jan 31, 2023 at 4:50 PM Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Good Afternoon Commissioners,

I am attaching some late exhibits that have come for this case. I'm sure there will be more, but wanted to keep you updated.

Thanks,

Michelle Barron

Planner III

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6033

DSD Office Phone: 208-454-7458

Michelle Barron

From: DOUG & CINDY TEUSCHER <DOUGCINDYT@msn.com>
Sent: Wednesday, February 1, 2023 2:53 PM
To: Michelle Barron
Subject: [External] Case# CR2022-0005 & SD2022-0013

Follow Up Flag: Follow up
Flag Status: Flagged

Just emailing you to let you know I OPPOSE the development between Lewis Lane and Dye Lane. Case# CR2022-0005 & SD2022-0013. I live with in the area that will be affected not only by the development itself but by increased traffic on Robinson Road.

Thank you.

Cindy R Teuscher
9442 Robinson Road
Kuna, ID 83634
**Property is in Canyon County even though I have a Kuna address

Sent from Mail for Windows

Exhibit G, Attachment 13j

Michelle Barron

From: Dave Duvall <dduvall@nmid.org>
Sent: Thursday, February 2, 2023 1:45 PM
To: Michelle Barron
Cc: Greg Curtis
Subject: RE: [External] RE: Request for comments - Conditional Rezone CR2022-0005 Haven Creek Subdivision - SD2022-0013
Attachments: Haven creek.pdf

Michelle,

We still haven't received the Land Use Change Application we requested last month to review this proposed project. So for now there cannot be anything with in the easements, including landscaping, as noted in the attachment above. I'm not sure what, if anything, is being proposed in our easements.
If NMID authorized a fence or other encroachment within the District's easement, it would be in a License Agreement that was approved and signed by our Board of Directors. The fence would have to be installed in sleeves so it could easily be removed and should it be burned during our routine maintenance we wouldn't repair it. The fence would have to be far enough away for our excavator to safely work without hitting the fence as well. I know you are trying to help, and I appreciate it, but it's hard to answer your question without knowing what is being proposed with this property
Let me know if there is anything else.

David Duvall
Assistant Water Superintendent
Nampa & Meridian Irrigation District Shop
5525 E. Greenhurst Rd. Nampa Idaho 83686
Phone:208-466-0663 Fax:208-463-0183

Website:www.nmid.org

From: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Sent: Thursday, February 2, 2023 9:52 AM
To: Dave Duvall <dduvall@nmid.org>
Subject: RE: [External] RE: Request for comments - Conditional Rezone CR2022-0005 Haven Creek Subdivision - SD2022-0013

Good Morning Dave,

I'm sure you guys are as busy as we are, but I have a public hearing on this case tonight just to make a decision on the Conditioned Rezone. What are your standards for fencing along the canal? I kno

Exhibit G, Attachment 13k

don't want fencing because it interferes with maintenance, but others want it for safety concerns. Is it a case by case basis?

It will be a conversation that our Planning and Zoning will want to have tonight.

Thanks for all of your help,

Michelle Barron
Planner III
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyonco.org/dsd
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

From: Dave Duvall <dduvall@nmid.org>
Sent: Thursday, January 12, 2023 4:00 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Cc: Steve Pardew <Spardew@nmid.org>; Greg Curtis <gcurtis@nmid.org>
Subject: [External] RE: Request for comments - Conditional Rezone CR2022-0005 Haven Creek Subdivision - SD2022-0013

Michelle,
Attached is a copy of the letter we sent out on Monday via USPS on January 9th.
If you need anything else please let me know.

David Duvall
Assistant Water Superintendent
Nampa & Meridian Irrigation District Shop
5525 E. Greenhurst Rd. Nampa Idaho 83686
Phone:208-466-0663 Fax:208-463-0183

Website:www.nmid.org

Exhibit G, Attachment 131

TO: CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT COMMISSION

RE: CASE NUMBER CR2022-005 & SD2022-0013

DATE: February 1, 2023

Dear Commissioners:

I strongly oppose and object to the current plan to develop these parcels. My objections are based on the following concerns and facts.

- Environmental/Water Quality: The surrounding wells are already experiencing **elevated nitrate levels** in the drinking water. The proposed density of new septic systems will further elevate the nitrate levels and put safe drinking water sources for existing homes at unnecessary risk. It is not evident that the Commission has thoroughly studied the environmental impact of high-density housing septic wastes on the aquifer that currently provides healthy drinking water for humans and livestock in our rural location.

- Drinking Water Quantity and Resource Concerns: The surrounding wells in the area have experienced a drop in the historic water levels. The proposed density of new wells will further deplete the critical aquifer resource and put safe drinking water sources for existing homes and farms at unnecessary risk. It is not evident that the Commission has thoroughly studied the environmental impact of high-density housing on the existing and decreasing water supply. It is not yet known what extent our water table will be impacted by other large regional projects such as the new Facebook facility in nearby Kuna. It is premature to authorize this high-density drilling of new private wells without accounting for new regional drawdowns to the aquifer.

- Transportation and Highway Capacity: Robinson Road serves many existing homes and rural business, including the heavy truck and tractor transportation that is needed by existing farms. Vehicle traffic has increased significantly due to high residential development in this part of the county. The currently plan has not sufficiently addressed safe egress and ingress access for the proposed high-density development and utterly fails to protect current users' egress and ingress to the highway.

- Population and Home Density is Extreme: The very small lot size, proposed high density population and associated vehicles are all inconsistent with current permitted land and road use in this rural area of the county. Canyon County needs to recognize that some areas of the county should be maintained for rural residential and farming use and enjoyment. Piecemeal high-density housing developments are not consistent with the best interests of long-term farm and rural residential use in the locale.

In summary, I assert that it is premature and reckless of the Commission to permit the proposed development without further study and rightful accommodation of the property rights of existing residents and agricultural businesses. The proposed plan is only appropriate to parcels annexed by nearby cities that will have full public utility services.

Respectfully submitted. We all agree to this letter.

William L Nichols - 208-899-7430

Galen S. Granger 208-965-6758

Irene Chavolla 208-863-3770
6549 E. Lewis Ln

Stella Ivy	9529 Robinson Rd	208-890-4029
Amanda Peterson	9552 Robinson Rd	208-960-5423
William Ball	9588 Robinson	208 8999250
	6125 LEWIS LN.	208-250-5254
William A. Lawson	6216 E. LEWIS LN.	208-465-6533
Esmeralda I Coral	6116 E Lewis Ln	208 615 7485
Kimberley Smith	6715 E Lewis LN	703-475-5066
Ron Cassisa	6411 E Lewis LN	208 870-0319

Memo

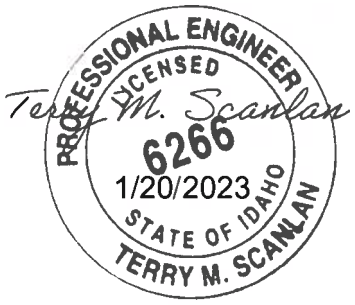
Date: Friday, January 20, 2023

Project: Haven Creek

To: Tanner Verhoeks and Justin Ruthenbeck

From: Terry Scanlan, P.E., P.G.

Subject: Community Water System Concept and Permitting Requirements



Haven Creek is a proposed subdivision in Canyon County, approximately 2 miles southeast of Nampa and 4 miles northwest of Kuna. The Subdivision is located south of Lewis Lane and east of Robinson Road in the NW ¼ of Section 17, Township 2 North, Range 1 West, and has a total area of 43.93 acres. The subdivision is currently proposed with 26 lots receiving drinking water from individual domestic wells. Irrigation water will be provided from a separate non-potable pressure irrigation system.

As an alternative to individual wells, a community water system is currently under consideration. The community water system would provide drinking water to 29 residential lots. This memo describes the required components and permitting requirements for a new community water system.

Water System Description

Design Flow Rates

A community water system to serve 29 residential lots at Haven Creek would be sized to provide water for domestic uses only. All irrigation will be supplied through a separate, non-potable pressurized irrigation system utilizing surface water from Nampa & Meridian Irrigation District. The community water system will not provide fire protection to hydrants but can be developed with adequate capacity for in-home fire sprinklers, which may be required by the Kuna Rural Fire District if hydrants are not provided.

Minimum design flow rates for community water systems can be determined using Idaho Department of Environmental Quality (IDEQ) guidelines. For 29 homes without irrigation, IDEQ guidelines recommend a design flow rate of 72 gpm to meet peak hour demands.

Maximum design flow rates for community water systems can also be determined using Idaho Department of Water Resources (IDWR) guidance documents. For 29 homes,

Exhibit G, Attachment 13m

without irrigation, IDWR guidelines allow for a maximum instantaneous flow rate of 112 gpm (0.25 cfs).

Using IDEQ and IDWR guidance as upper and lower limits, the Haven Creek water system will likely be designed to supply approximately 100 gpm.

Water System Components
A community water system to serve Haven Creek would have the following components:

- Two wells with submersible pumps
- One well house with water system appurtenances
- Distribution piping

Wells and Pumps. Two wells, each capable of suppling peak hour demand, are required for purposes of redundancy. Both wells would be located on one well lot, spaced approximately 50 feet apart.

Wells will be constructed with 8-inch casings and well screens to accommodate 6-inch diameter submersible pumps.

Review of local well driller reports suggest that basalt rock extends from near ground surface to a depth of approximately 100 feet at Haven Creek. The basalt is then underlain by gravel, sand, and clay for several hundred feet. Static water level is approximately 75 feet. Anticipated well construction will consist of:

- Minimum 17-inch borehole through the basalt
- Approximately 120 feet of 12-inch surface casing installed through the basalt and sealed to a minimum depth of 60 feet
- 12-inch mud-rotary borehole below surface casing to approximately 160 feet
- 8-inch steel casing with 20 feet of stainless steel well screen to approximately 160 feet
- Sand filter pack and seal around 8-inch casing and screens

It is anticipated that the submersible well pumps will be equipped with 10-hp motors, controlled with variable frequency drives to maintain constant pressure in the water system. The wells will be located outside of the well house. Buried pipe will extend from pitless connections at the well casing to the well house.

Well House. The well house will be located within the well lot and adjacent to the two supply wells. The well house will be nominal 250 square feet, and will include the following items:

- 4-inch mechanical piping
- Pump motor controls
- Flow meters
- Pressure relief valve
- Hydropneumatic tank
- Flush to waste valves and pipe
- Sample taps
- Check valves
- Isolation valves

A back-up power source consisting of a propane-powered generator with auto-start and transfer switch will be required.

Power supply to the well house can be single-phase or three-phase. If single-phase is provided, the variable frequency drives can be used to convert single-phase power to three-phase power for the pump motors.

Distribution Pipe. Distribution pipe within the subdivision will be 6-inch diameter C900 PVC. Any dead ends will be equipped with blow offs for flushing. Estimated pipe length is between 3,000 and 4,000 feet.

The distribution pipe will be equipped with a stub extending to Robinson Road to allow for future connection to a municipal water system.

Fire hydrants will not be provided. Hydrants can be installed in the future if the system is connected to a municipal water system.

Estimated Cost. Estimated cost to develop a community water system to serve Haven Creek is approximately $1.6M. This cost estimate assumes the following:

- Well construction: $300,000
- Well pumps, drop pipe, wire, and pitless adapters: $150,000
- Well house structure and site civil: $200,000
- Well house mechanical/electrical: $250,000
- Distribution pipe and appurtenances: $500,000

- Engineering, permitting, and administration: $200,000

This cost estimate accuracy is considered rough order of magnitude (ROM), defined as +/- 50 percent.

Permitting Requirements

Idaho Department of Environmental Quality
Community water systems are public drinking water systems regulated by IDEQ. A community system is defined in IDEQ administrative rules (IDAPA 58.01.08) as "A public water system which serves at least fifteen (15) service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents".

Community water systems are constructed and operated under the review and approval of IDEQ. The process typically involves the following sequential steps.

1. **Facility Plan.** The initial step in developing a community water system is preparation of a Facility Plan. A Facility Plan is a summary description of the proposed water system, including primary components (wells, pumps, storage, and distribution) and phasing. Water demands for the system will be established. The Facility Plan is submitted to IDEQ for review and approval.

2. **Demonstration of Technical, Financial, and Managerial Capacity.** Each new community water system must provide documentation of Technical, Financial, and Managerial Capacity (TFM). The TFM documents describe:
    a. how the water system meets IDEQ construction and operating requirements, including adequacy of water supply and ability for infrastructure replacement or improvement,
    b. how the water system will be financed initially, and how the water system will be supported in the future through user fees, and;
    c. who will own the system, who will operate the system and conduct water quality monitoring, who will communicate with system users, and who will have responsibility to ensure that the system complies with applicable regulations.

    The TFM documents will identify the licensed drinking water system operator who will be responsible for the water system. A draft Operations and Maintenance Plan is often included along with an Emergency Response Plan.

3. **Well Preliminary Engineering Report.** Upon approval of a Facility Plan, IDEQ will accept a Well Preliminary Engineering Report (PER) for review. The Well PER will describe the location and anticipated construction of the wells proposed to serve the water system. Information will include proposed well depths and casing diameters. Anticipated water quality will be presented. A well site evaluation will be included to demonstrate that the proposed wells meet required separation distances from potential contaminant sources. Plans and specifications for well construction are also included. Well construction can occur following IDEQ approval of the Well PER, plans, and specifications.

4. **Well Completion Report.** Following construction and testing of wells, IDEQ will review and approve a Well Completion Report (WCR). The WCR presents documentation of well construction, including test pumping and water quality data. Approval of the WCR is necessary before IDEQ will review subsequent permitting documents.

5. **Well House and Distribution Piping PERs, Plans, and Specifications.** Following approval of the WCR, IDEQ will review PERs, plans, and specifications for the well house, well pumps, distribution piping, and other water system components. Construction of the pump and distribution systems cannot occur until these documents are approved by IDEQ.

6. **Record Drawings and Certification.** The final step in the IDEQ review process is submission of record drawings and certification by the design engineer that the project was constructed in substantial compliance with IDEQ approved plans and specifications. A final Operation and Maintenance Plan is typically submitted at this stage also. Following acceptance by IDEQ of record drawings and certification, IDEQ will authorize the water system to serve water to customers.

Upon final approval, a community water system will be regulated by IDEQ and the local health district. The licensed operator will be responsible for collecting and submitting water samples on a schedule provided by the State. The water system owner (typically the subdivision homeowners association or a similar entity) will manage the water system, including collecting user fees to fund operation and develop a reserve fund.

Idaho Department of Water Resources

Although IDEQ is the primary regulatory agency for community water systems, IDWR regulates use of water in the state. Prior to construction and use of water from community

wells, a water right permit application must be approved. The application for permit will describe the locations of the place of use and points of diversion (wells), list anticipated well depths and diameters, and provide justification for a requested diversion rate. If an application is complete and eligible for processing, legal notice of the application will be published for two consecutive weeks. Protests to the application will be accepted for up to ten days following the final publication.

If an application is protested, IDWR will recommend that the applicant and protestant resolve concerns through negotiation. If settlement cannot be negotiated, the matter will proceed to an administrative hearing where the applicant and protestant can each provide evidence and testimony in support of their respective positions. IDWR will then issue an order either denying or approving the application. Approvals may include conditions to address concerns identified at hearing or through settlement.

Upon approval of an application for permit, the permit holder can proceed with well drilling and development of a water system. The permit will have a limited duration (typically five years plus a five-year extension) during which the proposed water use can be developed. At the end of the permit development period, IDWR will issue a water right license for the use that was developed.

Anticipated Impact of Community Well Pumping

An analysis of the impacts of groundwater pumping for domestic use at Haven Creek Subdivision was presented in a memo dated September 29, 2021 from SPF Water Engineering. For that analysis, domestic water use from 27 homes was analyzed and found to result in less than 0.5 feet of drawdown at a distance of 500 feet from the center of the subdivision after one year of operation. Such an impact is negligible relative to water levels in local wells near Haven Creek.

An analysis of community well pumping would result in a similar finding. The impact from domestic use by 29 homes would be proportionately greater than the impact from 27 homes (i.e., 29/27 or 107%), but still negligible in terms of overall impacts. The center of the impact would be the community well lot rather than the center of the subdivision.

Both of these analyses assume that groundwater is used for domestic purposes only. If groundwater is used for irrigation purposes, then drawdown impacts will increase due to increased pumping rates. Use of groundwater for irrigation purposes can be avoided through construction of a robust and reliable pressure irrigation system and through

covenants, conditions, and restrictions that prohibit connection of domestic water supplies (community water system or individual domestic wells) to landscape sprinkler systems.

Exhibit H

Archived: Sunday, October 22, 2023 11:53:33 PM
From: suemarostica@gmail.com
Mail received time: Fri, 13 Oct 2023 12:19:09
Sent: Fri, 13 Oct 2023 12:18:58
To: Barron@canyoncounty.id.gov Michelle Barron
Cc: 'Victor Rodriguez' 'Dale Reynolds' Greg McPherson adam@seoidaho.com Alan & Lynne Caba Alex & Trent DeYoung Bette Stom Brandon Richards Claudia Haynes Curtis Kessel Darin & Christy Buttars Darlene Gans dawanekharris@gmail.com Derek Kisler dewighthigel@yahoo.com Doug & Cindy Teusher Evelyn Copado Frank & Laura Wallace Gary Geyer Gretta & Jonathan Buehler heathermbenson1@gmail.com Janne & Greg Goetz jefflarsen01@gmail.com Jennifer & Tony Senn Joe Mackenzie Karen & Lee Nichols Katie Clouss Ken & Linda Nungesser Ken Cathcart Keri Smith Larry Peterson Linda Emry Lonny Reiber Luis & Irene Chavolla Mariko Fisher Mark Hadley Mike & Carol Locknane Mike Benson Patricia Stilwell Peter & Shari Francois Randy & Sherry Wolske Ray Moore Rick Bell Roxanne Geyer Roy & Debbie Gallagher Russ & Lori Johnson Sam Nelson Sheila Minic Steve & Susan Low Susan Thomas Zahradnicek Tiana Kisler Tom & Lillie Rogers Victor Marostica
Subject: [External] Case No. CR2022-0005: Written Testimony opposing this conditional rezoning and development.
Importance: Normal
Sensitivity: None
Attachments:
Canyon County Commissioners 11_2_2023 - Google Docs.pdf

Dear Michelle,

Please accept the attached Canyon County Commissioners 11_2_2023 Document as written testimony opposing the conditional rezoning and development.

Thank you for your assistance.

Sue

Sue Marostica

suemarostica@gmail.com

208-890-9774

Canyon County Planning & Zoning Commission
Board of Commissioners
111 North 11th Ave #104
Caldwell, Idaho 83605

Project Summary:
The preliminary plat application concerns parcels R28963, R2891010, R2891011 and, R28961 {+/- 43.95 acres) in Nampa, Idaho located SE of Robinson Rd & Lewis Ln; also referenced as a portion of the NW¼ of Section 17, T2N, RIW, Canyon County, Idaho.
Zoning is proposed to change from agricultural (AG) to conditional CR- R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

For nearly two years, we and more than 90 neighbors have been united in our opposition to the proposed development. We have consistently voiced our concerns, even before the developers officially acquired the property. Our community is known for its rural agricultural character, and the particular piece of land under consideration for rezoning and development faces several significant challenges that make it ill-suited for such purposes. This is drone footage of our area, noticed as exhibit D attachment 5.

This plan does not fit into the existing developments in our area, nor does it fit into the proposed long-range planning for Nampa. All of these 29 homes proposed are just over 1 acre, with not having enough land to support animals/hobby farming and home and too much land for responsible landscaping for irrigation of current recommendations of ¼ acre to no more than ½ acre of grass. Existing developments are 3-5 acres, and most continue with agriculture, animals, and hobby farming. Nampa's long-term projections would like to see developments with lot sizes no larger than 32,000 sq ft or less than 7/10ths of an acre. Current city water and sewer services are more than 2 miles away, which would support this type of development.

- Are we following the stipulations included in the Conditional Rezone Ordinances of Canyon County? There are many stipulations that this concerned group would like to impose upon this development under conditional rezoning since any CC&Rs they may suggest are not enforceable by the county. The development of this property could negatively impact the properties currently in this impact area.

    1. We want to ensure they can only use irrigation water to maintain the landscape.
    2. We want everyone who experiences well water issues by being dropped below the existing water table to be compensated, not just the ones who have signed up to participate in their water experiences in exchange for their silence. $500,000 should be placed in a trust for this.

As elected officials, we trust that you are responsible for using your best judgment to preserve our land for future generations. Many ideals which we considered sustainable have proven detrimental over the years. The more we cover properties with roads and buildings, the more we disrupt natural water patterns and tables and exacerbate local climate issues. The water usage and drainage projections only apply to current conditions rather than how they will change with development. As the well reports stated, some areas in Canyon County are experiencing water issues. Why have these areas changed? Was it because we covered the farm ground with concrete and disrupted the natural underground water tables?

- Covering farmland with concrete roads and buildings can change underground water tables and lead to sinkholes. A combination of environmental science and common sense observations can support this argument:

- Reduced Permeability: Concrete surfaces are impermeable, not allowing water to pass through. Farmland, on the other hand, often consists of permeable soil that can absorb rainwater. When farmland is replaced with concrete roads and buildings, the natural ability of the land to absorb water is significantly reduced. This excess water flows over the surface, leading to various issues, including changes in underground water tables.

- Increased Runoff: Concrete surfaces contribute to increased surface runoff. This runoff carries soil and pollutants from cars previously absorbed by the land into local water bodies and canals.

- Altered Hydrology: Farmlands often have a unique hydrological balance, influenced by the plants and their root systems, which can help regulate water movement in the soil. Concrete construction disrupts this balance by eliminating vegetation and altering natural drainage patterns. This disruption can lead to changes in the flow of water underground.

- Sinkhole Formation: Sinkholes are often the result of changes in the groundwater table. When water is removed or concentrated in a particular area, it can erode the underground geological formations, creating voids that eventually collapse to form sinkholes. The increased runoff and altered hydrology caused by urban development can contribute to the formation of sinkholes.

- Increased Development Pressure: Urban development tends to bring more people and infrastructure into an area. This increases water usage, often from underground aquifers, which lowers the water table. When the water table drops, the land becomes more susceptible to sinkholes as the support for the ground above is reduced.

- Case Studies and Examples: Numerous case studies and examples worldwide demonstrate the connection between urbanization, changes in underground water tables, and sinkhole formation. For instance, areas in Florida known for their sinkholes have experienced significant development and urban expansion, leading to increased sinkhole incidents.

- Environmental Consequences: Changes in underground water tables and sinkhole formation have significant environmental consequences. These include habitat disruption, groundwater pollution, and damage to infrastructure, all of which can impact local ecosystems and communities.

- The transformation of farmland into concrete roads and buildings alters the natural water cycle and can lead to changes in underground water tables and the formation of sinkholes. This highlights the importance of responsible land-use planning and development practices that consider the potential environmental impacts and the need to preserve the balance of local hydrological systems.

- Another good example of altering ecosystems is the Birds of Prey area. This was all farmland that hosted an abundance of prey birds. Their food sources decreased when it became a habitat and farming ceased. We are experiencing a higher-than-average inhabitance of Red Tail Hawks, Owls, and smaller hawks on our property, looking for farmland to support them.

Many of the well reports submitted most recently are not the same ones submitted originally. Our well report and the two neighbors who have had to drop their wells another hundred feet are missing. We had to drop our well another 10 feet in March 2023 before the irrigation water was released. Over the last decade, we have gone from a comfortable 80' to a sketchy 110'. The water reports suggest that these old wells are experiencing problems because they require maintenance and have nothing to do with the decline in the water tables. When we dropped the pump, our report was nothing wrong with our well, casing, or pump, just that we were now below the water table. We struggle each spring until the water is released into the canals yearly. Compacting soils and covering them with pavement are creating changes in the water seepage that refuels our aquifers and creates underground soil erosion that changes the flows of the aquifers. Low-growing turf grasses from lawns only allow the root systems to extend down a few inches, and the soil compacts below it. Growing pasture grasses and rotating crops with long root systems encourage aeration in the soil and water seepage to the aquifers. As agricultural zoning, we should encourage this practice for all developments to ensure water for another generation.

In speaking with the Mayor of Nampa on this issue, she has a great idea, just wondering how to facilitate it or bring it to fruition. Her idea is for the State of Idaho to develop a land trust allowing retiring farmers to sell at developer prices and farmers to buy at agricultural prices, allowing fertile farmland to remain intact and encouraging the City to slowly expand naturally as needed.

Agriculture: The county's policy is to encourage the use of these lands for agricultural use.

1. Looking at the property sizes around this site plan, 3.74 is the smallest site in proximity; all the others are 5 acres and over. This proposed plan does not match the surrounding area, including small to large farms and dairies.
    a. This proposed area's suggested development is ⅕ to ⅓ the size of the existing 3.74 and 5-acre average lot sizes and could be less.
    b. Almost all of the lots that are 5 acres in size are continuing with agriculture endeavors. Lot sizes of 5 acres encourage continued agricultural practices for hobby farmers who will utilize the irrigation water provided for these agricultural areas and not rely on well water for watering oversized mowable lawns.
    c. Continuing with pasture/farm utilizing irrigation water that refills the aquifers.
    d. Continuing with lot sizes of 5 acres would encourage continued agricultural endeavors. It may spark some current owners with farm equipment to do more hobby farming with their neighbors or new homeowners to co-op small farm equipment.
    e. As noted in the letter from Stuarts Dairy, marked as Exhibit D, Attachment 1 of the Final-SR-Bocc-Verhoeks-CR2022-0005 document, where they are justifying the reduction of lot sizes, *"lots of 2 acres are too big to tackle by hand but too small to justify a tractor and become overrun with weeds"*. The same will happen with lot sizes of just over 1 acre. This size will require large riding mowers, which can be almost as much as a small tractor. Lot sizes of 5 acres could justify the cost of a small tractor.
    f. The City of Nampa is not in favor of the development. In their long-term planning, the lot sizes would be no larger than 32,000 sq ft or 7/10ths of an acre. They have found that lot sizes greater than this and less than 5 acres become uncontrollable.
    g. The plan incorporates 32 lots with 29 buildable. Who maintains these other three lots? Will they become infested with weeds and rodents?

2. Southwest District recommended that this proposal tile the irrigation ditches to limit nitrates to protect the wells. This practice does not allow irrigation ditches to replenish the aquifers, creating more water problems.
    a. They plan on piping the Fieselmann Lateral, claiming that it will make it easier for the homeowners to manage, but it does not address the problems the canal companies will have if it becomes blocked. It reduces the refilling of our aquifers, disrupting the water flow patterns and altering the hydrology of this area.
    b. They are embracing the natural flow of the Ridenbaugh Canal by letting it meader through the subdivision; without fencing, this will create a liability for small children and animals. Fencing will hinder the size of equipment that can access the canal for maintenance. A no-win situation.
    c. Most neighborhoods in Nampa's impact area currently on pressurized irrigation; all use it to water mowable lawns. They water so often that the shallow root systems do not facilitate seepage into the aquifers and cannot survive a few days without water. Farmers water with regards to the limited water resources and encourage deep crop roots that can survive a few days of hot weather and direct water seepage into the aqueducts.
    d. Shallow root systems and covering with pavement and homes compact the soils and create soil erosion underground, causing sinkholes.
    e. If the buyers of this proposed subdivision have yet to invest in large lawns, they leave most of the property to dry lot, encouraging weeds, varmints, and grass fires.
        i. Typically, these weeds and varmints will go unattended and create breeding grounds for noxious weeds and uncontrolled infestations of rodents to contaminate the neighboring farms with more weeds and varmints. Who pays for this additional work and management for these farms? Additionally, if they are not irrigating this, the aquifers are not replenished with what usually would come from farmland irrigation. See: Managed Aquifer Recharge report published Dec. 15, 2014, from Idaho Water Resources, By David R. Tuthill.
        ii. If we run the risk of grass fires, do we have the necessary fire hydrants and stations to prevent these fires from destroying neighboring houses?
        iii. Jeff Larson's pasture caught fire from a neighbor with a large lot, all overgrown weeds. In July 2022, they lit fireworks that started a fire but told firefighters that they were trying to burn the weeds (without a permit), which got away from them. If Jeff's neighbors had not been home and rushing in with spraying equipment and 4-wheelers to control it before the fire department arrived, he would have had significant damage to property and livestock. With the proposed development, can we expect more of this?
    f.

3. **Water and Sewer**
    a. Looking through the well reports, these have **NOT** been updated since the wells were originally dug. There have been numerous reports of wells in our area going dry since 1990, regardless of the water reports submitted by the developers for this subdivision. Of the 70+ landowners in the closest proximity, currently opposing this with more to come, more than half have had or are currently experiencing well water issues. Those needing to redrill have had to go down another 100-150 ft to be back in the water. Redrilling the wells is an expensive and timely cost that none of these people will take on. Well drillers in our areas are 6-15 months out and $30,000 to $40,000 + in fees to redrill a well. One family is on an 8-month wait list just to replace their pump after issues with it going in and out of the water supply and pumping sand. ***If their wells go dry, what will these people do in the duration for water? What if they have livestock?***

b. Should you accept this proposal as a rezoning condition, the developer should put up a $500,000 bond for neighboring wells should they go dry or have issues from falling below current water tables. The neighbors of this proposal should not have to pay for the developer to make money. Another area in Nampa was subject to this same scenario, and the bills to redrill all the wells was $506,000.
    i. The developers have stated that those not opposing them will allow those with concerns to be on a program that would help with water issues if they should arise. This should be mandatory, and the conditions should be spelled out. **How far does this encompass if we are all on the same aquifer?**
c. We typically cyle through a 7-10 year drought cycle. If all these people are out of irrigation water, they will use their well water to water their oversized lawns. This will put an even more significant strain on those currently nursing wells in drought seasons. ***Who pays for this? Who monitors them using well water vs. irrigation?***
d. 29 sewer and drain systems is a lot for this area, more condensed than any other area close. Most of the land has a hardpan below the surface. The reports are saying that with *current* conditions, this should be acceptable.
    i. **How many test areas are in proximity with this many homes on hardpan with no incidences or problems?**
    ii. **Who decides what is acceptable?**
    iii. **How ill does someone need to be to make it unacceptable?**
    iv. **How many years of undiagnosed illnesses before we figured out it was septic?**
    v. **Who monitors what these people put in their septics?**

4. **Residential**
    a. The Kuna school district is at capacity with several more subdivisions in their area that are farther along in development than this subdivision is. **How will they accommodate all of these new students?**
        i. Attachment F-3 KSD Letter of Support. States that they recognize that they are over capacity, ***but*** they can mitigate the impact with a donation from Haven Creek. **How is this possible?** The donation of $100,000 they will receive if and only when the designated property sells will only impact a few high school students for a specific CTE program. This will only benefit a few students since the project and support from Haven Creek will end when the home sells.
        ii. We are attaching another letter from the Kuna School district to another developer, who may have been unwilling to subsidize them, stating that they are over capacity and unable to support this development.
        iii. Kuna Schools asked for a $111.4 **million** bond to help alleviate some of the overcrowding. This bond failed. The schools are still overcrowded, and schools do not receive impact fees.
        iv. Many neighbors against this development are meeting with the superintendent to oppose Kuna's decision on this Haven Creek development. Their school bond did not pass; they needed 28 new classrooms to accommodate over 600 new students. This was determined before Haven Creek development came into play.
        v. Nampa School District is facing the same issues.
        vi. Neighbors oppose their recent decision but will not know the results until after this hearing.

vii. With only **up to** $100,000 going to support the school, we will never be able to solve overcrowding at the rate of bringing in more students. Their donation will only cover about 12 students for one year while bringing in 56. Impact fees need to be going to the schools.

Needed Funds to help with overcrowding in Kuna	$111,400,000.00
Haven Creek Idaho Developer Contribution for 29 homes	$ 100,000.00
The number of developers needed to reach $111.4 million, all donating $100,000	1,140
Idaho's average of 1.94 students per home times 29	56
Number of students created by 1,140 new developments of 29 homes each	63,840
$100,000 / 56 Students	$1,785.71 per student
Current cost per student in Idaho per year	$7,985.00
Average Teacher Salary in Idaho	$51,817.00
$100,000 covers this many students for one year	12.52
$100,000 covers this many teachers for one year	1.93

5. **Road and Traffic**
   - **a.** Robinson Road is currently a two-lane road with minimal shoulders. While there are plans to develop and widen this road, it will be many years before this comes to fruition.
     i. The speed limit on this rural road is 50 mph. A hill with minimal visibility is within a short distance from this property. Even though the speed limits are reduced for visibility, no one heeds these warnings. With buses parked waiting for children, this creates a traffic jam that could be disastrous. There are currently no turn lanes or shoulders.
     ii. Even if there is a designated turnout for buses, considering the size and capacity of the bus it will take them some time to pull out and get up to traffic speed. The hill will shorten this time frame considerably, making this dangerous.

We appreciate your time and thoughtful consideration. Through our discussions with numerous agencies, we've realized that legal obligations are usually what we consider. We hope also to embrace the ethical responsibilities inherent in our choices.

May your decisions be guided by wisdom and virtue.

With respect,
The Community Members of Lewis Lane Development
Victor & Sue Marostica, and 90 other individuals.

Rick & Aimee Bell	Jeff & Ashley Larsen
Mike Benson	Mike & Carol Locknane
Heather Benson	Steve & Susan Low
Gretta & Jonathan Buehler	Joeseph Mackenzie
Darin & Christy Buttars	Sue Marostica
Alan & Lynne Caba	Victor Marostica
Ken Cathcart	Adam Minic
Luis & Irene Chavolla	Sheila Minic
Bo & Katie Clouss	Ray Moore
Mark David	Sam Nelson
Alexandra & Trent DeYoung	Karen & Lee Nichols
Linda Emry	Ken & Linda Nungesser
Mariko Fisher	Larry & Gail Peterson
Peter & Shari Francois	Lonny & Angie Reiber
Roy & Debbie Gallagher	Brandon Richards
Darlene Gans	Tom & Lillie Rogers
Antonio Copado Garcia	Bill Rose
Gary Geyer	Linda Sanford
Roxanna Geyer	Reynold Schenck
Janne & Greg Goetz	Jennifer & Tony Senn
Cameron Goetz	Susan Smith
Mallory Goetz	Brad Smith
Mark & Melissa Hadley	Patricia Stilwell
Denise & Dwane Harris	Bette Stom
DeWight Higel	Doug & Cindy Teusher
Kurt Howell	John & Jenn VanNortwick
Rocio Mendoza Jimenez	Frank & Laura Wallace
Russ & Lori Johnson	Elaine Ward
Dag & Malia Jösang	Randy & Sherry Wolske
Curtis Kessel	Ted & Sherry Zahradnicek
Jan Kimbrough	Thomas Zahradnicek
Tiana Kisler	
Derek Kisler	

Exhibit B

Kuna School District

Empowering students to lead productive lives.

Date: September 14, 2023

RE: Case No. RZ2021-0059 Black Summit

Dear Honorable Members of the Canyon County Commission,

Kuna School District has reviewed the application of RZZ2021-0059 Black Summit and provides the following comments for your consideration.

Kuna School District has experienced rapid growth over the last ten years. Our March 2023 bond measure to increase student capacity did not pass. Given the current home approvals from the City of Kuna, Ada County Commission and Canyon County Commission has granted, we cannot serve this future development because the approved plats in this zone are beyond district capacity.

This proposed development will impact Crimson Point Elementary, Kuna Middle School and Kuna High School (KHS)/ Swan Falls High School (SFHS) zone. KHS/SFHS is at Capacity. Crimson Point and KMS are nearing capacity.

School	Educational Capacity by School	2023-24 Current Enrollment 8/30	2023-24 Capacity Utilization
Crimson Point Elem	528	434	82%
Hubbard Elem.	380	217	57%
Indian Creek Elem.	352	300	85%
Reed Elem.	616	**672**	109%
Ross Elem.	330	236	72%
Silver Trail Elem.	616	583	95%
Fremont Middle School.	660	517	78%
Kuna Middle School	810	739	91%
Initial Point High*	120	103	86%
KHS & SFHS	1900	**1904**	100%
Total by group	**6312**	**5705**	90%

Wendy Johnson, Superintendent

Kim Bekkedahl, *Asst. Superintendent*

Elmira Feather, *Chief Financial Officer*

Brian Graves, *Director of School Services*

Allison Westfall, *Communications Director*

Jason Reddy, Director of Technology & Learning Support Systems

Kelly Schamber, *Special Education Director*

Kevin Gifford, Curriculum, Instruction & Assessment Director

711 E. Porter Rd., Kuna, Idaho 83634 Phone: (208) 922-1000

Findings of Fact, Conclusions of Law, and Order

Conditional Rezone – CR2022-0005

Findings of Fact

1. The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011 and, R28961, approximately 43.95 acres, from "A" (Agriculture) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 26 lots with and average size of 1.69 acres. The subject property is located at 9814 Robinson Rd., Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.
2. The subject property is designated as "residential" on the 2020 Canyon County Future Land Use Map.
3. The subject property is located within Nampa's Area of City Impact. The City designates the property as "low density residential" on their future land use map.
4. The subject property is located within Nampa Highway District No. 1, Kuna Fire District, and Kuna School District.
5. The neighborhood meeting was held November 18, 2021 and January 11, 2022 pursuant to CCZO §07-01-15.
6. Notice of the public hearing was provided as per CCZO §07-05-01: Affected agencies and City of Nampa were notified on May 20, 2022. Full political notice was sent May 20, 2022. Property owners within 600 ft. were notified by mail on January 11, 2023. Newspaper notice was published on January 15, 2023. The property was posted on January 24, 2023.
7. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on February 2, 2023 and all information contained in DSD case file, CR2022-0005.

Conclusions of Law

For this request, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Conditional Rezone (§07-06-07(6)):

A. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed zone change is consistent with the 2020 Future Land Use Map and Comprehensive Plan.

Finding: The property is designated as "residential" on the Future land use map within the 2020 Canyon County Comprehensive Plan. The request is generally consistent with the following policies and goals of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Population Policy No. 2: "Encourage high-density development to locate within incorporated cities and/or areas of city impact."
- Land Use Goal No. 3: *"Use appropriate techniques to mitigate incompatible land uses."*
- Land Use Goal No. 4: *"To encourage development in those areas of the county which provide the most favorable conditions for future community services."*

- Land Use Goal No. 5: *"Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Housing Policy No. 1: *Encourage a variety of housing choices that meet the needs of families, various age groups and incomes.*
- Land Use Policy No. 2: *"Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate."*
- Public Services, Facilities and Utilities Policy No. 3: *Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.*
- Land Use Component - Residential (Page 37 of the Comprehensive Plan): *Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.*

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: The request is more appropriate than the current zoning designation and is consistent with the future land use map designation of residential.

Finding: The surrounding land use is mostly agricultural with scattered home sites. The parcels are in agriculture production currently. This finding needs to be discussed at the Public Hearing to determine if the change to a Residential zone can be supported with conditions to make it more appropriate.

C. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The request is not compatible with the surrounding land uses.

Finding: There isn't similar zoning near the property, and several of the surrounding land divisions/subdivisions are larger than the proposed average lot size by double.

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed conditional rezone will negatively affect the character of the area.

Finding: The surrounding area is being utilized as predominantly agricultural, this land use change does not align with the current uses and character of the area. The proposed use also has issues with adequate emergency services and drainage/irrigation issues.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

Conclusion: There are not adequate facilities and services provided to accommodate the conditional rezone.

Finding: Nampa City Services are not available in the area (nearest service being approximately two miles from the subject property). The developer has not proven that irrigation could be properly administered to the lots and they do not have a clear drainage plan.

F. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?

Conclusion: The property has existing access from Robinson Road, a public road.

Finding: Future access will be required to meet CCZO §07-10-03 & Canyon County Code §09-11-19 unless waived.

Nampa Highway District #1 approved a request for a single point of access. No additional comments were received from Nampa Highway District #1.

G. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Conclusion: The request will not cause undue interference with existing or future traffic patterns as proposed.

Finding: The property will only have one access off of Robinson Road, the request is not anticipated to create traffic issues.

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will not be provided to accommodate the use.

Finding: Testimony was given that fire district response times were not adequate. Kuna School District has given direction that they are at capacity.

Conclusions of Law - Area of City Impact

The property is within Nampa's Area of City Impact. The city designates the area as "low density residential". Pursuant to Canyon County Code §09-11-21(1) of the Nampa Area of City Impact Agreement, a notice was provided to the City of Nampa on May 20, 2022. The City of Nampa provide comments, summarized as follows:

- No city services are available; over two miles from the subject property. The largest lot size allowed in the Low-Density Residential designation is 32,000 square feet. The City of Nampa opposes the request.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **recommends denial** of Case # CR2022-0005, a request for a conditional rezone of Parcels R28963, R2891010, R2891011 and, R28961from an "A" (Agricultural) zone to an "CR-R1" (Conditional Rezone -R1) zone.

APPROVED this 16th day of February, 2023.

PLANNING AND ZONING

COMMISSION

CANYON COUNTY, IDAHO

Brian Sheets, Acting Chairman

BONNIE C PULEO
COMMISSION #20215954
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/10/2027

State of Idaho)

SS

County of Canyon County)

On this 16th day of February, in the year of 2023 before me Bonnie Puleo, a notary public, personally appeared Brian Sheets, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: Bonnie Puleo

My Commission Expires: 12/10/2027

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, February 2, 2023
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :	Brian Sheets, Acting Chairman Patrick Williamson, Commissioner Ron Amarel, Commissioner Harold Nevill, Commissioner Miguel Villafana, Commissioner
Staff Members Present:	Sabrina Minshall, Director of Development Services Dan Lister, Planning Official Jenna Petroll, Planner Michelle Barron, Planner Debbie Root, Planner Samantha Hammond, Planner Devin Krasowski, Engineer Bonnie Puleo, Recording Secretary

Acting Chairman Brian Sheets called the meeting to order at 6:32 p.m.

Commissioner Villafana read the testimony guidelines and proceeded to the first business item on the agenda.

MOTION: Commissioner Nevill moved to approve & sign the revised Findings of Facts, Conclusions of Law and Conditions of Approval for Case CU2022-0038/Manuel Gutierrez. Motion seconded by Commissioner Villafana. Voice vote, motion carried.

Commissioner Villafana read agenda item number 2A: **OR2022-0011/City of Middleton Area of City Influence**. The application was withdrawn by staff as the Map Amendment is not required.

- **Case No. OR2022-0007 & CR2022-0015/Richard Albisu**: The applicant, Stephanie Hopkins of KM Engineering LLP, representing Richard Albisu, is requesting a comprehensive plan map amendment (Case #OR2022-0007) of a 71.63-acre Parcel R37934011 to amend the future land use designation from "agricultural" to "residential". The request also includes a conditional rezone with a development agreement (Case #CR2022-0015) to amend the County zoning map from an "A" Zone (Agricultural) to a "CR-R-1" Zone (Conditional Rezone - Single-Family Residential). The property is located at 0 Galloway Road, Northeast of the Galloway Rd and Old Hwy 30 intersection-; also referenced as a portion of Section 21, Township 5N, Range 3W; Canyon County, Idaho.

Planner Jenna Petroll reviewed the Staff report for the record including late exhibits.

Acting Chairman Brian Sheets entered the late exhibits into the record and affirmed the witnesses to testify.

coordinated with Bureau of Reclamation in the past with their facilities. She believes they located the road there so they could relocate the siphon and improve the facility.

MOTION: Commissioner Williamson moved to close public testimony on Case OR2022-0007 & CR2022-0015, seconded by Commissioner Nevill. Voice vote, motion carried.

DELIBERATION:
Commissioner Nevill stated he was not in favor of either the comprehensive plan amendment or the rezone. He feels this is not compatible with the area, and he feels it is going to have a significant negative impact on the schools, farms and dairies and the water. He is concerned about externalities; there are costs to some actions not borne by the parties of the action. Instead, it is borne by the community. If wells go dry or if schools have to be built, that cost is borne by the community by an action taken they were not a part of. He doesn't believe Middleton's mistakes need to be Canyon County's mistakes. They don't need to look at what is being proposed as an extension of the Middleton city limits and say it is a done deal. It is not a done deal at all and looking at the character of the area, it would be a mistake to say we need to extend residences out there. Commissioner Nevill said we have heard a contradiction tonight about who is going to live there. If they are going to be half a million dollar homes, there won't be kids there; it will be retirees from California. The contradiction is that they (retirees) don't vote for the school bonds. All in all, he feels it is way too soon for a subdivision and hopefully it will remain active farmland.
Commissioner Amarel said he agrees with Commissioner Nevill but he wanted to bring up water and public safety. He knows the road conditions during the sugar beet campaign and putting a turn right at that beet dump will be a public safety issue. Given the road conditions and all the other things, he is going to have to go along with the recommendation of staff.

MOTION: Commissioner Williamson moved to deny Case OR2022-0007 including the Findings of Facts, Conclusions of Law and Conditions of Approval, forwarding the recommendation to the Board of Canyon County Commissioners. Motion seconded by Commissioner Villafana. Roll call vote: 5 in favor 0 opposed, motion passed.

MOTION: Commissioner Williamson moved to deny Case CR2022-0015 including the Findings of Facts, Conclusions of Law and Conditions of Approval, forwarding the recommendation to the Board of Canyon County Commissioners. Motion seconded by Commissioner Nevill. Roll call vote: 5 in favor 0 opposed, motion passed.

- **Case No. CR2022-0005/Tanner Verhoeks – Haven Creek Subdivision**: The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011 and, R28961, approximately 43.95 acres, from "A" (Agriculture) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 26 lots with and average size of 1.69 acres. The subject property is located at 9814 Robinson, Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.

Planner Michelle Barron reviewed the Staff report for the record including late exhibits.

Acting Chairman Brian Sheets entered the late exhibits into the record and affirmed the witnesses to testify.

Testimony:

Tanner Verhoeks – Applicant (Representative) – IN FAVOR – 25530 Gooseberry Lane Caldwell ID 83607

Mr. Verhoeks thanked staff and talked about a prior project that was brought in front of the Commission. He stated his commitment to the neighbors and said he followed through on his commitments on the prior project. He has the same commitment with this project. He said he is a resident of the area and shares some of the same concerns about growth including traffic, groundwater, septic and schools. He understands that development has to happen in certain areas and the land is in Nampa's area of city impact. The project property is surrounded by subdivided residential land. If locals don't do the thoughtful, purpose-driven, rural developments someone else will come in and do something very different. He said they believe this development is part of the solution. They held a neighborhood meeting and held a voluntary, second neighborhood meeting. They listened to the community, agencies and County staff. He talked about some of the specific concerns of the neighbors to the property. In the end, he said some will support the project and some will not; not everyone will be happy. He asked that they judge the project not based on what others have done but what he has done and is proposing that night. He is asking for approval of the rezone the 44 acres and some feedback on which subdivision layout/direction would be preferred.

Commissioner Nevill asked if he agrees with the five conditions of approval? Mr. Verhoeks said he would like some discussion about those conditions, specifically the number of lots in the subdivision and the community water system. Commissioner Nevill asked how would he protect the canals from people? Mr. Verhoeks said Nampa Meridian Irrigation District has easements in place to protect the canals and said they have discussed options about fencing. Commissioner Nevill said some of the runoff drains to another neighbor's property and would he negotiate an agreement with the neighbor? Mr. Verhoeks explained the drainage and said he was discussing options with the neighbor and they would figure that out on the preliminary plat. Commissioner Nevill said lots that are already developed are much larger and asked how many administrative splits are available for the property. Staff did not know the answer.

Commissioner Williamson asked if he had discussed the proposal with the Fire Department. Mr. Verhoeks said yes, he has discussed solutions on water supply requirements and house sprinklers with the Kuna Fire District. Commissioner Williamson said there were some comments about the Kuna School District capacity issues. Mr. Verhoeks said he just got the information today and they are going to sit down with them to find solutions. Commissioner Williamson asked if he has he thought about the bus stop. Mr. Verhoeks said it will be in their discussions.

Becky Yzaguirre – IN FAVOR – 332 N. Broadmore Way Nampa ID 83687

Ms. Yzaguirre said they are requesting a conditional rezone and development agreement for a 43-acre property which is currently zoned agricultural. They are proposing an R-1, low density residential with 26 or 29 lots with a minimum lot size of 1-acre and an average lot size of 1.41 acres. To help it blend with the surrounding area, they would have no curbs, gutters, sidewalks and street lights or landscaping. She said the original proposal was 26 lots with individual wells and septic systems but the County asked them to consider a community well instead of individual wells. After consultation with agencies, she said they decided that the 29 lot option with the community well and individual septic was preferred by the County. At the request of County staff, they are asking for only the rezone at this time, instead of the conditional rezone with the plat. They are asking for a 29 lot maximum, instead of the 26 lot (design). It complies with the County's current Comprehensive Plan and the City of Nampa's Area of City Impact designation of low density residential. They feel this is a good compromise with what the County wants and the City of Nampa has envisioned for the future.

MOTION: Commissioner Nevill moved to give 1 more minute of testimony to Becky Aguirre, seconded by

Commissioner Williamson. Voice vote, motion carried.

Ms. Yzaguirre continued: The zoning designation is appropriate for the area as the adjacent properties are zoned residential. Many subdivisions around the subject property were approved with a conditional use permit because the process was different at the time. They would like the 'Right to Farm' verbiage on the face of the plat and the plat notes as well as the 'Right to Farm' acknowledgement in the closing documents. They ask that R-1 zoning be restricted to no more than 29 lots and that the condition be added to the staff report.
Commissioner Williamson asked about a small portion of the property and Ms. Yzaguirre said that small piece of land was owned by the ditch company.

Acting Chairman Sheets stated it was 11:00 pm and took an informal poll on whether they should continue with the hearing or table the agenda item. It was decided to continue with the hearing despite the late hour.

Acting Chairman Sheets entered late exhibit into the record with Commissioners Nevill and Amarel voting against entering late exhibit 14M into the record because the opposition had not had time to review it.

Isaac Josifek – IN FAVOR – 104 Fern Court Parma ID 83660
Mr. Josifek is the engineer on the project. He spoke about the drainage on the northeast part of the property. There is an existing drainage ditch that runs along the east boundary of the property and crosses underneath the Bridenbach canal out to Lewis Lane. The plan is to improve the siphon if needed and pipe drainage across Lewis Lane or use grading to keep it onsite. An alternative would be to have an agreement with the neighbor so they (the neighbor) could use the drainage.
Commissioner Nevill said most subdivisions say specifically that drainage must be retained onsite; are they unable to retain all drainage onsite? Mr. Josifek said all drainage can be maintained onsite or conveyed through pipes.
Commissioner Williamson asked if was an irrigation drain maintained by the irrigation company or a private drain from tailwater. Mr. Josifek said it is a private drain and not part of the irrigation system. He said it has waste irrigation water during irrigation season and in the in the winter months, it collects runoff.

Colby Lampman – IN FAVOR – 10361 Sumpter St. Nampa ID 83687
Mr. Lampman is a real estate broker. He cares about the community and the city. He serves on an impact fee advisory committee for the City of Caldwell so he deals with a lot of discussions on growth. He was not involved in the purchase of this property. He doesn't endorse developers often but he is here as a supporter of Haven Idaho and of the development in Middleton. His perspective is that seeing people moving here and the need for housing because of the shortage, he believes there has to be mindful development. He endorses Haven Idaho because they are mindful of their developments. They want to be sure neighbors are happy and not just maximizing the number of lots and profit. They do public parks in their communities; they are great developers. He doesn't endorse many developers as many are greedy.

Terry Scanlan – IN NEUTRAL – 412 E Parkcenter Blvd. #100 Boise ID 83706
Mr. Scanlan is an engineer with HDR Engineering and is an engineer/geologist. He has reviewed two previous groundwater studies. The aquifer is strong and water levels are stable. Productive wells can be obtained.
Commissioner Nevill asked about the community well versus individual wells. Mr. Scanlan said the impact on the aquifer is about the same. Commissioner Nevill asked if it could it be a different aquifer. Mr. Scanlan said it could be deeper. He said they do have to have a water right and these get worked out in the Department of Water Resources. The disadvantage is that you have 29 homeowners running a water

company.

Sue Marostica – IN OPPOSITION – 4596 Dye Lane Kuna ID 83634

Ms. Marostica's property backs up to the subject property. She farms 16 acres. Many of the neighbors bought these large plots to live in the country. Their biggest concern is water. She said their well went dry even though the reports say the aquifer is stable and that it hasn't dropped in 20 years. When their well went dry, they couldn't get anyone out so all they could do is drop to the end of their casing. Now they have to have a lot of filtration because of the sand. They have had 2 neighbors who had to drop their wells another 150 feet because their wells also went dry. She said now they get by until the end of the drought years when their pumps are sucking air again. The neighbors directly behind them had a well go dry last May and they had to re-drill. She said there are severe water issues in the area and there is caliche. She was also concerned about the property behind this one that doesn't have road access. She believes that property will also want to subdivide if this rezone goes through. She is also concerned about fire. Commissioner Nevill asked if she had any conversations with the well driller about the aquifer re-charging. She said her original well casing was originally set at 85 feet and it went dry in 1995. They couldn't get anyone out to drill them but someone could pull the pump and drop it farther. They pumped sand for about 6 weeks; both neighbors then went dry and had to go down another 150 feet. They don't water their pasture with the well water. She believes her neighbors paid between $50,000 and $63,000 to re-drill their wells.

Larry Peterson – IN OPPOSITION – 6411 E. Lewis Lane Nampa ID 83686

Mr. Peterson said the major concerns of the residents in the area are incompatibility of the development and the increase in traffic congestion on Robinson Road. They have detailed those concerns in letters they submitted. His greatest concern is that he and his neighbor will be left holding the bag if the development is permitted. Drilling new wells is expensive. He read a statement off Haven Idaho's LinkedIn profile which indicated they only do projects that they can create financial excess which they use to improve the lives of neighbors or the local community. Based on the neighborhood meetings Haven Idaho held, he said they have made it abundantly clear that they will not be using their financial excess to improve the lives of neighbors. He said they have stated repeatedly that they have no responsibility nor liability if the neighbors' wells go dry as a result of the impact on groundwater. They don't care if this is incompatible with current land use and don't care if it creates more congestion. These impacts will not improve neighbors or the local community. He said the principals of Haven Idaho won't be living there nor will any of those testifying in favor of the project. He is not against capitalism but he is against it when it has great expense to those who remain the area. He asks that the zoning change be denied. They have made it clear to Haven Idaho that if they develop the 43 acre parcel, ask for 5-acre parcels and leave the zoning as it currently stands, they would not take exception to that.

Cynthia Atnip – IN OPPOSITION – 9886 Robinson Road Nampa ID 83686

Ms. Atnip is concerned about water also. The road is busy with milk and feed trucks and that it is hazardous. She said there are going to be many students and that will impact the school district. She has seen vehicles run through the stop sign many times. Twice in the last two years, cars have ended up in her field and 29 houses are going to have an impact on the traffic. She said it's already horrible and that stop sign gets a lot of traffic. She has had a fire at her house and it took Kuna Fire Department an hour to get out to her house. She also had a tree fire and because Kuna Fire wasn't available, Boise Fire Department came and put that fire out. She asked about the rights of her animals; people have been known to throw waste over her fence. People aren't mindful when they come from the city. The land next to her (subject property) is very arable. It has always had a crop on it until the last 4 years when she said he used it for his horses. They have grown grapes, beets and corn.

Kimberley Smith – IN OPPOSITION – 6715 E. Lewis Lane Nampa ID 83686

Ms. Smith lives in the 'runoff house'. She is worried about the large draw down in the water table in dry years. She called the Department of Water Resources; she showed on a map where there is a 17-foot drop and where the wells are very shallow. Their property is on its 2nd well: the initial well was at 65-feet and it went dry. Their neighbors live in older homes and have very shallow wells that were drilled a long time ago. She is worried about their wells in drought years because there is a large drawdown in the aquifer during that time. The Department of Water Resources said there is very little data for the area because the closest monitoring wells are 2-3 miles away from them. When she offered to become a monitoring station, they told her that other agencies do that and they couldn't help. She is also concerned about the septic because there is a large drop off to the north and west. She is concerned about contamination that could be caused by a septic failure or a large congestion of homes.

MOTION: Commissioner Nevill moved to give 2 more minutes of testimony to Kimberley Smith, seconded by Commissioner Villafana. Voice vote, motion carried.

Ms. Smith continued: She is worried about the drought years when they turn the irrigation off: what if they use their wells to irrigate their lawns. There is an access road that runs behind their property. Boise – Meridian owns the land and they do not use it. They run a sheep farm and have lots of chickens, roosters and turkeys. It can be pretty smelly and they make lots of noise. She doesn't think the Right to Farm Act clause is going to provide protection for them after the rooster wakes the new homeowners up night after night. She is very concerned about the canal; they have wire fences along it but she is worried if all these people have access to that greenway, there is going to be a problem.

Brad Smith – IN OPPOSITION – 6715 E. Lewis Lane Nampa ID 83686

Mr. Smith spoke about the walkways along the canal and is concerned about strangers walking behind their house. Last fall he caught some people out there with pellet guns wandering around on his property looking for things to shoot. He said they are concerned about neighbors walking along back there with an attractive nuisance like a canal. They have also lost several sheep and other animals because of dogs. Even though the canal is on his property, they have no rights to it. His irrigation comes from the southeast corner and there is 1000' of pipe that runs down, under the field and into his yard. While they have talked about burying the pipe, that could be a problem because when the irrigation starts up, he has to clean it out which is a problem if they bury it. He also needs to have access to that southeast corner so he can turn his irrigation on. He doesn't have rights to the drainage ditch but he does use it. His neighbor across Lewis Lane just spent $10,000 to put in small catch pond and a pump system in so he could irrigate his property from it. He talked about flooding on the property. They would like to add more livestock in the form of cows and pigs to their property. He just doesn't think this (development) is in harmony with the area.

Commissioner Williamson asked how he was accessing the portion of his property across the canal. Mr. Smith said he built a small bridge.

Commissioner Nevill asked how he accesses his water and where the weir was located. He confirmed that they were a part of the Boise-Kuna Irrigation District. He asked if the condition maintaining the historical drains, laterals and ditches made him more comfortable about the protection of his water rights. Mr. Smith said he was still concerned.

Commissioner Williamson asked how often does the drainage ditch run? Mr. Smith said he only saw it during the irrigation season and it can become pretty swampy.

Jim Danes – IN OPPOSITION – 9731 Robinson Road Nampa ID 83686

Mr. Danes owns the property right across Robinson Road from the proposed property and would like to add his testimony to Mr. Smith's about the ditch. He said once you bury it, the entire distance is your

responsibility even if someone else breaks it. He has had that happen to him. He believes the principals don't have their interests at heart. He said the prior witness who said they (Haven Idaho) told us they don't care and it wasn't their problem, he said was there and they said that. He said they don't have our interests at heart; they have their pocketbook at heart. He is worried about the water levels and septic systems. He is worried about Reed's Dairy down the road; a 3 generation family dairy. They have been there longer than he has lived there, which is 35 years. The dairy milks over 800 – 1200 cows a day. They own 10 acres on the east side of their property which is where they put all their manure. He said there is a statute says you can't put a subdivision within a mile of a dairy or a dairy within a mile of a subdivision. This is the third time someone has proposed to put multiple homes out there and each time it is shut down before it has gotten to this point. He showed where the dairy is and said it is 7/10 to 8/10 of a mile to the dairy as the crow flies.
Commissioner Nevill said the staff said the dairy was within .8 of a mile of the subdivision. He asked for staff to show a map showing the property and the dairy.

Ray Moore – IN OPPOSITION – 7016 East Lewis Lane Nampa ID 83686
Mr. Moore said they spread manure on the property across Dye Lane. He has farmed the property for several years for the previous owner. The water that supplies the subject property supplies 5 or 6 other properties with water. He is afraid if the subdivision is off for a week while everyone else is irrigating, how are they going to handle that? He is afraid they will use their well water to irrigate their properties. He is concerned that they are not the only people using that irrigation water; there are 5 or 6 other people off that head gate which is a major concern for him. There is one pipeline; an 8-inch pipe and he said you can't add any more capacity to it. He has seen 2 cfs/900 gallons per minute running in the drainage ditch multiple times. There is no way they can maintain the water on site; it's too much water.
Commissioner Villafana asked Mr. Moore how productive the farm ground is (on the subject property). Mr. Moore said it is normal soil for this area; it's not the best soil in the world but the people farming there have grown sweet corn, sugar beets, grain on it. Mr. Moore said he would like 5 acre lots.

Dewight Higel – IN OPPOSITION – 9832 S. Locknane Court Nampa ID 83686
Mr. Higel said his concern is water: it's all about the water. Houses are worthless without water. He doesn't know how many people there can write a $50,000 check for a new well. He feels they are going to develop, get their money and run. He said they don't care. It's going to set a precedence. The traffic, water, sewer, community well; that (community well) is a concept he doesn't understand. He said if you put one big straw or a bunch of little ones, what's the difference?

Brandon Richards – IN OPPOSITION – 9529 Robinson Road Nampa ID 83686
Mr. Richards is kitty corner from the southern side of this proposed development. He asked whether Nampa Fire Department was considered in all the studies they have done. He said when they pay their taxes, it goes to both Nampa and Kuna. When they call 911, they get Kuna FD and the Canyon County paramedics. The International Association of Fire Fighters sets the standards for response times and they are supposed to average 5 ½ minutes. Right now, their property is a 10 minute drive and that doesn't include dispatch times, time for them to put on their gear and get out the door. Their response times are pretty delayed. With Robinson Road being so windy, there are quite a few accidents. He has seen one right outside his driveway and his neighbor's driveway. The speed limit is 50 mph and with school buses stopping on the road and it being poorly lit; he sees a lot of accidents happening. If his mother in law's well goes dry, he knows she doesn't have the funds to drill a new well.

Justin Ruthenback – Applicant (Representative) – REBUTTAL – 521 N. 10th Ave. North Caldwell ID 83605
Mr. Ruthenback said they have heard the feedback tonight and it is the same that they heard at the neighborhood meeting. They have said 'yes' they can fix and take care of a lot of problems and are happy

to do it and work through the details. Mr. Ruthenback said, regarding the groundwater, the staff report has detailed information about the local hydrology based on the Department of Water Resources monitoring wells. It is information from best experts they could find on the local water situation. The science and data show the ground water level is stable and the recharge rate is healthy. Some of the wells have static water levels at 47 feet; others have static water level at 80 feet. They already have a well on the site and would be happy to monitor it as well as other neighbors' wells. Their application would be 26 lots with individual wells or 29 lots with a community well. There are multiple options on the issue of fire. Mr. Ruthenback said Kuna Fire has told them what they would like; they will engineer a year round pond and are willing to discuss sprinklers. He said they will work with them and are adaptable. This land is 1 ½ miles from Nampa's city limits and is in Nampa's area of impact. Nampa is growing in this direction and both Nampa and the County have it designated as low density residential. Nampa wants 60 – 90 lots instead of the 29 they are proposing. He said they are fine with the fencing. They are well within the limits with their septic systems from their NP study. They are willing to go up to 65% systems to alleviate that.
Commissioner Williamson asked Mr. Ruthenback about being willing to do a local monitoring well and said doesn't Idaho Department of Water Resources usually prefer to use the larger irrigation wells or community wells to monitor because it's easier than an individual well. Mr. Ruthenback said yes, but there is a willingness to work on that together and the thought is, the more data they have, the better.
Commissioner Nevill asked about the impact of putting the firefighting pond on a lot and wouldn't that take away a lot? Mr. Ruthenback said no, the combination irrigation/fire suppression pond has been put in the existing design. There was additional discussion about the design and engineering of the fire suppression pond and its location. Commissioner Nevill asked if there was any appetite for 5-acre parcels. Mr. Ruthenback said the 26 lots is where the cost of roads and other requirements pencils out. Commissioner Nevill asked about the weir located at the southeast corner that a resident needs access to; is he going to replace that or will it stay and allow access via an easement? Mr. Ruthenback said he is willing to move it up to the north for the one neighbor who needs access.
Commissioner Nevill asked staff what the requirements were for the location of the dairy and subdivision. Planning Official Dan Lister said it was his understanding that their code says that dairies have to look at the distance from housing, not the other way around.

MOTION: Commissioner Williamson moved to close public testimony on Case CR2022-0005 seconded by Commissioner Amarel. Voice vote, motion carried.

DELIBERATION:
Commissioner Villafana was concerned with compatibility. The lot sizes close by and to the south are big Ag; big Agricultural properties and multiple dairies. It is not compatible to him. It is in agricultural production and is a good piece of ground. Traffic is a concern as some people have mentioned there have been accidents and he has noticed some additional crosses recently appear on Robinson Road. There are more accidents happening due to the traffic. Water is a continuing concern and people have mentioned multiple wells drying up. If City of Nampa is getting close and they are suggesting smaller lot sizes, maybe it makes sense to wait for the city to get to this area. He can't support it as it has been presented.
Commissioner Nevill said he agrees with everything Commissioner Villafana has said. He said he is not interested in trying to craft a whole slew of conditions to try to make it so they can approve it. He understands the tradeoff between 26 lots and 29 but there are so many other issues, he doesn't want to make it try to work because he just doesn't feel like it is compatible.
Commissioner Williamson wanted to point out Exhibit 14F which is a letter from the Kuna School District talking about overcrowding in their schools with developments in Ada County. Any children in this subdivision will be going there.

MOTION: Commissioner Williamson moved to deny Case CR2022-0005 including modified Findings of Facts, Conclusions of Law and Conditions of Approval, forwarding the recommendation to the Board of Canyon County Commissioners. Motion seconded by Commissioner Nevill. Roll call vote: 5 in favor 0 opposed, motion passed.

APPROVAL OF MINUTES:

MOTION: Commissioner Nevill moved to approve the minutes from 1/5/2023, seconded by Commissioner Amarel. Voice vote, motion carried.

DIRECTOR, PLANNER, COMMISSION COMMENTS:

Director Sabrina Minshall said they are still finalizing when and how to have the joint meeting with the Board of County Commissioner. They will talk at the next meeting whether to cancel the regularly scheduled Planning and Zoning meeting. The next scheduled hearing (2/16) they will bring back the revised FCO's for the prior case and focusing on some training topics (like a workshop). The next meeting with any public hearing items will be 3/16.

ADJOURNMENT:

MOTION: Commissioner Williamson moved to adjourn, seconded by Commissioner Amarel. Voice vote motion carried. Hearing adjourned at 12:35 am.

An audio recording is on file in the Development Services Departments' office.

Approved this 16th day of March, 2023

Brian Sheets, Acting Chairman

ATTEST

Bonnie Puleo

Bonnie Puleo, Recording Secretary

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, February 16, 2023
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :	Robert Sturgill, Chairman Brian Sheets, Vice Chairman Patrick Williamson, Commissioner Ron Amarel, Commissioner Harold Nevill, Commissioner
Staff Members Present:	Sabrina Minshall, Director of Development Services Dan Lister, Planning Official Deb Root, Planner Michelle Barron, Planner Bonnie Puleo, Recording Secretary

Chairman Robert Sturgill called the meeting to order at 6:30 p.m.

Acting Secretary Sheets read the first item on the agenda.

MOTION: Commissioner Nevill moved to approve & sign the revised Findings of Facts, Conclusions of Law and Conditions of Approval for **Case CR2022-0005/Tanner Verhoeks**. Motion seconded by Commissioner Amarel. ***Chairman Sturgill abstained from the vote.*** Voice vote, motion carried.

APPROVAL OF MINUTES:
MOTION: Commissioner Nevill moved to approve the minutes from 1/19/2023, seconded by Commissioner Williamson. Voice vote, motion carried.

- **Commissioner Training/Workshop**

Director of Development Services Sabrina Minshall and Planning Official Dan Lister reviewed the new application process flow and timeline. There was discussion about the reasons for the new process which included increased transparency, notifying the applicant of other agencies' needs and providing more time to comment on proposed projects. There was additional conversation about decision quality and criteria, and how to make evidence-based decisions so there are no reconsiderations. Director Minshall reviewed meetings through April and talked about some of the training/workshop items that they were planning to include in the next public hearings.
Director Minshall said, after discussions with the Board of County Commissioners, they are not planning on repealing the 2030 Comprehensive Plan and reinstating the 2020 Comprehensive Plan. They would like to consider possible revisions to the 2030 Comprehensive Plan. They would also like to create a plan that would go out to 2040 as we are already 3 years into the next cycle and there is still work to be done on the 2030 Comprehensive Plan.

There was a discussion about specific items they would like to put on the agenda for the Planning and Zoning and Board of County Commissioners joint meeting on March 2, 2023.

ADJOURNMENT:

MOTION: Commissioner Williamson moved to adjourn, seconded by Commissioner Nevill. Voice vote, motion carried. Hearing adjourned at 9:32 pm.

An audio recording is on file in the Development Services Departments' office.

Approved this 16th day of March, 2023

Robert Sturgill, Chairman

ATTEST

Bonnie Puleo

Bonnie Puleo, Recording Secretary

Planning and Zoning Commission - Staff Report
Verhoeks – Conditional Rezone – CR2022-0005

Hearing Date: February 2, 2023 *Development Services Department*

Owner/Applicant:
Tanner Verhoeks, Haven Idaho

Staff: Michelle Barron, Planner
Samantha Hammond, Planner

Tax ID: R28961 (3.74 acres), R28961011(17.03 acres), R28961010 (9.34 acres) and R28963 (13.82 acres).

Current Zone: "A" (Agricultural)

2020 Comprehensive Plan – Future Land Use Designation:
Residential

Area of City Impact: Nampa

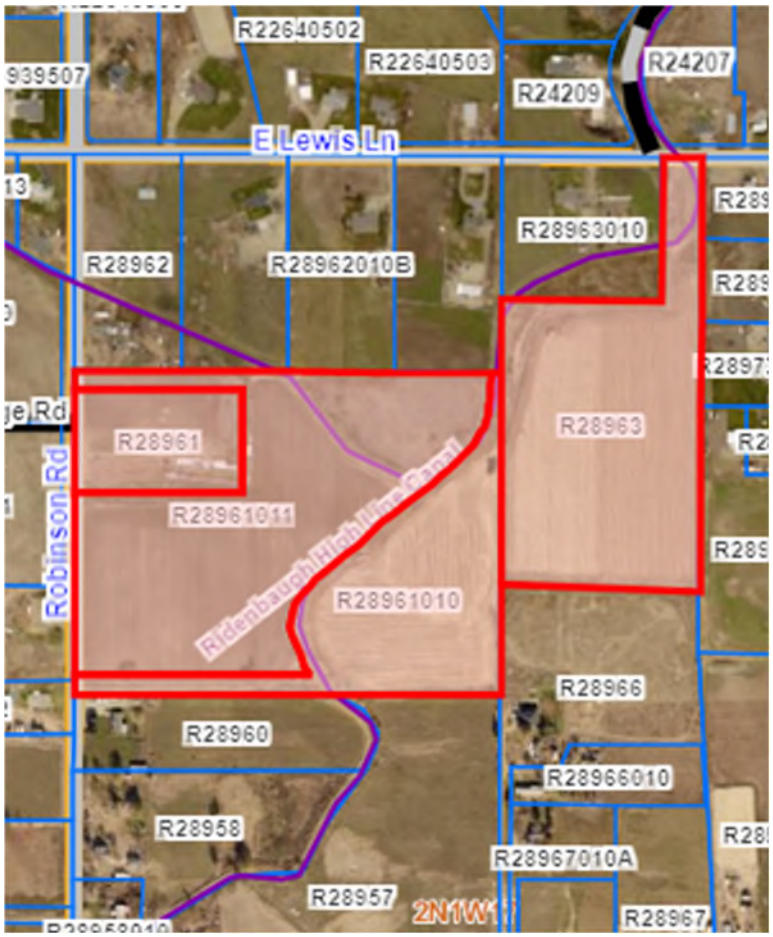
Applicable Zoning Ordinance Regulations:
CCZO §07-06-07: Conditional Rezone

Notification:
- 5/20/2022: Agencies
- 5/20/2022: City of Nampa
- 5/20/2022: Full Political
- 1/11/2023: Property Owners
- 1/15/2023: Publication
- 1/24/2023: Posting

Exhibits:
1. Proposed FCO's w/ Attachments
2. Letter of Intent
3. Future Land Use Worksheet
4. Neighborhood Mtg.
5. 26 Lot Concept Plan
6. 29 Lot Concept Plan
7. SWDH Pre-Development Meeting
8. Maps-
   a. Zoning & Class.
   b. Soils

Request
The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011 and, R28961, approximately 43.95 acres, from "A" (Agriculture) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 26 lots with substantial conformance with the concept plan. The subject property is located at 9814 Robinson, Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.

Background
Parcel R28961, originally approximately 30 acres, was divided in 1991 by deed (PI2020-0039). Parcel R28963 was created by land division in 1999 (LS2002-475). If approved, platting per CCZO §07-17-09 is required. A preliminary plat for Haven Creek Subdivision was submitted concurrently with the conditional rezone application (SD2022-0013). The Plat has been placed on hold until Conditional Rezone conditions are decided.



c. Prime Farm land d. Soils & Prime Farm Land Report e. NP Wells f. Plats & Subs g. Lot Report h. Future Land Use- CC i. Nampa FLU 9. Nutrient Pathogen Study 10. 2nd Dwelling Letter Atlas 11. Communication about the Nitrate Priority Area 12. Agency Comments: a. Nampa Engineering b. Nampa Waiver Request Response c. NMID d. BPBC e. Nampa Highway f. Kuna Fire 13. SPF Letter- Geotechnical Investigation.	**Analysis** The applicants are requesting a conditional rezone of the subject property from an "A" (Agricultural) zone to an "CR-R-1" (Single Family Residential) zone. The development agreement attached with the conditional rezone (Exhibit 1, Attachment A) limits development to 26 residential lots. Pursuant to CCZO §07-10-25(1), the purpose of the "A" Zone is: *A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;* *B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;* *C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;* *D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and* *E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.* Pursuant to CCZO Section 07-10-25(3) the purpose of the "R-1" Zone (Single Family Residential) is: *to promote and enhance predominantly single-family living areas at a low-density standard.*

Surrounding Zones, Uses and Character:

There are no residential zones within the vicinity of the subject property (Exhibit 8a). The nearest similar zone is approximately one-mile from the property.

Existing Conditions: 1-Mile Proximity		
Direction:	**Parcel Information:**	**Zone:**
North	R28962(5.05ac), R28962010(5.03ac), R28962010B(5.04ac), R28962010A(5.04ac) and R28963010(5.04ac).	"A" Agricultural
East	R28972(2.00ac), R28973(2.05ac), R28973010(2.06ac), R28969(1.00ac), R28968(5.17ac), and R28966 (7.74ac).	"A" Agricultural
South	R28960 (4.88ac), R28957 (17.54ac), and R28963 (7.74ac)	"A" Agricultural
West	R28982 (2.5ac), R28979 (9.09ac) R28978201 (7.84ac) and R2897920 (10.18ac)	"A" Agricultural
*see exhibit vicinity map/zoning and class map.		

Subdivision & Lot Reports – Exhibit 8g			
Number of Subs:	**Acres in Sub:**	**Number of Lots:**	**Average Lot Size:**
13	484.27	146	3.32
Lots Notified:	**Median Lot Size:**	**Maximum:**	**Average:**
47	4.88	17.54	5.35

Soils:
The proposed properties include 19.02% class two soils (best suited soils) and 81% class three soils (moderately suited soils). The entire proposed property is considered prime farmland if irrigated (Exhibit 8b, 8c and 8d)

Area of City Impact – Nampa:
The property is within Nampa's Area of City Impact. The city designates the area as "low density residential" (Exhibit 8i).

The City of Nampa was noticed May 20, 2022, and the comments can be seen in Exhibit 12a and 12b.

Facilities:
Domestic Water and Sanitary Sewer:
Nampa City Services are not available in the area (nearest service being approximately two miles from the subject property (Exhibit 12a). Future development will use a community well for domestic water or individual domestic wells to be determined during public hearing and individual septic systems.

Nitrate Priority Area:
The site is located within a nitrate priority area (Exhibit 8e). Wells within the area have been identified to have some nitrate issues (between 0.005-5.00 mg/l). Idaho Department of Environmental Quality finds drinking water to be unsafe if nitrates exceed 10 parts per million (or 10 milligrams per liter (mg/l).

Future development will be required to meet Idaho Department of Water Resources and Southwest District Health regarding the placement of an individual well and septic system and must be demonstrated at the time of platting.

Irrigation:
The subject parcel has surface water rights which are currently used to gravity irrigate their fields. The site is located within the jurisdiction of Boise Project Board of Control. Ridenbaugh Highline Canal and Fieselman Lateral run through the property and is owned and operated by Nampa & Meridian Irrigation District. The

developer will have to enter into a License Agreement and have the plan approved before construction is acceptable. The required easement is noted in their letter dated 1/9/23.

Access and Traffic:
The property has frontage and existing access from Robinson Road, a rural local roadway. No additional comments were received from Nampa Highway District #1. The applicant applied and received a approval of a single point of access. Right of Way dedication will happen at time of plat. (Exhibit 12e).

Essential Services:
Kuna Fire: Kuna Fire District Station No. 1 is approximately 5.2 miles (approximately 10 minutes) from the subject property.

Kuna School District #3: The property will be served by Crimson Point Elementary, Kuna Middle School and Kuna High School.

All essential service and agencies were notified about this request on March 20, 2022. No comments were received.

Site Photos:

The following pictures were taken on a site visit done, January 13, 2023

This photo is taken on Robinson Rd looking North with the property to the East.

This photo was taken on Robinson Rd looking South.

This photo was taken at the Southeastern corner of the properties looking Northwest.

This photo was taken on the Southeastern corner looking down the Southern property line.

This photo was taken from Lewis Ln. looking South at the Canal.

2020 Comprehensive Plan:
The 2020 Plan designates the property as "residential." (2020 Future Land Use Map).

The request is generally consistent with the following policies and goals of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Population Policy No. 2: "Encourage high-density development to locate within incorporated cities and/or areas of city impact."
- Land Use Goal No. 3: *"Use appropriate techniques to mitigate incompatible land uses."*
- Land Use Goal No. 4: *"To encourage development in those areas of the county which provide the most favorable conditions for future community services."*
- Land Use Goal No. 5: *"Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Housing Policy No. 1: *Encourage a variety of housing choices that meet the needs of families, various age groups and incomes.*
- Land Use Policy No. 2: *"Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate."*
- Public Services, Facilities and Utilities Policy No. 3: *Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.*
- Land Use Component - Residential (Page 37 of the Comprehensive Plan): *Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.*

Potential Impacts:
The request may promote "R-1" zoning and development adjacent to active agricultural properties that are still predominately zoned "A" (Agricultural).

Due to the area still being predominantly agricultural, the request does not meet the following goals and policies of the comprehensive plan:

- Population Goal No. 1: *"Consider population growth trends when making land use decisions."*
- Population Policy No. 3: *"Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."*
- Land Use Goal No. 2: *"To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."*
- Land Use Residential Policy No. 2: *"Encourage residential development in areas where agricultural uses are not viable."*
- Natural Resources - Agricultural Policy No. 1: *"Preserve agricultural lands and zoning classifications."*
- Natural Resources - Agricultural Policy No. 3: *"Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development."*
- Natural Resources Goal No. 1: *"To support the agricultural industry and preservation of agricultural land."*

Staff Analysis:
Conditional Rezone Criteria: Pursuant to CCZO §07-06-07(6)A, the request is required to meet the following criteria: (*Staff comments are in italics)*

A. Is the proposed conditional rezone generally consistent with the comprehensive plan;

There are policies and goals that are generally consistent with the comprehensive plan. The proposed zone is supported by the Future Land Use Map as it designates the parcel as Residential.

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;

The surrounding land use is mostly agricultural with scattered home sites. The parcels are in agriculture production currently. This finding needs to be discussed at the Public Hearing to determine if the change to a Residential zone can be supported with conditions to make it more appropriate.

C. Is the proposed conditional rezone compatible with surrounding land uses;

When properly mitigated, the proposed use could be compatible with the surrounding land uses.

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

The area already has some residential use mixed in with agriculture. The applicant is proposing no curb, gutter, sidewalks or streetlights as well as landscaping along the exterior boundaries of the development to help blend with the surrounding area.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;

The County Engineer has recommended a community water system be installed to provide water to the homes for domestic use. A Nitrate study has been completed and applicant is going through the Subdivision Engineering Report (SER) process with Southwest District Health.

F. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Nampa Highway District No. 1 has authority over the public roads that this development would use as access. They were noticed and did not provide any comments or requirements for this proposed development.

G. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and

The developer applied to Nampa Highway District No. 1 and was approved for a single point of access. The developer will also need to dedicate Right of Way at Subdivision time.

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Agencies were noticed and no comments or requirements were received from these agencies.

Comments:

Public Comments: The public was noticed on January 11, 2023, and no comments were received.

Agency Comments: All agencies were noticed on May 20, 2022 and the following provided a comment:

- City of Nampa Engineering Department: Exhibit 12a
- City of Nampa Engineering Department Waiver Response: Exhibit 12bv
- Nampa & Meridian Irrigation District: Exhibit 12c
- Boise Project Board of Control: Exhibit 12d
- Nampa Highway District: Exhibit 12e
- Kuna Fire: Exhibit 13

Additional Comments/Information Received:

- Emails from Southwest District Health on the Nitrate Priority Area: Exhibit 11
- Letter from Atlas: Exhibit 10
- Level 1 Nutrient Pathogen Study: Exhibit 9
- SPF Water Engineering Memorandum: Exhibit 13
- Southwest District Health Pre-Development Meeting: Exhibit 7

Decision Options:

- The Planning and Zoning Commissioners may **recommend approval** of the conditional rezone;
- The Planning and Zoning Commissioners may **recommend denial** of the conditional rezone; or
- The Planning and Zoning Commissioners may **continue the discussion** and request additional information on specific items.

Recommendation:

The staff analysis is based off of a 26-lot concept plan with the recommendation of a community water system. After further discussion, the applicant is also presenting a 29-lot concept plan with a community water system or would like to have the opportunity to have the 26-lot configuration without a community water system. Staff recommends that the discussion of restricting secondary dwellings also be addressed.

Staff recommends opening the Public Hearing and taking testimony and base their decision on the required findings from CCZO §07-06-07(6)A – Conditional Rezone Criteria.

Staff is **recommending approval** of the conditional rezone subject to conditions of the development agreement and has provided findings of fact and conclusions of law for the Commissioner's consideration found in Exhibit 1.

Exhibit 1

Planning and Zoning Commissioners
Verhoeks – CR2022-0005
Development Services Department

Findings of Fact, Conclusions of Law, and Order

Conditional Rezone – CR2022-0005

Findings of Fact

1. The applicant, Tanner Verhoeks of Haven Idaho, is requesting a Conditional Rezone of parcels R28963, R2891010, R2891011 and, R28961, approximately 43.95 acres, from "A" (Agriculture) to CR-R-1 (Conditional Rezone – R-1 Residential) zone. The request includes a development agreement to limit residential development to 26 lots with and average size of 1.69 acres. The subject property is located at 9814 Robinson Rd., Nampa; also referenced as a portion of the NW¼ of Section 17, T2N, R1W, Canyon County, Idaho.
2. The subject property is designated as "residential" on the 2020 Canyon County Future Land Use Map.
3. The subject property is located within Nampa's Area of City Impact. The City designates the property as "low density residential" on their future land use map.
4. The subject property is located within Nampa Highway District No. 1, Kuna Fire District, and Kuna School District.
5. The neighborhood meeting was held November 18, 2021 and January 11, 2022 pursuant to CCZO §07-01-15.
6. Notice of the public hearing was provided as per CCZO §07-05-01: Affected agencies and City of Nampa were notified on May 20, 2022. Full political notice was sent May 20, 2022. Property owners within 600 ft. were notified by mail on January 11, 2023. Newspaper notice was published on January 15, 2023. The property was posted on January 24, 2023.
7. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on February 2, 2023 and all information contained in DSD case file, CR2022-0005.

Conclusions of Law

For this request, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Conditional Rezone (§07-06-07(6)):

A. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed zone change is consistent with the 2020 Future Land Use Map and Comprehensive Plan.

Finding: The property is designated as "residential" on the Future land use map within the 2020 Canyon County Comprehensive Plan. The request is generally consistent with the following policies and goals of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Population Policy No. 2: "Encourage high-density development to locate within incorporated cities and/or areas of city impact."
- Land Use Goal No. 3: *"Use appropriate techniques to mitigate incompatible land uses."*
- Land Use Goal No. 4: *"To encourage development in those areas of the county which provide the most favorable conditions for future community services."*

- Land Use Goal No. 5: *"Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Housing Policy No. 1: *Encourage a variety of housing choices that meet the needs of families, various age groups and incomes.*
- Land Use Policy No. 2: *"Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate."*
- Public Services, Facilities and Utilities Policy No. 3: *Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.*
- Land Use Component - Residential (Page 37 of the Comprehensive Plan): *Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.*

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: As conditioned (Attachment A) the request is more appropriate than the current zoning designation and is consistent with the future land use map designation of residential.

Finding: The surrounding land use is mostly agricultural with scattered home sites. The parcels are in agriculture production currently. This finding needs to be discussed at the Public Hearing to determine if the change to a Residential zone can be supported with conditions to make it more appropriate.

C. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: As conditioned, the request is compatible with the surrounding land uses.

Finding: There isn't similar zoning near the property, but there are several land divisions in the area that has resulted in similar sized parcels within the vicinity of this property as well as previously platted subdivisions.

There are thirteen (13) subdivisions within a one-mile radius from the subject property with a 3.32-acre average lot size.

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: As conditioned (Attachment A), the request will not negatively affect the character of the area.

Finding: The area already has some residential use mixed in with agriculture. The applicant is proposing no curb, gutter, sidewalks or streetlights as well as landscaping along the exterior boundaries of the development to help blend with the surrounding area.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

Conclusion: Adequate sewer, drainage, irrigation, and storm water drainage facilities and utility systems will be provided to accommodate the request at the time of platting and development.

Finding:

Nampa City Services are not available in the area (nearest service being approximately two miles from the subject property). The County Engineer has recommended a community water system be installed to provide water to the homes for domestic use.

The subject parcel has surface water rights which are currently used to gravity irrigate their fields. The site is located within the jurisdiction of Boise Project Board of Control. Ridenbaugh Highline Canal and Fieselman Lateral run through the property and is owned and operated by Nampa & Meridian Irrigation District. The developer will have to enter into a License Agreement and have the plan approved before construction is acceptable. The required easement is noted in their letter dated 1/9/23.

F. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?

Conclusion: The property has existing access from Robinson Road, a public road.

Finding: Future access will be required to meet CCZO §07-10-03 & Canyon County Code §09-11-19 unless waived.

Nampa Highway District #1 approved a request for a single point of access. No additional comments were received from Nampa Highway District #1.

G. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Conclusion: As conditioned (Attachment A), the request will not cause undue interference with existing or future traffic patterns as proposed.

Finding: As conditioned by the development agreement the property will only have one access off of Robinson Road. As conditioned, the request is not anticipated to create traffic issues.

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the use. No mitigation is proposed at this time.

Finding: As conditioned (Attachment A), the request is not anticipated to impact essential services. Agencies were notified. No comments were received.

Conclusions of Law - Area of City Impact

The property is within Nampa's Area of City Impact. The city designates the area as "low density residential". Pursuant to Canyon County Code §09-11-21(1) of the Nampa Area of City Impact Agreement, a notice was provided to the City of Nampa on May 20, 2022. The City of Nampa provide comments, summarized as follows:

- No city services are available; over two miles from the subject property. The largest lot size allowed in the Low-Density Residential designation is 32,000 square feet. The City of Nampa opposes the request.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **recommends approval** of Case # CR2022-0005, a request for a conditional rezone of Parcels R28963, R2891010, R2891011 and, R28961from an "A" (Agricultural) zone to an "CR-R1" (Conditional Rezone -R1) zone subject to conditions of the development agreement (Attachment A).

APPROVED this _____ day of _____, 2023.

PLANNING AND ZONING

COMMISSION

CANYON COUNTY, IDAHO

_____

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year of 2023 before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

ATTACHMENT A
DEVELOPMENT AGREEMENT CONDITIONS

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The subject parcel shall be in subject to the Canyon County Zoning Ordinance Chapter 7, Article 17 for platting with substantial compliance of the conceptual site plan (Attachment B) subject to the following restrictions:
    a. No secondary dwelling (CCZO §07-10-27 & 07-14-25) is allowed on the subdivision lots without an expanded nutrient pathogen study and approval by Southwest District Health and IDEQ that their standards can be met.
3. Historic irrigation lateral, drain and ditch flow patterns shall be maintained and protected. Modification or improvements shall be approved in writing by the local Irrigation District.
4. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: “All conditional rezones for a land use shall commence within two (2) years of the approval of the board.”

Attachment B

PRELIMINARY PLAT FOR
HAVEN CREEK SUBDIVISION

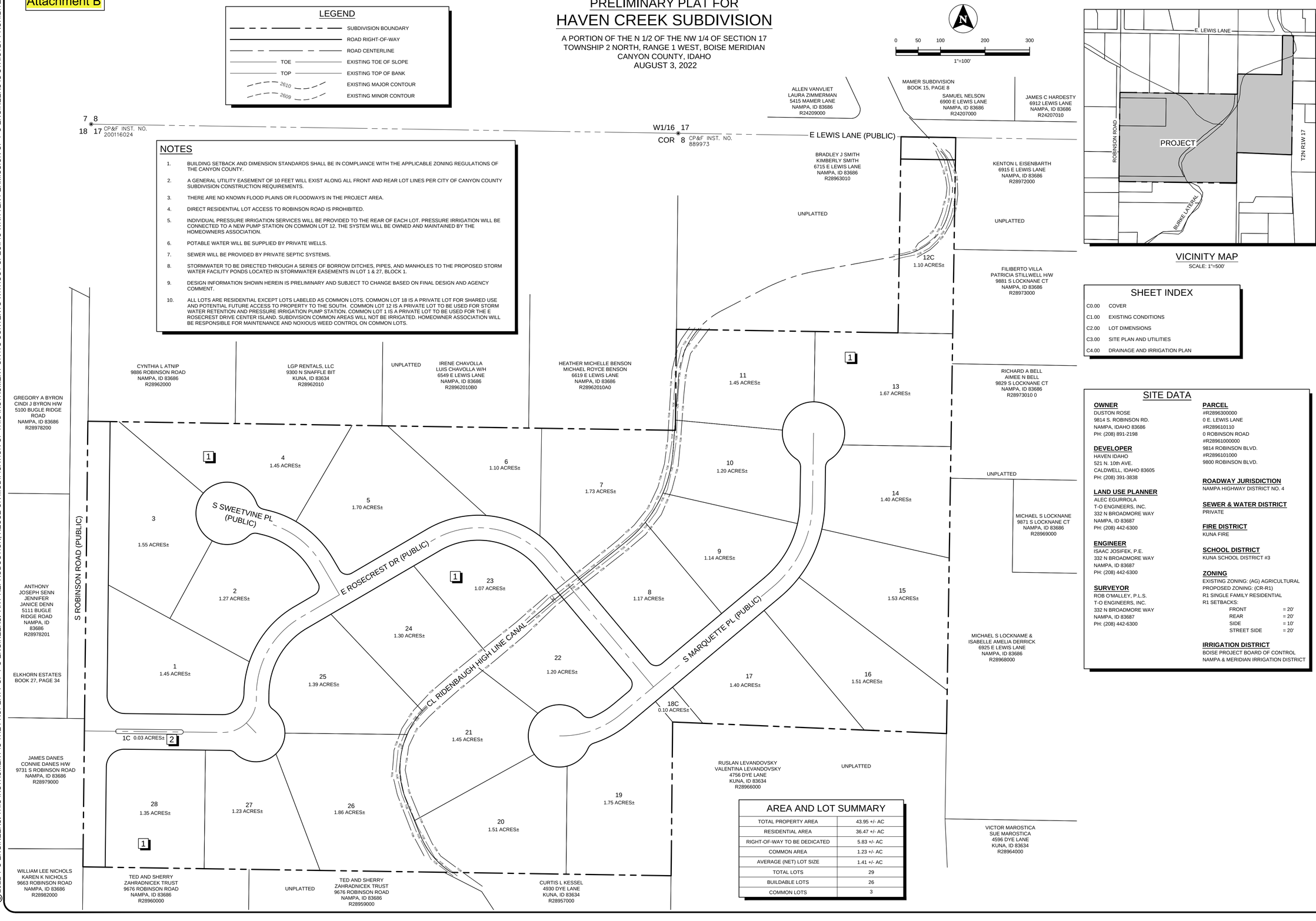
A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 17
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
AUGUST 3, 2022

LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- TOE — EXISTING TOE OF SLOPE
- TOP — EXISTING TOP OF BANK
- 2610 — EXISTING MAJOR CONTOUR
- 2609 — EXISTING MINOR CONTOUR

NOTES

1. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CANYON COUNTY.
2. A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES PER CITY OF CANYON COUNTY SUBDIVISION CONSTRUCTION REQUIREMENTS.
3. THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
4. DIRECT RESIDENTIAL LOT ACCESS TO ROBINSON ROAD IS PROHIBITED.
5. INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT. PRESSURE IRRIGATION WILL BE CONNECTED TO A NEW PUMP STATION ON COMMON LOT 12. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. POTABLE WATER WILL BE SUPPLIED BY PRIVATE WELLS.
7. SEWER WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
8. STORMWATER TO BE DIRECTED THROUGH A SERIES OF BORROW DITCHES, PIPES, AND MANHOLES TO THE PROPOSED STORM WATER FACILITY PONDS LOCATED IN STORMWATER EASEMENTS IN LOT 1 & 27, BLOCK 1.
9. DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.
10. ALL LOTS ARE RESIDENTIAL EXCEPT LOTS LABELED AS COMMON LOTS. COMMON LOT 18 IS A PRIVATE LOT FOR SHARED USE AND POTENTIAL FUTURE ACCESS TO PROPERTY TO THE SOUTH. COMMON LOT 12 IS A PRIVATE LOT TO BE USED FOR STORM WATER RETENTION AND PRESSURE IRRIGATION PUMP STATION. COMMON LOT 1 IS A PRIVATE LOT TO BE USED FOR THE E ROSECREST DRIVE CENTER ISLAND. SUBDIVISION COMMON AREAS WILL NOT BE IRRIGATED. HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND NOXIOUS WEED CONTROL ON COMMON LOTS.



VICINITY MAP
SCALE: 1"=500'

SHEET INDEX

SITE DATA

OWNER
DUSTON ROSE
9814 S. ROBINSON RD.
NAMPA, IDAHO 83686
PH: (208) 891-2198

DEVELOPER
HAVEN IDAHO
521 N. 10th AVE.
CALDWELL, IDAHO 83605
PH: (208) 391-3838

LAND USE PLANNER
ALEC EGURROLA
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

ENGINEER
ISAAC JOSIFEK, P.E.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR
ROB O'MALLEY, P.L.S.
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

PARCEL
#R28963000000
0 E. LEWIS LANE
#R289610110
0 ROBINSON ROAD
#R28961000000
9814 ROBINSON BLVD.
#R2896101000
9800 ROBINSON BLVD.

ROADWAY JURISDICTION
NAMPA HIGHWAY DISTRICT NO. 4

SEWER & WATER DISTRICT
PRIVATE

FIRE DISTRICT
KUNA FIRE

SCHOOL DISTRICT
KUNA SCHOOL DISTRICT #3

ZONING
EXISTING ZONING: (AG) AGRICULTURAL
PROPOSED ZONING: (CR-R1)
R1 SINGLE FAMILY RESIDENTIAL
R1 SETBACKS:

FRONT	= 20'
REAR	= 20'
SIDE	= 10'
STREET SIDE	= 20'

IRRIGATION DISTRICT
BOISE PROJECT BOARD OF CONTROL
NAMPA & MERIDIAN IRRIGATION DISTRICT

AREA AND LOT SUMMARY

TOTAL PROPERTY AREA	43.95 +/- AC
RESIDENTIAL AREA	36.47 +/- AC
RIGHT-OF-WAY TO BE DEDICATED	5.83 +/- AC
COMMON AREA	1.23 +/- AC
AVERAGE (NET) LOT SIZE	1.41 +/- AC
TOTAL LOTS	29
BUILDABLE LOTS	26
COMMON LOTS	3

PROFESSIONAL ENGINEER LICENSED 19574 8/3/22 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	J. HURD
CHECKED	J. JOSIFEK
APPROVED	J. JOSIFEK

REVISIONS

NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	09/19/2022
2	3RD SUBMITTAL	08/03/2022

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:
HAVEN CREEK SUBDIVISION
COVER

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 3, 2022
PROJECT: 210590
SHEET: C0.00

L:\210590\3_ACAD\DWG\SHEETS\PRELIMINARY PLAT\210590-C-PP-0.00 COVER.DWG, 8/2/2022

Exhibit 2

HAVEN CREEK SUBDIVISION

Letter of Intent
Rezone and Preliminary Plat Submittal
March 14, 2022

To: Canyon County Planning and Zoning Staff

This letter outlines our thinking and, crucially, tradeoffs considered as part of our rezone and preliminary plat submittal. Our application attempts to balance the needs of all stakeholders while solving water, encroachment, and access issues that have been long standing issues for neighboring property owners.

Summary

We envision Haven Creek as a "Community in the Country" - the right combination of home and land so that owners have the privacy and space of rural living while keeping land maintainable and tidy. Located within the City of Nampa area of impact and targeted for future growth, we propose a gross lot density of 1.69 acres per lot (43.9 acres into 26 buildable lots) with meandering rural roads, landscaped medians, internal trail system, and three pocket neighborhood cul-de-sacs. While not the most economically optimized design, we aim to create a special place that promotes rural community by allowing residents and their families opportunities to meet and engage with each other when they wish to do so.

Trade-Offs

In preparing this design, we had to make several key trade-offs:

Canals
Both the Ridenbaugh Canal and Feiselman Lateral traverse through the subject land. While piping both of these was an option, we chose to embrace the Ridenbaugh as a main design element, designing the roads to mimic this meandering organic shape. The lots are designed along with the Canal to provide a natural privacy boundary. We propose piping the more angular Feiselman Lateral to decrease maintenance for future homeowners and neighbors.

Lot Size
Neighboring properties on all sides of the subject property - north, south, east, west - are residential use and vary in size. Most neighbors vocalized a preference for larger lots, while others vocalized concerns over new owners not using or maintaining land above a certain size. At the same time, we need the project to be economically viable and support the roads, bridge, and proposed voluntary enhancements in our application. The resulting 1.69 acre/lot density, along with other elements described later

(pressurized irrigation, proposed grading, water and septic design, etc) attempts to balance all of these needs by making necessary trade-offs.

Existing Problems Impacting Neighbors

During the Neighborhood Meetings, we heard about a number of practical issues that have impacted neighbors of the subject property for some time. These include irrigation water distribution from the 317 & 318, drainage in the NE corner area rendering land unusable, insufficient access to neighbors' land, and property line encroachment. The proposed plat provides enough economic cushion that we can commit to permanently solving these long-standing problems.

Technical Design Summary

We are submitting this rezone and preliminary plat application with a development agreement for your consideration. Below you will find the highlights of the proposed development.

- Zoning
  - Existing Zoning - Ag
  - Proposed Zoning - CR-R1
  - Canyon County FLUM - Residential
  - Nampa FLUM - Low Density Residential
  - City of Nampa Area of Impact: Yes
- ROW/Roads
  - 50' dedicated ROW along S Robinson Rd and E Lewis Lane
  - 56' ROW dedicated for internal public streets
  - Approved access variance w/ Nampa Highway District on Robinson Rd
- Landscaping
  - Landscape median at entryway street (E Rosecrest Dr)
  - Landscape median near corner of S Marquette Pl
  - Landscape median on S Sweetvine Pl
  - Landscape buffer adjacent to Robinson - 15'-20'
  - Three common lots: (1) Common Space/ Future connection (2)Storm drain and Irrigation facilities (3) Landscape Median
  - Recreational pathway through subdivision for future public use
- Density
  - 1.68 acres per lot gross density / 1.4 acres per lot buildable
- Geotech
  - Report completed - supports CR-R1 layout as proposed
- Groundwater
  - Report completed - supports CR-R1 layout as proposed
  - Further analysis performed demonstrating worst case scenarios based on 1st Neighborhood Meeting feedback
- Septic

    - L1NP study completed - supports CR-R1 layout as proposed
- Highway District
    - Variance approved for access from S Robinson Road. Access off of E Lewis Lane not feasible due to irrigation easement along Ridenbaugh Canal.
- Irrigation Districts
    - Includes both Boise Projects and Nampa-Meridian Irrigation.
    - Preliminary design and diligence completed with both irrigation districts. Existing and proposed irrigation supports CR-R1 layout as proposed.

Conditional Rezone - R1 Zoning

As referenced earlier in the "Trade-Offs" section, we considered various densities for the project based on market demand, neighborhood context, groundwater and septic conditions, traffic patterns, existing property owner's needs, economics, needs of future owners, resolution of existing problems for neighbors, and our desire to execute a project we are proud of. The result is a proposed conditional R1 rezone with development agreement limiting development to 26 lots (1.69 ac/lot gross density).

In general, we feel that larger lots are appropriate for this particular area. However, pursuing the CR-R1 rezone at this density allows us to solve issues and include a number of desirable features that will improve the character of the neighborhood and the project. The proposed CR-R1 rezone enables:

A. Drainage in the NE Corner

Existing waste and stormwater collects in the NE area of the land, turning neighboring land into unusable swamp. With the CR-R1 zoning, we propose to fix this existing condition for neighbors by retaining, grading, and piping water so it correctly conveys to the drainage system north of Lewis Rd. This will involve, with permission, work on both our land and neighbors' land.

B. Landscaping on S Robinson Rd

We propose both landscaping and a pedestrian walkway along S Robinson Rd. The landscaping voluntarily meets City of Nampa code for future incorporation into the City. The proposed pathway would connect to other recreational pathway(s) within the project.

C. Public Roads

New roads in the project are proposed as public roads, opening the area to public access and ensuring long term road maintenance and conformance.

D. Road Median Landscaping

We propose three median landscaping areas with mature trees to provide a more organic and meandering feel to paved areas. This is intended to limit long sight lines

and help maintain a natural feel for the roadways that blend well with surrounding properties.

E. Varying Lot Sizes

Our application intentionally sites larger area lots on the exterior, adjoining existing neighbors. This is done to minimize the number of new neighbors each existing neighbor needs to interact with, while intentionally blending the proposed layout with existing neighbor parcels.

F. Micro Neighborhoods

The proposed CR-R1 zoning allows for the creation of three micro neighborhoods. These cul-de-sac areas provide a safe central shared space for neighbors (including, importantly, kids) to gather and interact. It promotes, for example, trick-or-treating at Halloween. It encourages serendipitous interaction. Enabling this sense of community in housing we design and build is core to what motivates us to undertake these projects.

G. Recreational Trail(s)

To further promote rural community, our application proposes approximately 1.4 miles of pathway suitable for walking, biking, or horse riding. These HOA-maintained areas are intentionally designed to enhance quality of living for future homeowners, connectability to future City of Nampa trail system, and overall community improvement.

H. Alignment with City of Nampa Subdivision Code

The above voluntary design elements serve to better align the built project for future City of Nampa annexation and are informed by discussions with the City.

I. Assist Neighbor in SE

Our neighbor in the SE corner has a known potential building encroachment based on prior surveys. He also has long desired to divide his land so his children can build houses of their own, but is prevented from doing so because of insufficient road width access to his land. With the CR-R1 zoning, we propose dedicating land to him sufficient to resolve the potential encroachment issue, along with providing access from our newly proposed public roads such that he can divide his land for family use. With coordinated design, we can solve for his needs while also solving our own.

From a practical perspective, the proposed density…

(a) still meets intent of the proposed new FLUM for area of Transitional Ag
(b) means marginally less farmland converted to housing, relative to lower density designs, for the same number of new residents
(c) addresses neighborhood concerns about owners taking aesthetic care of larger lots. HOA maintenance of shared areas combined with 1.4ac buildable lots is intended to be a balance between density and maintainability.

The proposed CR-R1 zoning (1.69 ac/lot gross density) is not based on maximizing financial gain – it is based on maximizing the quality of life for future residents while maintaining community character. This is a lower gross density than we originally targeted, but we confidently feel the benefits enabled by this proposed density far outweigh the marginally higher density we are proposing relative to RR zoning. The land (water, septic) supports the proposed density. Infrastructure supports the proposed density. And, we feel, the proposed density would result in a far superior outcome for both current and future residents.

Neighborhood Meeting

Our primary neighborhood meeting was held on 12/02/2021 at New Horizons Dual Language School. It was well attended with 17 sign-ins and an estimated 35 people in attendance. At this meeting, we heard six themes discussed repeatedly, some of which we had data and answers for and some of which we did not.

Approximately 45 days later, on 01/21/2022, we voluntarily invited neighbors to a followup meeting. Based on feedback, we chose a location in central Nampa that was available later in evening hours. At this meeting, we prepared detailed data and information for the six themes we heard in the first meeting:

This meeting was also well attended and was organized such that consultants or experts on each topic were available in each room to further discuss each area of concern. This approach yielded some valuable 1-on-1 collaborative conversations that helped us identify specific issues and ideas that are addressed and included in our proposal. However, the majority of discussion was around groundwater and potential impact on neighboring wells. The primary and supplementary reports referenced in this letter were prepared by SPF Water based on these concerns – we are confident based on all available monitoring well data, historical data, geologic understanding of the aquifer, and conclusions in the Water Assessment report, that the proposed wells for this project will not adversely affect groundwater availability for neighbors in any meaningful way.

Based on worst case scenarios outlined in the Water Assessment Report, and to be double sure our proposed development does not adversely affect adjacent neighbors, we have begun a pre-development well monitoring effort to establish baseline water table numbers that can be compared to post-development numbers. We are committed to mitigating impact on adjacent parcel wells if data shows our proposed development does, in fact, negatively impact those existing adjacent wells within the first 18 months.

Specific feedback incorporated into project plans from this meeting include:

1. Multiple neighbors are concerned that new owners won't take care of or understand the amount of work required to maintain rural land in an attractive state. Proposed mitigations are (a) manageable lot sizes, (b) HOA maintenance of areas perceived to be common, (c) HOA rules requiring that land be maintained, whether irrigated or not, and (d) pressurized irrigation for simpler owner operation.

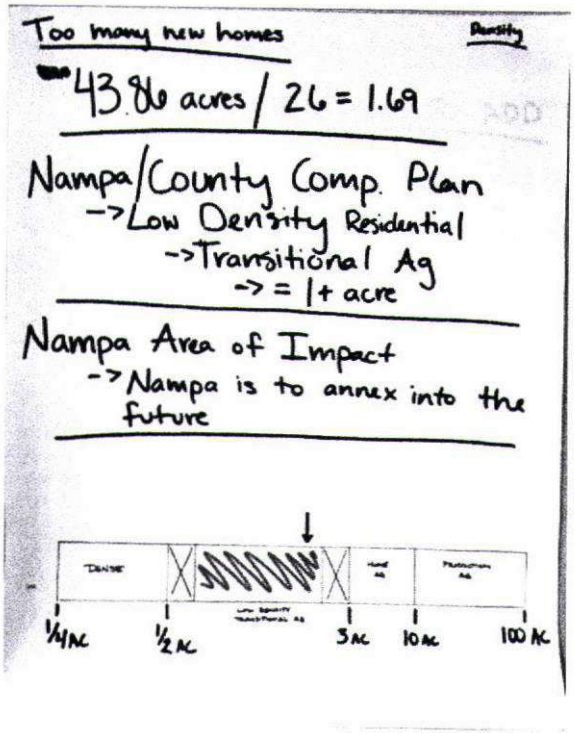
2. Concerns about new neighbors living in RVs. Proposed mitigation is enforcement of existing Canyon County rules, along with explicit HOA rules about RVs and 5th Wheels.

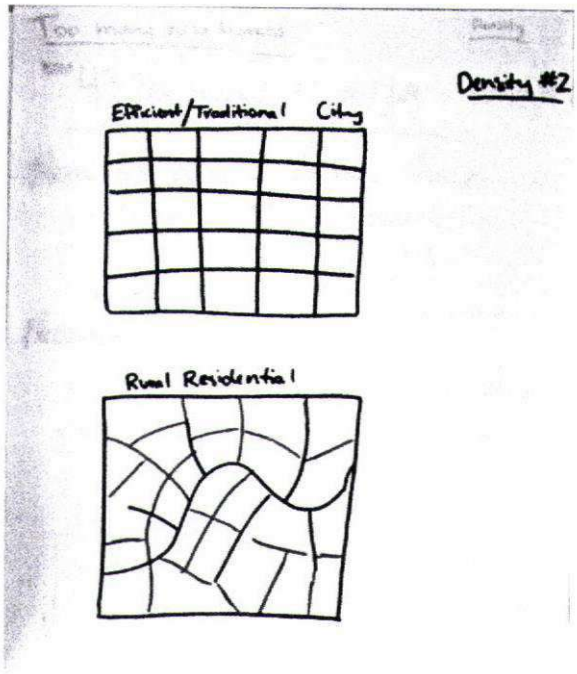
3. Further discussion about irrigation water rotation and waste water. Proposed mitigation is reflected in our current pressurized irrigation proposal. The irrigation pond is located and sized to provide maximum flexibility to neighbors who practice flood irrigation so that we can coordinate surface water scheduling to meet everyone's needs.

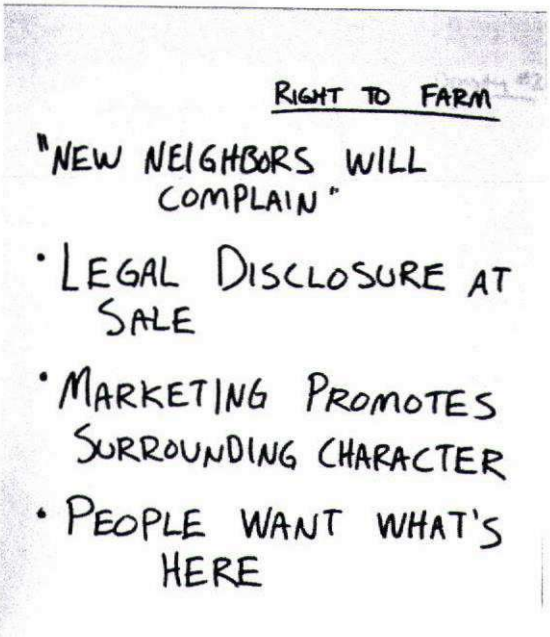
4. Existing condition issues, described in this document, that can be resolved as part of the CR-R1 proposal.

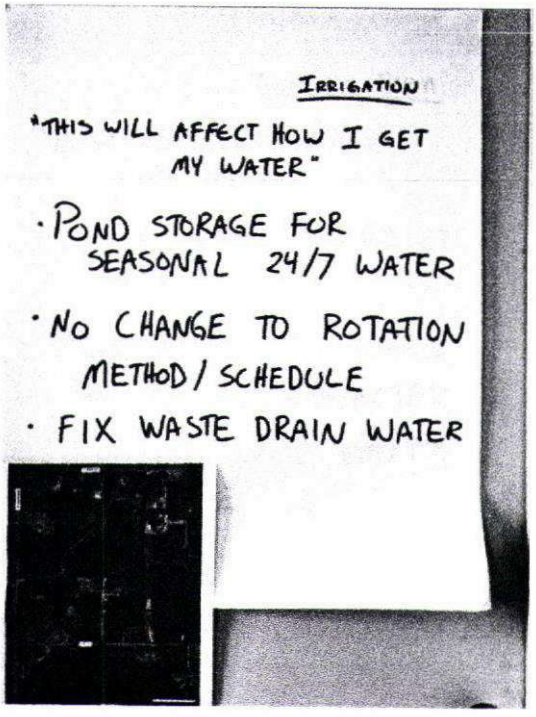
Meeting #2 - Addressing the 6 Themes from Meeting #1

Density, Right to Farm, Irrigation, Water, Traffic, Septic









WATER

"My Well Will Go Dry"

- Single Aquifer (26 wells = community wtr)
- Monitoring Wells - DWR
- Well failure causes
- 24/7 Pumping ⇒ drawdown

TRAFFIC

"TOO MANY CARS"

- HIGHWAY DISTRICT REQUIRES TRAFFIC STUDY FOR DEVELOPMENT OVER 50 LOTS
- AVERAGE DAILY TRIP COUNT DOES NOT WARRANT ENTRANCE TURN LANE.
- INTERIOR ROADS ONLY CONNECT TO ROBINSON RD.
- FUTURE PLANNING FOR ROBINSON WIDENING
- PUBLICALLY MAINTAINED ROADS

SEPTIC

"SEPTICS WILL POLLUTE GROUNDWATER"

- DEPT. OF ENVIRONMENTAL QUALITY (DEQ)
  - MEASURE & PROTECT FROM ELEVATED NITRATE LEVELS
    - AVG NITRATE LEVEL = 5.4 MG/L
    - W/ 40% NITRATE REMOVAL SYS = 6.4 MG/L
    - MAX LEVEL = 10.0 MG/L
- SOUTHWEST HEALTH DIST.
  - REVIEWS & APPROVES DESIGN PRIOR TO INSTALL

Map Amendment Criteria

Per application submittal requirements, the following addresses criteria outlined in CCZO §07-06-05 & 07-06-07(6):

- Is the request generally consistent with the comprehensive plan?
    - Yes. The current comprehensive plan has a land use of residential for these parcels.

- When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
    - Yes. There are residential single family dwellings to the north, south, east, and west. Directly to the east are 2-3 acre lots. Surrounded by residential use, there are no large-scale farming practices immediately adjacent to the project.

- Is the request compatible with surrounding land uses?
    - Yes. Surrounding land uses are residential homes, along with small acreage hobby farms. The project is within the City of Nampa area of impact.

- Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
    - No. We believe the project will improve the character of the area and create single family homes that will be taken care of, architecturally blend into the neighborhood, and maintain consistency with City of Nampa's landscaping and subdivision requirements. While doing so, the project will retain the rural character of the area, including County style roads with borrow ditches instead of curb, gutter and sidewalk. We propose native tree planting along right-of-ways to further blend new and existing.
    - Mitigation #1: The project roads, lot layouts, and lot frontages with neighbors have been intentionally designed to blend with the character of the area.
    - Mitigation #2: An HOA will ensure maintenance is completed regularly, safeguard "Right to Farm" conditions, and provide a mechanism to ensure both County and community land use rules are enforced.
    - Mitigation #3: Pressurized irrigation will be supplied to all lots in the project, ensuring a simple irrigation experience for future homeowners. By making use of irrigation water simple, the project enables responsible use of shared groundwater resources.

- Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
    - Septic: Yes. L1NP assessment has been completed, indicating soil conditions are adequate to support individual septic for >26 lots. Report completed by Atlas.

- Domestic Water: Yes. Water Use Assessment has been completed, indicating adequate aquifer support for >26 lots. In the vicinity of the Haven Creek subdivision, reported static water levels in the drillers logs are consistent with closest IDWR wells which has shown steady water levels over the past 60+ years. Also the area around the subdivision within at least a 4 mile radius is one continuous aquifer with similar hydrogeologic conditions and no annual water-level decline. In the worst case scenario using a conservative transmissivity rate of 10,000 gpd/ft for groundwater recharge, based on existing well drillers reports, drawdown for the 27 new individual wells would be 0.4 feet at 500 feet and 0.1 feet at a radius of one mile. Report and addendum completed by SPF Water.
- Drainage: Yes. All drainage will be retained onsite and handled with drainage ponds.
- Irrigation: Yes. Land has water rights adequate to support 26 lots, with excess water rights available to transfer to neighboring properties. Pressurized Irrigation supported by a storage pond supplied through Boise Project Control Board.
- Utilities: Yes. Electric utilities are adjacent to and adequate to serve the project.

- Does legal access to the subject property for the request exist or will it exist at the time of development?
  - Yes, we have an approved variance from the Highway District for access off of Robinson Rd.

- Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
  - No. Project is small in scale and does not require a traffic impact study. We are working with Highway District to install proper public improvements along S Robinson Rd and E Lewis Ln, along with deeding frontage for future road widening required by future development within this Area of Impact.

- Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
  - No. The project is small enough in scale that we do not anticipate impact on public services and facilities.

- Conditional rezone requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.
  - See Preliminary Plat
  - Proposed Conditional Rezone with the following conditions:
    - Limits the number of new buildable lots to 26

- Landscaping requirements consistent with the preliminary plat
  - Consistent with City of Nampa Impact Area
  - Landscape Entryway and Trees throughout
- Right to Farm Disclosures
- Private Pressurized Irrigation
- Public Roadways

NOTE:
1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or the hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION: When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

Respectfully submitted,

Tanner Verhoeks, PE
Canyon County Resident
Principal, Haven Idaho

Exhibit 3

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☑ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☑ How many Individual Domestic Wells are proposed? 26

2. SEWER (Wastewater) ☑ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

☑ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☑ Pressurized ☐ Gravity

5. ACCESS:

☑ Frontage ☐ Easement Easement width_____Inst. # _____

6. INTERNAL ROADS:

☑ Public ☐ Private Road User's Maintenance Agreement Inst #_____

7. FENCING ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER: ☑ Retained on site ☑ Swales ☐ Ponds ☑ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

Fieselmann Lateral, Ridenbaugh High Line Canal

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☑ Residential 26 ☐ Commercial _____ ☐ Industrial _____

☑ Common 3 ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES N/A

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES N/A

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Exhibit 4

T-O ENGINEERS

November 18, 2021

RE: Notice of Neighborhood Meeting - Zoning Amendment and Preliminary Plat

Dear Neighbor,

I am writing to inform you of a proposed rezone and preliminary plat application for Haven Creek Subdivision. There will be an in-person meeting held at **New Horizons Dual Language Magnet School, 5226 Southside Blvd, Nampa, ID 83686** on **Thursday, December 2nd, 2021, at 4:30 PM.** At this meeting, the project team will share the proposed plans and is seeking both feedback and any questions that you may have. We look forward to learning about any runoff, grading, property line, irrigation, or other issues you may know about, along with hearing your best ideas for how to improve the project design.

Formal hearings will follow at the Canyon County Planning & Zoning Commission and Board of County Commissioners with such notices sent to you from Canyon County when the hearing date approaches. This meeting is not a Canyon County sanctioned event, and no Canyon County staff will be present.

Project Summary:
The preliminary plat application concerns parcels R2896300000, R2896101100, R2896101000, and R2896100000 (+/- 43.92 acres) in Nampa, Idaho located SE of Robinson Rd & Lewis Ln. Zoning is proposed to change from agricultural (AG) to conditional R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

The 43.92-acre site is planned to be split into roughly 30 buildable lots. The average lot size will be approximately 1.5 acres in size. A single access has been approved by Nampa Highway District off Robinson Road for internal access. All homes are to be serviced by individual septic, wells, and pressure irrigation. Landscaping amenities are proposed throughout the development. A site plan will be presented at the meeting, as at this time, the site plan is still under design.

Please see the attached project site location for your reference. Please note the meeting location. We look forward to your comments/questions at our meeting. Thank you and please contact me for additional information.

Sincerely,

Alec Egurrola
Land Use Planner
aegurrola@to-engineers.com
(208) 442-6300
(over)

T·O ENGINEERS

Neighborhood Meeting Sign-In Sheet

Project: Haven Creek Subdivision **Date:** December 2nd, 2021 **Start Time:** 4:30 PM

Location: New Horizons Dual Language Magnet School | 5226 Southside Blvd, Nampa, ID 83686 **End Time:** 6:30 PM

First & Last Name	Address	Phone/Email
1. Jim Danes	9731 Robinson Rd	JC Danes@iCloud.com
2. DeWight Higel	9632 S Locknane	Dewight Higel@gmail.com
3. Alan + Lynne Caba	6600 E Lewis Ln	alandcaba@gmail.com
4. Luis + Irene Chavolla	6549 E. Lewis Ln SPF	igchavolla@gmail.com
5. Larry Peterson	9200 S Snaffle Bit	larry@lpconsultinggroup.com
6. Ted Zahradnicek	9676 Robinson	
7. Kevin + Lee Nichols	9663 Robinson Rd	
8. Russ + Lori Johnson	9901 Sundee Ct.	randljohnson9901@gmail.com
9. Jennifer Senn ★SPF	5111 Bugle Ridge Rd	JSenn@inventeng.com

332 N. Broadmore Way | Nampa, ID 83687 | P. 208.442.6300 | to-engineers.com

T-O ENGINEERS

10. Heather Benson	6619 E Lewis Ln	heathermbenson1@gmail.com
11. Kim Smith	6715 E Lewis Lane	Kim@NOVASAM.COM
12. Cynthia Alsop	9886 Robinson Rd	BCDRANCH@YAHOO.COM
13. John Pline	5309 manner lane	JKpFarms@gmail.com
14. DUSTON ROSE	9814 ROBINSON Rd	rosed98x@hotmail.com
15. Ray Moore	7016 E Lewis In.	raymoore61@Gmail.com
16. MARK DAVIS	6221 E. LEWIS Ln	palisadescabin@yahoo.com
17. Sue + Vic Marostica	4596 Dylan Kuna Stf	suemarostica@gmail.com
18.		
19.		
20.		
21.		

332 N. Broadmore Way Nampa, ID 83687 P: 208.442.6300 to-engineers.com

10.
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NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Alec Egurrola / T-O Engineers

APPLICANT/REPRESENTATIVE (Signature): Alec Egurrola

DATE: 03 / 10 / 22

T-O ENGINEERS

01/11/2022

RE: Second Meeting - Zoning Amendment and Preliminary Plat

Dear Neighbor,

I am writing to follow up on our original letter about a proposed conditional rezone and preliminary plat application, sent November 18th, 2021. As promised at our first in-person meeting on December 2nd, 2021 we have scheduled a second meeting to further discuss and brainstorm for the project. The in-person meeting will be held at **Silvercreek Realty, 1105 2nd St South, Nampa, ID 83651** on **Friday, January 21st at 6:00 PM.**

At this meeting, the project team will share additional information we've learned along with a revised concept for the proposed plat application. We have spoken individually with some neighbors about specific drainage, irrigation, access, fencing, and lot line issues that the project can help address, and we hope to hear additional ideas at this meeting. In addition, we have invited a groundwater technical expert to attend, who can address specific questions around wells proposed for the project and wells in nearby areas.

Formal hearings will follow at the Canyon County Planning & Zoning Commission and Board of County Commissioners with such notices sent to you from Canyon County when the hearing date approaches. This meeting is not a Canyon County sanctioned event, and no Canyon County staff will be present.

Please see the attached project site location for your reference. Please note the meeting location. We look forward to your comments/questions at our meeting. Thank you and please contact me for additional information.

Sincerely,

Alec Egurrola
Land Use Planner
aegurrola@to-engineers.com
(208) 442-6300
(over)

T·O ENGINEERS

Neighborhood Meeting Sign-In Sheet

Project: Haven Creek Subdivision **Date**: January 21st, 2021 **Start Time**: 6:00 PM

Location: Silvercreek Realty | 1105 2nd Street S., Nampa, ID 83651 **End Time:**

First & Last Name	Address	Phone/Email
1. Jee + Karen Nichols	9663 Robinson Rd	208--899-7430
2. Dwight Gigl	9832 S Locknane	208 473- 0241
3. Sam Nelson	6900 E. Lewis Ln	208- 954-6181
WR 4. Rick Bell rick@richardbellappraisals.com	9329 S. LOCKNANE CT	208.602.4663
5. Vic + Sue Marostica	4546 Dye Lane Kuna	208-890-9724 suemarostica@gmail.com
6. Ruslan Levandovsky	4756 Dye Ln	(206) 551 7557 ruslan lev @ gmail.com
7. Larry Peterson	6411 E Lewis Ln	208-890-0501
W 8. Cory & Andrea Eisenbarth	6915 E Lewis Ln	2083536115 trekaecae@ 2089542529 gmail.com
9. Brad & Kim Smith Kim@Novasan.com	6715 E Lewis Ln	703-475-2061 703-475-5066

Exhibit 5

PRELIMINARY PLAT FOR
HAVEN CREEK SUBDIVISION

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 17
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
AUGUST 3, 2022

LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- TOE — EXISTING TOE OF SLOPE
- TOP — EXISTING TOP OF BANK
- 2610 — EXISTING MAJOR CONTOUR
- 2609 — EXISTING MINOR CONTOUR

NOTES

1. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CANYON COUNTY.
2. A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES PER CITY OF CANYON COUNTY SUBDIVISION CONSTRUCTION REQUIREMENTS.
3. THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
4. DIRECT RESIDENTIAL LOT ACCESS TO ROBINSON ROAD IS PROHIBITED.
5. INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT. PRESSURE IRRIGATION WILL BE CONNECTED TO A NEW PUMP STATION ON COMMON LOT 12. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. POTABLE WATER WILL BE SUPPLIED BY PRIVATE WELLS.
7. SEWER WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
8. STORMWATER TO BE DIRECTED THROUGH A SERIES OF BORROW DITCHES, PIPES, AND MANHOLES TO THE PROPOSED STORM WATER FACILITY PONDS LOCATED IN STORMWATER EASEMENTS IN LOT 1 & 27, BLOCK 1.
9. DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.
10. ALL LOTS ARE RESIDENTIAL EXCEPT LOTS LABELED AS COMMON LOTS. COMMON LOT 18 IS A PRIVATE LOT FOR SHARED USE AND POTENTIAL FUTURE ACCESS TO PROPERTY TO THE SOUTH. COMMON LOT 12 IS A PRIVATE LOT TO BE USED FOR STORM WATER RETENTION AND PRESSURE IRRIGATION PUMP STATION. COMMON LOT 1 IS A PRIVATE LOT TO BE USED FOR THE E ROSECREST DRIVE CENTER ISLAND. SUBDIVISION COMMON AREAS WILL NOT BE IRRIGATED. HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND NOXIOUS WEED CONTROL ON COMMON LOTS.

N

0 50 100 200 300
1"=100'

7 8 18 17 CP&F INST. NO. 200116024

W1/16 17 COR 8 CP&F INST. NO. 889973

E LEWIS LANE (PUBLIC)

ALLEN VANVLIET
LAURA ZIMMERMAN
5415 MAMER LANE
NAMPA, ID 83686
R24209000

MAMER SUBDIVISION
BOOK 15, PAGE 8

SAMUEL NELSON
6900 E LEWIS LANE
NAMPA, ID 83686
R24207000

JAMES C HARDESTY
6912 LEWIS LANE
NAMPA, ID 83686
R24207010

BRADLEY J SMITH
KIMBERLY SMITH
6715 E LEWIS LANE
NAMPA, ID 83686
R28963010

KENTON L EISENBARTH
6915 E LEWIS LANE
NAMPA, ID 83686
R28972000

UNPLATTED

UNPLATTED

12C
1.10 ACRES±

FILIBERTO VILLA
PATRICIA STILLWELL H/W
9881 S LOCKNANE CT
NAMPA, ID 83686
R28973000

CYNTHIA L ATNIP
9886 ROBINSON ROAD
NAMPA, ID 83686
R28962000

LGP RENTALS, LLC
9300 N SNAFFLE BIT
KUNA, ID 83634
R28962010

UNPLATTED

IRENE CHAVOLLA
LUIS CHAVOLLA W/H
6549 E LEWIS LANE
NAMPA, ID 83686
R28962010B0

HEATHER MICHELLE BENSON
MICHAEL ROYCE BENSON
6619 E LEWIS LANE
NAMPA, ID 83686
R28962010A0

GREGORY A BYRON
CINDI J BYRON H/W
5100 BUGLE RIDGE ROAD
NAMPA, ID 83686
R28978200

S ROBINSON ROAD (PUBLIC)

S SWEETVINE PL (PUBLIC)

E ROSECREST DR (PUBLIC)

CL RIDENBAUGH HIGH LINE CANAL

S MARQUETTE PL (PUBLIC)

1 — 1.55 ACRES±
2 — 1.27 ACRES±
3
4 — 1.45 ACRES±
5 — 1.70 ACRES±
6 — 1.10 ACRES±
7 — 1.73 ACRES±
8 — 1.17 ACRES±
9 — 1.14 ACRES±
10 — 1.20 ACRES±
11 — 1.45 ACRES±
13 — 1.67 ACRES±
14 — 1.40 ACRES±
15 — 1.53 ACRES±
16 — 1.51 ACRES±
17 — 1.40 ACRES±
18C — 0.10 ACRES±
19 — 1.75 ACRES±
20 — 1.51 ACRES±
21 — 1.45 ACRES±
22 — 1.20 ACRES±
23 — 1.07 ACRES±
24 — 1.30 ACRES±
25 — 1.39 ACRES±
26 — 1.86 ACRES±
27 — 1.23 ACRES±
28 — 1.35 ACRES±
1C — 0.03 ACRES±

ANTHONY
JOSEPH SENN
JENNIFER
JANICE DENN
5111 BUGLE
RIDGE ROAD
NAMPA, ID
83686
R28978201

ELKHORN ESTATES
BOOK 27, PAGE 34

JAMES DANES
CONNIE DANES H/W
9731 S ROBINSON ROAD
NAMPA, ID 83686
R28979000

WILLIAM LEE NICHOLS
KAREN K NICHOLS
9663 ROBINSON ROAD
NAMPA, ID 83686
R28982000

TED AND SHERRY
ZAHRADNICEK TRUST
9676 ROBINSON ROAD
NAMPA, ID 83686
R28960000

UNPLATTED

TED AND SHERRY
ZAHRADNICEK TRUST
9676 ROBINSON ROAD
NAMPA, ID 83686
R28959000

CURTIS L KESSEL
4930 DYE LANE
KUNA, ID 83634
R28957000

RUSLAN LEVANDOVSKY
VALENTINA LEVANDOVSKY
4756 DYE LANE
KUNA, ID 83634
R28966000

UNPLATTED

MICHAEL S LOCKNANE
9871 S LOCKNANE CT
NAMPA, ID 83686
R28969000

MICHAEL S LOCKNAME &
ISABELLE AMELIA DERRICK
6925 E LEWIS LANE
NAMPA, ID 83686
R28968000

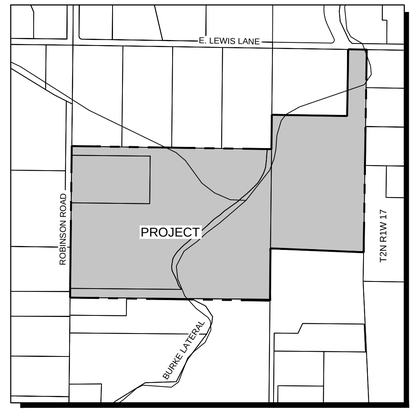
VICTOR MAROSTICA
SUE MAROSTICA
4596 DYE LANE
KUNA, ID 83634
R28964000

RICHARD A BELL
AIMEE N BELL
9829 S LOCKNANE CT
NAMPA, ID 83686
R28973010 0

UNPLATTED

AREA AND LOT SUMMARY

TOTAL PROPERTY AREA	43.95 +/- AC
RESIDENTIAL AREA	36.47 +/- AC
RIGHT-OF-WAY TO BE DEDICATED	5.83 +/- AC
COMMON AREA	1.23 +/- AC
AVERAGE (NET) LOT SIZE	1.41 +/- AC
TOTAL LOTS	29
BUILDABLE LOTS	26
COMMON LOTS	3



VICINITY MAP
SCALE: 1"=500'

SHEET INDEX

SITE DATA

OWNER
DUSTON ROSE
9814 S. ROBINSON RD.
NAMPA, IDAHO 83686
PH: (208) 891-2198

DEVELOPER
HAVEN IDAHO
521 N. 10th AVE.
CALDWELL, IDAHO 83605
PH: (208) 391-3838

LAND USE PLANNER
ALEC EGURROLA
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

ENGINEER
ISAAC JOSIFEK, P.E.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR
ROB O'MALLEY, P.L.S.
T-O ENGINEERS, INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

PARCEL
#R28963000000
0 E. LEWIS LANE
#R289610110
0 ROBINSON ROAD
#R28961000000
9814 ROBINSON BLVD.
#R2896101000
9800 ROBINSON BLVD.

ROADWAY JURISDICTION
NAMPA HIGHWAY DISTRICT NO. 4

SEWER & WATER DISTRICT
PRIVATE

FIRE DISTRICT
KUNA FIRE

SCHOOL DISTRICT
KUNA SCHOOL DISTRICT #3

ZONING
EXISTING ZONING: (AG) AGRICULTURAL
PROPOSED ZONING: (CR-R1)
R1 SINGLE FAMILY RESIDENTIAL
R1 SETBACKS:

FRONT	= 20'
REAR	= 20'
SIDE	= 10'
STREET SIDE	= 20'

IRRIGATION DISTRICT
BOISE PROJECT BOARD OF CONTROL
NAMPA & MERIDIAN IRRIGATION DISTRICT

PROFESSIONAL ENGINEER LICENSED 19574 8/3/22 STATE OF IDAHO ISAAC D. JOSIFEK

REVISIONS		
NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	09/19/2022
2	3RD SUBMITTAL	08/03/2022

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	J. HURD
CHECKED	J. JOSIFEK
APPROVED	J. JOSIFEK

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.TO-ENGINEERS.COM
BOISE • CODY • CHEYENNE • COEUR D'ALENE
HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:
HAVEN CREEK SUBDIVISION
COVER

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 3, 2022
PROJECT: 210590
SHEET: C0.00

L:\210590\3_ACAD\DWG\SHEETS\PRELIMINARY PLAT\210590-C-PP-0.00 COVER.DWG, 8/2/2022

Exhibit 6


COR 8
E. LEWIS LANE (PUBLIC ROAD)
N00°53'49"E 440.09'
12C
1.10 ACRES±
S89°04'39"E 497.32'
N00°32'46"E 226.74'
S89°06'48"E 1318.37'
CL FIESELMANN LATERAL
S SWEETVINE PL (PUBLIC)
S MARQUETTE PL (PUBLIC)
CL RIDENBAUGH HIGH LINE CANAL
ROBINSON RD (PUBLIC ROAD)
N00°38'23"E 666.70'
E ROSECREST DR (PUBLIC)
1C
0.03 ACRES±
N00°37'50"E 333.36'
N89°08'03"W 1319.85'
S00°33'58"W 345.03'
N87°34'56"W 615.04'
S00°53'13"W 1337.48'
1
1.45 ACRES±
2
1.27 ACRES±
3
1.28 ACRES±
0.35 ACRES±
4
1.14 ACRES±
5
1.11 ACRES±
6
1.19 ACRES±
7
1.04 ACRES±
8
9
1.17 ACRES±
10
1.14 ACRES±
11
1.20 ACRES±
12
1.45 ACRES±
13
1.39 ACRES±
14
1.16 ACRES±
15
1.16 ACRES±
16
17
18
19
20
21
22
0.99 ACRES±
23
1.15 ACRES±
24
1.07 ACRES±
25
1.30 ACRES±
26
1.39 ACRES±
27
1.86 ACRES±
28
1.23 ACRES±
29
1.35 ACRES±
0 40 80 160 240
ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

Exhibit 7

Southwest District Health

Pre-Development Meeting
Planned Unit/Commercial

Environmental Health Services
13307 Miami Lane
Caldwell, ID 83607
208.455.5400
FAX 208.455.5405

Name of Development: Haven Creek
Applicant: Tanner Verhoeks
P.E./P.G.: Isaac Josifek
All others in Attendance: Monica Saculles
Becky Yzaguirre
Justin Ruthenbeck EHS #'s 32 Date 01/10/23

Number of Lots or Flow: 26 buildable Acreage of Proposed Development: 43.86
Location of Development: Robinson Rd./Lewis Lane, Nampa, ID

Project in Area of Concern: Yes Groundwater/Rock <10' Yes -
Level 1 NP Necessary for N: Yes - Completed

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☑, City ☐, Community ☑, Public Water Supply ☐
BRO meeting for PWS, Com: Possible community well system.

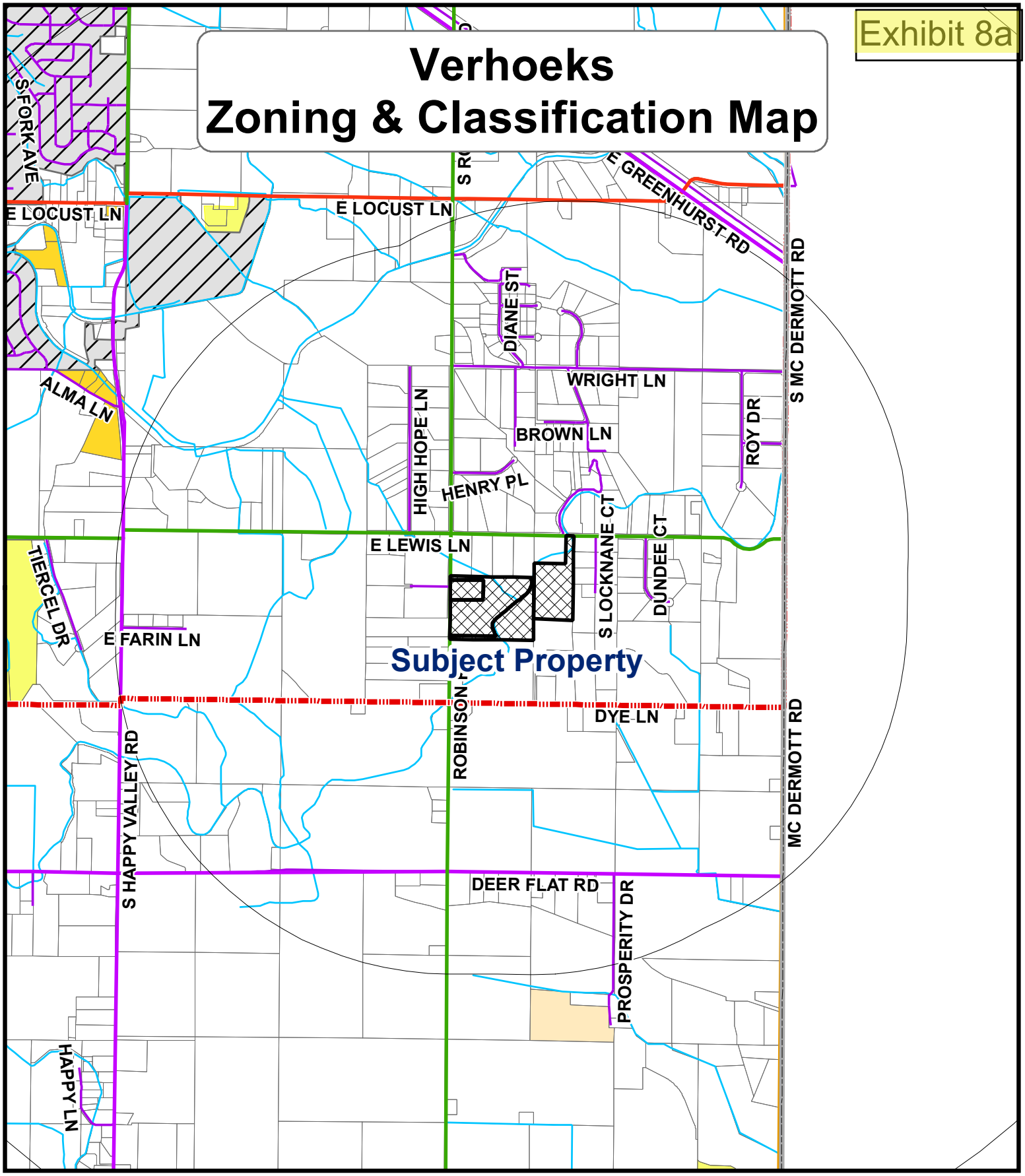
Information Distributed: SER ☑, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments:
Robinson and Lewis
P &Z Hearing - 2/2/23
NP Study Completed in 2021
40% Reduction in NP requried - Fritz review still required
50' Setback from Canals - Keeping all canals but going to pipe one (25')
Community Well may be the route taken - would add 3 lots: 29 Buildable
Wanting additional dwelling units - Looking into Flow generation
4 Bedroom dwelling + 2 bed ADU: 500 gallons per day
Community Water System Req'd if community wells installed
Test holes possible for Febraury
Atlas has excavated ~ 16 THs ? - Could use this data from Atlas if consist

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

Exhibit 8a

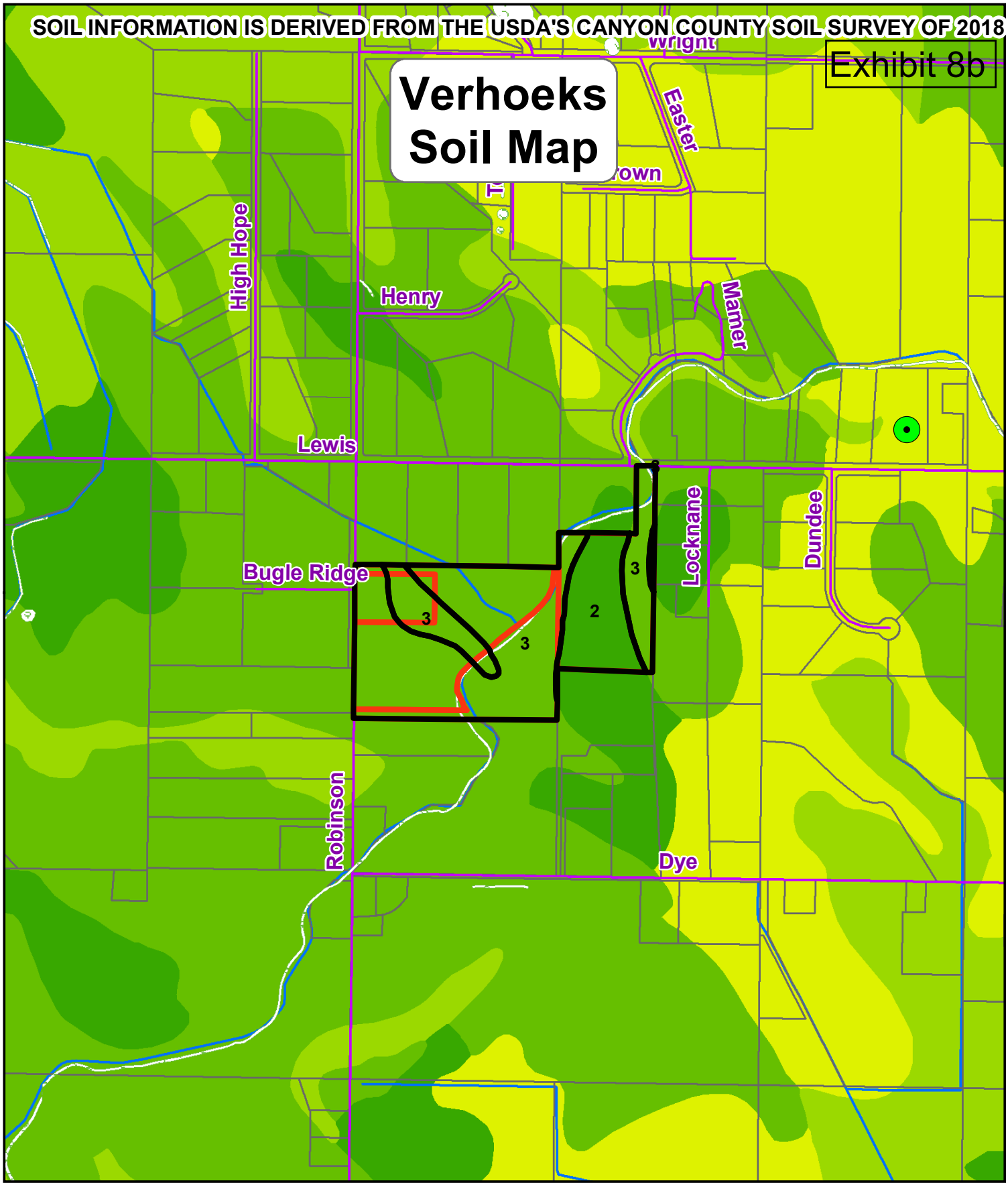
Verhoeks
Zoning & Classification Map



ZONING

RR	R2	CR-C2	C
CR-RR	C1	M1	AG
R1	CR-C1	CR-M1	
CR-R1	C2	M2	

0 0.5 1 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Exhibit 8b
Verhoeks Soil Map
Wright
Easter
High Hope
Henry
Mamer
Lewis
Locknane
Dundee
Bugle Ridge
Robinson
Dye
3
3
2
3
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
GEO-THERMAL LOCATIONS
Wetlands
0
0.25
0.5
Miles

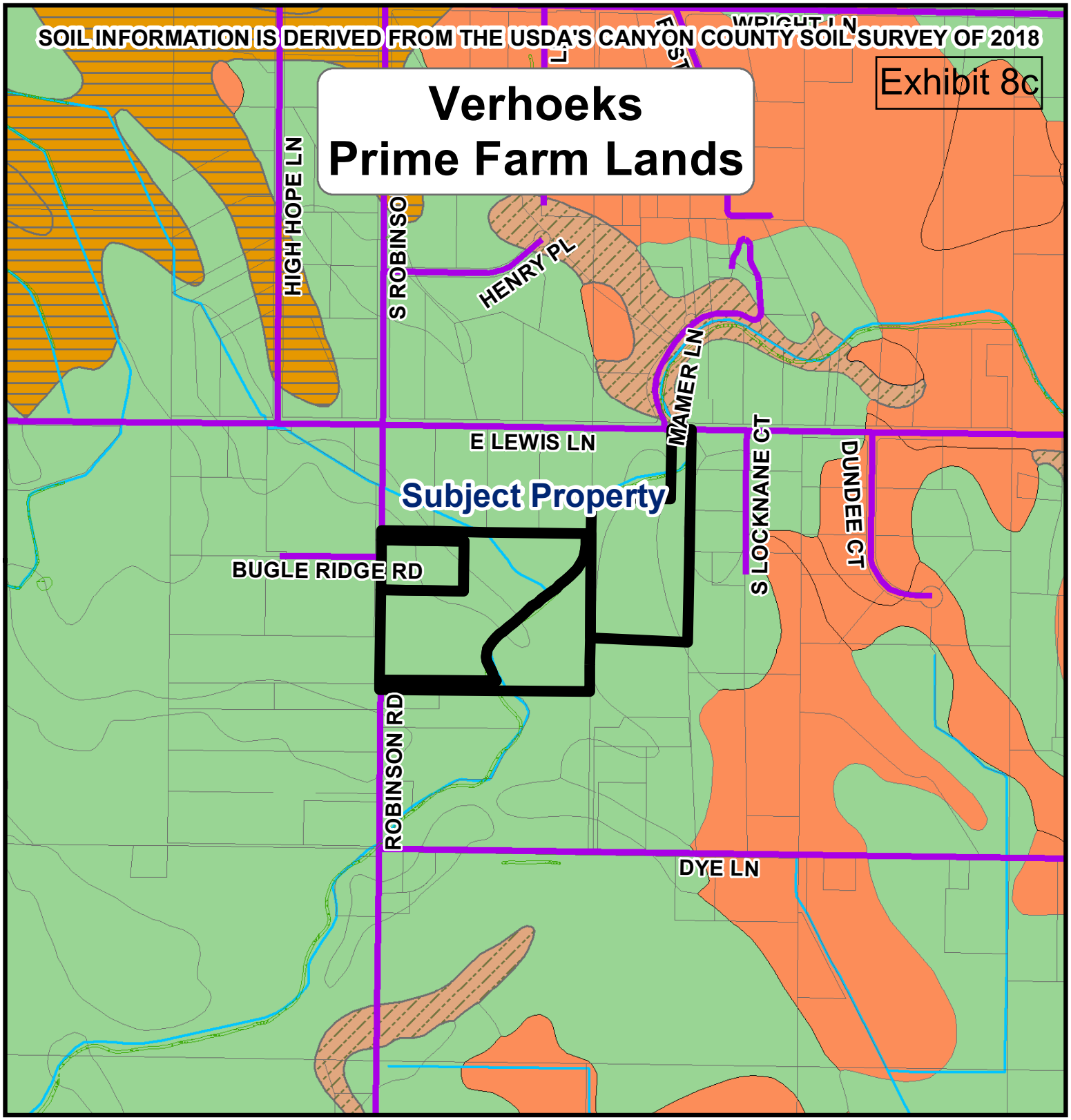

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Exhibit 8c
Verhoeks
Prime Farm Lands
HIGH HOPE LN
S ROBINSO
HENRY PL
MAMER LN
E LEWIS LN
Subject Property
S LOCKNANE CT
DUNDEE CT
BUGLE RIDGE RD
ROBINSON RD
DYE LN
SOILS
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
0
0.125
0.25
Miles

Exhibit 8d

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	10802.88	0.25	0.56%
3	MODERATELY SUITED SOIL	1367435.52	31.39	71.46%
2	BEST SUITED SOIL	353271.60	8.11	18.46%
3	MODERATELY SUITED SOIL	182037.24	4.18	9.51%
3	MODERATELY SUITED SOIL	0.00	0.00	0.00%
		1913547.24	43.93	100%

FARMLAND REPORT

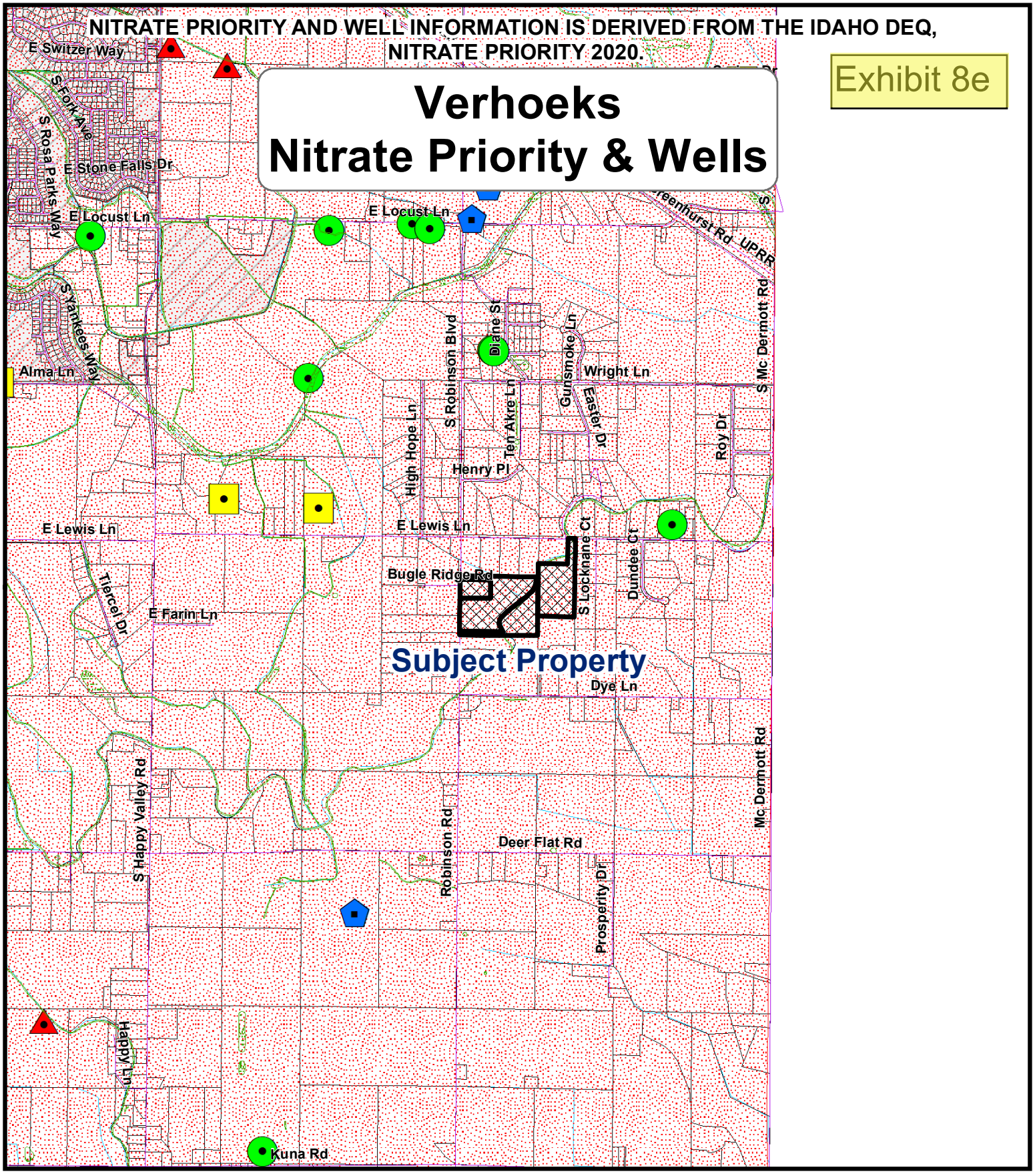
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PpA	Prime farmland if irrigated	10802.88	0.25	0.56%
PoB	Prime farmland if irrigated	1367435.52	31.39	71.46%
PoA	Prime farmland if irrigated	353271.60	8.11	18.46%
PeB	Prime farmland if irrigated	182037.24	4.18	9.51%
PpB	Prime farmland if irrigated	0.00	0.00	0.00%
		1913547.24	43.93	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

Exhibit 8e

Verhoeks
Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

0.005 - 2.00

2.00 - 5.00

5.00 - 10.00

10.00 - 49.80

0 0.5 1 Miles

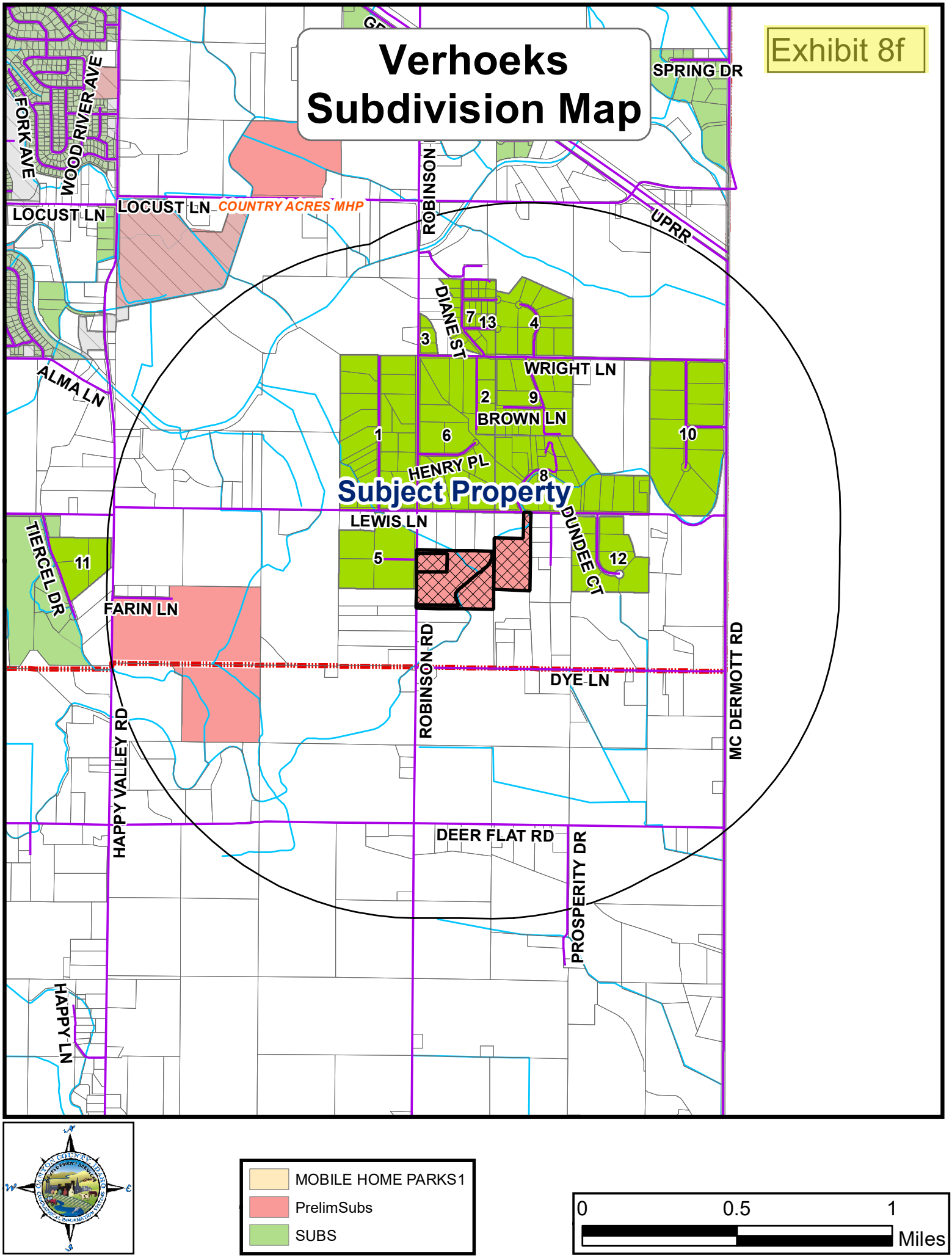

Verhoeks Subdivision Map
Exhibit 8f
SPRING DR
FORK AVE
WOOD RIVER AVE
LOCUST LN
LOCUST LN
COUNTRY ACRES MHP
ROBINSON
UPRR
DIANE ST
7
13
4
3
WRIGHT LN
ALMA LN
2
9
BROWN LN
1
6
10
HENRY PL
8
Subject Property
LEWIS LN
DUNDEE CT
TIERCEL DR
11
5
12
FARIN LN
ROBINSON RD
DYE LN
MC DERMOTT RD
HAPPY VALLEY RD
DEER FLAT RD
PROSPERITY DR
HAPPY LN
MOBILE HOME PARKS1
PrelimSubs
SUBS
0
0.5
1
Miles

Exhibit 8g

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
13	484.27	146	3.32

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
2	158.14	95	1.66

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
47	5.35	4.88	1.00	17.54

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
ROBINSON RANCHETTES	1	2N1W07	80.81	24	3.37	COUNTY (Canyon)	1990
TEN AKRE WOODS	2	2N1W08	10.03	3	3.34	COUNTY (Canyon)	2002
THOMPSON'S #1 AMEND	3	2N1W08	4.38	3	1.46	COUNTY (Canyon)	1971
WRIGHT LANE RANCHES	4	2N1W08	34.72	12	2.89	COUNTY (Canyon)	2002
ELKHORN ESTATES	5	2N1W18	32.88	5	6.58	COUNTY (Canyon)	1999
HENRY HEIGHTS SUB	6	2N1W08	70.11	14	5.01	COUNTY (Canyon)	1990
M & M MOUNTAIN VIEW ACRES	7	2N1W08	23.89	30	0.80	COUNTY (Canyon)	1972
MAMER SUB	8	2N1W08	63.88	20	3.19	COUNTY (Canyon)	1976
MC FARLAND SUB	9	2N1W08	40.06	12	3.34	COUNTY (Canyon)	1973
HOLADAY ACRES SUB	10	2N1W08	73.50	10	7.35	COUNTY (Canyon)	2007
HARD ROCK RIDGE SUB NO 2	11	2N2W13	17.97	3	5.99	COUNTY (Canyon)	2008
AUSSIE ACRES SUB	12	2N1W17	31.55	9	3.51	COUNTY (Canyon)	2004
M & M MOUNTAIN VIEW ACRES NO. 2	13	2N1W08	0.50	1	0.50	Canyon County	2019

SUBDIVISIONS IN PLATTING

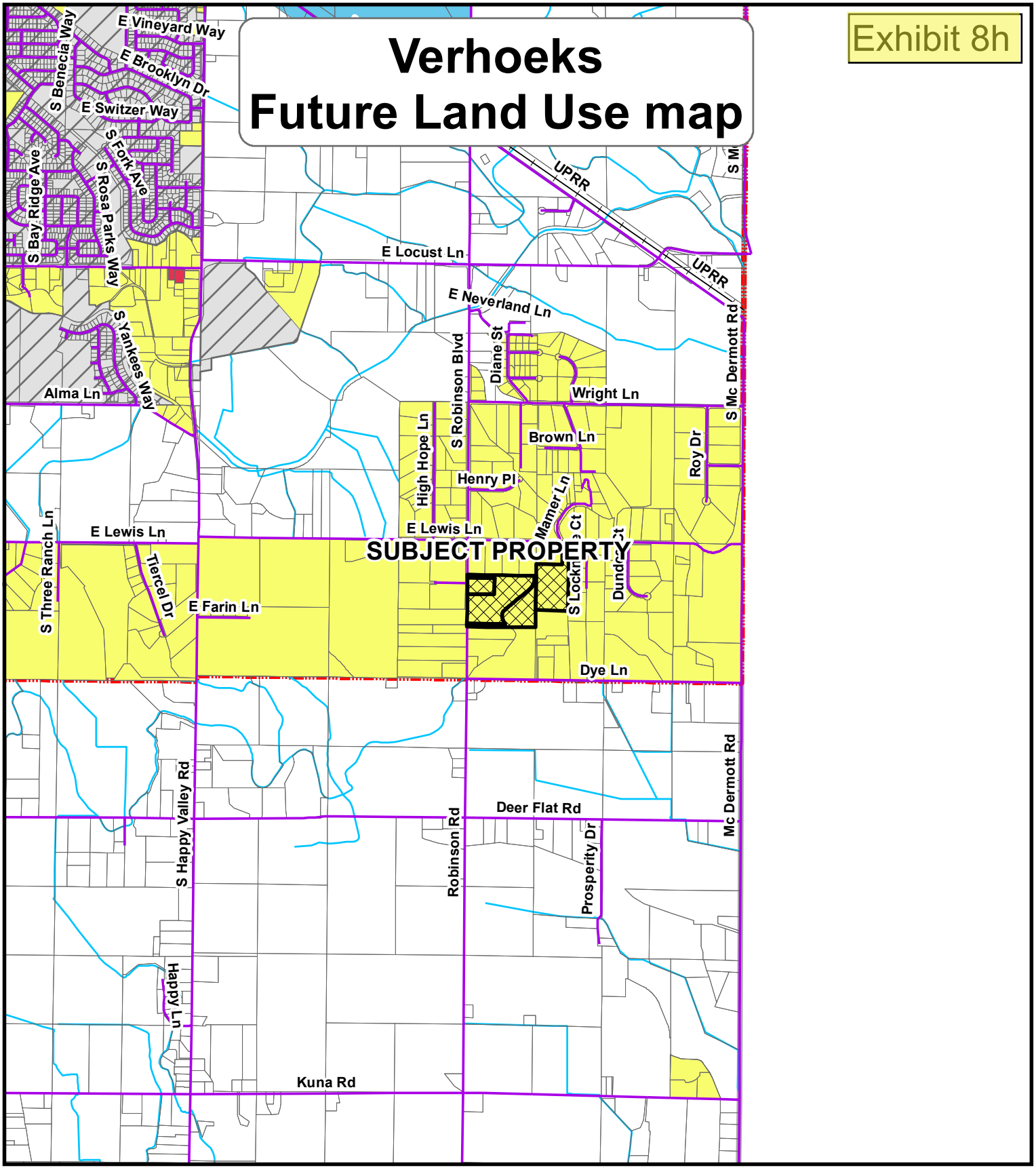
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Haven Creek	114.21	27	4.23
Shoshone Falls	43.93	68	0.65

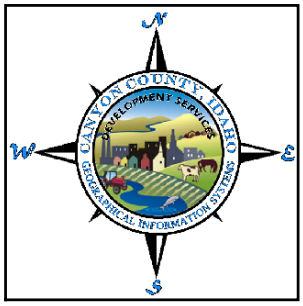
MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…

Exhibit 8h

Verhoeks Future Land Use map





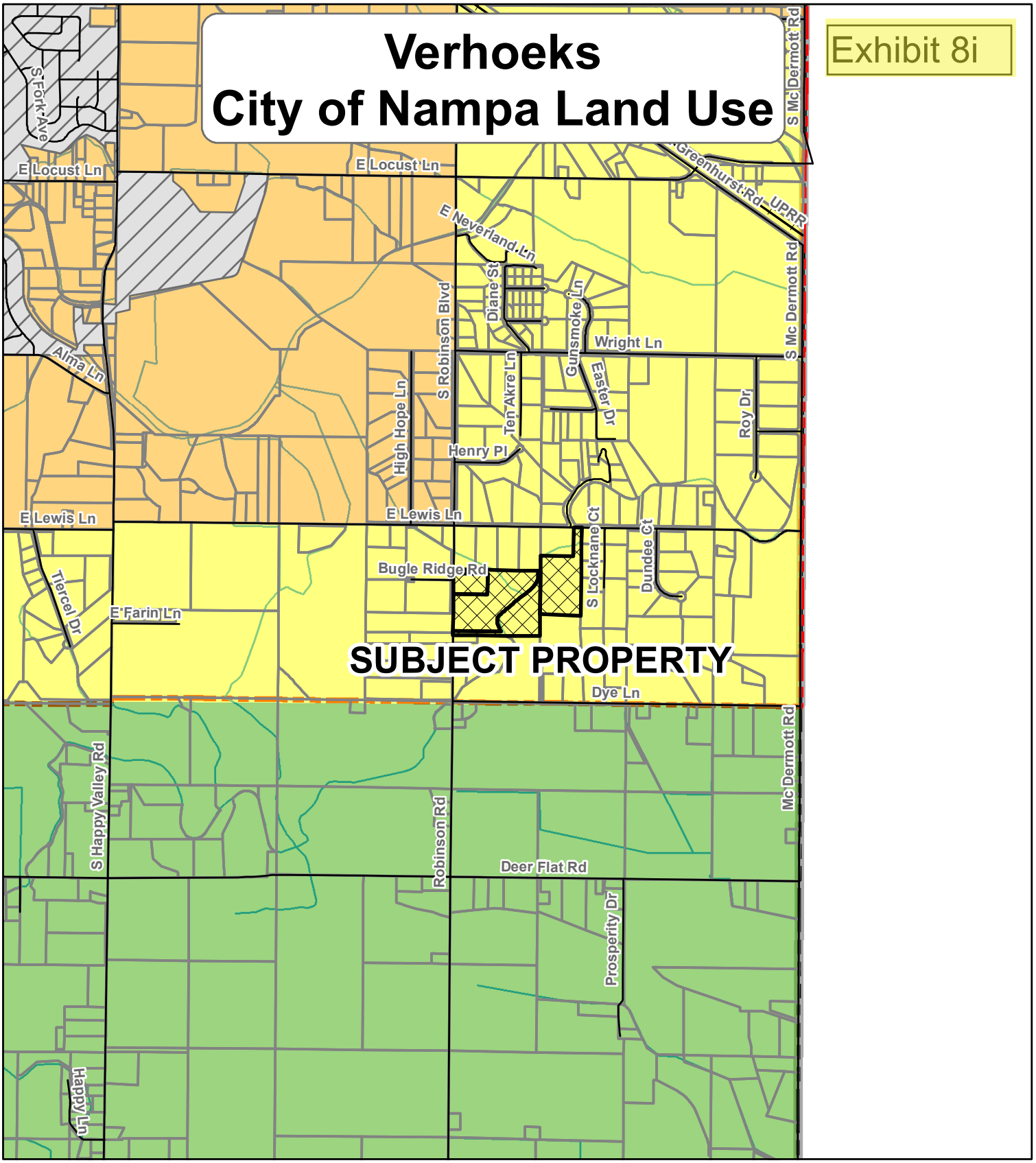
Legend

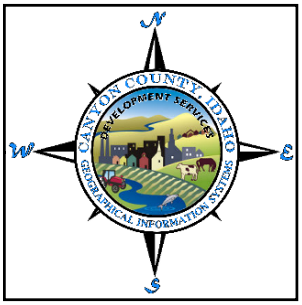
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- Scenic_Byway

0 0.5 1 Miles

Verhoeks
City of Nampa Land Use

Exhibit 8i



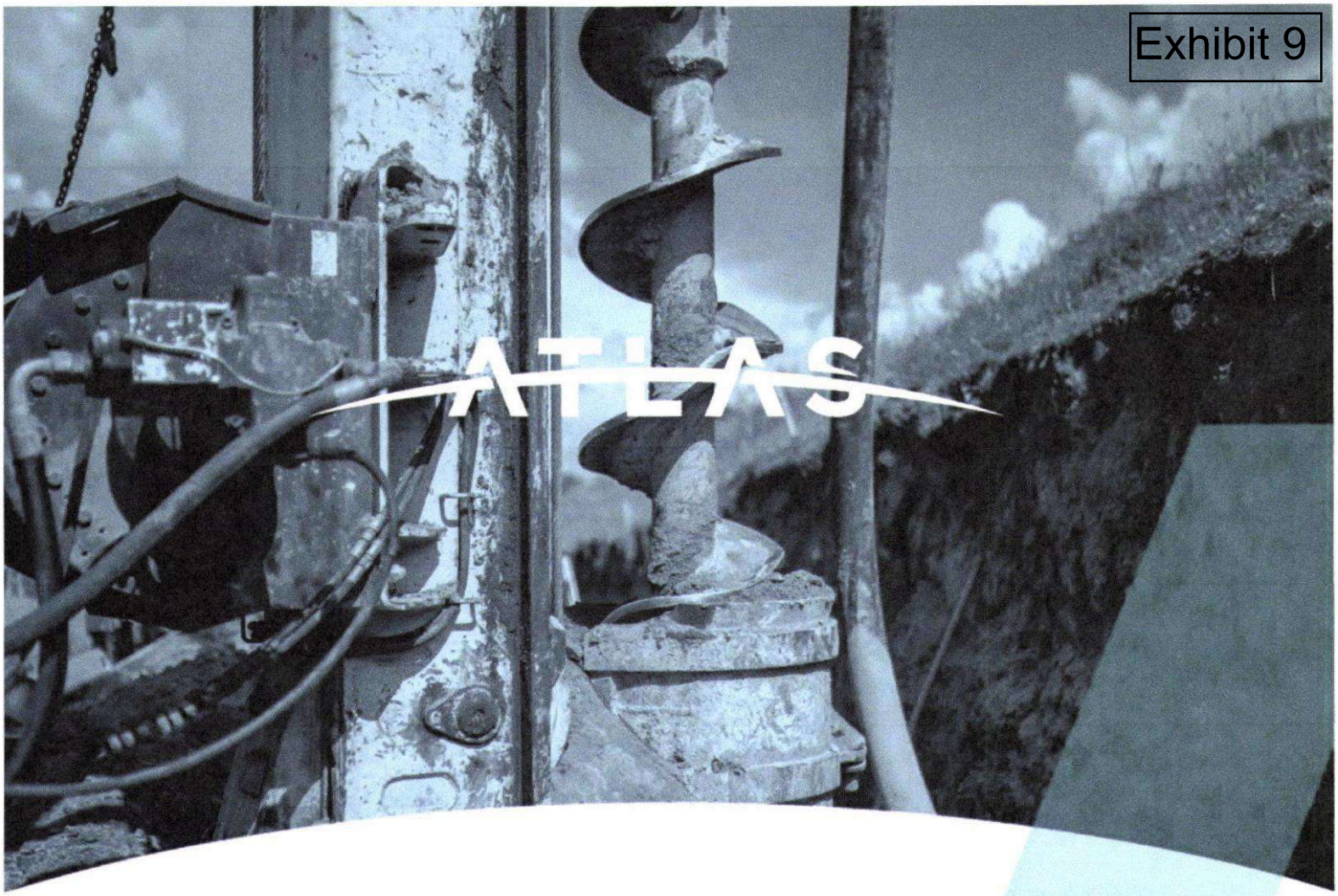


NampaCompPlan

- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- Industrial
- Parks
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Mixed Use
- Community Mixed Use

0 0.4 0.8 Miles

Exhibit 9



LEVEL 1 NUTRIENT PATHOGEN STUDY

HAVEN CREEK SUBDIVISION

9814 Robinson Road
Kuna, ID

PREPARED FOR:

Mr. Tanner Verhoeks
Haven Idaho
521 North 10th Avenue #4
Caldwell, ID 83605

PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
Boise, ID 83709

January 14, 2022
B212203g

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January 14, 2022

Atlas No. B212203g

Mr. Tanner Verhoeks
Haven Idaho
521 North 10th Avenue #4
Caldwell, ID 83605

Subject: **Level 1 Nutrient Pathogen Study**
Haven Creek Subdivision
9814 Robinson Road
Kuna, ID

Dear Mr. Verhoeks:

In compliance with your instructions, Atlas has conducted a Level 1 Nutrient Pathogen Study for the above referenced development. Atlas researched and analyzed pertinent geologic conditions in the vicinity of the project site, and the data was used to estimate the downgradient nitrate concentration from the proposed development. Our scope of services is provided in the following report, and the components of this report are listed in the **Table of Contents**. We have provided a PDF copy for your review and distribution.

Atlas would be pleased to continue our role as geotechnical engineers during project implementation. Additionally, Atlas has great interest in providing materials testing and special inspection services during construction of this project. If you will advise us of the appropriate time to discuss these services, we will meet with you at your convenience.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

PROFESSIONAL ENGINEER
LICENSED
14919
1-14-22
STATE OF IDAHO
MONICA SACULLES

Bryar Jensen, EI
Staff Engineer

Monica Saculles, PE
Senior Geotechnical Engineer

Distribution: Fritz Durham, Idaho Department of Environmental Quality (PDF Copy); Stephen Fitzner, Southwest District Health (PDF Copy).

ATLAS

CONTENTS

TABLES

APPENDICES

1. INTRODUCTION

This report presents results of a Level 1 Nutrient Pathogen (NP) Study conducted for the proposed Haven Creek Subdivision in Kuna, ID. This study has been conducted to determine whether the proposed number of residential lots for the site will exhibit a negligible impact on groundwater conditions and whether a comprehensive Level 2 NP Study, as outlined by Southwest District Health (SWDH), will be required.

1.1 Authorization

Authorization to perform this analysis was given in the form of written authorization to proceed from Mr. Tanner Verhoeks of Haven Idaho to Monica Saculles of Atlas Technical Consultants (Atlas), on 20 December 2021. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Haven Idaho and Atlas. Our scope of services for the proposed development has been provided below.

1.2 Purpose

The purpose of this study is to determine the various site parameters present, which in turn will determine whether the proposed number of residential lots for the site will exhibit a negligible impact on groundwater conditions. Specifically, this study complies with requirements established by Canyon County and the SWDH for area developments in accordance with the Idaho Department of Environmental Quality (IDEQ) guidelines dated 6 May 2002.

1.3 Scope of Investigation

The scope of this study included reviewing geologic literature, assembling an inventory of available reports of wells (domestic, irrigation, or other) in the immediate area, reviewing available water resource reports, and performing a site reconnaissance of the project site. At an additional fee, Atlas will perform on-site evaluation of soils within the proposed septic system drainfield locations following approval of the preliminary plat; however, at that time, a SWDH or IDEQ representative must be present to observe and approve this work.

1.4 Warranty and Limiting Conditions

The field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above. Atlas warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted professional engineering practice in the fields of site civil engineering, soil mechanics, and engineering geology, only for the site described in this report. No other warranties are implied or expressed.

These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the subject property within the scope cited above and are necessarily limited to the conditions observed at the time of the site visit and research. The report is also limited to the information available at the time it was prepared. In the event additional information is provided to Atlas following the report, it will be forwarded to the client in the form received for evaluation by the client. There is a distinct possibility that conditions may exist which could not be identified within the scope of the investigation or which were not apparent during the site investigation.

This report was prepared for the use of Haven Idaho, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed upon scope of work outlined in the report and the Contract for Professional Services between Client and Atlas Technical Consultants ("Consultant"). Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither Client nor Consultant make any representation of warranty to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown to Client or Consultant. Neither Client non Consultant shall have any liability to, or indemnifies or holds harmless third parties for any losses incurred by the actual or purported use or misuse of this report. No other warranties are implied or expressed.

2. PROJECT DESCRIPTION AND EXISTING SITE CONDITIONS

2.1 Project and Vicinity Description Including Site Topography and Drainage

The proposed development is located southwest of the City of Nampa, Canyon County, ID, and occupies a portion of the NW¼ of Section 17, Township 2 North, Range 1 West, Boise Meridian. The site address is 9814 North Robinson Road in Kuna, Idaho.

Currently, the proposed development consists of 43.86 acres of agricultural land with a residence located in the western portion of the parcel. A general westerly slope is present across the site. The project site is bordered on the west by Robinson Road, and surrounded on all sides by existing rural residential/agricultural properties. The proposed development will consist of 26 single-family residential lots with individual wells and septic systems.

No stormwater drainage facilities are located in the vicinity of the site, and the project site does not receive off-site drainage. Stormwater drainage for the project site is achieved by percolation through surficial soils. Regional drainage is north and west towards the Boise River. A topographic map and general site map are located in **Appendix I**.

2.2 Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape. The project site is underlain by "Basalt Flows of Indian Creek, Undivided" as mapped by Othberg and Stanford (1993). This volcanic deposit is composed of multiple flows of medium to dark gray olivine basalt. These flows erupted from numerous vents found south of the Boise River and north of the Snake River, southeast of the City of Boise, Idaho. At the time of eruption lavas flowed into and down ancestral Indian Creek and Boise River valleys. Northwest-trending, gently sloping escarpments suggest faulting of the basalt. These basalts are mantled with loess 2-12 feet thick that contains about 35% pedogenic clay and a duripan that can be 3 feet thick. A geologic map showing the approximate site boundary is included in **Appendix II**.

2.3 Localized Geology and Hydrogeology

Based on review of Well Driller's Reports (well logs) maintained at the IDWR website for portions of three immediately adjacent sections, Atlas assessed the localized geology and hydrogeology for the site and surrounding areas. Further description of the well log research can be found in the **Well Driller's Report Review** section of this report. In general, well logs in the area show that near surface soils consist primarily of topsoil and clays that are underlain by basalt.

The well logs also showed static groundwater levels generally ranging from around 14 to 68 feet below ground surface. First encountered water was not always listed on the well logs, but based on available data and assessing depths of the first water bearing zones that were documented, first encountered water appears to range from roughly 30 to 83 feet below ground surface. In some limited instances, first encountered water wasn't noted until depths of up to 106 feet. The water depths appear to vary with location and topography.

Prior to preparing this Nutrient Pathogen Study, Atlas conducted a subsurface geotechnical investigation for the property. Based on review of the Geotechnical Engineering Report (B213035g), onsite soils primarily consisted of sandy lean clay soils that were underlain in most areas by sandy silt soils. Hardpan cementation was present through portions of the sandy silt soils. Basalt rock was noted at depth in most of the test pits. This soils/rock profile is similar to profiles found on nearby driller's well logs that are included later in this report. In general, these driller's well logs showed topsoil near the surface, hardpan, and sand-clay mixtures. At greater depths, varying layers of sand, clay, basalt and gravels were noted. Copies of the test pit logs and a map showing the test pit locations can be found in **Appendix III**.

Groundwater was not encountered within test pits advanced to a maximum depth of 13.8 feet below ground surface (bgs). Review of the Idaho Department of Water Resources (IDWR) monitoring well data within approximately ¼-mile of the project site, groundwater was measured at depths ranging between 38 and 62 feet bgs. Furthermore, the driller's well logs generally show static groundwater depths ranging from 14 to 68 feet bgs. These static water depths appear to vary with location and topography. Since elevations on the site vary roughly 20 feet from the low points to the high points, seasonal high groundwater levels are anticipated to vary significantly.

2.4 Soil Survey Review

Atlas reviewed the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Service website for soil survey information on Canyon County. Research indicated that the project site is characterized by the Potratz-Power silt loams, Power-Potratz complex silt loams, and Power-Purdam silt loams. Specific soils characteristics, as defined by the USDA NRCS, have been listed below for each of these soils and soil survey data from the NRCS website has been included in **Appendix IV** of this report:

- **Potratz-Power silt loam** – Potratz-Power silt loam soils occur on lava plains. These soils are classified as well drained and the most limiting soil layer has a moderately high to high capacity to transmit water. Typical soil profiles for the Potratz-Power silt loam include silt loam at the surface, followed by loam underlain by bedrock.
- **Power-Potratz silt loam** – Power-Potratz soils occur on terraces. These soils are classified as well drained and the most limiting soil layer has a moderately high to high capacity to transmit water. Typical soil profiles of Power-Potratz silt loam include silt loam at the surface, followed by loam underlain by bedrock.
- **Power-Purdam silt loam** – Power-Purdam soils occur on stream terraces. These soils are classified as well drained and the most limiting soil layer has a very low to moderately high capacity to transmit water. Typical soil profiles of Power-Purdam silt loam include silt loam or silty clay loam at the surface, followed by cemented material underlain by stratified very gravelly sand to loam.

2.5 Review of Nutrient Pathogen Studies in the Vicinity of the Project Site

Atlas has filed a request for information with IDEQ to view nutrient pathogen studies completed near the referenced site. Atlas has reviewed the following documents:

- Level 1 Nutrient Pathogen Study, Hardrock Ridge Subdivision, southwest of Lewis Lane and Happy Valley Road, Canyon County, Idaho, prepared by Skinner Land Surveying and dated September 11, 2006
- Level 1 Nutrient Pathogen Study Addendum 1, Butterfield Subdivision, NWC of Columbia Road and Ridgewood Road, Canyon County, Idaho, prepared by Skinner Land Surveying and dated July 25, 2006

Information gathered from review of these documents is referenced within the **Hydraulic Conductivity** section of this report.

3. SITE PARAMETERS FOR LEVEL 1 NITRATE MASS-BALANCE ANALYSIS

3.1 Water Budget Parameters

3.1.1 Well Driller's Report Review

Prior to 1967 in the State of Idaho, driller's logs for wells were submitted to Idaho Department of Water Resources (IDWR) on a voluntary basis. After 1967, it became an Idaho requirement to submit logs for all wells drilled. However, the state was unable to track or enforce completion of this requirement until 1987 when well permits were also required by the state. Therefore, available records maintained by the IDWR may be incomplete for the area researched.

Atlas conducted a review of Well Driller's Reports (well logs) maintained at the IDWR website for portions of three immediately adjacent sections. A total of 53 Well Driller's Reports on file for this area were copied and are included in **Appendix V** of this report, along with a map showing approximate well locations. Although numerous well logs are available for the site vicinity, only 14 wells provided complete pump test data. A spreadsheet showing tabulated data from the well logs can be found in **Appendix V**.

Of the wells with complete pump test data, several listed a drawdown that was higher than possible, and were excluded from analysis. Other wells had drawdown values that were either listed as "zero" or "none" and were not used in the analysis. Lastly, a bailer was used for the test of well 46, so the well was likewise eliminated from analysis. Atlas was left with 3 usable well logs that were used for hydraulic conductivity analysis.

Discharge rates listed on the well logs ranged from 15 to 150 gallons per minute. Drawdown data generally ranged from 1 to 80 feet, though some well logs reported drawdown as high as 135 feet. Aquifer sediments commonly included fractured basalt, with some sand and gravel sediments.

3.1.2 Hydraulic Conductivity

Atlas calculated the transmissivity of each of the wells using the following relationship provided by Razack and Huntley (C.W. Fetter, 2001):

$$T = 33.6\left(\frac{Q}{h_0 - h}\right)^{0.67}$$

Where: T = Transmissivity (feet^2/day)
Q = Pumping Rate (feet^3/day)
h_0-h = Drawdown (feet)

The hydraulic conductivity values for each of the wells were then obtained by the following relationship (C.W.Fetter, 2001):

$$K = \frac{T}{b}$$

Where: K = Hydraulic Conductivity (feet/day)
T = Transmissivity (feet^2/day)
b = Aquifer Thickness (feet)

Using the previously stated equations with the stated input data, Atlas obtained calculated hydraulic conductivity values that ranged from 21 to 369 feet/day. Atlas calculated the average hydraulic conductivity value as 141 feet/day. Additionally, based on two previous NP Studies that have been conducted within the vicinity of the project site, hydraulic conductivity values ranging from 75 to 87 feet per day were used and approved during the IDEQ/SWDH review process. For the mass-balance spreadsheets, Atlas used a hydraulic conductivity of 81 feet/day, which is the average of values used and approved in previous NP studies, and lower than the calculated well log average.

3.1.3 Groundwater Gradient and Direction

For groundwater gradient information within the vicinity of the site, a review of the available literature developed for the region was conducted. Specifically, Atlas reviewed the map provided to Atlas by the IDEQ during the public records request. This map showed the groundwater contour elevations in the vicinity of the site. Based on these groundwater contour elevations, Atlas found that a 50 foot drop in elevation occurs in the area over a distance of roughly 15,000 linear feet. This drop in groundwater elevation yields a hydraulic gradient of 0.0033 feet/feet. A northwestern groundwater flow direction (roughly 315° Azimuth) was also determined based on this map. For this report, Atlas used a hydraulic gradient of 0.0033 feet/feet for the mass-balance spreadsheet. Atlas has presented a map of the IDEQ groundwater flow contours in **Appendix VI** of this report.

3.1.4 Mixing Zone Thickness

In the mass-balance spreadsheets, the mixing zone thickness refers to the induction zone anticipated for the septic tank effluent or contaminate source. IDEQ guidance states that the value of the mixing zone thickness varies with distance from the proposed location of the septic system to the property boundary as follows:

- If distance is less than 500 feet to the property boundary, use a mixing zone thickness of 15 feet.
- If distance is between 500 and 1,000 feet to the property boundary, use a mixing zone thickness of 30 feet.
- If distance is greater than 1,000 feet to the property boundary, use a mixing zone thickness of 60 feet.

Since the distance between the closest individual septic system location to the property boundary is less than 500 feet, Atlas used a value of 15 feet as the mixing zone thickness for the mass-balance spreadsheets.

3.1.5 Aquifer Widths Perpendicular to Flow

Atlas used a northwest groundwater flow direction (approximately 315° Azimuth) and the property site plan to determine the aquifer widths for the mass-balance spreadsheets. For the individual lots on the project site, Atlas determined that 191.73 to 348.20 feet are the aquifer widths that are perpendicular to the northwesterly flow direction. A site map with the perpendicular widths identified is located in **Appendix VII** of the report.

3.1.6 Area of Parcel, Percent of Lot Impervious, and Number of Proposed Lots

The Client described the project as 43.86 acres with 26 proposed lots that are approximately 1.03 to 2.16 acres in size. For the mass-balance spreadsheets, Atlas analyzed two of the smallest lots and estimated that less than ten percent of the parcel would be impervious to percolation as a result of the proposed development.

3.1.7 Gallons of Septic Tank Effluent

The Client described the project as having individual septic tank systems for each proposed single-family residential lot. For the mass-balance spreadsheets, Atlas used the default value of 300 gallons per day for the septic system as the amount of effluent discharge.

3.1.8 Regional Climatology and Natural Recharge Rate

For the region, the annual average temperature ranges from 20°F to 91°F with extremes from -4°F to 102°F. The region has average wind speeds of up to 11 miles per hour in spring with a prevailing direction from the southeast. The pH of surface water, groundwater, and soil in the region typically range from 7 to 9. Average precipitation for the region is on the order of 10 to 12 inches per year.

The natural recharge rate (NRR) has been estimated using the following relationship provided by IDEQ:

$$NRR = 0.0046(\text{Annual Precipitation in inches})^2$$

Using the above relationship, an annual precipitation rate of 11 inches yields an estimated natural recharge rate of 0.6 inches per year, and this value was used in the mass-balance spreadsheets. A copy of the research data showing the annual precipitation for the project area is included in **Appendix VIII**.

3.2 Nitrogen Budget Parameters

3.2.1 Vicinity Water Quality and Background Groundwater Nitrate Concentration

Atlas reviewed well monitoring data from the IDEQ and IDWR websites for 3 wells in the project site vicinity. Additional monitoring wells were present within the site vicinity, though they were either set in deep aquifers or had not been sampled within the past several years. Atlas averaged the nitrate value obtained from two of the wells with the most recent monitoring date. These wells had nitrate concentrations of 5.27 and 5.5 mg/L, which resulted in an average concentration of 5.4 mg/L. Therefore, Atlas used a value of 5.4 mg/L as the background nitrate level for the mass-balance spreadsheets in this report. A spreadsheet showing tabulated data from these 3 well logs, as well as a map showing the well locations, can be found in **Appendix IX**.

3.2.2 Septic Tank Effluent Concentrations

In the mass-balance spreadsheets, the value for septic tank effluent concentrations refers to the amount of nitrate (nitrate concentration) that is anticipated to be released into the groundwater system from effluent or a contaminate source. Currently, there are three types of septic tank systems: a regular septic tank system and two nitrate reducing systems:

- A regular septic tank releases a nitrate concentration of 45 mg/L in the effluent discharge.
- A 40 percent nitrate reducing system releases a nitrate concentration of 27 mg/L in the effluent discharge.
- A 65 percent nitrate reducing system releases a nitrate concentration of 16 mg/L in the effluent discharge.

3.2.3 Denitrification Rate and Nitrate in Natural Recharge Rate

In the mass-balance spreadsheets, the values for the denitrification rate and nitrate in natural recharge are preset default values set by IDEQ. Atlas used the default value of 0 for the Denitrification Rate and 0.3 mg/L for the Nitrate in Natural Recharge for the mass-balance spreadsheets.

4. LEVEL 1 NITRATE MASS-BALANCE ANALYSIS

Nitrate is the most mobile constituent of concern in domestic wastewater and has an impact on public health when the maximum contaminant level (MCL) is exceeded (nitrate-N >10.0 mg/L). For this reason, nitrate is usually the limiting factor in determining appropriate lot sizes and on-site wastewater treatment system design and placement. According to the Nutrient-Pathogen Evaluation Program for On-Site Wastewater Treatment Systems May 2002, IDEQ considers an increase of 1.0 mg/L nitrate, or less, predicted to occur at the down-gradient boundary of each individual lot as demonstrating a negligible impact. To evaluate the impact of nitrate on the groundwater system in the vicinity of the proposed project, a mass-balance approach, recommended by SWDH and IDEQ, has been performed. Note that calculations for this approach do not take into consideration actual alignment of individual wastewater treatment systems.

The mass-balance spreadsheets for down-gradient nitrate concentration for the lots with the smallest aquifer width perpendicular to groundwater flow direction and smallest acreage are present in **Appendix X**. A summary of values used in the analysis are presented in **Table 1** and results of the analyses are presented in **Table 2**.

Table 1 – Parameters Used in the Level 1 Nitrate Mass-Balance Analysis

Water Budget	Value Used
Hydraulic Conductivity (ft/day)	81
Hydraulic Gradient	0.0033
Mixing Zone Thickness (ft)	15
Percent of Parcel that is Impervious (%)	10
Septic Tank Effluent (gpd/home)	300*
Natural Recharge Rate (in/yr)	0.6
Nitrogen Budget	**Value Used**
Upgradient Groundwater Concentration (mg/L)	5.4
Denitrification Rate (decimal fraction)	0*
Nitrate in Natural Recharge (mg/L)	0.3*
Point of Compliance Nitrate Concentration Goal (mg/L)**	6.4

***Numbers represent the default values recommended by IDEQ and SWDH.**
****Upgradient groundwater concentration (mg/L) plus 1 mg/L equates to point of compliance nitrate concentration goal.**

Results of the mass-balance analysis for the lots with the smallest aquifer width perpendicular to groundwater flow direction and smallest acreage are outlined below. Mass-balance spreadsheets for standard and 40% nitrate reducing septic systems were prepared for these two lots.

Table 2 – Individual Lot Mass-Balance Analysis for Various Septic Tank Systems

Lot Number	Lot Area (acres)	Aquifer Width Perpendicular to Groundwater Flow Direction (feet)	Downgradient Nitrate Concentration (mg/L)		
			Standard Septic Systems	40% Nitrate Reducing Systems	65% Nitrate Reducing Systems
Lot 9	1.03	200.22	7.2*	6.4	N/A
Lot 23	1.60	191.73	7.3*	6.4	N/A

***Value exceeds the point of compliance nitrate concentration goal of 6.4 mg/L.**

5. CONCLUSIONS AND RECOMMENDATIONS

Mass-balance spreadsheets for down-gradient nitrate concentration have been prepared for the lots with the smallest aquifer width perpendicular to groundwater flow direction and smallest acreage. All spreadsheets are presented in the **Appendices** of this report. Considering the estimated input parameters, the results of the nitrogen mass-balance approach indicated that the down-gradient nitrate concentration using a 40 percent nitrate reducing system is 6.4 mg/L. **Thus for the entire site, the Point of Compliance Nitrate Concentration value of 6.4 mg/L was not exceeded when analyzing for the 40 percent nitrate reducing septic systems.**

Note that SWDH and IDEQ must review and approve the parameter values developed for this Level 1 NP Study and the mass-balance spreadsheets prior to subdivision approval. Also, note the following:

- If changes in the number of lots are desired, a revised lot layout must be provided to Atlas, and this study must be resubmitted or amended.
- This report must be submitted to the SWDH with a preliminary plat as well as the Subdivision Engineering Report (SER). Also, SWDH requires a preliminary development meeting to begin the SER process.
- To verify soil profile components at actual drainfield locations, soil exploration by test pits or borings, with approval by SWDH personnel, will be required following development of the preliminary plat.

Again, these results, as of the completion of this report, have not been reviewed by IDEQ or SWDH. Therefore, a revision in assumed hydraulic conductivity value, or other parameters used in the mass-balance spreadsheet, may be required subsequent to the SWDH and IDEQ review, and consequently, the allowable number of lots may change significantly. If so, the SWDH and IDEQ will request that this report be resubmitted or amended with revised values.

6. REFERENCES

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7. LIST OF APPENDICES

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Appendix II	Geologic Map with Approximate Project Site Location
Appendix III	Site Map with Test Pit Locations and Subsurface Investigation Test Pit Logs
Appendix IV	Soil Survey Information
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Appendix IX	Site Location with Vicinity Monitoring Wells Map and Monitored Well Data
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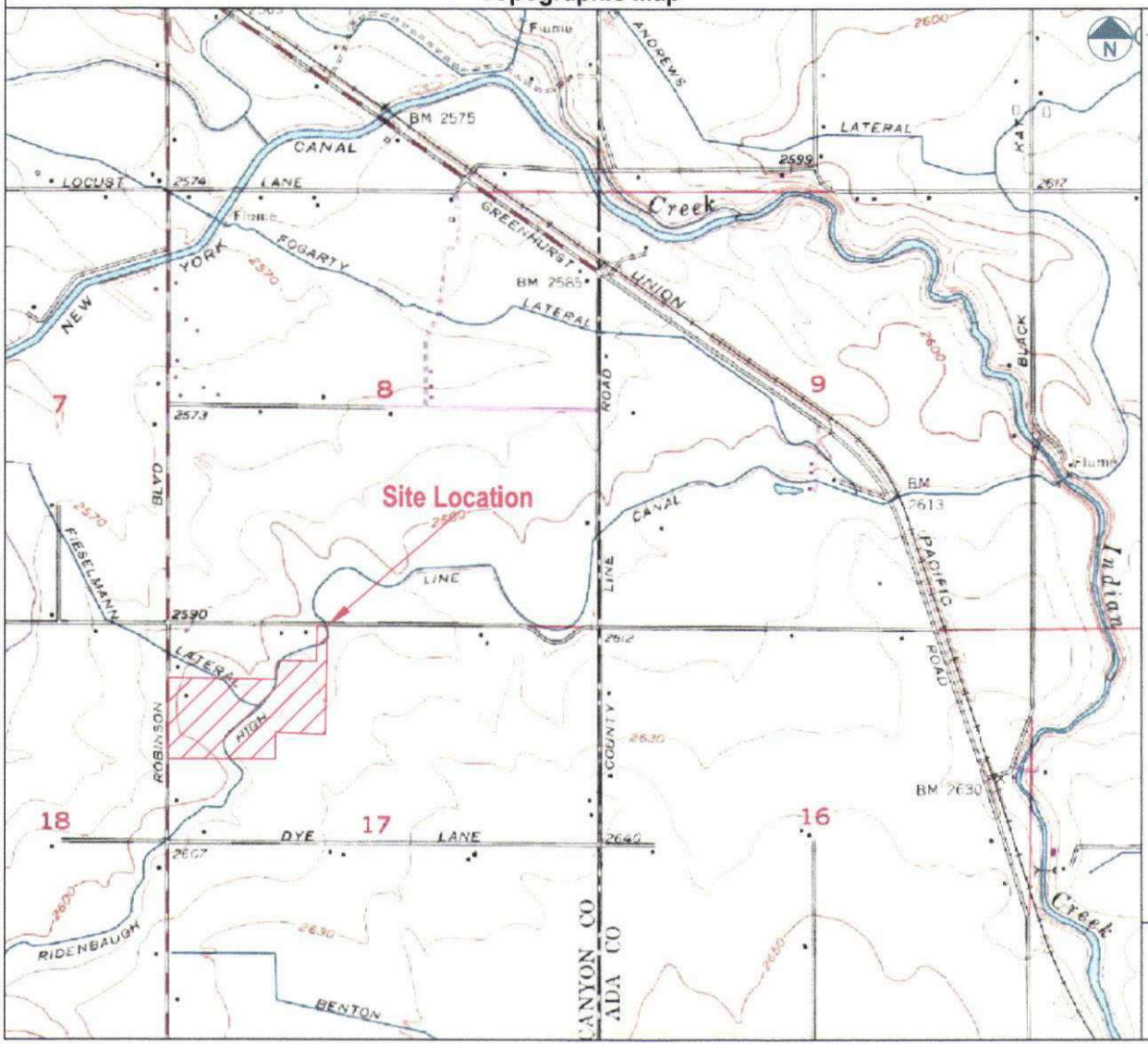
Appendix I TOPOGRAPHIC MAP AND GENERAL SITE MAP

Topographic Map

Figure 1



MAP NOTES:

- Meridian, Idaho
  43116-E2-TF-024
  1953, Photorevised 1971
  10 Foot Contour Intervals
  T3N, R1W, & Section 32

LEGEND

Approximate Site Location

SCALE
0 0.25 0.5
(Mile)

Haven Creek
9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
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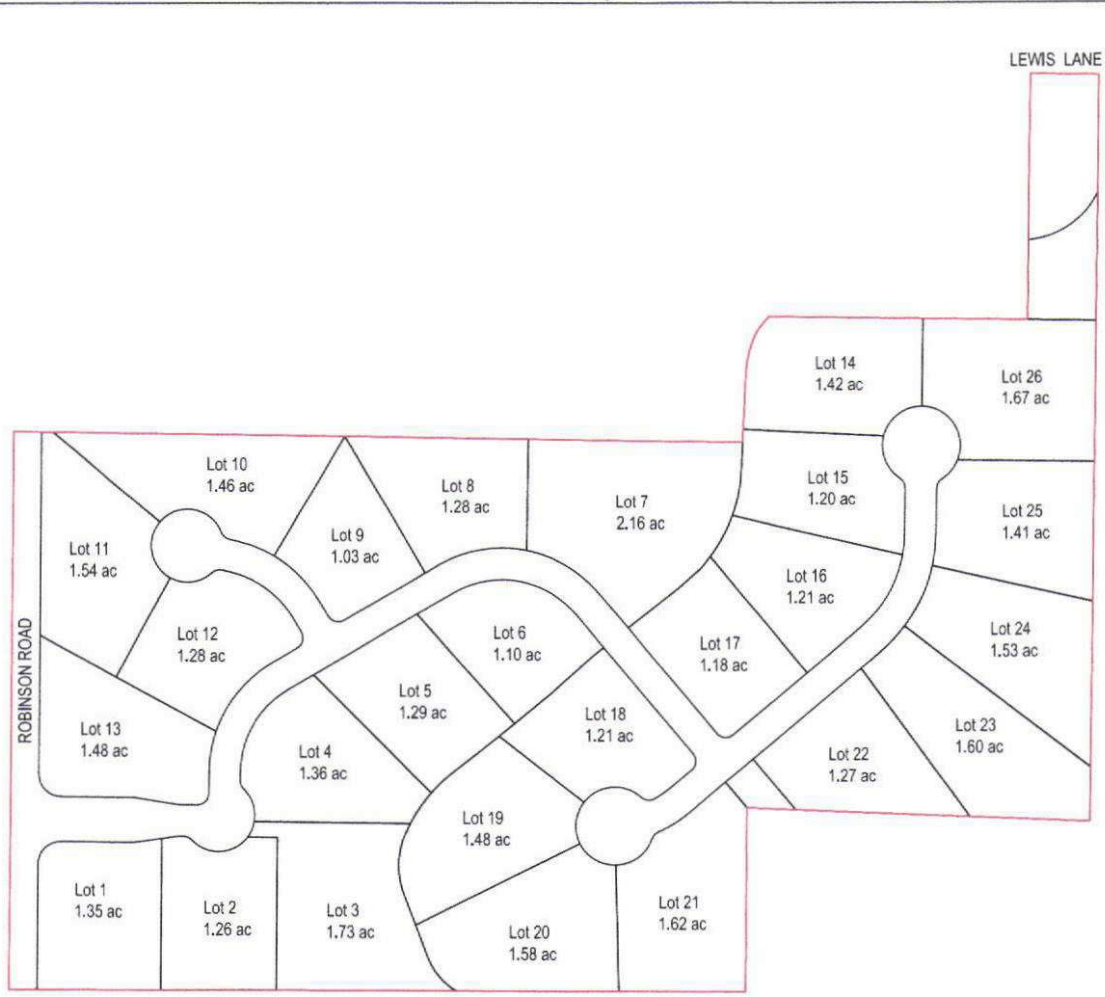
Web: oneatlas.com

Site Map

Figure 2



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

SCALE

0 175 350

(Feet)

Haven Creek

9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

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Appendix II GEOLOGIC MAP WITH APPROXIMATE PROJECT SITE LOCATION

GEOLOGIC MAP OF THE BOISE VALLEY AND ADJOINING AREA, WESTERN SNAKE RIVER PLAIN, IDAHO

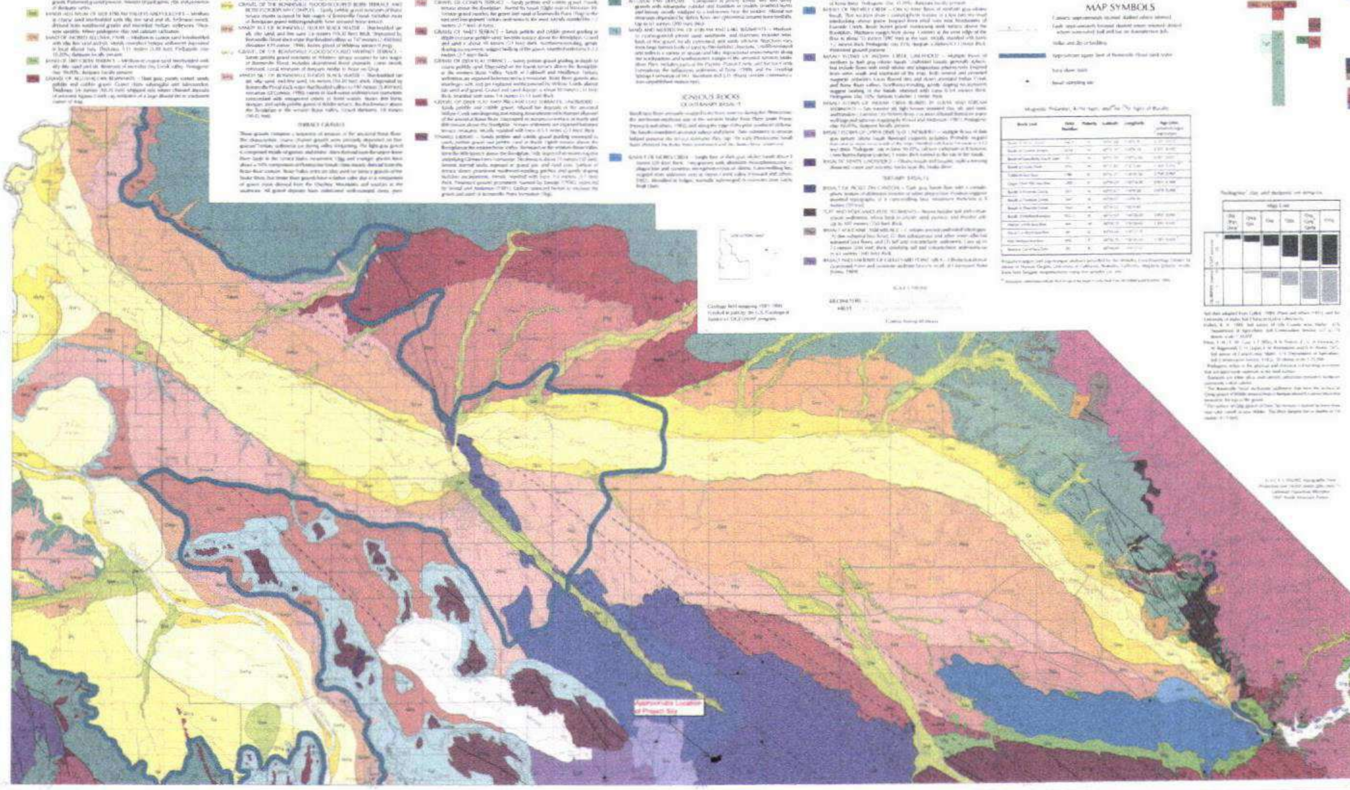
BY KURT L. OTHBERG AND LOUDON R. STANFORD

1992

MAP UNITS

CORRELATION OF MAP UNITS

MAP SYMBOLS



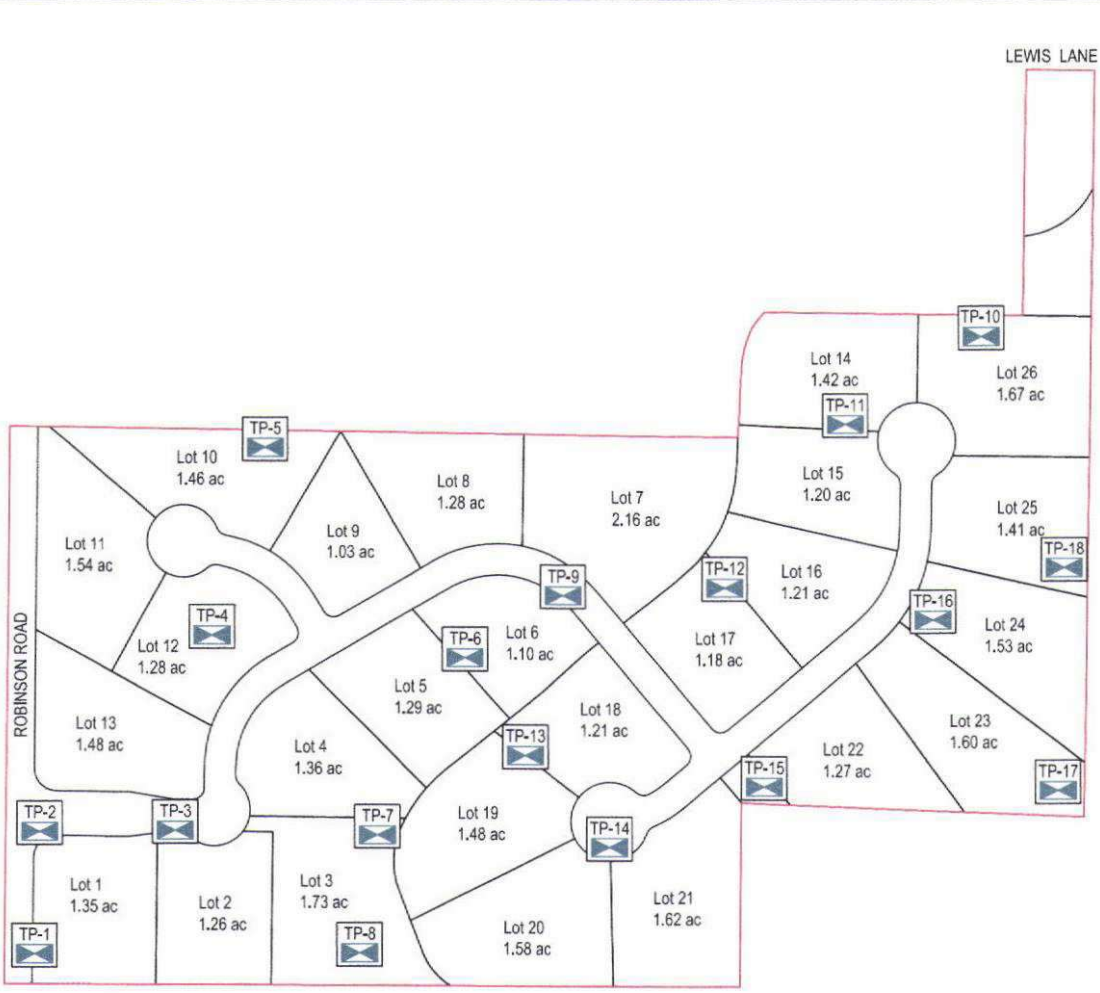
REFERENCES

ADDITIONAL SOURCES OF GEOLOGIC MAPPING

Appendix III SITE MAP WITH TEST PIT LOCATIONS AND SUBSURFACE INVESTIGATION TEST PIT LOGS

Site Map with Test Pit Locations

Figure 3



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate Atlas Test Pit Location

SCALE

0 175 350

(Feet)

Haven Creek

9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

2791 S. Victory View Way
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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-1
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513370
Longitude: -116.493220
Depth to Water Table: Not Encountered
Total Depth: 6.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-6.1	Sandy Silt (ML): Brown, slightly moist, stiff to very stiff, with fine to medium-grained sand. --Refusal on basalt rock at a depth of 6.1 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 6.1 feet bgs.

Test Pit Log #: TP-2
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513919
Longitude: -116.493232
Depth to Water Table: Not Encountered
Total Depth: 9.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.6	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.6-9.2	Sandy Silt (ML): Brown, slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.5 to 9.2 feet bgs. --Refusal on basalt rock at a depth of 9.2 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-3
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514004
Longitude: -116.492150
Depth to Water Table: Not Encountered
Total Depth: 8.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-8.4	Sandy Silt (ML): Brown, slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.8 to 8.4 feet bgs. --Refusal on basalt rock at a depth of 8.4 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-4
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514769
Longitude: -116.492048
Depth to Water Table: Not Encountered
Total Depth: 4.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.2-4.5	Sandy Silt (ML): Brown, slightly moist, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 4.5 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-5
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515734
Longitude: -116.491675
Depth to Water Table: Not Encountered
Total Depth: 5.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-5.1	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.9 to 5.1 feet bgs. --Refusal on basalt rock at a depth of 5.1 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 5.1 feet bgs.

Test Pit Log #: TP-6
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514699
Longitude: -116.490435
Depth to Water Table: Not Encountered
Total Depth: 9.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.2-9.2	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.3 to 9.2 feet bgs. --Refusal on basalt rock at a depth of 9.2 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 9.2 feet bgs.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-7
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514023
Longitude: -116.490859
Depth to Water Table: Not Encountered
Total Depth: 6.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.5	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.	GS	1.0-1.5	0.75	A
1.5-6.6	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.1 to 6.6 feet bgs. --Refusal on basalt rock at a depth of 6.6 feet bgs.				

Notes: See Site Map for test pit location.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
A	16.3	31	9	99	98	95	90	77.9

Test Pit Log #: TP-8
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513284
Longitude: -116.491078
Depth to Water Table: Not Encountered
Total Depth: 8.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-8.9	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.8 to 8.9 feet bgs. --Refusal on basalt rock at a depth of 8.6 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-9
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515059
Longitude: -116.489707
Depth to Water Table: Not Encountered
Total Depth: 11.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.6	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material to a depth of 1 foot bgs.			0.75	
1.6-10.0	Sandy Silt (ML): Brown, dry, very stiff, with fine to coarse-grained sand. --Moderate calcium carbonate cementation from 6.9 to 10.0 feet bgs.				
10.0-11.6	Sandy Lean Clay (CL): Brown, dry, hard, with fine to medium-grained sand. --Refusal on indurated clay at a depth of 11.6 feet bgs.				

Notes: See Site Map for test pit location.
Piezometer installed to a depth of 11.6 feet bgs.

Test Pit Log #: TP-10
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.516354
Longitude: -116.487011
Depth to Water Table: Not Encountered
Total Depth: 8.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-8.1	Sandy Silt (ML): Light brown, dry, very stiff to hard, with fine to coarse-grained sand. --Moderate calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 8.1 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-11
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI
Latitude: 43.515509
Longitude: -116.487674
Depth to Water Table: Not Encountered
Total Depth: 10.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.8	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.	Bulk	1.0-1.5	0.75	R-value
1.8-10.4	Sandy Silt (ML): Brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 10.4 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-12
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI
Latitude: 43.515085
Longitude: -116.488617
Depth to Water Table: Not Encountered
Total Depth: 10.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-10.4	Sandy Silt (ML): Light brown, dry to slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.5 to 10.4 feet bgs. --Refusal on basalt rock at a depth of 10.4 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-13
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514232
Longitude: -116.489891
Depth to Water Table: Not Encountered
Total Depth: 13.8 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-11.5	Sandy Silt (ML): Light brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 5.7 to 11.5 feet bgs.				
11.5-13.8	Lean Clay with Sand (CL): Brown, slightly moist, hard, with fine to medium-grained sand. --Refusal on indurated clay at a depth of 13.8 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-14
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513946
Longitude: -116.489470
Depth to Water Table: Not Encountered
Total Depth: 9.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.9	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.9-9.6	Sandy Silt (ML): Light brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 4.4 to 9.6 feet bgs. --Refusal on basalt rock at a depth of 9.6 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 9.6 feet bgs.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-15
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI
Latitude: 43.514030
Longitude: -116.488480
Depth to Water Table: Not Encountered
Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.4	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			2.25	
2.4-10.3	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 4.6 to 10.3 feet bgs. --Refusal on basalt rock at a depth of 10.3 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-16
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI
Latitude: 43.514700
Longitude: -116.487201
Depth to Water Table: Not Encountered
Total Depth: 4.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.1	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			3.5	
1.1-4.9	Sandy Silt (ML): Brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 4.9 feet bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-17
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514012
Longitude: -116.486229
Depth to Water Table: Not Encountered
Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.9	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			3.5	
1.9-10.3	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 10.3 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-18
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515035
Longitude: -116.486296
Depth to Water Table: Not Encountered
Total Depth: 8.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.7	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			2.5	
1.7-8.9	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 8.9 feet bgs.	GS	8.0-8.5		B

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 8.9 feet bgs.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
B	24.1	NP	NP	86	83	81	80	69.6

GEOTECHNICAL GENERAL NOTES

Unified Soil Classification System			
Major Divisions		**Symbol**	**Soil Descriptions**
Coarse-Grained Soils < 50% passes No.200 sieve	Gravel & Gravelly Soils < 50% coarse	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils > 50% coarse fraction	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine-Grained Soils > 50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

Relative Density and Consistency Classification	
Coarse-Grained Soils	**SPT Blow Counts (N)**
Very Loose:	< 4
Loose:	4-10
Medium Dense:	10-30
Dense:	30-50
Very Dense:	> 50
Fine-Grained Soils	**SPT Blow Counts (N)**
Very Soft:	< 2
Soft:	2-4
Medium Stiff:	4-8
Stiff:	8-15
Very Stiff:	15-30
Hard:	> 30

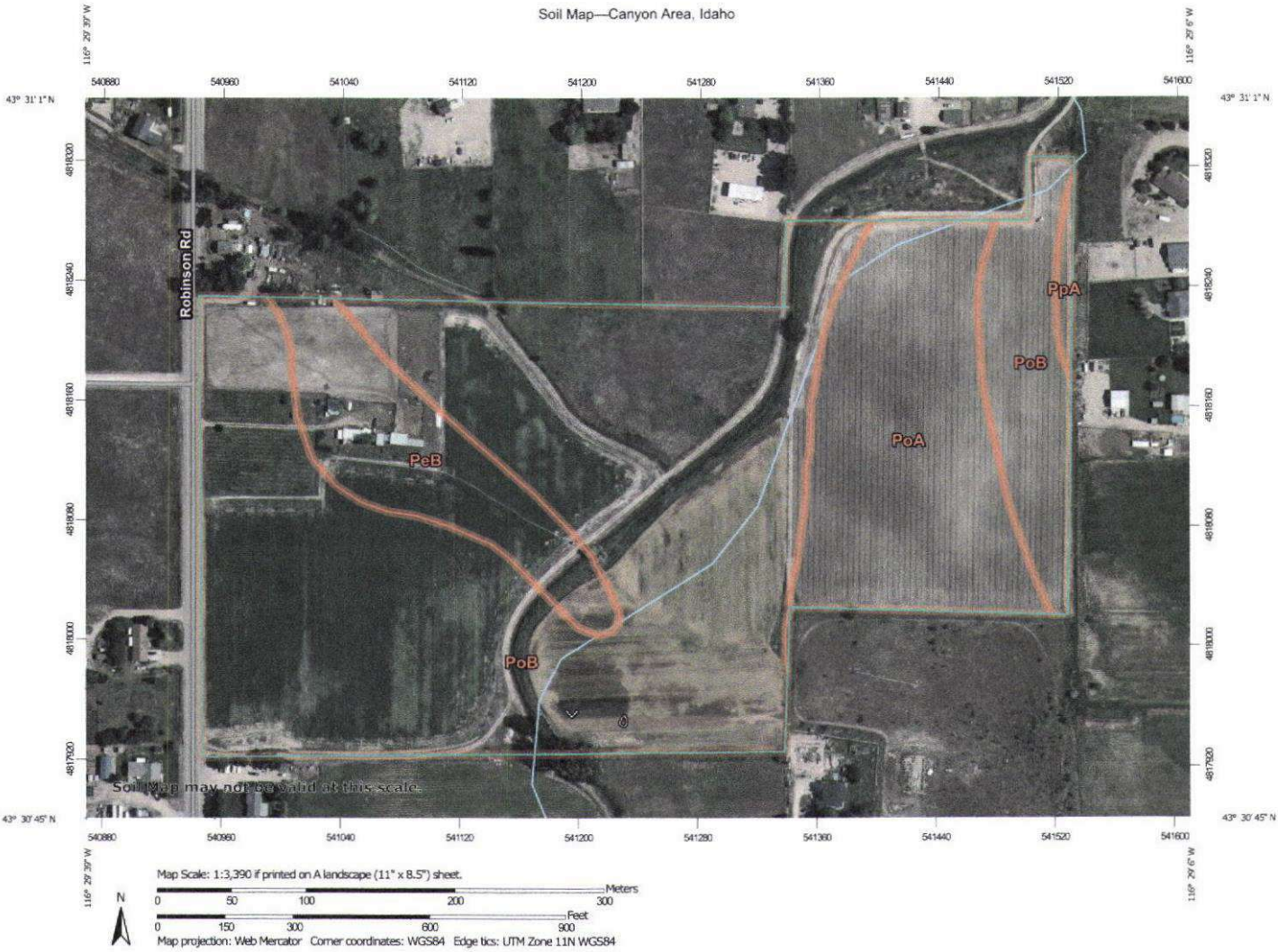
Moisture Content and Cementation Classification	
Description	**Field Test**
Dry	Absence of moisture, dry to touch
Slightly Moist	Damp, but no visible moisture
Moist	Visible moisture
Wet	Visible free water
Saturated	Soil is usually below water table
Description	**Field Test**
Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

Particle Size	
Boulders:	> 12 in.
Cobbles:	12 to 3 in.
Gravel:	3 in. to 5 mm
Coarse-Grained Sand:	5 to 0.6 mm
Medium-Grained Sand:	0.6 to 0.2 mm
Fine-Grained Sand:	0.2 to 0.075 mm
Silts:	0.075 to 0.005 mm
Clays:	< 0.005 mm

Acronym List	
GS	grab sample
LL	Liquid Limit
M	moisture content
NP	non-plastic
PI	Plasticity Index
Q_p	penetrometer value, unconfined compressive strength, tsf
V	vane value, ultimate shearing strength, tsf

Atlas No. B212203g

Appendix IV SOIL SURVEY INFORMATION


116° 29' 39" W
116° 29' 6" W
43° 31' 1" N
43° 30' 45" N
540880
540960
541040
541120
541200
541280
541360
541440
541520
541600
4818320
4818240
4818160
4818080
4818000
4817920
Robinson Rd
PeB
PoB
PoA
PpA
PoB
Soil Map may not be sand at this scale.
Map Scale: 1:3,390 if printed on A landscape (11" x 8.5") sheet.
Meters
0
50
100
200
300
Feet
0
150
300
600
900
N
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
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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: Canyon Area, Idaho
Survey Area Data: Version 17, Jun 3, 2020

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

Date(s) aerial images were photographed: Jun 10, 2020—Jun 26, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background 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
PeB	Potratz-Power silt loams, 1 to 3 percent slopes	4.2	10.0%
PoA	Power-Potratz silt loams, 0 to 1 percent slopes	7.9	18.7%
PoB	Power-Potratz silt loams, 1 to 3 percent slopes	29.8	70.7%
PpA	Power-Purdam silt loams, 0 to 1 percent slopes	0.3	0.6%
Totals for Area of Interest		**42.2**	**100.0%**

Canyon Area, Idaho

PeB—Potratz-Power silt loams, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2q3d
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

Potratz and similar soils: 70 percent
Power and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Potratz

Setting

Landform: Lava plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over bedrock derived from basalt

Typical profile

A - 0 to 3 inches: silt loam
Bw - 3 to 10 inches: silt loam
Bk - 10 to 24 inches: loam
R - 24 to 34 inches: bedrock

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 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)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Power

Setting

Landform: Lava plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess

Typical profile

Ap - 0 to 9 inches: silt loam
Btk - 9 to 17 inches: silt loam
Bk - 17 to 60 inches: silt loam

Properties and qualities

Slope: 1 to 3 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)
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Data Source Information

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 17, Jun 3, 2020

Canyon Area, Idaho

PoA—Power-Potratz silt loams, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q3m
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: 70 percent
Potratz and similar soils: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Power

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess

Typical profile

Ap - 0 to 9 inches: silt loam
Btk - 9 to 17 inches: silt loam
Bk - 17 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 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)
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Potratz

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over bedrock derived from basalt

Typical profile

A - 0 to 3 inches: silt loam
Bw - 3 to 10 inches: silt loam
Bk - 10 to 24 inches: loam
R - 24 to 34 inches: bedrock

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 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)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Data Source Information

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 17, Jun 3, 2020

Canyon Area, Idaho

PoB—Power-Potratz silt loams, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2q3n
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: 70 percent
Potratz and similar soils: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Power

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess

Typical profile

Ap - 0 to 9 inches: silt loam
Btk - 9 to 17 inches: silt loam
Bk - 17 to 60 inches: silt loam

Properties and qualities

Slope: 1 to 3 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)
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Potratz

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over bedrock derived from basalt

Typical profile

A - 0 to 3 inches: silt loam
Bw - 3 to 10 inches: silt loam
Bk - 10 to 24 inches: loam
R - 24 to 34 inches: bedrock

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 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)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Data Source Information

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 17, Jun 3, 2020

Canyon Area, Idaho

PpA—Power-Purdam silt loams, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q3p
Elevation: 2,000 to 5,000 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: 65 percent
Purdam and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Power

Setting

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

Typical profile

Ap - 0 to 9 inches: silt loam
Btk - 9 to 17 inches: silt loam
Bk - 17 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 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)
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Purdam

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or lacustrine deposits and/or loess

Typical profile

Ap - 0 to 10 inches: silt loam
Btk - 10 to 13 inches: silty clay loam
Bk - 13 to 24 inches: silt loam
Bkqm - 24 to 38 inches: cemented material
2C - 38 to 60 inches: stratified very gravelly sand to loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 20 to 40 inches to duripan
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 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)
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Hydric soil rating: No

Data Source Information

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 17, Jun 3, 2020

Appendix V SITE LOCATION WITH VICINITY WELLS MAP AND IDWR DRILLER'S WELL LOGS

Vicinity IDWR Well Locations

Figure 4

NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Well Location (#)

SCALE

0 0.125 0.5

(Miles)

Haven Creek
9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Form 238-7
9/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

USE TYPEWRITER OR BALLPOINT

RECEIVED JUN 29 1989

Department of Water Resources

1. WELL OWNER

Name Robert L. Vaughn

Address 1552 High Hope Lane

Owner's Permit No. 63-88-2-173

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☐ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	_____ inches +	1 feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

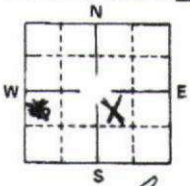
Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☐ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 19 Material used in seal: ☐ Cement grout
☐ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing
☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port Sanitary Well Seal

RECEIVED JUN 21 1991

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name Robinson Bar Ranchettes
Lot No. 6 Block No. 2
County Canyon
NW ¼ SE ¼ Sec. 7, T. 2 N/S, R. 1 E/W.

7. WATER LEVEL

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

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
40	60 ft.	2

108525

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
10"	0	2	Top Soil		✓
10"	2	16	Brown clay		✓
10"	16	19	Black lava rock		✓
6"	19	70	" " " w/ cracks at bottom & water	✓	

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Department of Water Resources
Western Regional Office

10.

Work started 6/8/88 finished 6/10/88

11. DRILLERS CERTIFICATION

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

Firm Name Can-Ada Well Drilling RL 1 Firm No. 304
Address Kuna, Id. 83634 Date Sept. 26, 1988
Signed by (Firm Official) Earl Skinner
and
(Operator) Earl Skinner

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

Form 238-7
9/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

USE TYPEWRITER OR BALLPOINT PEN

RECEIVED JUL 18 1988 Department of Water Resources

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

1. WELL OWNER ~~362-5303~~

Name Robert Vaughn

Address Robinson & Lewis Lane Nampa, Id.

Owner's Permit No. 63-88-2-173

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☐ Steel ☐ Concrete ☐ Other

Thickness	Diameter	From	To
~~[illegible]~~ inches	inches +	feet	feet
.250 inches	6 inches	1 feet	18 feet
inches	inches	feet	feet
inches	inches	feet	feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name
Type ______ Model No.
Diameter ___ Slot size ___ Set from ___ feet to ___ feet
Diameter ___ Slot size ___ Set from ___ feet to ___ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel
Placed from ______ feet to ______ feet
Surface seal depth 18 Material used in seal: ☐ Cement grout ☐ Bentonite ☐ Puddling clay ☐
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port Sanitary Well Seal

6. LOCATION OF WELL

Sketch map location must agree with written location.

N / W / E / S (grid with X in lower-left section)

Subdivision Name

Lot No. ______ Block No. ______

County Canyon

NW ¼ SE ¼ Sec. 7, T. 2 N/S, R. 1 E/W.

7. WATER LEVEL

Static water level 20 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow
Artesian closed-in pressure ______ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature 57 °F. Quality 17grains
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other

Discharge G.P.M.	Pumping Level	Hours Pumped
75	50	2

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
9	0	2	top soil		X
9	2	11	brown clay		X
9	11	18	black lava Rock		X
6	18	70	" " "	X	

RECEIVED JUN 2? 1988 Department of Water Resources

10. Work started 6/8/88 finished 6/9/88

11. DRILLERS CERTIFICATION

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

Firm Name Can-Ada Well Drilling Firm No. 304

Address Rt. 1 Kuna, Id 83634 Date 6/9/88

Signed by (Firm Official) Earl Skinner

and

(Operator) Earl Skinner

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

USE TYPEWRITER OR BALLPOINT PEN

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

RECEIVED
APR 17 1978
Department of Water Resources

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

1. WELL OWNER

Name Pete Ubernaga

Address Route 6 Nampa, Ida.

Owner's Permit No. —

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Other (specify type)

☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal or Injection

4. METHOD DRILLED

☒ Cable ☐ Rotary ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 92 feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	+1 (0) feet	19 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

Was casing drive shoe used? ☐ Yes ☒ No

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation ____ inches by ____ inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name ____

Type ____ Model No. ____

Diameter ____ Slot size ____ Set from ____ feet to ____ feet

Diameter ____ Slot size ____ Set from ____ feet to ____ feet

Gravel packed? ☐ Yes ☒ No Size of gravel ____

Placed from ____ feet to ____ feet

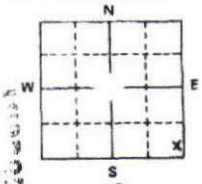
Surface seal depth 19 Material used in seal: ☐ Cement grout ☐ Puddling clay ☒ Well cuttings

Sealing procedure used: ☐ Slurry pit ☐ Temporary surface casing ☒ Overbore to seal depth

6. LOCATION OF WELL

63

Sketch map location must agree with written location.



Subdivision Name ____

Lot No. ____ Block No. ____

County Canyon

SE ¼ SE ¼ Sec. 7, T. 2 N/S, R. 1 E/W

7. WATER LEVEL

Static water level 30 feet below land surface.

Flowing? ☐ Yes ☒ No G.P.M. flow ____

Temperature ____ °F. Quality ____

Artesian closed-in pressure ____ p.s.i.

Controlled by: ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☐ Pump ☒ Bailer ☐ Other

Discharge G.P.M.	Drawdown	Hours Pumped
30	0	1

9. LITHOLOGIC LOG 105861

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	1	Top soil		✓
"	1	5	hard pan		✓
"	5	30	black lava		✓
"	30	43	hard reddish lava	✓	
"	43	58	black lava	✓	
"	58	85	broken lava	✓	
"	85	92	Sandy clay	✓	

10. Work started 2/20/78 finished 2/26/78

11. DRILLERS CERTIFICATION

Firm Name Johnston Drilling Firm No. 92

Address Oreana, Idaho Date 2/27/78

Signed by (Firm Official) Elmer D Johnston

and

(Operator) Ralph R Robinson

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

Form 238-7
3/95

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

057613

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

1. DRILLING PERMIT NO. 63-96-W-0735-000
Other IDWR No. _____

2. OWNER:
Name Larry Conger
Address 6125 E. Lewis
City Nampa State ID Zip 83686

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

N / W / E / S

Twp. 2 North ☒ or South ☐
Rge. 4 East ☐ or West ☒
Sec. 17 ____ 1/4 SE (10 acres) 1/4 SE (40 acres) 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site 6216 Lewis
City Nampa
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	18	4/50	Pour

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____
Was drive shoe seal tested? ☒ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	58	250	Steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

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

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

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
90 ft. below ground Artesian pressure _____ lb.
Depth flow encountered 106 ft. Describe access port or control devices: CAP

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

Yield gal./min.	Drawdown	Pumping Level	Time
75	100	100	3 Hr

Water Temp. 56 Bottom hole temp. 56
Water Quality test or comments: _____
Depth first Water Encountered 61

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	2	Top Soil		
	2	16	Brn Sandy Clay		
	16	18	Lava		
6	18	104	" " Cracked	X	
	104	108	Red Clay		
	108		Sand & Gravel	X	

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NOV 0 1 1996
Department of Water Resources

RECEIVED
NOV 0 1 1996
Department of Water Resources

RECEIVED
OCT 22 1996
MICROFILMED WATER RESOURCES WESTERN REGION
DEC 0 6 1996

Completed Depth 108 (Measurable)
Date: Started 9-30-96 Completed 9-31-96

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

Firm Name Treasure Valley Drilling Firm No. 560
Firm Official _____ Date 10-11-96
and
Supervisor or Operator _____ Date 10-11-96
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
8/90

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

USE TYPEWRITER OR BALLPOINT PEN

5

1. WELL OWNER
Name SHERVIK BUILDERS
Address 1404 MIDLAND BLVD NAMPA 83651
Drilling Permit No. 63-92-W-087
Water Right Permit No. _____

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

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

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

5. WELL CONSTRUCTION
Casing schedule: ☐ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches +	1½ feet	37 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

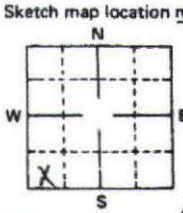
Was casing drive shoe used? ☐ Yes ☒ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 37 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing
☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port _____

RECEIVED AUG 11 1992

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



Subdivision Name HENRY HEIGHTS
Lot No. 1 Block No. 1
County CANYON
SW ¼ SW ¼ Sec. 8, T. 2 N ☒ S ☐ R. 1 E ☐ W ☒

7. WATER LEVEL
Static water level 42' feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

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

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG 079478

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	4	TOPSOIL/HARD PAN		X
	4	16	SOLID LAVA		X
	16	22	LAVA W/CREVICES		X
6	22	43	SOLID LAVA		X
	43	83	LAVA W/ CREVICES	X	

AUG 12 1992
Department of Water Resources

JUN 23 1992
Department of Water Resources
Western Regional Office

10. Work started 2-28-92 finished 2-28-92

11. DRILLERS CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name DAVIS WELL & PUMP CO. Firm No. 101
Address 415 N. PITT LANE NAMPA, IDAHO 83687 Date 6-10-92
Signed by (Firm Official) Carol M Davis
and
(Operator) Chuck Davis by Chm.

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

Form 238-7
8/90

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name Shervik Builders
Address Robinson & Lewis Lane
204 10th Ave. S. Nampa, Idaho 83651
Drilling Permit No. 63-91-w-458
Water Right Permit No.

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other

Thickness	Diameter	From	To
.250 inches	6 inches +	1½ feet	31 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

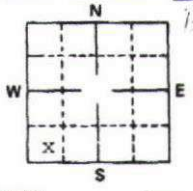
Was casing drive shoe used? ☐ Yes ☒ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from ___ feet to ___ feet
Diameter ___ Slot size ___ Set from ___ feet to ___ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel
Placed from _____ feet to _____ feet
Surface seal depth 30 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing
☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
SW ¼ SW ¼ Sec. 8, T. 2 N ☐ N ☐ S R. 1 W ☐ E ☐ W

7. WATER LEVEL

Static water level 31 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

072251

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	8	Top soil/hard pan		X
	8	10	Loose lava rock; hard pan		X
	10	20	Lava		X
	20	26	Lava crevices		X
	26	40	Solid lava		X
6	40	42	Lava crevices	X	
	42	65	Solid lava		X
	65	86	Lava crevices	X	
	86	88	Solid lava		X

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MAR 18 1992
Department of Water Resources

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MAR 18 1992
Department of Water Resources
Western Regional Office

10.

Work started 12/18/91 finished 12/18/91

11. DRILLERS CERTIFICATION

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

Firm Name DAVIS WELL & PUMP CO. Firm No. 101
Address 415 N. PITT LANE NAMPA, IDAHO 83687 Date 1-10-91
Signed by (Firm Official) Carol M Davis
and
(Operator) Chuck Davis

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7

Form 238-7
4/92

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

Location Corrected by IDWR To:
T02N R01W Sec. 8 NESWSW
By: mciscell 2012-05-04

1. WELL OWNER

Name William Knipe
Address 6603 Henry Pl. Nampa, ID
Drilling Permit No. 63-92-W-0790-000
Water Right Permit No. 63-W-66

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☒ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 2 feet	28 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

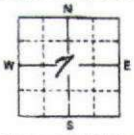
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☐ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 20 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port Top of Well

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name HENRY
Lot No. 5 Block No. 1
County CANYON
Address of Well Site 6603 HENRY PL. NAMPA
(give at least name of road)
NE ¼ NE ¼ Sec. 7, T. 2 N ☒ or S ☐, R. 2 E ☐ or W ☒

7. WATER LEVEL

Static water level 45 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
30		½

9. LITHOLOGIC LOG

70550

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8"	0	6	Top Soil		
"	6	28	Lava		
"	28	105	Lava		
"	105	-	Gravel & Sand	X	

RECEIVED
SEP 28 1992
Department of Water Resources
Western Regional Office

MICROFILMED
FEB 09 1994

10.

Work started 9/18/92 finished 9/18/92

11. DRILLER'S CERTIFICATION

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

Firm Name Adamson Pump & Drilling Firm No. 457
Address Nampa, ID Date 9/21/92
Signed by Drilling Supervisor Dave Adamson
and
(Operator) John Post
(If different than the Drilling Supervisor)

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Form 238-7
4/92

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER
Name ALLAN CABA
Address 6600 E LEWIS LANE NAMPA
Drilling Permit No. 63-93-W-0699
Water Right Permit No. _____

2. NATURE OF WORK
☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

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

4. METHOD DRILLED
☒ Rotary ☒ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

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

Thickness	Diameter	From	To
250 inches	8 inches	+ 2 feet	53 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

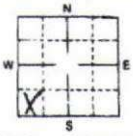
Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 20 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port _____

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



Subdivision Name HENRY HEIGHTS
Lot No. 4+3 Block No. 1
County CANYON
Address of Well Site SAME
(give at least name of road)
SW ¼ SW ¼ Sec. 8, T. 2 N ☒ or S ☐, R. 1 E ☐ or W ☒

7. WATER LEVEL
Static water level 12 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

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

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG 70528

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
10	0	4	TOP SOIL/HARD PAN		X
	4	34	SOLID LAVA		X
	34	38	LAVA CREVICES		X
	38	59	SOLID LAVA		X
8	59	86	LAVA CREVICES	X	
	86	88	SOLID LAVA		X

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AUG 23 1993
Department of Water Resources

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AUG 19 1993
Department of Water Resources
Western Regional Office

MICROFILMED
FEB 09 1994

10.
Work started 7-14-93 finished 7-14-93

11. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
DAVIS WELL & PUMP CO.
Firm Name 415 N. PITT LANE NAMPA, IDAHO 83687 Firm No. 101
Address _____ Date 8-17-93
Signed by Drilling Supervisor Chuck Davis
and
(Operator) _____
(If different than the Drilling Supervisor)

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Form 238-7
6/07

63

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0087651
Drilling Permit No 896644
Water right or injection well #

2. OWNER:
Name HECTOR MIGUEL CAMACHO MARQUEZ
Address 606 WINTER PL
City NAMPA State ID Zip 83686

3. WELL LOCATION:
Twp 02 North ☒ or South ☐ Rge 01 East ☐ or West ☒
Sec 8 ___ 1/4 NE 1/4 SW 1/4
Gov't Lot ___ County CANYON
Lat 43 ° 31.2798N (Deg and Decimal minutes)
Long 116 ° 29.2134W (Deg and Decimal minutes)
Address of Well Site 6811 BROWN LN City NAMPA
Lot ___ Blk ___ Sub Name ___

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

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
BENONITE 3/8	0	38	1100 LBS	POURED

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	+1.5	40	.250	STEEL	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

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

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
40	69	020		4.5"	PVC	SDR17

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

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
SILICA SAND	38	69	5 YRDS	TAGGED IN
8/16				

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)
Describe control device

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 30 Static water level (ft) 30
Water temp (°F) 61 Bottom hole temp (°F) 61
Describe access port WELL CAP

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
60'	50 +	60 MIN	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10	0	2	TOP SOIL		X
10	2	4	BROWN CLAY		X
10	4	8	HARD PAN		X
10	8	22	BLACK BASALT		X
10	22	37	BROKEN BASALT BROWN	X	
10	37	45	BLACK BASALT		X
10	45	48	BROKEN	X	
10	48	60	BLACK BASALT		X
10	60	69	BROKEN BASALT	X	

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FEB 10 2021
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable) 69'
Date Started 11/4/2020 Date Completed 11/7/2020

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name PEARSON WELL DRILLING Co. No. 771
*Principal Driller [signature] Date 11/9/2020
*Driller ___ Date ___
*Operator II [signature] Date ___
Operator I ___ Date ___

* Signature of Principal Driller and rig operator are required

Form 238-7
6/07

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IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

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WATER RESOURCES
WESTERN REGION

1. WELL TAG NO. D D0083412
Drilling Permit No. 892570
Water right or injection well #

2. OWNER:
Name Jason Perkins
Address 0 Mamer Ln.
City Nampa State Idaho Zip 83686

3.WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 8 ____ 10 acres 1/4 SE 40 acres 1/4 SW 160 acres 1/4

Gov't Lot ____ County Canyon
Lat. 43 ° 31.241'N (Deg. and Decimal minutes)
Long. 116 ° 29.204'W (Deg. and Decimal minutes)
Address of Well Site Same
(Give at least name of road + Distance to Road or Landmark) City Nampa
Lot. 6 Blk. ____ Sub. Name Mamer Sub. (Par. #R24210)

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

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/8" Bentonite	0	50	1050 lbs.	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	4	57	.250	Steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☒ Y ☐ N Type Certa-Lock PVC Screens
Method of installation Drop In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
36	96	.020	60'	4.5"	PVC	SDR17

Length of Headpipe N/A Length of Tailpipe N/A
Packer ☐ Y ☒ N Type ----------

10.FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
N/A				

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) ----------
Describe control device ----------

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) -------- Static water level (ft) 34'
Water temp. (°F) Cold Bottom hole temp. (°F) ----------
Describe access port 6" Turtle Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
50'	100 GPM	1 HR.

Test method:

Pump	Bailer	Air	Flowing artesian
☐	☐	☒	☐
☐	☐	☐	☐

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0	2	Top Soil		X
	2	6	Hard Pan		X
	6	11	Broken Lava		X
	11	39	Black Lava		X
	39	42	Red Lava		X
	42	96	Black Lava	X	
6"	96		Sand & Gravel	X	

Completed Depth (Measurable): 96'
Date Started: Dec 12, 2019 Date Completed: Dec 13, 2019

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling In Co. No. 332
*Principal Driller [signature] Date Dec 13, 2019
*Driller ____ Date ____
*Operator II [signature] Date Dec 13, 2019
Operator I [signature] Date Dec 13, 2019

* Signature of Principal Driller and rig operator are required.

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DEC 13 2019
WATER RESOURCES
WESTERN REGION

Form 238-7
6/07

63

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D D0083411
Drilling Permit No. 892569
Water right or injection well #

2. OWNER:
Name Allen Perkins
Address 5307 Mamer Ln.
City Nampa State Idaho Zip 83686

3.WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 8 ____ 1/4 (10 acres) SE 1/4 (40 acres) SW 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat. 43 ° 31.197'N (Deg. and Decimal minutes)
Long. 116 ° 29.209'W (Deg. and Decimal minutes)
Address of Well Site Same
(Give at least name of road + Distance to Road or Landmark) City Nampa
Lot 6 Blk. ____ Sub. Name Mamer Sub.

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

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/8" Bentonite	0	50	1100 lbs.	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	2	57	.250	Steel	☒	☐	☐	☒
4.5"	40	60	SD17	PVC	☐	☒	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 57'

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☒ Y ☐ N Type Certa-Lock PVC Screens
Method of installation Drop In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
60	100	.020	40'	4.5"	PVC	SDR17

Length of Headpipe 20' Length of Tailpipe N/A
Packer ☐ Y ☒ N Type ----------

10.FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
N/A				

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) ----------
Describe control device ----------

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) ---------- Static water level (ft) 40'
Water temp. (°F) Cold Bottom hole temp. (°F) ----------
Describe access port 6" Turtle Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
80'	55 GPM	1 HR.	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0	2	Top Soil		X
	2	6	Hard Pan		X
	6	14	Coarse Sand & Gravel		X
	14	42	Black Lava Rock		X
	42	45	Red Lava Rock	X	
	45	84	Black Lava Rock	X	
6"	84	87	Clay		X
	87	92	Black Lava Rock	X	
	92	100	Red Cinders	X	
	100		Sand & Gravel	X	

Completed Depth (Measurable): 100'
Date Started Dec 10, 2019 Date Completed Dec 11, 2019

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Dennis Phipps Well Drilling In Co. No. 332
*Principal Driller [signature] Date Dec 12, 2019
*Driller ____ Date ____
*Operator II [signature] Date Dec 12, 2019
Operator I [signature] Date Dec 12, 2019

*** Signature of Principal Driller and rig operator are required**

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name Byron Henry

Address Kuna, Idaho

Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	16 inches +	1 1/2 feet	38 1/2 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

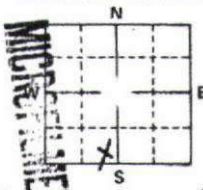
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 38 Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port welded plate

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name none
Lot No. _____ Block No. _____
County Canyon
SE ¼ SW ¼ Sec. 8, T. 2 N., R. 1 W.

7. WATER LEVEL

Static water level 38 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

10643

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	10	Top soil & hardpan		X
	10	50	Solid lava		X
	50	55	Lava crevice	X	
	55	71	Lava		X
	71	80	Lava crevice	X	
	80	88	Solid lava.		X
	88	90	Lava crevice	X	

RECEIVED
AUG 14 1980
Department of Water Resources

MAY [illegible] 1980
Department of Water Resources
Western Regional Office

10.

Work started 10/19/79 finished 10/19/79

11. DRILLERS CERTIFICATION

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

Firm Name Davis Well & Pump Firm No. 101
Address 415 N. Allen Nampa Date 2/15/80
Signed by (Firm Official) Charles Davis
and
(Operator) _____

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

Form 238-7
1/94

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter
or
Ball Point Pen

053407

1. DRILLING PERMIT NO. 63-94-W-0910-000
Other IDWR No.

2. OWNER:
Name MIKE HARN
Address 5119 MAMER LANE
City NAMPA State ID Zip 83686

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

N / W / E / S — X

Twp 2 North X or South ☐
Rge. 1 East ☐ or West X
Sec. 8, ____ 1/4 SE 1/4 SW 1/4
Gov't Lot ____ County CANYON

Address of Well Site
5119 MAMER LANE City NAMPA
(Give at least name of road + Distance to Road or Landmark)

Lt. ____ Blk. ____ Sub. Name ____

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

5. TYPE OF WORK
X New Well ☐ Modify or Repair ☐ Replacement ☐ Abandonment

6. DRILL METHOD
☐ Mud Rotary X Air Rotary ☐ Cable ☐ Other ____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
BENT	0	20	4S	OVERBORE

Was drive shoe used? Y X N ☐
Was drive shoe seal tested? Y ☐ N X How? ____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+3	117	250	STEEL	X	☐	X	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____

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

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

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

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

Yield gal./min.	Drawdown	Pumping Level	Time
50	80	NO	TEST

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: ____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
11"	0	2	TOPSOIL	NO	
11"	2	5	BRN LAVA BOULDERS/CLAY	NO	
11"	5	20	SOLID BLACK LAVA	NO	
9"	20	50	SOLID BLACK LAVA	NO	
9"	50	53	CRACKS RED CINDERS	NO	
9"	53	59	SOLID BLACK LAVA	NO	
9"	59	70	CRACKS BLACK LAVA	YES	
9"	70	80	CRACKS BLACK LAVA	NO	
9"	80	97	SOLID BLACK LAVA	NO	
9"	97	100	BRN CLAY	NO	
6"	100	114	BRN GRAVEL SAND	YES	
6"	114	118	BRN CLAY	NO	
6"	118	121	BRN SAND GRAVEL	YES	

RECEIVED
MAR 17 1995
Department of Water Resources

RECEIVED
NOV 14 1994
WATER RESOURCES
WESTERN REGION

JUN 25 1995

Completed Depth 120' FROM TOP OF CASING (Measurable)
Date: Started 10/1/94 Completed 10/4/94

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

Firm Name S.O.S.WELLDRILLING Firm No. 212
Firm Official Frank Skinner Date 10-21-94
and
Supervisor or Operator Tony Hackett Date 10-21-94
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
4/92

RECEIVED
FEB 12 1993
Department of Water Resources
Western Regional Office

RECEIVED
MAR 2 1993
Department of Water Resources

14

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name Bob Hardesty

Address 6912 Lewis Ln Nampa Id

Drilling Permit No. 63-92-W-1079

Water Right Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☒ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 feet	111 feet
.258 inches	5 inches	105 feet	110 feet
.258 inches	5 inches	115 feet	117 feet

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

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

Well screen installed? ☒ Yes ☐ No
Manufacturer Houston Type 304
Top Packer or Headpipe 4' 8"
Bottom of Tailpipe 2'

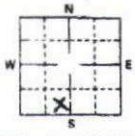
Diameter 5 Slot size .020 Set from 110 feet to 115 feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout
☒ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port Well Seal

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
Address of Well Site _____ (give at least name of road)
T. 2 N ☒ or S ☐
SE ¼ SW ¼ Sec. 8, R. 1 E ☐ or W ☒

7. WATER LEVEL

Static water level 60 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
50		1

84308

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	8	Top Soil		X
	8	98	Lava Rock		X
	98	117	Sand & Gravel	X	

MICROFILMED
AUG 09 1993

10.

Work started 15 Dec 92 finished 2-12-93

11. DRILLER'S CERTIFICATION

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

Firm Name Dennis Phipps Firm No. 332
Address Meridian Id Date 2-3-93
Signed by Drilling Supervisor Dennis Phipps
and
(Operator) _____ *(if different than the Drilling Supervisor)*

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

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

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

Received 3-19-73

1. WELL OWNER

Name Robert H. Hardesty

Address RT 2 Meridian, Ida

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☐ Stock

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6" inches Total depth 72 feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
250 inches	6 5/8 inches	0 feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☒ No Size of gravel _____

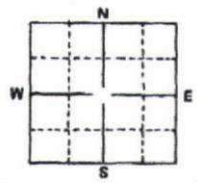
Placed from _____ feet to _____ feet

Surface seal? ☒ Yes ☐ No To what depth 19 feet

Material used in seal ☐ Cement grout ☒ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



63

County Ada, County.

SE ¼ SW ¼ Sec. 8, T. 2 N/S, R. 1 E/W of Boise Meridian.

7. WATER LEVEL

Static water level 49 feet below land surface

Flowing? ☐ Yes ☒ No G.P.M. flow _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☒ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
20	NONE	6 hrs

9. LITHOLOGIC LOG 31487

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	2	Top Soil		
	2	4	Caliche & Hard pan		
	4	31	Gray loam = "Hard"		
	31	44	Grading loam "Hard"		
	44	49	Gray loam "Very Hard"		
	49	69	Gray loam Basalt	X	
	69	72	Black Cinders	X	
			STALLED-OUT-		

10. Work started Dec-1-72 finished Dec 7-72

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

C.R. Broomfield #29
Driller's or Firm's Name Number

144 Meffon St, Nampa, Ida.
Address

C.R. Bourn Dec-12-1972
Signed By Date

USE ADDITIONAL SHEETS IF NECESSARY

FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

RECEIVED 16
APR 8 1976
Division of Water Resources

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name Fred Schwindt
Address 303 Florida Ave
Owner's Permit No. Nampa Idaho

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 88 feet
Casing schedule: ☒ Steel ☐ Concrete

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

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No Size of gravel _____
from _____ feet to _____ feet
Surface seal depth 18 Material used in seal ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used ☐ Slurry pit ☐ Temporary surface casing ☒ Overbore to seal depth

MICROFILMED

6. LOCATION OF WELL

Sketch map location must agree with written location. (63)

N / W / E / S

Subdivision Name _____
Lot No. KHF Block No. _____
County Canyon
SE ¼ SW ¼ Sec. 8 T. 2 N. R. 1 W

7. WATER LEVEL

Static water level 49' feet below land surface
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Temperature _____ ° F. Quality FAIR
Artesian closed-in pressure _____ p.s.i.
Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☒ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
20	1'	1

033131

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	1	Basalt Boulders & Soil		X
8	1	2	Hard Pan Basalt Boulders		X
8	2	3	Broken Basalt		X
8	3	5	Basalt (Hard)		X
8	5	10	Basalt		X
8	10	15	Basalt Sl. Soft		X
8	15	18	Hard Basalt Soft		X
6	18	25	Basalt (Soft)		X
6	25	30	Basalt Soft		X
6	30	40	Hard Basalt Very		X
6	40	50	Hard Basalt		X
6	50	55	Gray Basalt		X
6	55	57	Red Basalt		X
6	57	65	Hard Black Basalt		X
6	65	70	Gray Basalt	X	
6	70	74	Basalt Black	X	
6	74	75	Broken Basalt (Some Box Clay Chunks)	X	
6	75	80	Hard Black Basalt	X	
6	80	85	Basalt	X	
6	85	86	Broken Basalt Some Cinders	X	
6	86	88	Basalt	X	

10. Work started 2/28/76 finished 3/13/76

11. DRILLERS CERTIFICATION

Firm Name Jesse Hill Firm No. 216
Address 449 Thirty St Nampa Date 3/13/76
Signed by (Firm Official) Jesse Hill
and " "
(Operator) _____

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

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

Received 1-14-74 17

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

1. WELL OWNER

Name Dave Dwyer

Address Rt 3 Nampa Idaho

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☐ Stock

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 68 feet

Casing schedule: ☐ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	+18" feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☒ No Size of gravel _____

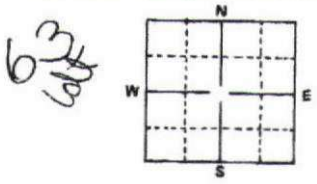
Placed from _____ feet to _____ feet

Surface seal? ☒ Yes ☐ No To what depth 20 feet

Material used in seal ☐ Cement grout ☒ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



County Canyon

SE ¼ SW ¼ Sec. 8, T. 2 N/S, R. 1 E/W

7. WATER LEVEL

Static water level 41 feet below land surface

Flowing? ☐ Yes ☐ No G.P.M. flow _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
20	8	3

033133

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	4	Soil		✓
6	4	50	Lava Black		✓
6	50	65	Lava Red		✓
6	65	68	Lava Black		✓
6	68		Black Cinders	✓	

10.

Work started July 9 finished July 15 1973

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

C.B. Broomfield 29
Driller's or Firm's Name Number

147 Myrtle Nampa Ida
Address

C.B. Broomfield Sept 5 1973
Signed By Date

USE ADDITIONAL SHEETS IF NECESSARY

FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

Form 238-7
4/92

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

Location Corrected by IDWR To:
T02N R01W Sec. 8 SESESW
By: mciscell 2012-12-26

1. WELL OWNER
Name Melvin Griffith
Address 6902 E. Lewis Ln Nampa Id. 83651
Drilling Permit No. 63-93-W-0207
Water Right Permit No. _____

2. NATURE OF WORK
☐ New well ☐ Deepened ☒ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

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

4. METHOD DRILLED
☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

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

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 feet	110 feet
.258 inches	5 inches	106 feet	111 feet
.258 inches	5 inches	116 feet	118 feet

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

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

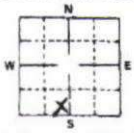
Well screen installed? ☒ Yes ☐ No
Manufacturer Wesco Type 304
Top Packer or Headpipe 4' 8"
Bottom of Tailpipe 2'

Diameter 5 Slot size .020 Set from 111 feet to 116 feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout
☒ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port Weld Seal

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



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
Address of Well Site 6902 E. Lewis Ln
(give at least name of road)
SE ¼ SW ¼ Sec. 8, T. 2 N ☒ or S ☐, R. 1 E ☐ or W ☒

7. WATER LEVEL
Static water level 63 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

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

Discharge G.P.M.	Pumping Level	Hours Pumped
40		1

9. LITHOLOGIC LOG 082804

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	2	Top Soil		X
	2	4	Hard Pan		X
	4	75	Lava Rock		X
	75	104	Lava Rock	X	
	104	118	Sand & Gravel	X	

RECEIVED
AUG 04 1993
MICROFILMED
Department of Water Resources
AUG 05 1993
Regional Office

10.
Work started 3-25-93 finished 4-4-93

11. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Dennis Phipps Firm No. 332
Address Meridian Id. Date 4-29-93
Signed by Drilling Supervisor _____
and
(Operator) _____ *(if different than the Drilling Supervisor)*

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

Form 238-7
4/92

FEB 1 2 1993

Department of Water Resources
Western Regional Office

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

Location Corrected by IDWR To:
T02N R01W Sec. 8 SWSWSE
By: mciscell 2012-08-28

1. WELL OWNER

Name Todd Newby
Address 7114 Lewis Ln. Nampa ID
Drilling Permit No. 63-92-W-1059-001
Water Right Permit No. _____

2. NATURE OF WORK

☐ New well ☐ Deepened ☒ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☒ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches +	1 feet	130 feet
.258 inches	5" inches	126 feet	131 feet
.258 inches	5 inches	136 feet	138 feet

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

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

Well screen installed? ☒ Yes ☐ No
Manufacturer Houston Type 304
Top Packer or Headpipe 4', 8"
Bottom of Tailpipe 2'

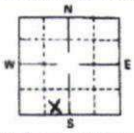
Diameter 5 Slot size .020 Set from 131 feet to 136 feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout
☒ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port Well Seal

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
Address of Well Site 7114 Lewis Ln.
(give at least name of road)
SE ¼ SW ¼ Sec. 8, T. 2 N ☐ N ☐ or S ☐, R. 1 W ☐ E ☐ or W ☐

7. WATER LEVEL

Static water level 75 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
90		1

9. LITHOLOGIC LOG

84307

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	2	Top Soil		X
	2	15	clay		X
	15	90	Lava Rock		X
	90	120	Sand & Gravel	X	
	120	138	Course Sand	X	

MICROFILMED
AUG 0 9 1993

10.

Work started 10 Dec 92 finished 5 JAN 93

11. DRILLER'S CERTIFICATION

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

Firm Name Dennis Phipps Firm No. 332
Address Meridian ID. Date 2-3-93
Signed by Drilling Supervisor _____
and
(Operator) _____ *(if different than the Drilling Supervisor)*

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

Form 238-7
11/91

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

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

Location Corrected by IDWR To:
T02N R01W Sec. 8 SESWSE
By: mciscell 2012-12-14

1. WELL OWNER

Name KEN or LINDA L. NUNGESSER

Address 7226 E. LEWIS LN. NAMPA, ID 83686

Drilling Permit No. 63-92-C-078

Water Right Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1.5' feet	98.5' feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

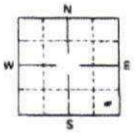
Surface seal depth 96' Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port _____

6. LOCATION OF WELL

Sketch map location **must** agree with written location.

AUG 11 1992



Subdivision Name LOT 2, MAMER SUBDIVISION

Lot No. _____ Block No. _____

County CANYON

SE ¼ SE ¼ Sec. 8, T. 2N S ☐ R. 1W W ☒ N ☒ E ☐

7. WATER LEVEL

Static water level 68 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☒ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
30	90'	30 MIN.

9. LITHOLOGIC LOG

079482

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	1	TOP SOIL		X
8	1	3	BROKEN ROCK		X
8	3	60	ROCK		X
8	60	72	BROKEN ROCK		X
8	72	80	ROCK		X
8	80	83	CINDERS		X
8	83	87	BROKEN ROCK	X	
8	87	94	ROCK		X
8	94	96	CINDERS	X	
6	96	100	GRAVEL	X	

RECEIVED
MAY 11 1992
Department of Water Resources

MAY 1992
Department of Water Resources

10.

Work started 5-2-92 finished 5-2-92

11. DRILLER'S CERTIFICATION

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

Firm Name BILL DOTY DRILLING CO., INC. Firm No. 42
Address 106 CALLAWAY CALDWELL, ID 83605 Date 5-5-92
Signed by Drilling Supervisor _____
and
(Operator) _____
(If different than the Drilling Supervisor)

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

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 81352
Inspected by
Twp ___ Rge ___ Sec ___
___ 1/4 ___ 1/4 ___ 1/4
Lat: : : Long: :

1. WELL TAG NO. D 0031410
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp 2 North ☒ or South ☐
Rge 1 East ☐ or West ☒
Sec 17 NW 10 acres 1/4 NE 40 acres 1/4 ___ 160 acres 1/4
Gov't Lot ___ County Canyon
Lat: : : Long:
Address of Well Site So. off of Lewis Rd.
City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. 9 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Western Bent	0	19	500 lbs	10" overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) Shop built
Was drive shoe seal tested? ☒ Y ☐ N How? Air

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	19	250	Steel	☐	☐	☒	☐
4 1/2	10	50		PVC	☒	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ___ Length of Tailpipe ___
Packer ☐ Y ☐ N Type

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
10	50	Solid		4 1/2	PVC	☐	☐
50	70	20		4 1/2	PVC	☒	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
54 ft. below ground Artesian pressure ___ lb.
Depth flow encountered ___ ft. Describe access port or control devices:
Steel Swl Cap

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

Yield gal./min.	Drawdown	Pumping Level	Time
30+			2 hrs.

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

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	3	Top Soil		X
10	3	12	Hd pan & Clay		X
10	12	28	Solid Lava		X
6	28	33	Fractured Lava mixed w. red cinders		X
	33	54	Solid Lava		X
	54	70	Fractured Lava	X	

RECEIVED
MAY 18 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 70' (Measurable)
Date: Started 5/17/04 Completed 5/17/04

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Precision Well Drilling Firm No 522
Principal Driller Jeff Dawson Date 5/18/04
and
Driller or Operator II ___ Date ___
Operator I ___ Date ___
Principal Driller and Rig Operator *Required.*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

Office Use Only	
Well ID No.	811534
Inspected by	
Twp ___ Rge ___ Sec ___	
___ 1/4 ___ 1/4 ___ 1/4	
Lat: : :	Long: : :

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0031068
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O.Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17, NW 1/4 NE 1/4 ___ 1/4
Gov't Lot ___ County Canyon
Lat: : : Long: : :
Address of Well Site ___ City Nampa
Lt. 1 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
PureGold Bent	0	19.6	500lbs	10" overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) Shop built
Was drive shoe seal tested? ☐ Y ☒ N How? with pipe

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	19.6	.250	Steel	☐	☐	☒	☐
	10	50			☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ___ Length of Tailpipe ___
Packer ☐ Y ☐ N Type

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson Set with rig

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
50	80	20		4½	PVC	☒	☐
10	50	Solid		4½	PVC	☒	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
59 ft below ground Artesian pressure ___ lb.
Depth flow encountered ___ ft. Describe access port or control devices: Sani Seal Well Cap

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

Yield gal./min.	Drawdown	Pumping Level	Time
30+		75	1 hr.

Water Temp. ___ Bottom hole temp. ___
Water Quality test or comments: Good Clear Color no Smell Depth first Water Encounter 62'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	6	overburden		X
10	6	45	Solid lava		X
6	45	52	Fracture lava		X
	52	62	Red Cinder & Lava		X
	62	80	Fractured lava	X	
	80		Med/Large Sand	X	

RECEIVED
MAR 25 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 80' (Measurable)
Date: Started 3/15/04 Completed 3/23/04

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

Company Name Precision Well Drilling Firm No. 522
Principal Driller Jeff Dawson Date 3/23/04
and
Driller or Operator II ___ Date ___
Operator I ___ Date ___

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

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 8/19444
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0031069
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Rupert State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub, or Directions to well.
Twp 7 North X or South ☐
Rge 21 East ☐ or West X
Sec. 17 NW 1/4 (10 acres) NE 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County
Lat: : : Long: : :
Address of Well Site
City Rupert
(Give street name of road • Distance & Route or Landmark)
Lt. 2 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
X Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Pure Gold Bent	0	196	550 lbs	10" overbore

Was drive shoe used? X Y ☐ N Shoe Depth(s) Shop built
Was drive shoe seal tested? ☐ Y X N How? from pipe

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	49.6	250	Steel	☐	☐	X	☐
4½	8	48		PVC	X	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson PVC Set with rig

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
48	89	20		4½	PVC	X	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
63 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices.
Sani Seal well Cap

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

Yield gal./min	Drawdown	Pumping Level	Time
30+		80'	1 hr.

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

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	8	overburden & Broken lava		X
10 & 6	8	45	Solid lava		X
6	45	60	Fractured lava		X
6	60	63	Solid lava		X
6	63	89	Fractured lave	X	
	89		mod/Large Sand	X	

RECEIVED
MAR 25 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 89' (Measurable)
Date: Started 3/24/04 Completed 3/25/04

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

Company Name Precision Well Drilling Firm No. 522
Principal Driller J. P. Dawson Date 3/25/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____

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

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 8/5/04
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D oc 31408
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well
Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 NW 1/4 NW 1/4 ____ 1/4
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site
City Nampa
(Give nearest name of road + Distance to Road or Landmark)
Lt. 8 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Pure Gold Cut	0	19	500 lbs	10" overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) Shop built
Was drive shoe seal tested? ☐ Y ☐ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	19	250	Steel	☐	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
55	75	20	4½		PVC	☒	☐
15	55	Solid	4½		PVC	☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
59 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:
Sani Seal well cap

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

Yield gal./min.	Drawdown	Pumping Level	Time
30+		70'	2 hrs.

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: Good clear color
Depth first Water Encountered 56'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	3	Top Soil		X
10	3	8	Hardpan & overburden		X
10-6	8	52	Solid Lava		X
6	52	54	Red Cinders		X
	54	58	Fractured Lava	X	
	58	61	Solid Lava		X
	61	75	Fractured Lava	X	

RECEIVED
MAY 17 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 75' (Measurable)
Date: Started 5/12/04 Completed 5/12/04

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Pac. Star Well Drilling Firm No. 522
Principal Driller Jeff Carson Date 5/17/04
and
Driller or Operator II ____ Date
Operator I ____ Date
Principal Driller and Rig Operator *Required*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
9/82

25

USE TYPEWRITER OR BALLPOINT PEN

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

W

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

87648

1. WELL OWNER

Name Dwight Higel

Address _____

Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches +	1½ feet	38½ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

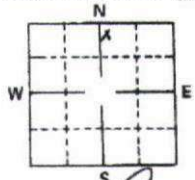
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port well seal

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
NW¼ NE¼ Sec. 17, T. 2 N., R. 1 W.

7. WATER LEVEL

Static water level 54 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	8	Top soil & hard pan		X
	8	10	Loose lava		X
	10	30	Solid lava		X
	30	57	Lava crevices		X
	57	50	Solid lava		X
	50	55	Lava crevices		X
	55	72	Solid lava		X
	72	78	Lava w/crevices	X	
	78	84	Solid lava		X
	84	88	Lava w/crevices w/bentonite & loose lava	X	
	88	90	Solid lava		X

RECEIVED
OCT 30 1986
Department of Water Resources

RECEIVED
OCT 15 1986
Department of Water Resources

10.

Work started 11-6-85 finished 11-6-85

11. DRILLERS CERTIFICATION

89

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

Firm Name Davis Well & Pump Co. Firm No. 101
Address 415 No. Pitt Lane Date 6-2-86
Nampa, Idaho 83651
Signed by (Firm Official) Charles Davis
and
(Operator) _____

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

26

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 812208
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0031126
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well
Twp. 2 North [X] or South [ ]
Rge. 2 East [ ] or West [X]
Sec. 17 NW 1/4 NE 1/4 1/4
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site So. off of Lewis Ln.
City Nampa
Lt. 6 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
[X] Air Rotary [ ] Cable [ ] Mud Rotary [ ] Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Enviroplug	0	100	1500lbs	10" over-bore Dry Pour

Was drive shoe used? [X] Y [ ] N Shoe Depth(s) 100-4
Was drive shoe seal tested? [ ] Y [ ] N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	100-4	.250	Steel	[ ]	[ ]	[X]	[ ]
					[ ]	[ ]	[ ]	[ ]
					[ ]	[ ]	[ ]	[ ]

Length of Headpipe 5' Length of Tailpipe 0
Packer [X] Y [ ] N Type 6-Rib

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson Set pull back

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
100	110	18		4/2	S.S.	[ ]	[ ]
						[ ]	[ ]
						[ ]	[ ]

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

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

12. WELL TESTS:
[ ] Pump [ ] Bailer [X] Air [ ] Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
80		105	2 hrs.

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: Good Clear Color no Smell
Depth first Water Encounter ____

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	3	Top Soil		X
	3	8	Clay mixed with Hrd pan		X
	8	32	Solid Lava		X
	32	41	Red Cinders & Lava		X
	41	47	Fractured Lava		X
	47	64	Solid lava		X
	64	74	Fractured lava	X	
	74	88	Solid Lava Some Fract.	X	X
6	88	94	Fractured	X	
6	94	110	Sand mixed with gravel	X	

RECEIVED
AUG 18 2004
WATER RESOURCES
WESTERN REGION

pulled off ordered new hammer bit

Completed Depth 110' (Measurable)
Date: Started 3/25/04-5/19/04 Completed 5/24/04

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

Company Name Precision Well drilling Firm No. 522
Principal Driller Jeff Dawson Date 5/24/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____

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

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 815453
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0031421
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 2 North X or South ☐
Rge. 2 East ☐ or West X
Sec. 17 NW 1/4 (13 acres) NE 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat: : : Long:
Address of Well Site So. off of Lewis La.
City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. 7 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
X Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Original Volume	Seal Placement Method
Western Bent	0	68	1 100lbs.	10" overbore pour Dry

Was drive shoe used? X Y ☐ N Shoe Depth(s) 65
Was drive shoe seal tested? ☐ Y ☐ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	65	250	Steel	☐	☐	X	☐
4 1/2	45	65	1/4"	PVC	☐	☐	☐	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson Set with Rig

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
45	65	solid		4 1/2	PVC	X	☐
65	85	20		4 1/2	PVC	X	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
64 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:
Sani Seal well Cap

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

Yield gal./min.	Drawdown	Pumping Level	Time
401		80'	2 hrs.

Water Temp. ____ Bottom hole temp ____
Water Quality test or comments: Good clear color
No Smell
Depth first Water Encounter 70'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	2	Top Soil		X
	2	8	Clay & Hardpan		X
	8	28	Solid Lava		X
	28	32	Red Cinders		X
	32	40	Fractured Lava		X
	40	67	Solid Lava		X
	67	85	Fractured Lava	X	

RECEIVED
AUG 18 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 85 ft. (Measurable)
Date: Started 5/18/04 Completed 5/21/04

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Precision Well Drilling Firm No. 522
Principal Driller Jeff Dawson Date 5/24/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____
Principal Driller and Rig Operator *Required.*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 811943
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0031125
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State Id Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well
Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 NW 1/4 (10 acres) NE 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site
City Nampa
(Give all applicable roads + distance to Road or Landmark)
Lt. 5 Blk. 1 Sub. Name Aussie Acres

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
PureGold Bent	0	20	550 lb	10" overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) Shop Built
Was drive shoe seal tested? ☐ Y ☒ N How? with pipe

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	20	250	Steel	☐	☐	☒	☐
4 1/2	18	60		PVC	☒	☐	☒	☐
					☐	☐	☐	☐

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

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson Set with cty

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
60	80	20	4 1/2"		PVC	☒	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
66 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:
San Seal well cap

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

Yield gal./min.	Drawdown	Pumping Level	Time
35			1 hr.

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: Good clear color
10 Spec11
Depth first Water Encountered 64

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	8	overburden		X
10	8	12	Broken lava		X
10	12	45	Solid lava		X
6	45	64	Lava mixed with Red		
6			Cinders		X
6	64	80	Fractured lava	X	

RECEIVED
MAR 26 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 79' (Measurable)
Date: Started 3/25/04 Completed 3/25/04

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Precision Well Drilling Firm No. 522
Principal Driller Jeff Dawson Date 3/25/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____
Principal Driller and Rig Operator *Required.*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 812956
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : Long: : :

1. WELL TAG NO. D 0031129
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Bob Goodwin
Address P.O. Box 251
City Nampa State ID Zip 83653

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 3 North ☒ or South ☐
Rge. 4 East ☐ or West ☒
Sec. 17 NW 1/4 (10 acres) NE 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site
(Give at least name of road & Distance to Road or Landmark)
City Nampa
Lt. 4 Blk. 1 Sub. Name Aussie Acres
So. off of Lewis

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Western Cent	0	84	31 Bags	10" overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 95'
Was drive shoe seal tested? ☒ Y ☐ N How? Air

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+2	95	250	Steel	☐	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe 5" Length of Tailpipe 0
Packer ☒ Y ☐ N Type 3-Rib

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson Set pull back.

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
96	106	20	6	Tele	S.S.	☐	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
67.6 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:
Sani Seal well Cap

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

Yield gal/min	Drawdown	Pumping Level	Time
50+		104	2 hrs.

Water Temp. Bottom hole temp.
Water Quality test or comments: Good clear color
Depth first Water Encountered 65'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	5	overburden		X
	5	32	Solid lava		X
	32	49	Fractured lava		X
	49	64	Solid lava		X
	64	84	Fractured lava	X	
	84	91	Grey clay		X
	91	93	Sand & gravel	X	
	93	95	Fractured lava		X
	95	106	Sand & gravel	X	

RECEIVED
APR 23 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 106' (Measurable)
Date: Started 4/13/04 Completed 4/19/04

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Precision Well Drilling Firm No. 522
Principal Driller Jeff Dawson Date 4/21/04
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____
Principal Driller and Rig Operator *Required.*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

817707 30

Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

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

1. DRILLING PERMIT NO. __-__-__-____-____
Other IDWR No. D0031466

2. OWNER:
Name Wes Waldorf
Address 100 N McDermott
City Kuna State ID Zip 83634

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

N
W E
S

Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 1/4 (10 acres) NW 1/4 (40 acres) NE 1/4 (160 acres)
Gov't lot _____ County Canyon
Lat: : : Long: : :
Address of Well Site 9857 DunDee Ct.
City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. _____ Blk. _____ Sub. Name _____

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
bentonite	0'	18'	12 sacks	poured

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____
Was drive shoe seal tested? ☐ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
8"	+2'	18'	.250	steel	☒	☐	☒	☐
4.5"	12'	98'	Sc40	PVC	☐	☒	☐	☒
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

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

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
88'	98'	1/4"	120	4.5"	PVC	☐	☒
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
60ft. below ground Artesian Pressure _____ lb
Depth flow encountered _____ ft. Describe access port or control devices: _____

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

Yield gal/min.	Drawdown	Pumping Level	Time
50 GPM		80'	1 Hr.

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: _____
Depth first Water Encountered 76'

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
12"	0'	1'	top soil		☒
12"	1'	6'	dry brown clay		☒
12"	6'	9'	broken lava		☒
12"	9'	18'	solid lava		☒
8"	18'	45'	solid lava		☒
8"	45'	50'	cracks		☒
8"	50'	76'	solid lava		☒
8"	76'	96'	cracks lava	☒	
8"	96'	98'	sand & gravel	☒	

RECEIVED
JUN 28 2004
WATER RESOURCES
WESTERN REGION

Completed Depth: 98 (Measurable)
Date: Started 6/21/04 Completed 6/21/04

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

Firm Name Down Right Drilling & Pum Firm No. 637
Firm Official _____ Date 6-24-04
Supervisor or Operator Larry Hackett Date 6/24/04
(Sign once if Firm Official & Operator)

Date: 6/23/2004 Time:8:21 AM

812958

31

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

Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. DRILLING PERMIT NO. __-__-D-0030-969
Other IDWR No. _____

2. OWNER:
Name Larry Hays
Address 292 W. Boise St.
City Kuna State ID Zip 83634

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

N / W / E / S

Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 1/4 (10 acres) NE 1/4 (40 acres) NW 1/4 (160 acres)
Gov't lot _____ County Canyon
Lat: : : Long: : :
Address of Well Site Lewis Ln. Between Robinson & McDermott City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. _____ Blk. _____ Sub. Name Tem.#4799

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	19'	550#'s	Overbore

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____
Was drive shoe seal tested? ☐ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
8"	+1'	19'	.250	Steel	☒	☐	☐	☐
6"	16'	96'	Sc40	PVC	☐	☒	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

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

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
86'	96'	1/4"	300	6"	PVC	☐	☒
		X3"				☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
62ft. below ground Artesian Pressure _____ lb
Depth flow encountered _____ ft. Describe access port or control devices: _____

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

Yield gal/min.	Drawdown	Pumping Level	Time
40		80'	1 Hr.

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: Nitrate 0
Hardness 16 Depth first Water Encountered 80'

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
12"	0	2'	Topsoil		☒
12"	2'	7'	Brown Dry Clay		☒
12"	7'	12'	Cleachey Burnt Clay		☒
12"	12'	19'	Solid Black Lava		☒
8"	19'	60'	Solid Black Lava		☒
8"	60'	70'	Cracks in Black Lava		☒
8"	70'	80'	Solid Black Lava		☒
8"	80'	94'	Cracks in Black Lava	☒	
8"	94'	97'	Brown Sand & Gravel	☒	

RECEIVED
APR 21 2004
WATER RESOURCES WESTERN REGION

Completed Depth: 97 (Measurable)
Date: Started 04/12/04 Completed 04/12/04

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

Firm Name Down Right Drilling & Pum Firm No. 637
Firm Official Sam Gaines Date 4-13-04
Supervisor or Operator Tony Hackett Date 4-13-04
(Sign once if Firm Official & Operator)

Date: 4/13/2004 Time: 9:58 AM

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

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

RECEIVED SEP 25 1972 Department of Water Administration

1. WELL OWNER

Name Bill Lee

Address Rte. 6 Nampa, Idaho

Owner's Permit No.

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☐ Stock

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 75 feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	18" feet	38 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation inches by inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name

Type Model No.

Diameter Slot size Set from feet to feet

Diameter Slot size Set from feet to feet

Gravel packed? ☐ Yes ☒ No Size of gravel

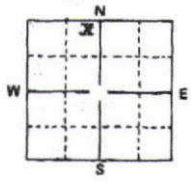
Placed from feet to feet

Surface seal? ☒ Yes ☐ No To what depth 38 feet

Material used in seal ☐ Cement grout ☒ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



63

County Canyon

NE ¼ NW ¼ Sec. 17, T. 2 N☒, R. 1 ☒W

7. WATER LEVEL

Static water level 38 feet below land surface

Flowing? ☐ Yes ☐ No G.P.M. flow

Temperature ° F. Quality

Artesian closed-in pressure p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped

31395

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	2	Top soil		X
	2	4	Loose Lava		X
	4	19	Solid lava		X
	19	35	Lava with crevices		X
	35	46	Solid lava		X
	46	54	Lava with crevices	X	
	54	59	Solid lava		X
	59	75	Loose lava	X	
			8" to 38'		
			6" from there on		

10.

Work started 8/27/72 finished 9/1/72

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

Davis Well Drilling 101
Driller's or Firm's Name Number

Rte. 6 Box 6209 Nampa, Idaho
Address

Signed By 9/23/72 Date

USE ADDITIONAL SHEETS IF NECESSARY

FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

Form 238-7
3/95

C

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

094089

Office Use Only
Inspected by _____
Twp____ Rge____ Sec____
____1/4 ____1/4 ____1/4
Lat: : : Long: : :

1. DRILLING PERMIT NO 63-96-wl-0431-000
Other IDWR No _____

2. OWNER:
Name Ron Moore
Address 4781 Lewis Ln
City Nampa State ID Zip 83686

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

N / W / E / S

Twp. 2 North X or South ☐
Rge. 1 East ☐ or West X
Sec. 17, ____ 10 acres 1/4 NE 40 acres 1/4 NW 160 acres 1/4
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site 4781 Lewis Ln
City Nampa
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

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

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

6. DRILL METHOD
X Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentite	0	18'	500	Pour

Was drive shoe used? ☐ Y X N Shoe Depth(s) _____
Was drive shoe seal tested? ☐ Y X N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	38	250	Steel	X	☐	X	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

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

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

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
+6 ft. below ground Artesian pressure _____ lb.
Depth flow encountered 86 ft. Describe access port or control devices: CAP

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

Yield gal./min.	Drawdown	Pumping Level	Time
100	300	80	1½ hr.

Water Temp. 56 Bottom hole temp 56
Water Quality test or comments: _____
Depth first Water Encountered 36

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	2	Top Soil		
	2	4	Hard Pan		
	4	7'	Broken Lava		
8	7	38	LAVA		
6	38	84	" "		
	84		Gravel & Sand	X	

RECEIVED
JUL 30 1996
Department of Water Resources

RECEIVED
JUL 17 1996
WATER RESOURCES
WESTERN REGION

SEP 11 1996

Completed Depth 84 (Measurable)
Date: Started 6-26-96 Completed 6-26-96

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

Firm Name Treasure Valley Drilling Firm No. 56
Firm Official _____ Date 7-10-96
and
Supervisor of Operation _____ Date 7-10-96
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
4/92

C

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

USE TYPEWRITER OR BALLPOINT PEN

RW

1. WELL OWNER

Name LOCKLANE, MIKE
Address 6925 LEWIS LANE
NAMPA, ID 83651
Drilling Permit No. 63-92-W-0986-000
Water Right Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

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

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
250 inches	6 inches	+ 1 feet	240 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

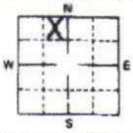
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 100 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port SANITARY WELL CAP

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County CANYON
Address of Well Site LEWIS LANE
(give at least name of road)
T. 2 N ☒ or S ☐
NE ¼ NW ¼ Sec. 17, R. 1 E ☐ or W ☒

7. WATER LEVEL

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

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
150	245	2

9. LITHOLOGIC LOG

84141

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
9"	0	8	TOP SOIL	NO	
9"	8	25	LAVA ROCK	NO	
9"	25	28	RED CINDERS	NO	
9"	28	51	LAVA ROCK	NO	
9"	51	53	CRACK	NO	
9"	53	75	LAVA ROCK/CRACKS	NO	
9"	75	79	SAND	YES	
9"	79	100	GRAVEL	NO	
6"	100	122	GRAVEL	NO	
6"	122	133	SAND	YES	
6"	133	148	CLAY	NO	
6"	148	175	HEAVING SAND	YES	
6"	175	180	CLAY	NO	
6"	180	205	HEAVING SAND	YES	
6"	205	207	CLAY	NO	
6"	207	225	HEAVING SAND	YES	
6"	225	245	BLUE CLAY	NO	
6"	245	250	COARSE SAND	YES	

RECEIVED
DEC 28 1992
Department of Water Resources

RECEIVED
DEC - 1 1992
Department of Water Resources
Regional Office

RECEIVED
AUG 09 1993

10.

Work started 11/13/92 finished 11/15/92

11. DRILLER'S CERTIFICATION

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

Firm Name Can-Ada Well Drilling Firm No. 304
Address 4250 Murphy Road
Kuna, Idaho
Signed by Drilling Supervisor Earl Skinner
and
(Operator) _____
(If different than the Drilling Supervisor)

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

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

35

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name L & N Construction

Address Caldwell

Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 1/2 feet	38 1/2 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

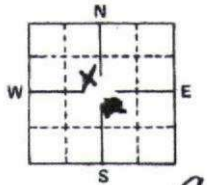
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20 Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port Welded plate

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name None

Lot No. _____ Block No. _____

County Canyon

SE ¼ NW ¼ Sec. 17, T. 2 N., R. 1 W.

7. WATER LEVEL

Static water level 57 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature ____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

106238

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	3	Top soil & hard pan		X
	3	55	Solid lava		X
	55	33	Lava crevices		X
	33	56	Solid lava		X
	56	70	Lava with some crevices	X	
	70	85	Solid lava		X
	85	92	Lava crevices & loose lava	X	

RECEIVED
MAY 27 1980
Department of Water Resources
Western Regional Office

MAY 30 1980

10.

Work started 7/24/79 finished 7/24/79

11. DRILLERS CERTIFICATION

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

Firm Name Dave's Well Drilling No. 10

Address 415 N Pitt Nampa Date 8/2/79

Signed by (Firm Official) Charles Davis

and

(Operator) _____

MICROFILMED

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

Form 238-7
8/90

RECEIVED
OCT 15 1991
Department of Water Resources

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name: Harold Coon
Address: 4756 Dye Lane, Nampa, Idhao 83686
Drilling Permit No. 63-91-w-277
Water Right Permit No.

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other

Thickness	Diameter	From	To
.250 inches	6 inches	+ 2 feet	39 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

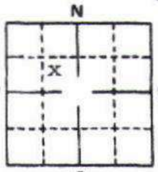
Was casing drive shoe used? ☐ Yes ☒ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun
Size of perforation ____ inches by ____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name
Type ______ Model No.
Diameter ___ Slot size ___ Set from ___ feet to ___ feet
Diameter ___ Slot size ___ Set from ___ feet to ___ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel
Placed from ____ feet to ____ feet
Surface seal depth 39 Material used in seal: ☐ Cement grout ☒ Bentonite ☐ Puddling clay ☐
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port: well seal

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name
Lot No. ____ Block No. ____

County: Canyon
SE ¼ NW ¼ Sec. 17, T. 2 N ☐ N ☐ S, R. 1 W ☐ E ☐ W

MICROFILMED
DEC 04 1991

7. WATER LEVEL

Static water level 59 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow
Artesian closed-in pressure ____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature ____ °F. Quality
Describe artesian or temperature zones below.

8. WELL TEST DATA

71224

☐ Pump ☐ Bailer ☐ Air ☐ Other

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	5	Top soil/hard pan		x
	5	7	Loose lava		x
	7	28	Solid lava		x
	28	35	Lava crevices		x
	35	37	Solid lava		x
	37	38	Lava crevices		x
6	38	65	Solid lava		x
	65	73	Lava crevices	x	
	73	94	Loose lava/crevices		x
	94	98	Lava/gravel	x	
	98	101	Sand/gravel	x	

RECEIVED
OCT 10 1991
Department of Water Resources
Western Regional Office

10. Work started 8/5/91 finished 8/5/91

11. DRILLERS CERTIFICATION

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

Firm Name: DAVIS WELL & PUMP CO. Firm No. 101
Address: 1514 PITT LANE, NAMPA, IDAHO 83[illegible] Date 10-9-91

Signed by (Firm Official) Carole M. Davis
and
(Operator) Chuck Davis

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

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Resources

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name E. L. Koontz

Address Dyer Lane Mansfield 83637

Owner's Permit No. _____

2. NATURE OF WORK

☑ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☑ Domestic ☐ Irrigation ☐ Test ☐ Other (specify type)

☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal or Injection

4. METHOD DRILLED

☑ Cable ☐ Rotary ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 80 feet

Casing schedule: ☑ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	+1 feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☑ Yes ☐ No

Was a packer or seal used? ☐ Yes ☐ No

Perforated? ☐ Yes ☐ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☑ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☑ No Size of gravel _____

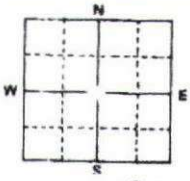
Placed from _____ feet to _____ feet

Surface seal depth 20 Material used in seal ☐ Cement grout ☑ Puddling clay ☐ Well cuttings

Sealing procedure used ☐ Slurry pit ☐ Temporary surface casing ☐ Overbore to seal depth

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____

Lot No. _____ Block No. _____

County Canyon

E½NW¼ ¼ Sec. 17, T. 2 N, R. 1 E/W

7. WATER LEVEL

Static water level 6 feet below land surface

Flowing? ☐ Yes ☐ No G.P.M. flow _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

RECEIVED OCT 1976 Dept. of Water Resources Western Regional Office

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
20	?	2

9. LITHOLOGIC LOG 033156

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	2	Soil		✓
8	2	7	Hardpan		✓
8	7	20	Lava		✓
6	20	80	Lava Broken	✓	

10.

Work started Aug 11 finished Aug 18 1976

11. DRILLERS CERTIFICATION

Firm Name L R Broomfield Firm No. 29

Address 147 Meyer Mansfield Date Oct 12

Signed by (Firm Official) L R Broomfield

and

(Operator) Same

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

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

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

38

31394

1. WELL OWNER

Name Richard H. Kolbo

Address 1011 10th Ave So. Nampa Ida

Owner's Permit No. ______

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☐ Stock

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 76 feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
250 inches	6" inches	+1'6" feet	20 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation ______ inches by ______ inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name ______

Type ______ Model No. ______

Diameter ___ Slot size ___ Set from ______ feet to ______ feet

Diameter ___ Slot size ___ Set from ______ feet to ______ feet

Gravel packed? ☐ Yes ☒ No Size of gravel ______

Placed from ______ feet to ______ feet

Surface seal? ☒ Yes ☐ No To what depth 19 feet

Material used in seal ☐ Cement grout ☒ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.

(N, W, E, S sketch grid)

63

County Canyon County

E½ NW ¼ Sec. 17, T. 2 N, R. 1 W

7. WATER LEVEL

Static water level 49' feet below land surface

Flowing? ☐ Yes ☐ No G.P.M. flow ______

Temperature ______ °F. Quality ______

Artesian closed-in pressure ______ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
800 gal per Hr		

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	1	Caliche & Hard pan		
	1	3	Caliche		
	3	24	Gray Lava		
	24	54	Brown Lava Soft Cinders	X	
	54	76	Black lava porous Cinders stalled in Black Cinders	X	

10. Work started Sept-29-72 finished Oct-4-72

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

C.R. Broomfield #29
Driller's or Firm's Name Number

147 Meffan St Nampa, Ida
Address

Richard Bourne Oct 5-72
Signed By Date

USE ADDITIONAL SHEETS IF NECESSARY FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

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

Received 10-19-72

1. WELL OWNER

Name Richard H. Kolbo

Address 1011. 10th Ave So Nampa, Ida,

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☐ Stock

4. METHOD DRILLED

☒ Cable ☐ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 76 feet

Casing schedule: ☐ Steel ☐ Concrete

Thickness	Diameter	From	To
250 inches	6 5/8 inches	0 feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch

Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☒ No Size of gravel _____

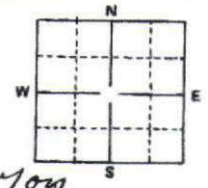
Placed from _____ feet to _____ feet

Surface seal? ☒ Yes ☐ No To what depth 20" feet

Material used in seal ☐ Cement grout ☒ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



Canyon County

County _____

E ½ NW¼ Sec. 17 T. 3 N, R. 1 E/W

Boise Meridian

7. WATER LEVEL

Static water level 49 feet below land surface

Flowing? ☐ Yes ☒ No G.P.M. flow _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☒ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
20 gpm	NONE	6 hrs

9. LITHOLOGIC LOG 31396

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	1	Caliche & Hardpan		
	1	3	Caliche & Hard		
	3	24	Gray Lava		
	24	54	Brown Lava Soft "49"	X	
	[illegible]		Some Cinders		
	54	76	Black Lava Rock	X	
			Also some Cinders		
			Holed out in Cinders		

10. Work started Sept-29 72 finished Oct 4. 72

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

C. R. Broomfield #29

Driller's or Firm's Name Number

147 Meffon Ste Nampa Ida

Address

C R Bourn Oct-10-1972

Signed By Date

USE ADDITIONAL SHEETS IF NECESSARY

FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

816081

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

Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. DRILLING PERMIT NO. D 0031457
Other IDWR No. «Other_IDWR_No»

2. OWNER:
Name John Defferies
Address 2012 Stuart Ln.
City Nampa State ID Zip 83687

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

N / W / E / S

Twp 2 North ☒ or South ☐
Rge 1 East ☐ or West ☒
Sec 17 «QQQ» NE 1/4 NW 1/4
Gov't lot County Canyon
Lat: Long:
Address of Well Site 6549 E. Lewis Ln.
City Nampa
(Give at least name of road + Distance to Road or Landmark)

Lt. «Lt» Blk. «Blk» Sub. Name «Subname»

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
Bentonite	0	18	600	overbore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 140
Was drive shoe seal tested? ☒ Y ☐ N How? Air

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	140	.250	steal	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe Length of Tailpipe

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

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

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
48 ft. below ground Artesian Pressure lb
Depth flow encountered 100-140ft Describe access port or control devices: Cap

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

Yield gal/min.	Drawdown	Pumping Level	Time
75	135	135	1hr

Water Temp. 56 Bottom hole temp. 56
Water Quality test or comments:
Depth first Water Encountered 60

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
10	0	2	Top Soil		X
10	2	3	Broken up Lava		X
10	3	18	Lava		X
6	18	25	Lava		X
6	25	41	Red Lava		X
6	41	60	Lava		X
6	60	63	Broken up Lava	X	
6	63	95	Lava & Clay		X
8	95	100	Broken Up Lava & Clay	X	
6	100	140	Gravel	X	

RECEIVED
JUN 24 2004
WATER RESOURCES
WESTERN REGION

Completed Depth 140 (Measurable)
Date: Started 6/18/04 Completed 6/22/04

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

Firm Name Treasure Valley Drilling Firm No. 560
Firm Official Date 6/24/04
Supervisor or Operator Date 6/24/04
(Sign once if Firm Official & Operator)

Date: 6/23/2004 Time: 11:28 AM

63

838789

41

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No. 409150
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 000 42638
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Sherlock Homes
Address 524 3rd St South #102
City Nampa State ID Zip 83651

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 2N North ☐ or South ☐
Rge. 1W East ☐ or West ☐
Sec. 17 NE 1/4 (10 acres) NE 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County
Lat: : : Long: : :
Address of Well Site Southwest corner of Lewis + Permit (Give at least name of road + Distance to Road or Landmark) City Nampa
Lt. ____ Blk. ____ Sub. Name

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Bentonite	0	20	1,000 lbs	overbore
Cuttings	20	60		

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 78'
Was drive shoe seal tested? ☐ Y ☒ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	[illegible]	.250	Steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe 6" Length of Tailpipe
Packer ☒ Y ☐ N Type K-packer

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method
Screen Type & Method of Installation Johnson + washdown

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
[illegible]	[illegible]					☐	☐
85	95	.250		5"	SS	☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

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

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

Yield gal./min.	Drawdown	Pumping Level	Time
60			

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: Clear + Clear
NO TEST Depth first Water Encounter 60'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	6	Top Soil		
	6	25	Broken Lava		
	25	50	Solid Lava		
	50	60	Lava w/ crevices	X	
6	80	95	Sand + Gravel	X	

RECEIVED
MAR 28 2006
WATER RESOURCES
WESTERN REGION

Completed Depth [illegible] 95' (Measurable)
Date: Started 3/14/06 Completed 3/15/06

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

Company Name Johnson pump + Drilling Firm No. 457
Principal Driller Dave Johnson Date 3/21/06
and
Driller or Operator II [illegible] Date 3/21/06
Operator I [illegible] Date 3/21/06
Principal Driller and Rig Operator Required.
Operator I must have signature of Driller/Operator II

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
4/92

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER
Name Orrin J Gardner
Address 9814 Robinson Rd Nampa
Drilling Permit No. 63-92-W-1034-000
Water Right Permit No. _____

2. NATURE OF WORK
☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

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

4. METHOD DRILLED
☒ Rotary ☒ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

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

Thickness	Diameter	From	To
.250 inches	6 inches	+ 2 feet	18 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

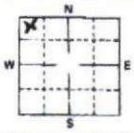
Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded
☐ Solvent Weld ☐ Cemented between strata
Describe access port Port on Sanitary Seal

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



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
Address of Well Site 9814 Robinson Rd Nampa
(give at least name of road)
NW ¼ NW ¼ Sec. 17, T. 3 N ☒ or S ☐, R. 1 E ☐ or W ☒

7. WATER LEVEL
Static water level 71 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature 60 °F. Quality Clear
Describe artesian or temperature zones below.

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

Discharge G.P.M.	Pumping Level	Hours Pumped
35	100	1/2

9. LITHOLOGIC LOG 082812

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	1	Soil		X
8	1	7	Broken Lava		X
8	7	18	Solid Lava		X
6	18	27	Solid Lava		X
6	27	35	Broken Lava		X
6	35	37	Red Cinder		X
6	37	109	Solid Lava		X
6	109	113	Orage Cinder	X	
6	113	–	Gravel	X	

RECEIVED
DEC 21 1992
Dep

RECEIVED
DEC 16 1992
AUG 09 1993
Department of Water Resources
Western Regional Office

10.
Work started 11/25/92 finished 11/25/92

11. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Domestic Pump & Drill Firm No. 483
Address 12630 Orchard Nampa Date 11/27/92
Signed by Drilling Supervisor [signature]
and
(Operator) [signature]
(If different than the Drilling Supervisor)

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

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

USE TYPEWRITER OR BALLPOINT PEN

RECEIVED JUN 2 1983

Department of Water Resources

1. WELL OWNER

Name Mrs. Ballard

Address

Owner's Permit No.

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other

Thickness	Diameter	From	To
250 inches	6 inches +	1 1/2 feet	29 1/2 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

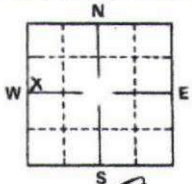
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation inches by inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name
Type Model No.
Diameter Slot size Set from feet to feet
Diameter Slot size Set from feet to feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel
Placed from feet to feet
Surface seal depth 20 Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port Wellseal

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name
Lot No. Block No.
County Canyon
SW ¼ NW ¼ Sec. 17, T. 2 N. R. 1 W.

7. WATER LEVEL

Static water level 40 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow
Artesian closed-in pressure p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature °F. Quality

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG 83675

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	8	Top soil & hardpan		X
	8	10	Hard lava		X
	10	22	Soft lava		X
	22	25	Lava crevices		X
	25	55	Soft lava		X
	55	65	Lava crevices	X	
	65	84	Soft lava		X
	84	88	Hard lava	X	
	88	90	Clay sand & gravel	X	

RECEIVED JUN 3 1983
Department of Water Resources
Western Regional Office

10. Work started 8-4-82 finished 8-5-82

11. DRILLERS CERTIFICATION dd

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

Firm Name Davis Well Drilling No. 401
Address 415 N 8th Ave Date 12-7-82
Signed by (Firm Official) Charles Davis
and
(Operator)

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

Form 238-7
3/95

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ballpoint Pen

62885

Office Use Only
Inspected by _____
Twp____ Rge____ Sec____
____1/4 ____1/4 ____1/4
Lat: : : Long: : :

1. DRILLING PERMIT NO. 63-96-W-0030-000
Other IDWR No. _____

2. OWNER:
Name ANN COLE
Address RT 1 BOX 177
City THREE FORKS State MT Zip 59752

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

Twp. 2 North ✱ or South ☐
Rge. 1 East ☐ or West ✱
Sec 17 SW 1/4 (10 acres) SW 1/4 (40 acres) NW 1/4 (160 acres)
Gov't Lot ____ County CANYON
Lat: : : Long: : :
Address of Well Site 9522 ROBINSON RD
(XRD DYE LN) City NAMPA
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

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

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

6. DRILL METHOD
✱ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
BENTONITE	0	90	500	OVERBORE
DRILL CUTTINGS	MIXED		250-300	"

Was drive shoe used? ✱ Y ☐ N Shoe Depth(s) 97
Was drive shoe seal tested? ☐ Y ✱ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	97	.25	STEEL	✱	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
☐ Perforations Method _____
☐ Screens Screen Type NONE

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

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

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

Yield gal./min	Drawdown	Pumping Level	Time
100			1 HR

Water Temp. 58° Bottom hole temp. _____
Water Quality test or comments: <1 IRON / PH8 / GRN VA
Depth first Water Encountered 62

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	1	3	TOP SOIL		
	3	8	HARD PAN		
	8	11	CLAY		
	11	20	LAVA ROCK		
8	20	62	LAVA ROCK		
	62	66	CINDER ROCK	✱	
	66	70	LAVA ROCK		
	70	90	CLAY POCKETS W/LAVA	✱	
6	90	97	SAND & GRAVEL LOTS ✱		

RECEIVED
FEB 15 1996
Department of Water Resources
RECEIVED
FEB 09 1996
WATER RESOURCES
WESTERN REGION
MAY 06 1996

Completed Depth 97 (Measurable)
Date Started 1-22-96 Completed 1-23-96

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

Firm Name ADAMSON PUMP & DRILLING Firm No. 0457
Firm Official Dave Adamson Date 1-25-95
and
Supervisor or Operator DAVE ADAMSON Date 1-25-95
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form: 238-7
11/97

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

776683

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

1. WELL TAG NO. D 0019747
DRILLING PERMIT NO. _____
Other IDWR No. _____

2. OWNER:
Name Tom Young
Address 4528 Dye Lane
City Kuna State Id Zip 83634

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

N / W / E / S

Twp. 2 North X or South ☐
Rge. 1 East ☐ or West X
Sec 17 SE 1/4 NW 1/4 ____ 1/4
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site 4528 Dye Lane
City _____
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

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

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

6. DRILL METHOD
X Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	109	2000 #	overbore

Was drive shoe used? X Y ☐ N Shoe Depth(s) 255'
Was drive shoe seal tested? ☐ Y X N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	255	250	Steel	X	☐	X	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe 10' Length of Tailpipe _____

9. PERFORATIONS/SCREENS
Perforations Method wash down
Screens Screen Type Johnson

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
256	261	.020		5"	SS	☐	☐
						☐	☐
						☐	☐

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

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

Yield gal/min	Drawdown	Pumping Level	Time
100			1 hour

Water Temp. 62° Bottom hole temp. ____
Water Quality test or comments: Iron .1 PH 8.0 Grains 3 Sulfur Smell Depth first Water Encounter 109

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	4	top soil		
"	4	7	hard pan		
"	7	26	hard lava		
"	26	28	Soft lava		
"	28	45	hard lava		
"	45	60	hard lava		
"	60	65	Soft lava		
"	65	83	hard lava		
"	83	109	cinders		
6	109	115	gravel	X	
"	115	186	Sand	X	
"	186	187	clay		
"	187	192	Sand	X	
"	192	193	Clay		
"	193	220	Sand	X	
"	220	235	Sand	X	
"	235	236	clay		
"	236	245	Sand	X	
"	245	254	gray clay		
"	254	261	gray Sand	X	

RECEIVED
MAY 13 2002
WATER RESOURCES

Completed Depth 261 (Measurable)
Date: Started 5.1.02 Completed 5.4.02

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

Company Name ABC Well Drilling Firm No 621
Firm Official Cindy Coyle Date 5.6.02
and
Driller or Operator Randy Payne Date 5.6.02
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Rec'd 46
12/1/67

REPORT OF WELL DRILLER
State of Idaho

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

WELL OWNER:
Name Jesse McClure
Address Rt 6
Nampa Idaho
Owner's Permit No.
NATURE OF WORK (check): Replacement well ☐
New well ☒ Deepened ☐ Abandoned ☐
Water is to be used for: Domestic
METHOD OF CONSTRUCTION: Rotary ☐ Cable ☒
Dug ☐ Other (explain)
CASING SCHEDULE: Threaded ☐ Welded ☒
6 "Diam. from +1 ft. to 105 ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
Thickness of casing: Material:
Steel ☒ concrete ☐ wood ☐ other ☐ (explain)
PERFORATED? Yes ☐ No ☒ Type of perforator used:
Size of perforations: " by "
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
WAS SCREEN INSTALLED? Yes ☐ No ☒
Manufacturer's name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.
CONSTRUCTION: Well gravel packed? Yes ☐ No. ☒ size of gravel Gravel placed from ft. to ft. Surface seal provided? Yes ☐ No ☐ To what depth? ft. Material used in seal: Native Clay
Did any strata contain unusable water? Yes ☐ No. ☒ Type of water:
Depth of strata ft. Method of sealing strata off:

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

•	17. Sec.		

LOCATION OF WELL: County Canyon
SW ¼ NW ¼ Sec. 17 T. 2 N/S R. 1 E/W

Size of drilled hole: Six inch Total depth of well: 105 Standing water level below ground: 14 Temp. Fahr. ° Test delivery: 15 gpm or cfs Pump? ☒ Bail ☐
Size of pump and motor used to make test: 2½ Cylinder Pump
Length of time of test: 1 Hrs. 1 Min.
Drawdown: 22 ft. Artesian pressure: ft. above land surface Give flow cfs or gpm. Shutoff pressure:
Controlled by: Valve ☐ Cap ☐ Plug ☐
No control ☐ Does well leak around casing? Yes ☐ No ☒

31390

DEPTH FROM FEET	TO FEET	MATERIAL	WATER YES OR NO
0	3	top soil	no
3	17	Hard & soft sandy clay strata	yes
17	50	creviced lava	yes
50	53	cinders "Block"	yes
53	75	creviced lava	yes
75	97	lava	no
97	102	sandy clay	no
102	?	sand & gravel	yes

Work started: Sept. 28-1967
Work finished: Oct. 7-1968
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name:
Address:
Signed by: William E. Doty
License No. 42 Date: 10-9-67

Use other side for additional remarks

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

47

WELL DRILLER'S REPORT

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

GB-

1. WELL OWNER

Name Gary Henrickson
Address Kuna
Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	10 inches +	1½ feet	20 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

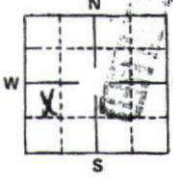
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20 Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port weeded plate

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name None
Lot No. _____ Block No. _____
County Canyon
NW ¼ SW ¼ Sec. 17, T. 2 N., R. 1 W.

7. WATER LEVEL

Static water level 10 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature ____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG

83425

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
10	0	8	Top soil & hardpan		X
	8	30	Solid lava		X
	30	34	Lava crevices	X	
	34	59	Solid lava		X
	59	70	Lava with small crevices	X	
	70	88	Solid lava		X
	88	97	Lava crevices & loose lava & some bentonite	X	

RECEIVED
DEC 15 1982
Department of Water Resources

RECEIVED
JUN 30 1981
~~Department of Water Resources~~
~~Western Regional Office~~

10.

Work started 7/5/79 finished 7/9/79

11. DRILLERS CERTIFICATION

DD

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

Firm Name Lars Well Drilling Driller's License No. 101
Address 415 N. Pitt Ave Date 8/27/79
Signed by (Firm Official) _____
and
(Operator) Charles Davis

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

C

064790

Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

63-98-W-0860-000

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

1. DRILLING PERMIT NO. ___-___-___-___-___
Other IDWR No D0007916

2. OWNER:
Name Doug Teuscher
Address 6925 E Lewis Ln
City Nampa State ID Zip 83686

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

N / W / E / S

Twp. 2 North ☒ or South ☐
Rge. 1 East ☐ or West ☒
Sec. 17 1/4 (10 acres) NW 1/4 (40 acres) SW 1/4 (60 acres)
Gov't lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site Robinson & Dye Ln
City Nampa
(Give at least name of road + Distance to Road or Landmark)
Lt. ____ Blk. ____ Sub. Name ____

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

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

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other ____

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
Bentonite	3'	+30'	10	Overbore

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

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1'	118'	250	Steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____

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

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

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
54ft. below ground Artesian Pressure ____ lb
Depth flow encountered ____ ft. Describe access port or control devices: ____

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

Yield gal/min	Drawdown	Pumping Level	Time
30		80	1 hr

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: ____
Depth first Water Encountered 65'

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
10"	0'	1'	brown top soil		☒
10"	2'	4'	white hardpan clay		☒
10"	4'	25'	black/grey lava		☒
8"	25'	26'	crack		☒
8"	26'	65'	black lava w/occasional cracks		☒
8"	65'	74'	broken black lava	☒	
8"	74'	85'	cavy black lava	☒	
8"	85'	90'	broken black lava	☒	
8"	90'	96'	lt brown clay		☒
6"	96'	102'	lt brown clay		☒
6"	102'	120'	brown sand & gravel	☒	

RECEIVED
DEC 04 1998
WATER RESOURCES WESTERN REGION

RECEIVED
DEC 09 1998
Department of Water Resources

MICROFILMED
MAR 08 1999

Completed Depth 120' (Measurable)
Date: Started 11-23-98 Completed 11-24-98

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

Firm Name SOS Welldrilling & Pump Co Firm No. 212
Firm Official ____ Date 12-1-98
Supervisor or Operator ____ Date 12-1-98
(Sign once if Firm Official & Operator)

Date: 12/01/98 Time: 10:07 AM

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

$13

1. WELL OWNER

Name Max Finch

Address RT. #1 Dye Lane Nampa, Idaho

Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

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

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches +	3 feet	112'9" feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

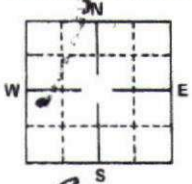
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

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

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 75 Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Canyon
NW ¼ SW ¼ Sec. 17, T. 2 N/S, R. 1 E/W.

7. WATER LEVEL

Static water level 75 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
50		2

9. LITHOLOGIC LOG

88690

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	1	top soil		x
8	1	3	boulders		x
8	3	75	rock		x
6	75	80	sand		x
6	80	90	gravel	x	
6	90	95	sand	x	
6	95	110	sand and gravel	x	
6	110	115	clay		x
6	115	–	sand	x	

RECEIVED
DEC 17 1981
Department of Water Resources
Western Regional Office

10.

Work started 6-5-81 finished 6-5-81

11. DRILLERS CERTIFICATION

dl

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

Firm Name BILL DOTY WELL DRILLING Firm No. 42
Address RT.#7 BX. 311CALDWELL Date 8-31-81
Signed by (Firm Official) Bill Doty
and
(Operator) Bill Doty

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

Form 238-7
6/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

906779-854183

1. WELL TAG NO. D D0053304
Drilling Permit No.
Water right or injection well #

2. OWNER
Name Steve Lambson
Address 9151 Robinson Blvd
City Kuna State ID Zip 83634

3. WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 18 NE 1/4 (10 acres) SE 1/4 (40 acres) SE 1/4 (160 acres)
Gov't Lot County Canyon
Lat. 43 30 ° 22.5 (Deg. and Decimal minutes)
Long. 116 29 ° 38.0 (Deg. and Decimal minutes)
Address of Well Site same
City
(Give at least name of road + Distance to Road or Landmark)
Lot Blk Sub. Name

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

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

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
bentonite	0'	19'	550 lbs	poured

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2.	178	.250	steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 178.5

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

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
185'	190'	.018		5"	ST ST	
174'	190'			5"	screen ass.	

Length of Headpipe 11.8" Length of Tailpipe
Packer ☒ Y ☐ N Type

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)
Describe control device

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) Static water level (ft) 66
Water temp. (°F) Bottom hole temp. (°F)
Describe access port

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
180	100+	2 hrs
120	70	1 hr
100	42	1 hr

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

Water Quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0'	2'	top soil		X
10"	2'	3'	white baked clay		X
10"	3'	19'	basalt black		X
8"	19'	25'	basalt black		X
8"	25'	45'	red basalt		X
8"	45'	78'	black basalt		X
6"	78'	98'	sand & gravel	X	
6"	98'	138	silty sand	X	
6"	138	141	tan clay		X
6"	141	148	tan clay & sand strips	X	
6"	148	152	tan clay		X
6"	152	169	tan clay & sand strips	X	
6"	169	175	tan clay with cracks	X	
6"	175	180	tan clay		X
6"	180	188	sand medium	X	
			added 32 inches to top of casing		

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WATER RESOURCES
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Completed Depth (Measurable) 188
Date Started 11-05-08 Completed 11-08-08

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed
Company Name Down Right Drilling & Pump,Inc Co. No. 637
*Principal Driller [signature] Date 12-15-08
*Driller [signature] Date 12-15-08
*Operator II Date
Operator I Date
* Signature of Principal Driller and rig operator are required

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name Phillip Estrada
Address Rt 3, Box 3671 Robinson ave. Nampa 83651
Owner's Permit No. _____

2. NATURE OF WORK

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

3. PROPOSED USE

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

4. METHOD DRILLED

☑ Cable ☐ Rotary ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 85 feet
Casing schedule: ☑ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	+ 16 feet	18½ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☑ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☑ No Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 18 Material used in seal: ☐ Cement grout ☑ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temporary surface casing ☐ Overbore to seal depth

6. LOCATION OF WELL

63

Sketch map location must agree with written location.

N / W / E / S

Subdivision Name _____
Lot No. _____ Block No. _____
County CANYON
SE ¼ NE ¼ Sec. 18, T. 2 N/S, R. 1 E/W

7. WATER LEVEL

Static water level 29 feet below land surface.
Flowing? ☐ Yes ☑ No Depth G.P.M. flow _____
Temperature _____ °F. Quality _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA 40' ROD PUMP 2½"

☑ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Drawdown	Hours Pumped
20		2

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	1	TOP SOIL		✓
6	1	4	HARD PAN		✓
6	4	5	BROKEN LAVA		✓
6	5	85	LAVA	✓	
6	85		SAND & GRAVEL	✓	

10. Work started 7/24 1978 finished 8/1/1978

11. DRILLERS CERTIFICATION

Firm Name MYRON E. PROW WELL DRILLING 913 EAST 3rd STREET MERIDIAN, IDAHO 83642 Firm No. 324
Address 888-6123 or 888-6128 Date 10/4/1978
Signed by (Firm Official) Myron E Prow
and
(Operator) Myron E Prow

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

Form 238-7
4/92

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER

Name CORNELL, H.D.
Address 9555 ROBINSON RD.
KUNA, ID 83634
Drilling Permit No. 63-92-W-642-000
Water Right Permit No.

2. NATURE OF WORK

☐ X New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

☐ X Domestic ☐ Irrigation ☐ Monitor
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☐ X Rotary ☐ X Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☐ X Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 feet	41 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

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

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

Well screen installed? ☐ Yes ☐ X No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

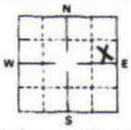
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☐ X No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal: ☐ Cement grout
☐ X Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☐ Temp. surface casing ☐ X Overbore to seal depth
Method of joining casing: ☐ Threaded ☐ X Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port _____

6. LOCATION OF WELL

Sketch map location **must** agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County CANYON
Address of Well Site ROBINSON & DYE LANE (give at least name of road)
SE ¼ NE ¼ Sec. 18 T. 2 N ☐ or S ☐ R. 1 E ☐ or W ☐ X

7. WATER LEVEL

Static water level 39 feet below land surface.
Flowing? ☐ Yes ☐ X No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
75	44	1

9. LITHOLOGIC LOG

84969

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
9"	0	1	TOP SOIL		NO
9"	1	3	HARD CLAY		NO
9"	3	18	BLACK LAVA		NO
8"	18	24	BLACK LAVA		NO
8"	24	25	CRACK		NO
8"	25	50	BLACK LAVA		NO
6"	50	61	BLACK LAVA		NO
6"	61	62	CRACK	YES	
6"	62	69	BLACK LAVA		NO
6"	69		GRAVEL	YES	

RECEIVED
OCT 21 1992
Department of Water Resources

RECEIVED
AUG 28 1992
Department of Water Resources
Western Regional Office

DEC 04 1992

10.

Work started 8/10/92 finished 8/12/92

11. DRILLER'S CERTIFICATION

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

Firm Name SOS Well Drilling No 212
Address 4145 N. Blackrock Road Date 8/25/92
Meridian, Idaho 83642
Signed by Drilling Supervisor
and
(Operator) _____ (if different than the Drilling Supervisor)

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

63

Form 238-7
6/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0067277
Drilling Permit No. 9606764 - 872823
Water right or injection well #

2. OWNER:
Name Gordon Cooper
Address 920 W. Ash St.
City Caldwell State ID Zip 83605

3. WELL LOCATION:
Twp. 2 North ☒ or South ☐ Rge. 1 East ☐ or West ☒
Sec. 18 ____ 1/4 (10 acres) SE 1/4 (40 acres) NE 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat. 43 ° 30.762 (Deg. and Decimal minutes)
Long. 116 ° 29.828 (Deg. and Decimal minutes)
Address of Well Site 9605 S. Robinson Rd.
(Give at least name of road + Distance to Road or Landmark) City Nampa
Lot ____ Blk. ____ Sub. Name ____

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

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other ____

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other ____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
3/8 Bentonite	0'	58'	29 bags	10" Overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2'	58'	.250	Steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 58'

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

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
84'	44'	.20		4-1/2"	PVC	SDR17

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

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
None				

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) ____
Describe control device ____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 30' Static water level (ft) 18'
Water temp. (°F) 56 Bottom hole temp (°F) ____
Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
67'	80 GPM	30 minutes	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments: ____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10"	0'	2'	Topsoil		X
10"	2'	12'	Tan Clay		X
10"	12'	30'	Black Basalt		X
10"	30'	32'	Broken Black Basalt	X	
10"	32'	50'	Black Basalt		X
10"	50'	55'	Broken Black Basalt	X	
10"	55'	58'	Black Basalt		X
6"	58'	76'	Black Basalt w/Cracks	X	
6"	76'	85'	Red Basalt	X	
6"	85'	90'	Gravel	X	

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AUG 08 2014
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Completed Depth (Measurable): 84'
Date Started Jul 29, 2014 Date Completed Jul 30, 2014

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

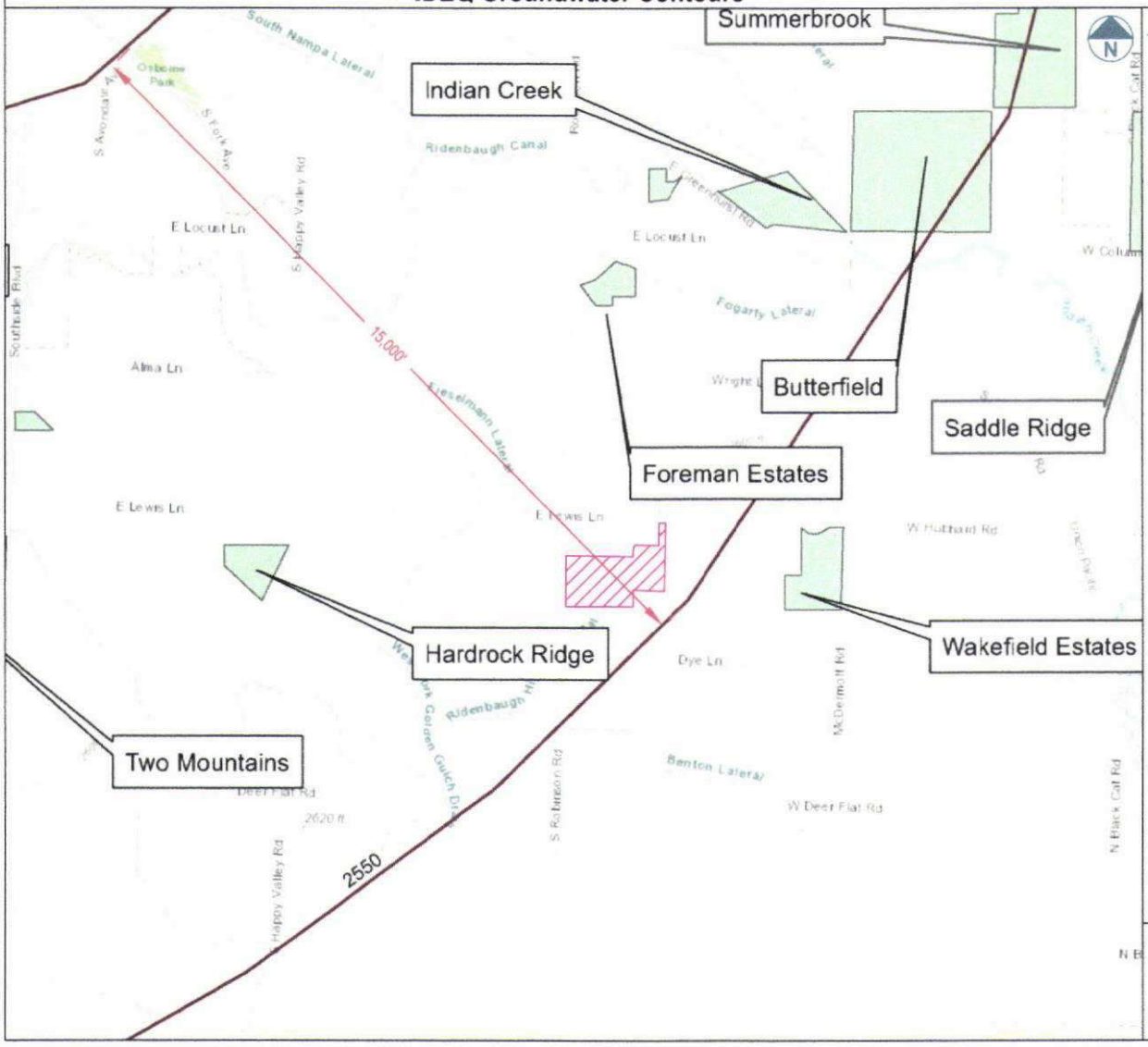
Company Name Adamson Pump & Drilling Co. No 457
*Principal Driller Dave Adamson Date Aug 6, 2014
*Driller John Sutton Date Aug 6, 2014
*Operator II Mate Chapa Date ____
Operator I Mateo Chapa Date Aug 6, 2014

* Signature of Principal Driller and rig operator are required.

Appendix VI IDEQ GROUNDWATER CONTOUR MAP

IDEQ Groundwater Contours

Figure 5



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

SCALE

0 0.375 0.75

(Miles)

Haven Creek
9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

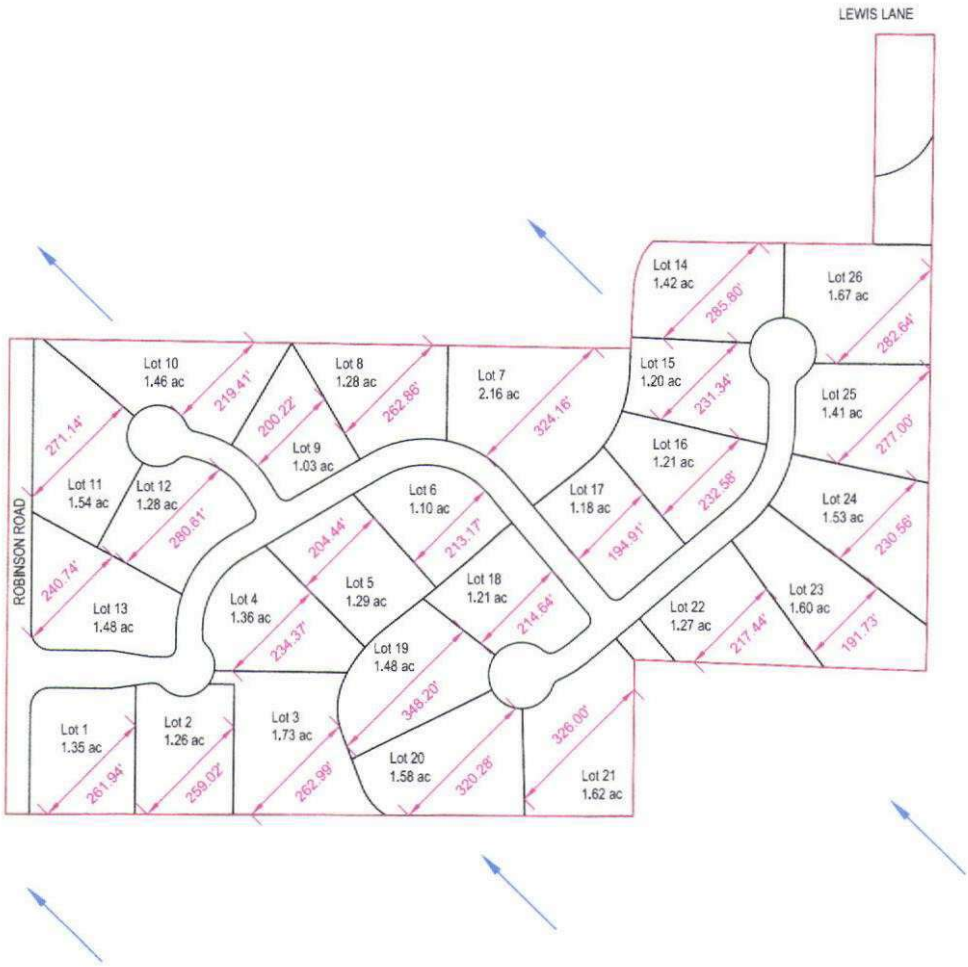
2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Appendix VII SITE PLAN WITH AQUIFER WIDTH MAP FOR INDIVIDUAL LOTS

Site Map with Individual Lot Aquifer Widths Perpendicular to Groundwater Flow Direction

Figure 6



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Groundwater Flow Direction

SCALE

0 200 400

(Feet)

Haven Creek
9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

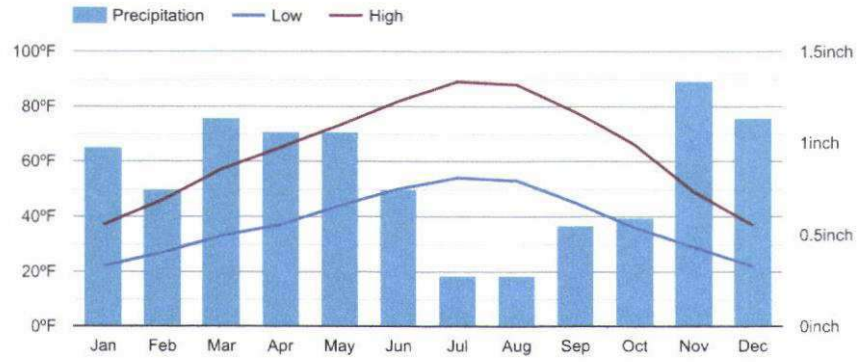
Appendix VIII HISTORIC PRECIPITATION/CLIMATE DATA FOR PROJECT LOCATION

Climate Kuna - Idaho

	Jan (January)	Feb (February)	Mar (March)	Apr (April)	May (May)	Jun (June)
Av. high	37	46	57	65	73	82
Av. low	22	27	33	37	44	50
Av. precip.	0.98	0.75	1.14	1.06	1.06	0.75

	Jul (July)	Aug (August)	Sep (September)	Oct (October)	Nov (November)	Dec (December)
Av. high	89	88	78	66	49	37
Av. low	54	53	45	36	29	22
Av. precip.	0.28	0.28	0.55	0.59	1.34	1.14

Kuna Climate Graph - Idaho Climate Chart



Kuna weather averages

Annual high temperature	64°F
Annual low temperature	38°F
Average annual precip.	9.92 inch

Share

Station Data

Monthly averages Kuna
Longitude: -116.42, Latitude: 43.49
Average weather Kuna, ID - 83634

Monthly: 1981-2010 normals

Abbreviations

Jan (January): January, Feb (February): February, ...

Appendix IX SITE LOCATION WITH VICINITY MONITORING WELLS MAP AND MONITORED WELL DATA

Vicinity Monitoring Well Locations

Figure 7

NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Well Location (#)

SCALE

0 0.125 0.25

(Miles)

Haven Creek
9814 Robinson Road
Kuna, ID

Modified by: CBJ
January 14, 2022
Drawing: B212203g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Appendix X NITRATE MASS-BALANCE SPREADSHEETS FOR INDIVIDUAL LOTS

IDEQ LEVEL 1 NUTRIENT-PATHOGEN EVALUATION NITROGEN MASS-BALANCE SPREADSHEET

V. 1.3 5/2/2002

This spreadsheet is based on the mass balance approach documented in: 1985.Bauman, B.J. and W.M. Schaefer.Estimating Ground-Water Quality Impacts From On-Site Sewage Treatment Systems. In Proceedings of 5th Northwest On-Site Wastewater Treatment Shortcourse, September 10-11, 1985. University of Washington, Seattle, WA. Pages 23-41. See **Instructions for Use** below.

INPUT

Water Budget	Input Value	Default Value	
Hydraulic Conductivity (ft/day)	81.000	Site-specific	
Hydraulic Gradient	0.0033	Site-specific	
Mixing Zone Thickness (ft)	15	15	Default
Aquifer Width Perpendicular to Flow (ft)	200.22	Site-specific	
Parcel Area (acres)	1.03	Site-specific	
Percent of Parcel That Is Impervious (Percent)	10	Site-specific	
Current/Acceptable Number of Homes in Parcel	1.0	Site-specific	
Septic Tank Effluent (gallons/d/home)	300	300	Default
Natural Recharge rate (inches/yr)	0.6	Site-specific	
Nitrogen Budget (all concentrations represent nitrate nitrogen)			
Upgradient Ground Water Concentration (mg/l)	5.4	Site-specific	
Septic Tank Effluent Concentration (mg/l)	45.0	45.0	Default
Denitrification Rate (decimal fraction)	0	0	Default
Nitrate in Natural Recharge (mg/l)	0.3	0.3	Default

OUTPUT

Yearly Water Budget	Volume (m^3)	% of Total
Ground Water	8.30E+03	94.6
Effluent	4.14E+02	4.7
Recharge	5.72E+01	0.7
Total Water Volume	8.78E+03	

Point of Compliance Nitrate Concentration Goal (mg/l)	6.4
Avg. Downgradient Nitrate Concentration in GW (mg/l)	7.2
Current/Acceptable Lot Size (Acres)	1.0

Yearly Nitrogen Budget	Mass (mg)	% of Total
Background GW Nitrate Mass	4.48E+07	70.6
Septic Tank Effluent Nitrate Mass	1.87E+07	29.4
Recharge Nitrate Mass	1.72E+04	0.0
Total Nitrate Mass	6.35E+07	

Instructions for Use

Input parameter values appropriate to conditions at the site under consideration are entered in the blue shaded cells on the *INPUT* side of the spreadsheet. These input values form the basis for calculating yearly water and nitrogen budgets. Default values for selected parameters are provided, as described in the accompanying N-P guidance. Selecting values other than these defaults will require providing adequate justification. Sources of water and nitrogen include ground water inflow from upgradient, natural recharge on pervious portions of the site, and from septic tank effluent. The total yearly nitrogen mass input is then divided by the total yearly volume of water available to recharge groundwater to arrive at an estimated **Average Downgradient Nitrate Concentration in GW** (shown in the *OUTPUT* side of the spreadsheet).

As values are input into the blue shaded cells the totals and percent of total for various components of the water and nitrogen budgets are calculated and shown on the *OUTPUT* side of the spreadsheet. The **Avg. Downgradient Nitrate Concentration in GW** is also calculated. The Density button allows the calculation of both the Acceptable Number of Homes in the Parcel (shown in the *INPUT* area) as well as the acceptable lot size. Clicking the Density button opens an input box that allows the input of the **Point of Compliance Nitrate Concentration Goal**. The number of homes in the parcel is then adjusted to meet the specified goal.This calculation can be redone iteratively along with changing other site input parameters to examine the resultant impact on nitrate concentrations.

Aquifer Width Perpendicular to Flow: For land development projects not completely oriented perpendicular to ground water flow, the site specific aquifer width value is determined using the average property width that is perpendicular to flow.

Ranges of Hydraulic Conductivity (K) for Unconsolidated Sediments (feet/day)	
Silt and sandy silt	0.003 to 0.3
Silty sands and fine sands	0.03 to 3
Well-sorted sands and glacial outwash	3 to 300
Well-sorted gravel	30 to 3000
Typical Range of Hydraulic Gradient	0.0001 to 0.1

Natural Recharge Rate (NRR) can be estimated from total annual precipitation (TAP) using the equation: NRR (inches/yr) = $(TAP)^2 * 0.0046$
TAP is input in inches/yr.

SITE INFORMATION

Haven Creek Subdivision	**Site Name**
Lot 9 - Regular Septic System	**Parcel Identification**
1/14/2022	**Date**
Bryar Jensen, EI	**Prepared By**

Disclaimer: Considerable care was exercised in developing this software. However, the Idaho Department of Environmental Quality makes no warranty regarding its accuracy and shall not be held liable for any damages resulting from its use.

IDEQ LEVEL 1 NUTRIENT-PATHOGEN EVALUATION NITROGEN MASS-BALANCE SPREADSHEET

V. 1.3 5/2/2002

This spreadsheet is based on the mass balance approach documented in: 1985.Bauman, B.J. and W.M. Schaefer.Estimating Ground-Water Quality Impacts From On-Site Sewage Treatment Systems. In Proceedings of 5th Northwest On-Site Wastewater Treatment Shortcourse, September 10-11, 1985. University of Washington, Seattle, WA. Pages 23-41. See **Instructions for Use** below.

INPUT

Water Budget	Input Value	Default Value	
Hydraulic Conductivity (ft/day)	81.000	Site-specific	
Hydraulic Gradient	0.0033	Site-specific	
Mixing Zone Thickness (ft)	15	15	Default
Aquifer Width Perpendicular to Flow (ft)	200.22	Site-specific	
Parcel Area (acres)	1.03	Site-specific	
Percent of Parcel That Is Impervious (Percent)	10	Site-specific	
Current/Acceptable Number of Homes in Parcel	1.0	Site-specific	
Septic Tank Effluent (gallons/d/home)	300	300	Default
Natural Recharge rate (inches/yr)	0.6	Site-specific	
Nitrogen Budget (all concentrations represent nitrate nitrogen)			
Upgradient Ground Water Concentration (mg/l)	5.4	Site-specific	
Septic Tank Effluent Concentration (mg/l)	27.0	45.0	Provide Justification
Denitrification Rate (decimal fraction)	0	0	Default
Nitrate in Natural Recharge (mg/l)	0.3	0.3	Default

OUTPUT

Yearly Water Budget	Volume (m^3)	% of Total
Ground Water	8.30E+03	94.6
Effluent	4.14E+02	4.7
Recharge	5.72E+01	0.7
Total Water Volume	8.78E+03	

Point of Compliance Nitrate Concentration Goal (mg/l)	6.4
Avg. Downgradient Nitrate Concentration in GW (mg/l)	6.4
Current/Acceptable Lot Size (Acres)	1.0

Yearly Nitrogen Budget	Mass (mg)	% of Total
Background GW Nitrate Mass	4.48E+07	80.0
Septic Tank Effluent Nitrate Mass	1.12E+07	20.0
Recharge Nitrate Mass	1.72E+04	0.0
Total Nitrate Mass	5.60E+07	

Instructions for Use

Input parameter values appropriate to conditions at the site under consideration are entered in the blue shaded cells on the *INPUT* side of the spreadsheet. These input values form the basis for calculating yearly water and nitrogen budgets. Default values for selected parameters are provided, as described in the accompanying N-P guidance. Selecting values other than these defaults will require providing adequate justification. Sources of water and nitrogen include ground water inflow from upgradient, natural recharge on pervious portions of the site, and from septic tank effluent. The total yearly nitrogen mass input is then divided by the total yearly volume of water available to recharge groundwater to arrive at an estimated **Average Downgradient Nitrate Concentration in GW** (shown in the *OUTPUT* side of the spreadsheet).

As values are input into the blue shaded cells the totals and percent of total for various components of the water and nitrogen budgets are calculated and shown on the *OUTPUT* side of the spreadsheet. The **Avg. Downgradient Nitrate Concentration in GW** is also calculated. The Density button allows the calculation of both the Acceptable Number of Homes in the Parcel (shown in the *INPUT* area) as well as the acceptable lot size. Clicking the Density button opens an input box that allows the input of the **Point of Compliance Nitrate Concentration Goal**. The number of homes in the parcel is then adjusted to meet the specified goal.This calculation can be redone iteratively along with changing other site input parameters to examine the resultant impact on nitrate concentrations.

Aquifer Width Perpendicular to Flow: For land development projects not completely oriented perpendicular to ground water flow, the site specific aquifer width value is determined using the average property width that is perpendicular to flow.

Ranges of Hydraulic Conductivity (K) for Unconsolidated Sediments (feet/day)	
Silt and sandy silt	0.003 to 0.3
Silty sands and fine sands	0.03 to 3
Well-sorted sands and glacial outwash	3 to 300
Well-sorted gravel	30 to 3000
Typical Range of Hydraulic Gradient	0.0001 to 0.1

Natural Recharge Rate (NRR) can be estimated from total annual precipitation (TAP) using the equation: NRR (inches/yr) = $(TAP)^2 * 0.0046$
TAP is input in inches/yr.

SITE INFORMATION

Haven Creek Subdivision	**Site Name**
Lot 9 - 40% Nitrate Reducing Septic System	**Parcel Identification**
1/14/2022	**Date**
Bryar Jensen, EI	**Prepared By**

Disclaimer: Considerable care was exercised in developing this software. However, the Idaho Department of Environmental Quality makes no warranty regarding its accuracy and shall not be held liable for any damages resulting from its use.

IDEQ LEVEL 1 NUTRIENT-PATHOGEN EVALUATION NITROGEN MASS-BALANCE SPREADSHEET

V. 1.3 5/2/2002

This spreadsheet is based on the mass balance approach documented in: 1985.Bauman, B.J. and W.M. Schaefer.Estimating Ground-Water Quality Impacts From On-Site Sewage Treatment Systems. In Proceedings of 5th Northwest On-Site Wastewater Treatment Shortcourse, September 10-11, 1985. University of Washington, Seattle, WA. Pages 23-41. See **Instructions for Use** below.

INPUT

Water Budget	Input Value	Default Value	
Hydraulic Conductivity (ft/day)	81.000	Site-specific	
Hydraulic Gradient	0.0033	Site-specific	
Mixing Zone Thickness (ft)	15	15	Default
Aquifer Width Perpendicular to Flow (ft)	191.73	Site-specific	
Parcel Area (acres)	1.6	Site-specific	
Percent of Parcel That Is Impervious (Percent)	10	Site-specific	
Current/Acceptable Number of Homes in Parcel	1.0	Site-specific	
Septic Tank Effluent (gallons/d/home)	300	300	Default
Natural Recharge rate (inches/yr)	0.6	Site-specific	
Nitrogen Budget (all concentrations represent nitrate nitrogen)			
Upgradient Ground Water Concentration (mg/l)	5.4	Site-specific	
Septic Tank Effluent Concentration (mg/l)	27.0	45.0	Provide Justification
Denitrification Rate (decimal fraction)	0	0	Default
Nitrate in Natural Recharge (mg/l)	0.3	0.3	Default

OUTPUT

Yearly Water Budget	Volume (m^3)	% of Total
Ground Water	7.95E+03	94.0
Effluent	4.14E+02	4.9
Recharge	8.88E+01	1.1
Total Water Volume	8.45E+03	

Point of Compliance Nitrate Concentration Goal (mg/l)	6.4
Avg. Downgradient Nitrate Concentration in GW (mg/l)	6.4
Current/Acceptable Lot Size (Acres)	1.6

Yearly Nitrogen Budget	Mass (mg)	% of Total
Background GW Nitrate Mass	4.29E+07	79.3
Septic Tank Effluent Nitrate Mass	1.12E+07	20.7
Recharge Nitrate Mass	2.66E+04	0.0
Total Nitrate Mass	5.42E+07	

Instructions for Use

Input parameter values appropriate to conditions at the site under consideration are entered in the blue shaded cells on the *INPUT* side of the spreadsheet. These input values form the basis for calculating yearly water and nitrogen budgets. Default values for selected parameters are provided, as described in the accompanying N-P guidance. Selecting values other than these defaults will require providing adequate justification. Sources of water and nitrogen include ground water inflow from upgradient, natural recharge on pervious portions of the site, and from septic tank effluent. The total yearly nitrogen mass input is then divided by the total yearly volume of water available to recharge groundwater to arrive at an estimated **Average Downgradient Nitrate Concentration in GW** (shown in the *OUTPUT* side of the spreadsheet).

As values are input into the blue shaded cells the totals and percent of total for various components of the water and nitrogen budgets are calculated and shown on the *OUTPUT* side of the spreadsheet. The **Avg. Downgradient Nitrate Concentration in GW** is also calculated. The Density button allows the calculation of both the Acceptable Number of Homes in the Parcel (shown in the *INPUT* area) as well as the acceptable lot size. Clicking the Density button opens an input box that allows the input of the **Point of Compliance Nitrate Concentration Goal**. The number of homes in the parcel is then adjusted to meet the specified goal.This calculation can be redone iteratively along with changing other site input parameters to examine the resultant impact on nitrate concentrations.

Aquifer Width Perpendicular to Flow: For land development projects not completely oriented perpendicular to ground water flow, the site specific aquifer width value is determined using the average property width that is perpendicular to flow.

Ranges of Hydraulic Conductivity (K) for Unconsolidated Sediments (feet/day)	
Silt and sandy silt	0.003 to 0.3
Silty sands and fine sands	0.03 to 3
Well-sorted sands and glacial outwash	3 to 300
Well-sorted gravel	30 to 3000
Typical Range of Hydraulic Gradient	0.0001 to 0.1

Natural Recharge Rate (NRR) can be estimated from total annual precipitation (TAP) using the equation: NRR (inches/yr) = $(TAP)^2 * 0.0046$ TAP is input in inches/yr.

SITE INFORMATION

Haven Creek Subdivision	**Site Name**
Lot 23 - 40% Nitrate Reducing Septic System	**Parcel Identification**
1/14/2022	**Date**
Bryar Jensen, EI	**Prepared By**

Disclaimer: Considerable care was exercised in developing this software. However, the Idaho Department of Environmental Quality makes no warranty regarding its accuracy and shall not be held liable for any damages resulting from its use.

Exhibit 10

January 20, 2023

Atlas No. B212203g

Mr. Tanner Verhoeks
Haven Idaho
521 North 10th Avenue #4
Caldwell, ID 83605

Subject: **Accessory Dwelling Unit Letter – Level 1 Nutrient Pathogen Study**
Haven Creek Subdivision
9814 Robinson Road
Kuna, ID

Dear Mr. Verhoeks:

Atlas previously conducted a Nutrient Pathogen (NP) Study for the above-mentioned project (Atlas File Number B212203g). The previous study was based on a total of 26 residential lots, with each residence assumed to be 4 bedrooms in size. This equated to a per lot wastewater flow of 300 gallons per day (gpd). Results of that study indicated that 40 percent nitrate reducing septic systems would be required for each lot in order to meet down-gradient nitrate concentration limits required by the Southwest District Health (SWDH) and Idaho Department of Environmental Quality (IDEQ). The NP Study has been submitted to SWDH and IDEQ for review, though results of that review are not yet available.

Atlas has since been informed that it is desirable to construct accessory dwelling units (ADUs) on at least some of the lots. Atlas preliminarily re-analyzed the site assuming that up to 500 gpd of wastewater flow would be used for each of the proposed lots, which would allow for a 4-bedroom residence and 2-bedroom ADU on a single lot. Wastewater flow could be adjusted as needed for each structure on any given lot, though the total effluent is limited to 500 gpd per lot. Atlas also assumed a minimum lot size of 1 acre in the re-analysis. Results of the analysis indicate that as long as each individual lot width perpendicular to groundwater flow direction is at least 145 feet and advanced treatment capable of 65% nitrate reduction is implemented, the site will meet the point-of-compliance down-gradient nitrate concentrations as required by SWDH and IDEQ. Smaller lots widths perpendicular to groundwater flow could also be considered for lots where no ADUs are planned and flow rates are less than 500 gpd. If changes are made to the lot layout to accommodate ADUs, a revised NP Study will be prepared and submitted to SWDH and IDEQ for review and approval.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

Monica Saculles, PE
Senior Geotechnical Engineer

Michelle Barron

From: Jack Nygaard <Jack.Nygarrd@phd3.idaho.gov>
Sent: Wednesday, January 11, 2023 3:28 PM
To: Devin Krasowski; Michelle Barron; 'Fritz Durham'
Cc: Samantha Hammond
Subject: RE: [External] Haven Creek (CR2022-0005 & SD2022-0013)

Hi all,

Yes, I think that you are spot on Devin. The NP evaluation was conducted assuming 300 gpd flow per lot. That is the max flow per lot. From SWDH point of view, this 300 gpd of flow could come from two possible ways: a 4-bedroom dwelling, or two (2) one (1) bedroom dwellings. SWDH does differentiate between the two, as each example produces 300 gpd. I think that if the County is interested in reducing the number of dwellings per lot NP Areas, then the County should work to include that in their conditions.

I do think that the County should impose something, but it is a can of worms. The County seems to be the only entity that can have some teeth in enforcement. SWDH requires ETPs based off the NP Study and Fritz's evaluation, but we do not have any enforcement capabilities once the system has been finalized. I know neither SWDH or DEQ has the staff to enforce this.

Jack

From: Devin Krasowski <Devin.Krasowski@canyoncounty.id.gov>
Sent: Wednesday, January 11, 2023 12:31 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>; 'Fritz Durham' <Fritz.Durham@deq.idaho.gov>; Jack Nygaard <Jack.Nygarrd@phd3.idaho.gov>
Cc: Samantha Hammond <Samantha.Hammond@canyoncounty.id.gov>
Subject: RE: [External] Haven Creek (CR2022-0005 & SD2022-0013)

All,
Regarding the NP study, I think we just need to make sure the development has conditions that are complimentary to the assumptions used in an approved NP study. So, for example, if the NP study is based on flows from 23 homes being treated by regular septic systems and 23 homes puts the development right up against that 1 mg/l increase in nitrate downgradient threshold, then we need to recommend a condition restricting secondary dwelling units. If the developer is proposing 29 buildable lots then it needs to be shown, via the NP study, that the development and whichever subsurface sewage disposal systems they want to use won't breach the 1 mg/l threshold. Based on what I'm seeing in the Jan 14 2022 NP study in the mass balance spreadsheet at the very end, if they use 40% reduction systems there is no expected increase in nitrate concentration with 23 lots which seems to indicate that 29 lots would be fine and there may not even be a need to restrict secondaries as long as the secondaries also used 40% reduction systems unless there is another reason to restrict secondaries unrelated to SWDH requirements.

Jack/Fritz,
Does this sound like an appropriate train of thought when considering the relationship between the NP study and preliminary plat conditions? We should limit the number of single family dwellings allowed in the new development to a number that matches the limits in an approved NP study. Please correct me if I'm off base at all.

Also, if advance septic systems are required do you think the county should impose conditions of approval related to those system beyond just requiring them (monitoring, maintenance, ect)? That's a can of worms I think...but I thought I'd ask.

Thanks,

--

Devin T. Krasowski, PE
County Engineer
Canyon County Development Services
Office: (208) 455-5958
Mobile: (208) 407-5757
devin.krasowski@canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
****We will not be closed during lunch hour ****

From: Tanner Verhoeks <tanner@havenidaho.com>
Sent: Tuesday, January 10, 2023 1:35 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Cc: Devin Krasowski <Devin.Krasowski@canyoncounty.id.gov>; Isaac Josifek <IJosifek@to-engineers.com>; Justin Ruthenbeck <justin@havenidaho.com>; Samantha Hammond <Samantha.Hammond@canyoncounty.id.gov>; Becky Yzaguirre <BYzaguirre@to-engineers.com>
Subject: Re: [External] Haven Creek (CR2022-0005 & SD2022-0013)

Hey Michelle,

Pre-development Meeting with SWDH went well this morning. See attached for their formal record from Jack Nygaard.

I was thinking it makes sense for all of us here to have another follow up meeting soon to circle the wagons again? Maybe the end of this week or beginning of the next?

Tanner Verhoeks, PE
Land Development :: Principal
208.391.3838
Tanner@HavenIdaho.com

On Thu, Jan 5, 2023 at 12:45 PM Tanner Verhoeks <tanner@havenidaho.com> wrote:

Exhibit 12a

Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651

(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

DATE: June 7, 2022

TO: Juli McCoy, Planner – Canyon County Development Services

FROM: Caleb LaClair, P.E. – Assistant City Engineer

CC: Daniel Badger, P.E. – City Engineer

CC: Tom Points, P.E. – Public Works Director

CC: Doug Critchfield – Nampa Planning Department

SUBJECT: CR2022-005 & SD2022-0013 – Haven Creek Subdivision
Conditional Rezone and Preliminary Plat Review Memo

The City of Nampa Engineering Division and Planning Department have reviewed the Conditional Rezone and Preliminary Plat applications for the Haven Creek Subdivision, a proposed subdivision of property located southwest of the Robinson Rd and E Lewis Ln intersection. The subject property is located within the City of Nampa Impact Area and is not located adjacent to City limit.

Upon review of the submittal documents the information presented meets the minimum City of Nampa Preliminary Plat requirements with the exception of the following:

1. Preliminary landscape plan not provided.
2. Preliminary drainage report not provided.

Beyond these missing documents, please note that the City of Nampa opposes this development as currently presented. We provide the following comments for the County's and Applicant's information and County's consideration in reviewing these applications.

Please call me at (208) 468-5422 should you have any follow up questions or concerns. We also request notice of the scheduled public hearing so a City representative can attend and be available for questions.

Planning Department Comments

1. **Comprehensive Plan:** The Haven Creek Subdivision plat is for a parcel located in the Nampa Area of City Impact in the Low-Density Residential Land Use Designation. This plat contains 26 lots that average 1.69 acres in size with a **net density of .59 dwelling units per acre**. The Nampa Comprehensive Plan Future Land Use Map limits the **net density to no less than 1.36 DU per acre** – or maximum lot size of 32,000 square feet in that land use setting. The proposed rezone and development agreement would allow development that is inconsistent with the Nampa Future Land Use Map.

Nampa Planning Department opposes the application for a conditional rezone with a Development Agreement to change the zoning designation of parcels R28963, R2891010, R2891011 and, R28961 (approximately 43.95 acres) from "A" (Agricultural) to CR-R-1 (Conditional Rezone – R-1 Residential) zone unless it is brought into conformance with the Nampa Comprehensive Plan.

2. **Landscape Buffer Requirements on Robinson Rd and E Lewis Ln:** Nampa City Code §10-33 requires a 25' landscape buffer along Arterial and Collector roadway frontages. The plat does not reflect a landscape buffer along either roadway. The plat should be revised to reflect a 25' landscape buffer area and a preliminary landscape plan submitted for review reflecting compliance with the landscaping requirements of Nampa City Code §10-33.
3. **Trees:** Trees used within the development should be selected from the 2018 Treasure Valley Tree Selection Guide, which can be found online at: https://id-nampaparksandrec.civicplus.com/DocumentCenter/View/923/2018-Treasure-Valley-Tree-Selection-Guide.

Engineering Division Comments

1. **Frontage Roads:** The project will take access from Robinson Rd and E Lewis Ln. Both roads are classified as "Minor Arterials", which the City's requires a minimum of 50' public right-of-way dedication from Section Line. The Preliminary Plat complies with this requirement. These roads are in Nampa Highway District No. 1 jurisdiction so all proposed road improvements and permitting would be subject to them.
2. **Subdivision Improvements:** The preliminary plat does not reflect Subdivision Improvements in compliance with Nampa Zoning Code as required by Canyon County Code Chapter 9, Article 11, including but not limited to curb, gutter, sidewalk, street lights, and landscaping. The applicant submitted a waiver request for said improvements on May 23, 2022. Nampa City Council voted to deny the request on June 6, 2022. Based on this decision, the City requests the development be required to meet the Nampa Subdivision Code and install all required improvements. A letter has been sent to the Applicant and Canyon County regarding this matter.
3. **Utilities:** The City's public water system is approximately 2-miles away to the northwest, which is not feasible for extension at this time. Additionally, there is insufficient capacity in the City's sewer system to serve this area of the Nampa Impact Area regardless of proximity. Service to this area will require new trunk mains and/or regional pump station. Nampa is in the process of updating our utility master plans to better define necessary improvements to service this and other areas of the impact area, and intend to have the studies adopted by the end of 2022.
4. **Traffic Impact Study:** A Traffic Impact Study is not required for this project based on Nampa policy.
5. **Utility Hookup and Annexation Agreement:** If the applicant desires to extend and connect to any Nampa public utility, it would require establishing a Utility Hookup and Annexation Agreement with the City of Nampa and completing a pre-annexation public hearing process. Any request for agreement would need to be approved by the Nampa Board of Appraisers and Nampa City Council. The Applicant has not requested to connect to public utilities or establish a Utility Hookup and Annexation Agreement with the City.
6. **Drainage:** The submittal documents did not include a preliminary drainage report in accordance with Nampa preliminary plat requirements. Nampa Engineering Division is unable to confirm if

the proposed drainage facilities meet Nampa sizing and design standards. If approved, we request all drainage facilities within the project be designed to meet City of Nampa standards.

Exhibit 12b

Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651

(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

June 7, 2022

Alec Egurrola
T-O Engineers
332 N Broadmore Way
Nampa, ID 83687

RE: Haven Creek Subdivision
Nampa City Council Action Letter for Subdivision Improvement Waiver Request

To Whom It May Concern,

The proposed Haven Creek Subdivision is located within the Nampa City Impact Area. As such, it is required by mutual agreement between Canyon County and the City of Nampa to construct subdivision improvements to Nampa City standards as described in Chapter 9, Article 11 of the Canyon County Code or obtain approval from Nampa City Council to waive/defer said improvements.

On May 23, 2022, the City received a request to waive construction of curb, gutter, sidewalk, and street lights. The applicant indicated they intend to comply with landscaping standards. The Nampa City Council, during their regular meeting on June 6, 2022 voted to **deny** the request to waive/defer any improvements, which is documented in official minutes on file with the Nampa City Clerks office. As such, the City of Nampa requests the County uphold the requirement to construct all subdivision improvements for the Haven Creek Subdivision in accordance with the aforementioned agreement and code.

Please call me at (208) 468-5422 should you have any follow up questions or concerns.

Sincerely,

Caleb LaClair, P.E.
Assistant City Engineer

CC: Daniel Badger, P.E., City Engineer, City of Nampa
CC: Tom Points, P.E., Public Works Director, City of Nampa
CC: Rodney Ashby, Planning Director, City of Nampa
CC: Juli McCoy – Planner, Canyon County Development Services
CC: Eddy Thiel – ROW Agent, Nampa Highway District No. 1

Exhibit 12c

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

January 9, 2023

Michelle Barron
Canyon County Development Services
111 N. 11th Ave., #310
Caldwell, ID 83605

RE: CR2022-0005/ Haven Creek Subdivision; 9814 & 9800 Robinson Rd.

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting.

All private laterals and waste ways must be protected. NMID owns and operates two facilities that course through this proposed project. The Districts Ridenbaugh Highline Canal has a minimum easement of seventy-five feet (75') total, thirty-five (35') left and forty feet (40') right. The Districts Fieselman Lateral has a minimum easement of thirty feet (30') total, ten feet (10') left and twenty feet (20') right facing downstream.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, NMID must review drainage plans. Developer must comply with Idaho Code 31-3805. Please feel free to contact me for further information.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD /eol

Cc: Office/ file
S. Pardew
A. Wolfe
Applicant

Exhibit 12c

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

TEL: (208) 344-1141
FAX: (208) 344-1437

23 May 2022

Canyon County Development Services
111 N. 11th Ave., Ste 140
Caldwell, ID 83605

RE: Tanner Verhoeks, Haven Idaho
9814 and 9800 Robinson Rd. Nampa
Nampa-Meridian Irrigation District
Boise-Kuna Irrigation District
Baird Lateral 31+70
Sec. 17, T2N, R1W, BM.

CR2022-0005, SD2022-0013
NM-1697 A
BK-310

Planning and Zoning :

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right.

The Ridenbaugh Highline Canal and Fieselemann Lateral are under the jurisdiction of Nampa-Meridian Irrigation District, as such, Greg Curtis must be contacted for the easements on these facilities at 208-466-0663.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full-size hard copy of all plans including the irrigation and drainage plans.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc:	Ray Moore	Watermaster, Div; 3 BPBC
	Alicia Flavel	Secretary-Treasurer, BKID
	Greg Curtis	Water Superintendent, NMID
	File	

Exhibit 12e 10:30

APPLICATION TO VARY STANDARDS

NHD–005
Rev Sep 2015

SECTION I – APPLICANT INFORMATION *(TO BE COMPLETED BY APPLICANT)*

I certify that I am the applicant (or authorized representative of applicant), that I have read Section II (*Information to Applicant*), that I have completed Section III (*Applicant Questioneer*), and that the statements and representations made herein are true and correct.

Tanner Verhoeks (Haven Idaho)
NAME OF APPLICANT

SIGNATURE OF APPLICANT

521 N 10th Ave #4
ADDRESS

08-23-2021
DATE

Caldwell | ID | 83605
CITY | *STATE* | *ZIP*

208-391-3838
PHONE (CELL NUMBER PREFERRED)

SECTION II – INFORMATION TO APPLICANT

The District Standards are published in the *Highway Standards & Development Procedures for the Association of Canyon County Highway Districts*. Section 2140.010 of those Standards discusses the purpose for variances, and reads as follows:

"The Highway District may grant variances in order to prevent or to lessen such practical difficulties and unnecessary physical hardships as would result from a literal interpretation and enforcement in certain of the regulations prescribed by these Standards.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing 1) undue hardship because of special characteristics applicable to the site, and 2) the variance is not in conflict with public interest. Hardships must result from special site characteristics, from geographic, topographic or other physical conditions, or from population densitics, existing street locations or traffic conditions.

The purpose of a variance is to provide fair treatment and to sec tha individuals are not penalized because of site characteristics beyond their control."

Section 2040.030 of those Standards discusses the duration of approval, and reads as follows:

"The use or construction permitted under the terms of any variance shall be commenced within a six (6) month period. If such use or construction has not commenced within such time period, the variance shall no longer be valid. Prior to the expiration of the six (6) month period, the District, upon request of the applicant, may extend the variance for up ton an additional six (6) months from the original date of approval. No additional extension will be allowed."

An electronic version of the Standards can be found on the "Manuals, Forms and Maps" page of the Highway District web site at www.nampahighway1.com.

SECTION III – APPLICANT QUESTIONEER *(TO BE COMPLETED BY APPLICANT)*

Attach additional pages as necessary for answers.

1. What is the Section title and number of the Standards from which you wish to vary? 3061.020.A
   2020.040, 3061.030

2. What specifically do you wish to do differently from what the Standards allow?
   Haven Idaho requests that a variance be approved to have new direct access off of Robinson Rd (Rural Principal Arterial)

APPLICATION TO VARY STANDARDS

3. Why do you wish to vary from the Standards?

The property (44 acres) with parcel numbers R2896100000, R2896101000, R2896101100, and R2896300000, currently owned by Duston Rose at the Southeast corner of Robinson Rd (Rural Principal Arterial) and Lewis Ln (Rural Minor Arterial) is in pursuit of a rezone and subdivision agreement and would need new private road, direct access off of either Robinson or Lewis.

Nampa-Meridian Irrigation has stated we cannot access property off of E Lewis Lane as this would conflict with their maintenance operations and easement. (Email attached)

4. Explain why this variance would not be detrimental to public health, safety or welfare, and not materially injurious to other properties in the vacinity:

The rezone and subdivision agreement would be creating larger acreage lots and would be a minimal increased and impact on traffic numbers. The new private road direct access would be installed in place of the existing driveway access to 9814 Robinson Road. This would be a single entrance to the new acreage subdivision. This would be consolidating access to these new lots and is seeking to impact neighboring properties as little as possible.

5. What undue hardship would result if this variance were not granted?

The new large acreage subdivision would not have any access. If this variance and subsequent rezone and subdivision agreement were not approved the current owner would be forced to sell the 44 acre property in various pieces which may result in multiple driveways off of Robinson road as opposed to a single consolidated entrance.

6. Provide the following information regarding the property/site:

Street Address 9814 Robinson Road Side of Road: ☐ North ☐ South ☒ East ☐ West

Between: E Lewis Lane & Dye Lane *(NAMES OF CLOSEST CROSS STREETS)*

SECTION IV – REVIEW *(TO BE COMPLETED BY HIGHWAY DISTRICT STAFF)*

STAFF REPORT COMPLETED AND ATTACHED: ☒ Yes ☐ No

APPLICATION FEE PAID: ☒ Yes ☐ No

SITE PLAN SUBMITTED: ☒ Yes ☐ Not needed

SIGNATURE – HIGHWAY DISTRICT STAFF 8-25-21 *DATE*

SECTION V – DECISION *(TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)*

DECISION OF THE HIGHWAY DISTRICT BOARD OF COMMISSIONERS: ☐ Approved ☐ Denied

☒ Approved subject to conditions

BASIS OF DECISION *(WITH ANY APPLICABLE CONDITIONS)*: Commissioners approved a new Single point of access to Serve a private Subdivision onto Robinson Rd subject to a recorded Subdivision Plat.

SIGNED: *CHAIRMAN OF THE BOARD* 8-31-21 *DATE*

Exhibit 12f

KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 3/13/2022
From: Kuna Rural Fire Protection District

Regarding: Haven Creek Subdivision Pre_Plat
E Lewis Lane / Robinson Rd
Kuna, ID

New residential subdivisions shall comply with the Idaho State Fire Code section 102.5 and section D107 for one or two family residential developments.

- Fire Apparatus Access:

  Plans indicate a single fire service roadway connection from south Robinson Road. This service roadway shall be maintained unobstructed with approved cul-de-sacs available for fire apparatus turn around. A secondary access, complying with IFC section D107.2, may be required if more than 30 buildable lots are proposed. No Parking Fire Lane signs shall be installed in areas determined to have significant potential to obstruct emergency access and firefighting operations. Refer to IFC appendix "D" sections D103, D103.6.1, & D103.6.2 for details.

- Fire Hydrants:

  A fire hydrant water distribution system and approved fire hydrants are required. At least one fire hydrant shall be available along residential service roadways and within 600 lineal feet of the furthest exterior portion of each future residential building. Hydrants and fire flow shall be designed to meet the minimum requirements of IFC appendix B105.1 for one- and two-family dwellings.

Premises Identification:

- New residential buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address numbers shall be not less than 4 inches high with a minimum stroke of ½ inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other means shall be used to identify the structure. (IFC 505.1)

Regards,

Kuna Rural Fire Protection District
Kuna, ID 83634
1.208.922.1144 (main)

Exhibit 13

SPF WATER ENGINEERING

MEMORANDUM

DATE: January 14, 2022

TO: Tanner Verhoeks
Justin Ruthenbeck

FROM: Andrew Francis P.G.
Terry Scanlan P.E., P.G.

RE: Haven Creek Subdivision Water Supply Assessment

Summary

1. The highest potential groundwater demand was determined by the legal limit for irrigating with a domestic well (1/2 acre per well). A demand of 9 gpm per acre was used resulting in a total demand of 121 gpm for 13.5 acres.

2. The period of irrigation was based on historic records from the Boise Project for the date of last delivery for surface water supplies. Drawdown after two months was 11 feet a distance of 100 feet from the center of the subdivision and 2.4 feet of drawdown at a distance of a half mile.

3. Regional cross-sections indicate geology is consistent from regional monitored wells to the Subdivision. The regional geology consists of a relatively thin layer of top soil and alluvium (i.e., sand, gravel, and clay) overlying basalt approximately 100 feet in thickness, underlain by alluvium. The area within a 4-mile radius of the subdivision is one continuous aquifer with similar hydrogeologic conditions.

4. The Mountain Home Groundwater Management Area is an example of an area in Idaho experiencing significant groundwater decline.

Introduction

A hearing with the Canyon County Board of Commissioners was held in December 2021 to discuss the approval of the Haven Creek Subdivision (Subdivision). A water supply assessment was provided by SPF prior to the initial hearing which characterized the impacts of 27 new domestic wells used for indoor use only. This water supply assessment found that there would be less than 0.5 feet of drawdown within 500 feet of the Subdivision. Residents who live near the proposed subdivision raised concerns that (1) the new domestic wells could be used for irrigation and (2) the information indicating drawdown has not occurred is not reflective of conditions near the Subdivision. The purpose of this memorandum is to determine impact the 27 domestic wells being used to irrigate up to ½ acre per well, show that the IDWR monitoring wells are representative of conditions near

the subdivision, and to provide an example of an area where groundwater decline is a problem.

The following outlines the sections covered in this memo:

1. Additional Drawdown Analysis
2. IDWR Monitored Well/Geologic Cross-Sections
3. Areas of Decline in Idaho
4. Conclusions

1. Additional Drawdown Analysis

The original drawdown analysis was performed under the assumption that all groundwater pumping was indoor use only. An additional analysis was performed in order to determine the impact of pumping for short term irrigation when surface water supplies may not be available.

As a follow up to the December hearing, another drawdown analysis assumed 27 domestic wells would be used for irrigation for up to two months. A period of two months was selected based on historical records for the Boise Project surface water supplies. In 1992, surface water supplies were cut off in early August, the earliest curtailment in more than 30 years. With an early August curtailment of surface water supplies, it is assumed that irrigation would continue through the end of September using groundwater. A pumping rate of 9 gpm per acre (i.e., one miner's inch per acre) was used, which is the typical maximum allowable rate for irrigation water rights. The maximum allowable area for irrigation from a domestic well without an irrigation water right (i.e., the domestic exemption of Idaho Code 42-111) is ½ acre resulting in a total demand of 121 gpm for 13.5 acres for 27 domestic wells. Drawdown was determined with the low-end transmissivity estimate of 10,000 gpd/foot. Results are presented in Figure 1.

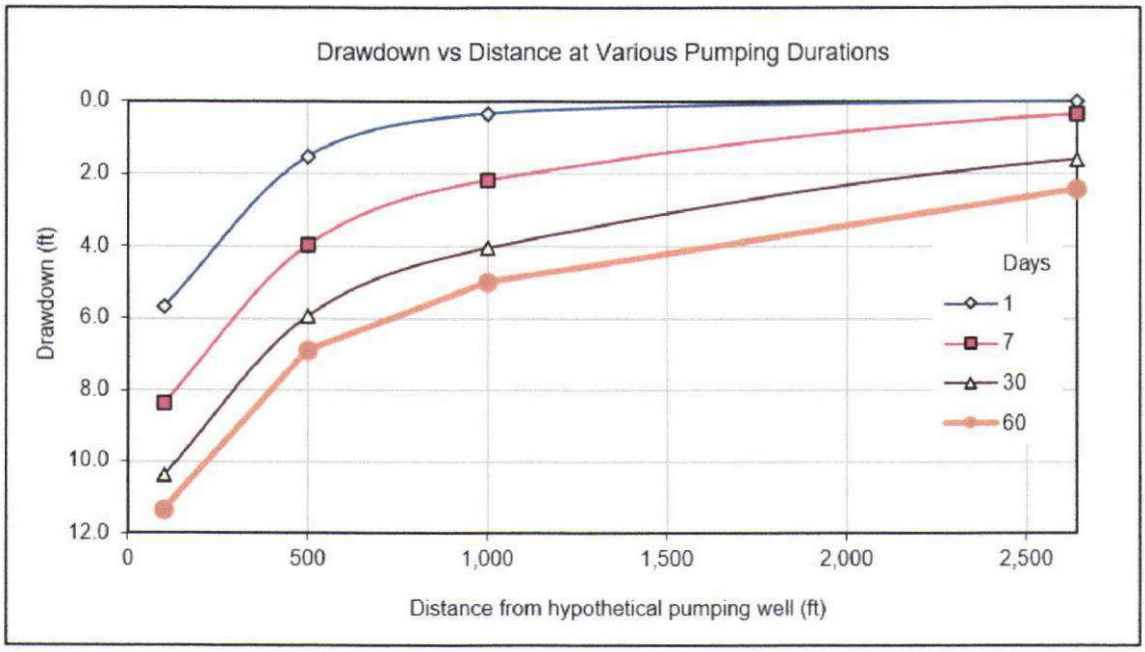


Figure 1. Drawdown due to irrigation

The total drawdown after 60 days of continuous pumping at 121 gpm is just over 11 feet within 100 feet of the center of pumping and just under 2.5 feet drawdown at a distance of a half mile from the subdivision. The drawdown at increased distances from the Subdivision is presented in Figure 2. Figure 2 also includes the location of nearby well driller's logs with additional information presented in Table 1.

It should be noted that the drawdown projection in Figure 2 is considered "worst-case" because it assumes an aquifer transmissivity of only 10,000 gpd/ft. The 10,000 gpd/ft value is useful for determining maximum short-term impacts between wells completed in the same layers of the aquifer at distances of a few hundred feet. As noted in the previous analysis, the pumping durations of longer than a few days or weeks, the aquifer responds as a whole, with effective transmissivities exceeding 100,000 gpd/ft. Similarly, drawdown impacts from shallow aquifer zones propagate upward to the water table, increasing the effective storativity. Lastly, recharge from annual irrigation activities maintain water levels. The result is that drawdown impacts from shallow aquifer pumping typically stabilize after a few days or weeks of pumping, and are expected to be substantially less than the impacts depicted in Figure 2.

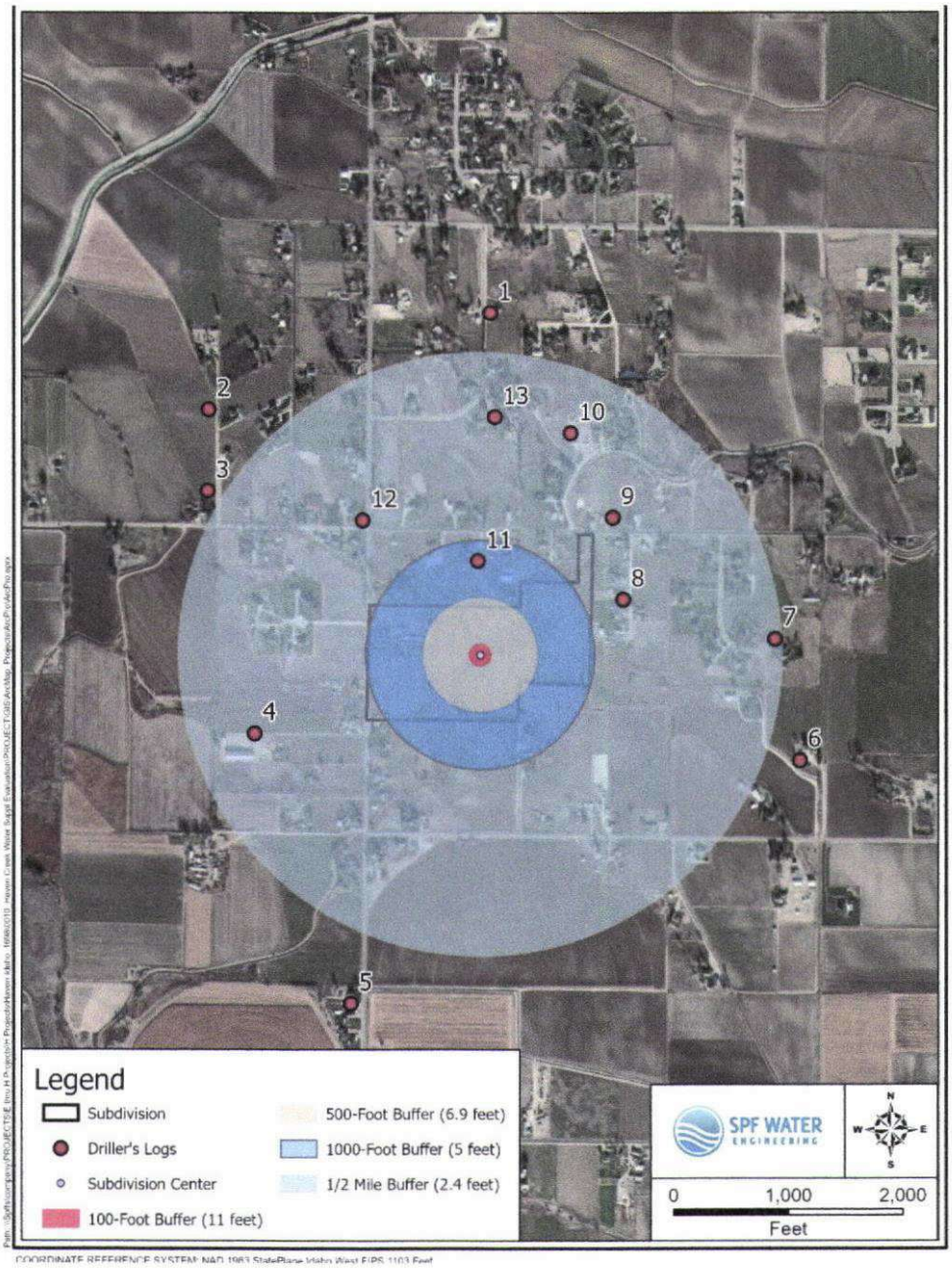


Figure 2. Drawdown at increasing distances from the Subdivision.

Table 1. Well Construction

Well ID	Total Depth (feet)	Screen Inteval (feet bgs)	Screen Length (feet)	Water Bearing Material	Approximate Elevation	Year of Construction	Static Water Level (feet)	Approximate Water Level Elevation	Well Type
1	114	109-114	5	Sand & Gravel	2570	2015	33	2537	Domestic
2	90	No Screen	No Screen	Fractured Basalt	2562	1981	16	2546	Domestic
3	70	No Screen	No Screen	sandy clay, sand/shale	2555	1988	20	2535	Domestic
4	84	44-84	40	Fractured Basalt	2570	2014	18	2552	Domestic
5	188	174-190	16	Sand Medium	2631	2008	66	2565	Domestic
6	155	145-150	5	Sand	2627	1991	75	2552	Domestic
7	110	100-110	10	Sand mixed with gravel	2603	2004	64	2539	Domestic
8	97	86-96	10	Fractured Basalt	2599	2004	62	2537	Domestic
9	118	111-116	5	Sand and Gravel	2602	1993	63	2539	Domestic
10	100	60-100	40	Fractured Basalt	2586	2019	40	2546	Domestic
11	140	No Screen	No Screen	Fracture Basalt and Gravel	2587	2015	48	2539	Domestic
12	108	No Screen	No Screen	Fracture Basalt and Sand/Gravel	2576	1996	40	2536	Domestic
13	105	No Screen	No Screen	Gravel and Sand	2587	1992	45	2542	Waste/Injection

2. IDWR Monitored Wells/ Geologic Cross-Section

The purpose of this section is to provide additional information on IDWR monitored wells and how they are representative of conditions near the Subdivision. The construction and water level of monitored wells and well logs are compared. Also, regional geology based on past studies was compared to the descriptions of driller's logs.

Locations for IDWR hydrographs are presented in Figure 3. The most recent season high water levels at each of the well locations are labeled. These wells are all within 4 miles from the Subdivision. Information on these well's construction is presented in Table 2.

Table 2. Monitor Well Construction

Well Name	Total Depth (feet)	Opening/Screen Interval (feet)	Ground surface elevation
02N 01W 07BBC1	103	97-102	2547
02N 01W 27BCC2	220	145-220	2689
02N 01W 11ADA1	205	141-196	2685
03N 01W 31DDA1	130	31-67	2482

Historical water levels from IDWR monitored wells are presented in Figure 4. Also represented in this figure are the range of approximate water level elevations for reported static water levels on driller's logs near the Subdivision. Groundwater elevations for driller's logs ranged between 2535 and 2565 feet msl. Surface elevations for well logs were determined from Google Earth. The range of water level elevations reported in driller's logs is consistent with the closest IDWR monitored well **02N 01W 07BBC1** for which the most recent measurement was 2536 feet msl. Approximate ground surface and water level elevations for driller's logs are included in Table 1.

To further evaluate whether the IDWR monitored wells were representative of conditions near the Subdivision, a cross-section used for the development of the Treasure Valley Groundwater Flow Model is included in Appendix A. The cross-section runs from south to north, from the Snake River to 1.5 miles northwest of Star. The area between Kuna and Nampa consists of approximately 10 feet of top soil and alluvium overlaying basalt ranging in in thickness from 50 to 100 feet, and the basalt is underlain by alluvium. This geology is consistent with the descriptions provided in the driller's logs near the Subdivision. The consistent geology suggests that the area is one continuous aquifer. A diagram of the local aquifer based on both the cross-section and the description from nearby well driller's logs is presented in Figure 5. Also represented in this figure is the typical construction for a domestic well and approximation of drawdown conditions. Here a static water level of 40 feet is depicted with over 50 feet of available drawdown given the typical construction for a domestic well in the area (Table 1). The well depicted is approximately 105 feet deep with 10 feet of screen.

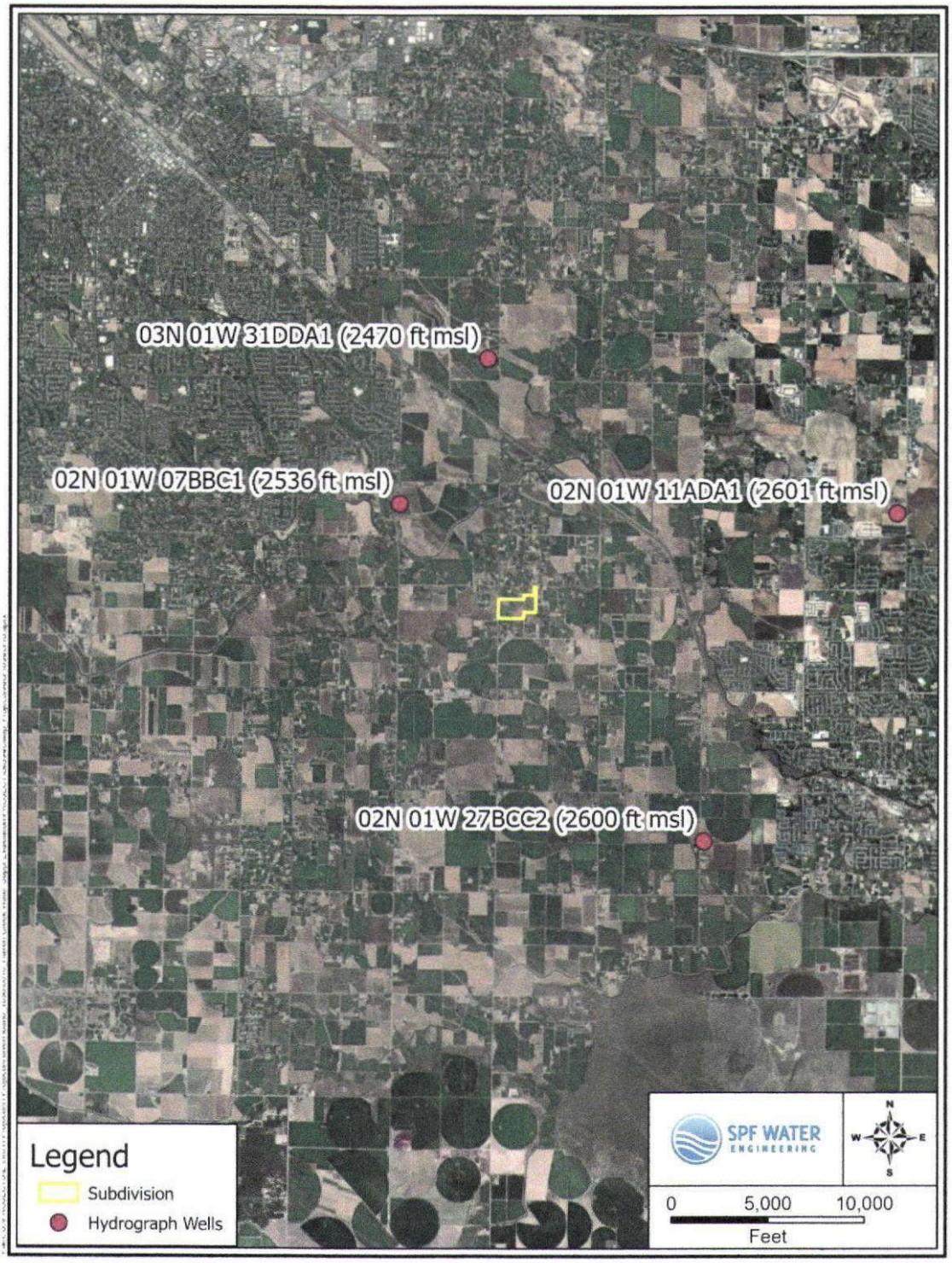


Figure 3. Hydrograph Locations

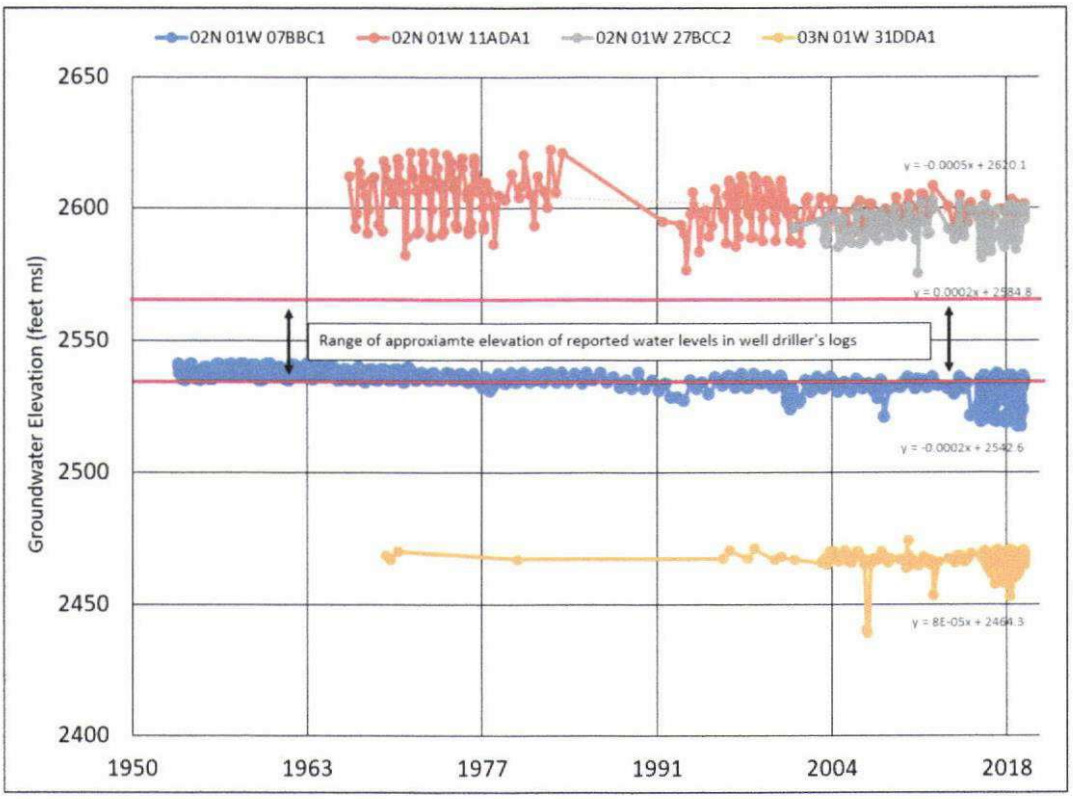


Figure 4. IDWR Monitored Wells

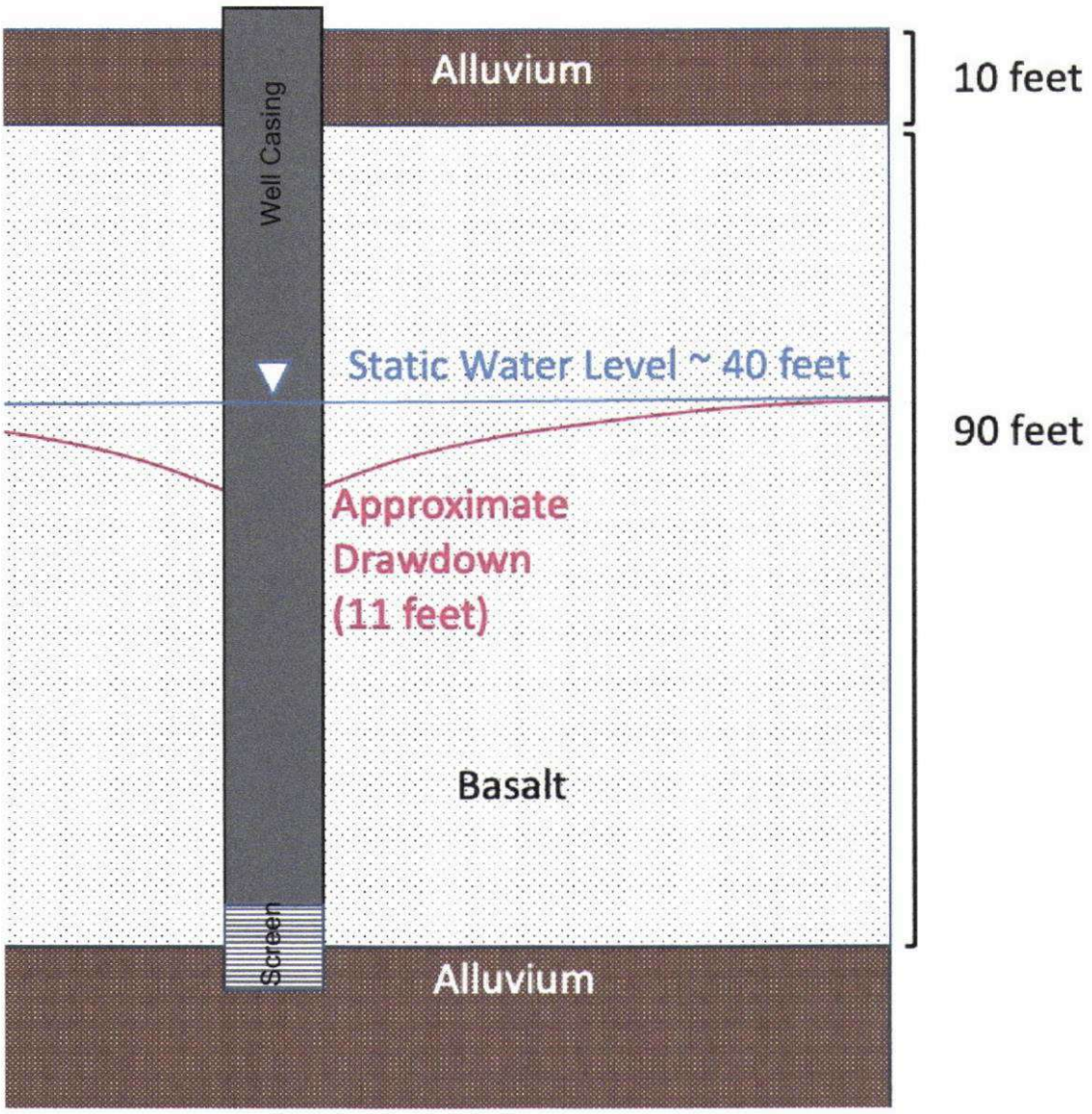


Figure 5. Local Aquifer Diagram and typical Well Construction

3. Areas of Decline in Idaho

A hydrograph for a well located in the Mountain Home Groundwater Management Area is presented in Figure 6. This has been provided in order to provide an example of an area in the State where groundwater decline has been a problem. The Mountain Home Groundwater Management Area is located in Elmore and western Ada County and was designated in 1982 as a result of declining water levels. Water levels at this well have

declined over 50 feet since 1975, and continues to decline each year. In contrast, **02N 01W 07BBC1** has only declined 6 feet going back to 1953 (Figure 4), and shows essentially no decline in the past 20 years.

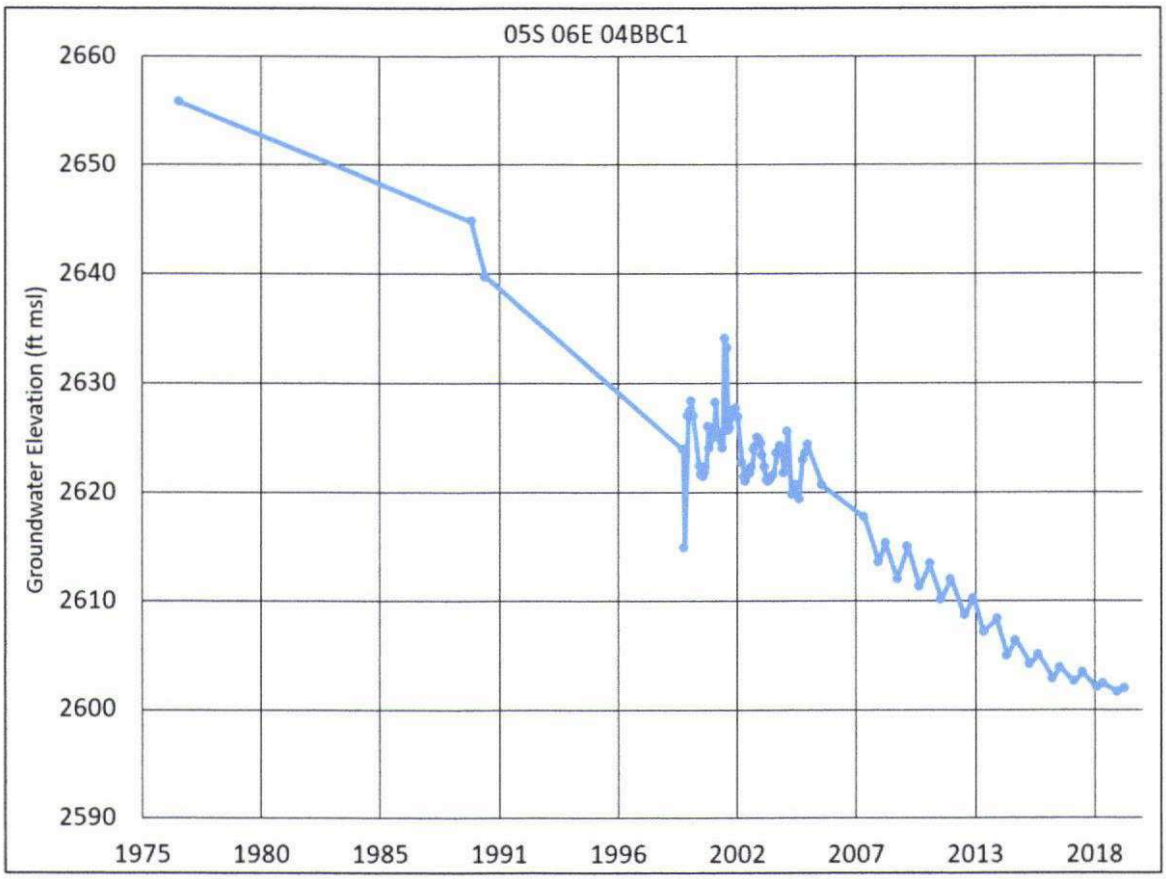


Figure 6. Hydrograph from Mountain Home Groundwater Management Area.

4. Conclusions

Pumping of wells can have two types of impacts on groundwater levels and existing wells.

1. The first impact is caused by direct well interference, where pumping of a well (or group of wells) temporarily lowers the aquifer water levels to induce flow into the well (or wells). This impact recovers after cessation of pumping. The magnitude of such an impact can be calculated. For Haven Creek Subdivision, a worst-case drawdown analysis indicated that two months of continuous irrigation pumping for 13.5 acres would result in less than 3 feet of drawdown at a distance of ½ mile from the subdivision. This analysis does not account for recharge to the aquifer which will lessen the impact of additional pumping. It is also important to note that water levels recover to near static levels when wells are not actively pumping.

2. The second impact of groundwater pumping can be chronic annual water-level declines if pumping exceeds available recharge. Regional IDWR monitored wells are considered to be reflective of groundwater conditions near the Subdivision based on regional geology and similar well construction. In areas where groundwater pumping exceeds the annual aquifer recharge, IDWR monitored wells show chronic annual water-level as is the case for the well near Mountain Home depicted in Figure 6. In the vicinity of Haven Creek Subdivision, reported static water levels in the driller's logs are consistent with the closest IDWR well **02N 01W 07BBC1** which has shown steady water levels over the past 60+ years. In addition to the steady water levels, regional cross-sections used to develop the Treasure Valley Flow model indicate a consistent geology between Nama and Kuna. The regional cross-section and well driller's logs indicate the area consist of a thick basalt layer bounded by alluvium. The area around the subdivision within at least a 4-mile radius is one continuous aquifer with similar hydrogeologic conditions and no annual water-level decline. The lack of annual water-level decline indicates that the aquifer is adequately recharged and can withstand additional development without injury to existing water rights.

The additional groundwater pumping that will result from the Subdivision will have a minimal effect on the existing groundwater conditions in the area. Groundwater pumping for domestic use with the occasional irrigation demand is insignificant when compared to groundwater pumping from large municipal and irrigation wells in the Kuna area. These wells often pump as much as 2000 gpm for extended periods of time without adverse local impacts.

GEOTECHNICAL INVESTIGATION

HAVEN ROBINSON

9814 Robinson Road
Kuna, ID

PREPARED FOR:

Mr. Tanner Verhoeks
Haven Idaho
521 North 10th Avenue #4
Caldwell, ID 83605

PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
Boise, ID 83709

January 3, 2022
B213035g

ATLAS

January 3, 2022

Atlas No. B213035g

Mr. Tanner Verhoeks
Haven Idaho
521 North 10th Avenue #4
Caldwell, ID 83605

Subject: **Geotechnical Investigation**
Haven Robinson
9814 Robinson Road
Kuna, ID

Dear Mr. Verhoeks:

In compliance with your instructions, Atlas has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on November 8 and 9, 2021. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. Atlas would be pleased to continue our role as geotechnical engineers during project implementation.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

Bryar Jensen, EI
Staff Engineer

Elizabeth Brown, PE
Geotechnical Services Manager

Monica Saculles, PE
Senior Geotechnical Engineer

PROFESSIONAL ENGINEER
LICENSED
14919
1-3-22
STATE OF IDAHO
MONICA SACULLES

ATLAS

CONTENTS

TABLES

APPENDICES

1. INTRODUCTION

This report presents results of a geotechnical investigation and analysis in support of data utilized in design of structures as defined in the 2018 International Building Code (IBC). Information in support of groundwater and stormwater issues pertinent to the practice of Civil Engineering is included. Observations and recommendations relevant to the earthwork phase of the project are also presented. Revisions in plans or drawings for the proposed development from those enumerated in this report should be brought to the attention of the soils engineer to determine whether changes in the provided recommendations are required. Deviations from noted subsurface conditions, if encountered during construction, should also be brought to the attention of the soils engineer.

1.1 Project Description

The proposed development is northwest of the City of Kuna, Canyon County, ID, and occupies a portion of the NW¼ of Section 17, Township 2 North, Range 1 West, Boise Meridian. This project will consist of construction of a 19 to 29 lot residential subdivision to be developed on 43.86 acres. Total settlements are limited to 1 inch. Loads of up to 4,000 pounds per lineal foot for wall footings, and column loads of up to 50,000 pounds were assumed for settlement calculations. Additionally, assumptions have been made for traffic loading of pavements. Retaining walls are not anticipated as part of the project. Atlas has not been informed of the proposed grading plan.

1.2 Authorization

Authorization to perform this exploration and analysis was given in the form of a written authorization to proceed from Mr. Tanner Verhoeks of Haven Idaho to Monica Saculles of Atlas Technical Consultants (Atlas), on December 20, 2021. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Haven Idaho and Atlas. Our scope of services for the proposed development has been provided in our proposal dated October 19, 2021 and repeated below.

1.3 Scope of Investigation

The scope of this investigation included review of geologic literature and existing available geotechnical studies of the area, visual site reconnaissance of the immediate site, subsurface exploration of the site, field and laboratory testing of materials collected, and engineering analysis and evaluation of foundation materials.

2. SITE DESCRIPTION

2.1 Site Access

Access to the site may be gained via Interstate 84 to the Ten Mile Road exit. Proceed south on Ten Mile Road approximately 2.2 miles to its intersection with Amity Road. From this intersection, proceed west on Amity Road 3.0 miles to Robinson Road. Continue south on Robinson Road for

approximately 3.2 miles. The project site is located east of this location. The location is depicted on site maps included in the **Appendix**.

2.2 Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape.

The project site is underlain by "Basalt Flows of Indian Creek, Undivided" as mapped by Othberg and Stanford (1993). This volcanic deposit is composed of multiple flows of medium to dark gray olivine basalt. These flows erupted from numerous vents found south of the Boise River and north of the Snake River, southeast of the City of Boise, Idaho. At the time of eruption lavas flowed into and down ancestral Indian Creek and Boise River valleys. Northwest-trending, gently sloping escarpments suggest faulting of the basalt. These basalts are mantled with loess 2-12 feet thick that contains about 35% pedogenic clay and a duripan that can be 3 feet thick.

2.3 General Site Characteristics

The site to be developed is approximately 43.86 acres in size. Currently, a residence is present in the western portion of the site. This residence fronts Robinson Road, which runs along the western property boundary. Ridenbaugh Highline Canal runs roughly northeast to southwest through the central portion of the property. The Fieselmann Lateral Canal branches from the Ridenbaugh Highline Canal in the center of the site. The Fieselmann Lateral Canal runs northwest from the center of the site. The remainder of the site consists of agricultural cropland. Surrounding the project site from all directions is agricultural cropland and residential properties. Vegetation around the residence consists primarily of landscape trees, shrubs, and grasses adjacent to the residence. The remainder of the site consists of agricultural crops. The site is relatively flat and level.

Regional drainage is north and west toward the Boise River. Stormwater drainage for the site is achieved by percolation through surficial soils. The site is situated so that it is unlikely that it will receive any drainage from off-site sources. Stormwater drainage collection and retention systems are not in place on the project site and do not currently exist within the vicinity of the project site.

2.4 Regional Site Climatology and Geochemistry

According to the Western Regional Climate Center, the average precipitation for the Treasure Valley is on the order of 10 to 12 inches per year, with an annual snowfall of approximately 20 inches and a range from 3 to 49 inches. The monthly mean daily temperatures range from 21°F to 95°F, with daily extremes ranging from roughly -25°F to 111°F. Winds are generally from the northwest or southeast with an annual average wind speed of approximately 9 miles per hour (mph) and a maximum of 62 mph. Soils and sediments in the area are primarily derived from siliceous materials and exhibit low electro-chemical potential for corrosion of metals or concretes. Local aggregates are generally appropriate for Portland cement and lime cement mixtures. Surface water, groundwater, and soils in the region typically have pH levels ranging from 7.2 to 8.2.

3. SEISMIC SITE EVALUATION

3.1 Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-16. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation did not reveal hazards resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading. Incidence and anticipated acceleration of seismic activity in the area is low.

3.2 Seismic Design Parameter Values

The United States Geological Survey National Seismic Hazard Maps (2008), includes a peak ground acceleration map. The map for 2% probability of exceedance in 50 years in the Western United States in standard gravity (g) indicates that a peak ground acceleration of 0.189 is appropriate for the project site based on a Site Class D.

The following section provides an assessment of the earthquake-induced earthquake loads for the site based on the Risk-Targeted Maximum Considered Earthquake (MCE_R). The MCE_R spectral response acceleration for short periods, S_{MS}, and at 1-second period, S_{M1}, are adjusted for site class effects as required by the 2018 IBC. Design spectral response acceleration parameters as presented in the 2018 IBC are defined as a 5% damped design spectral response acceleration at short periods, S_{DS}, and at 1-second period, S_{D1}.

The USGS National Seismic Hazards Mapping Project includes a program that provides values for ground motion at a selected site based on the same data that were used to prepare the USGS ground motion maps. The maps were developed using attenuation relationships for soft rock sites; the source model, assumptions, and empirical relationships used in preparation of the maps are described in Petersen and others (1996).

Table 1 – Seismic Design Values

Seismic Design Parameter	Design Value
Site Class	D "Stiff Soil"
S_s	0.275 (g)
S_1	0.101 (g)
F_a	1.580
F_v	2.397
S_{MS}	0.435
S_{M1}	0.243
S_{DS}	0.290
S_{D1}	0.162

4. SOILS EXPLORATION

4.1 Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. Test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within ten feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction of overlying structures.

In addition, samples were obtained from representative soil strata encountered. Samples obtained have been visually classified in the field by professional staff, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. Atlas recommends that these logs **not** be used to estimate fill material quantities.

4.2 Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials necessary in an analysis of anticipated behavior of the proposed structures. Laboratory tests were conducted in accordance with current applicable American Society for Testing and Materials (ASTM), and results of these tests are to be found in the **Appendix**. The laboratory testing program for this report included: Atterberg Limits Testing – ASTM D4318, Grain Size Analysis – ASTM C117/C136, Hydrometer – ASTM D422, and Resistance Value (R-value) and Expansion Pressure of Compacted Soils – Idaho T-8. As to date, the R-value test results have not been received and, therefore, have not been included within this report. Atlas will forward the results in the form of an addendum once the R-value test results have been received.

4.3 Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs, which can be found in the **Appendix**.

Sandy lean clays were encountered at ground surface. These soils were brown, slightly moist, and medium stiff to very stiff, with fine to medium-grained sand. Organic materials and disturbed materials as a result of plowing activities were measured to depths of roughly 1 foot.

Sandy silts were encountered beneath surficial clays. These fine-grained soils were brown to light brown and slightly moist. Consistencies commonly ranged from stiff to hard, with many of these firmer soil horizons containing some degree of calcium carbonate cementation (hardpan). Fine to coarse-grained sand was present throughout this horizon. Refusal on basalt was encountered at depth in all test pits except test pits 9 and 13, where refusal was met on indurated clay soils.

During excavation, test pit sidewalls were generally stable. However, moisture contents will affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

4.4 Volatile Organic Scan

No environmental concerns were identified prior to commencement of the investigation. Therefore, soils obtained during on-site activities were not assessed for volatile organic compounds by portable photoionization detector. Samples obtained during our exploration activities exhibited no odors or discoloration typically associated with this type of contamination. No groundwater was encountered.

5. SITE HYDROLOGY

Existing surface drainage conditions are defined in the **General Site Characteristics** section. Information provided in this section is limited to observations made at the time of the investigation. Either regional or local ordinances may require information beyond the scope of this report.

5.1 Groundwater

During this field investigation, groundwater was not encountered in test pits advanced to a maximum depth of 13.8 feet bgs. Soil moistures in the test pits were dry to slightly moist throughout.

Atlas has previously performed 2 geotechnical investigations within 0.75 mile of the project site. Information from these investigations has been provided in the table below.

Table 2 – Groundwater Data

Date	Approximate Distance from Site (mile)	Direction from Site	Groundwater Depth (feet bgs)
January 2006	0.55	East	Not Encountered to 17.4
September 2020	0.75	West	Not encountered to 9.8

Furthermore, according to Idaho Department of Water Resources (IDWR) monitoring well data within approximately ¼-mile of the project site, groundwater was measured at depths ranging between 38 and 62 feet bgs.

Based on evidence of this investigation and background knowledge of the area, Atlas estimates groundwater depths to remain greater than approximately 20 feet bgs throughout the year. This depth can be confirmed through long-term groundwater monitoring.

5.2 Soil Infiltration Rates

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was tested in the field. For this report, an estimation of infiltration is also presented using generally recognized values for each soil type and gradation. Of soils comprising the generalized soil profile for this study, lean clay with sand and sandy lean clay soils generally offer little permeability, with typical hydraulic infiltration rates of less than 2 inches per hour. Sandy silt soils will commonly exhibit infiltration rates from 2 to 4 inches per hour. However, calcium carbonate cementation and induration encountered within the clay and silt soils may reduce these values to near zero. Infiltration rates through basalt rock can be highly variable, ranging from nearly zero to greater than 6 inches per hour in some cases. Movement of water through the basalt may be more characteristic of fracture flow. Infiltration testing is required to determine site-specific infiltration rates for drainage design once proposed locations of infiltration facilities are determined.

5.3 Infiltration Testing

Infiltration testing was conducted using an open test pit method. Test pit areas will need to be re-excavated and compacted prior to construction of structures that will be sensitive to settlement. Test locations were presoaked prior to testing. Pre-soaking increases soil moistures, which allows the tested soils to reach a saturated condition more readily during testing. Saturation of the tested soils is desirable in order to isolate the vertical component of infiltration by inhibiting horizontal seepage during testing.

Testing was conducted on November 9, 2021. Details and results of testing are as follows:

Table 3 – Infiltration Test Results

Test Location	Test Depth (feet bgs)	Soil Type	Stabilized Infiltration Rate (inches/hour)	Design Infiltration Rate (inches per hour)
TP-1	6.1	Basalt	12.2*	6.1*
TP-5	5.1	Basalt	2.0	1.0
TP-6	9.2	Basalt	11.5*	5.75*
TP-14	9.6	Basalt	0.8	0.4
TP-18	8.9	Basalt	0.9	0.45

***It is anticipated that water was draining through fractures in the basalt. These rates are appropriate for the tested location only and may not be suitable for design in other areas of the site. Additional infiltration testing is recommended once actual infiltration facility locations have been determined.**

Appropriate factors of safety have been applied to the stabilized infiltration rates achieved during testing to obtain the design infiltration rates listed above. The reason for the decreased infiltration rate is to account for long term saturation of the soils and the potential for less permeable soils to settle into the bottom of the infiltration facilities. Atlas recommends that all infiltration facilities be constructed in accordance with the local municipality requirements.

6. FOUNDATION AND SLAB DISCUSSION AND RECOMMENDATIONS

Various foundation types have been considered for support of the proposed structures. Two requirements must be met in the design of foundations. First, the applied bearing stress must be less than the ultimate bearing capacity of foundation soils to maintain stability. Second, total and differential settlement must not exceed an amount that will produce an adverse behavior of the superstructure. Allowable settlement is usually exceeded before bearing capacity considerations become important; thus, allowable bearing pressure is normally controlled by settlement considerations.

Considering subsurface conditions and the proposed construction, it is recommended that the structures be founded upon conventional spread footings and continuous wall footings. Total settlements should not exceed 1 inch if the following design and construction recommendations are observed. Presently, there are approximately 19 to 29 lots proposed for the project site. The following recommendations are not specific to the individual structures, but rather should be viewed as guidelines for the subdivision-wide development.

6.1 Foundation Design Recommendations

Based on data obtained from the site and test results from various laboratory tests performed, Atlas recommends the following guidelines for the net allowable soil bearing capacity:

Table 4 – Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native sandy lean clay soils, sandy silt soils, or compacted structural fill. Existing organics materials and fill materials (if encountered) must be completely removed from below foundation elements.[1] An excavation depth of approximately 1 foot bgs should be anticipated to expose proper bearing soils.[2]	Not Required for Native Soil 95% for Structural Fill	1,500 lbs/ft^2 A ⅓ increase is allowable for short-term loading, which is defined by seismic events or designed wind speeds.

[1]It will be required for Atlas personnel to verify the bearing soil suitability for each structure at the time of construction.
[2]Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

The following sliding frictional coefficient values should be used: 1) 0.35 for footings bearing on native sandy silt, sandy lean clay, or silty sand soils and 2) 0.45 for footings bearing on granular structural fill. A passive lateral earth pressure of 320 pounds per square foot per foot (psf/ft) should be used for sandy lean clay soils and 349 psf/ft should be used for sandy silt soils. For compacted sandy gravel fill, a passive lateral earth pressure of 496 psf/ft should be used.

Footings should be proportioned to meet either the stated soil bearing capacity or the 2018 IBC minimum requirements. Total settlement should be limited to approximately 1 inch, and differential settlement should be limited to approximately ½ inch. Objectionable soil types encountered at the bottom of footing excavations should be removed and replaced with structural fill. Excessively loose or soft areas that are encountered in the footings subgrade will require over-excavation and backfilling with structural fill. To minimize the effects of slight differential movement that may occur because of variations in the character of supporting soils and seasonal moisture content, Atlas recommends continuous footings be suitably reinforced to make them as rigid as possible. For frost protection, the bottom of external footings should be 24 inches below finished grade.

6.2 Foundation Drain Recommendations

Considering the presence of shallow cemented soils across the site, Atlas recommends that foundation drains be installed. The drains should be placed at the footing elevation, sloped at least 2 percent, and be directed to suitable discharge points at least 10 feet away from the structures. Discharge points should be protected to prevent erosion.

6.3 Crawl Space Recommendations

Considering the presence of shallow cemented soils across the site, all residences constructed with crawl spaces should be designed in a manner that will inhibit water in the crawl spaces. Atlas recommends that roof drains carry stormwater at least 10 feet away from each residence. Grades should be at least 5 percent for a distance of 10 feet away from all residences. In addition, rain gutters should be placed around all sides of residences, and backfill around stem walls should be placed and compacted in a controlled manner.

6.4 Floor, Patio, and Garage Slab-on-Grade

Organic, loose, or obviously compressive materials must be removed prior to placement of concrete floors or floor-supporting fill. In addition, the remaining subgrade should be treated in accordance with guidelines presented in the **Earthwork** section. Areas of excessive yielding should be excavated and backfilled with structural fill. Fill used to increase the elevation of the floor slab should meet requirements detailed in the **Structural Fill** section. Fill materials must be compacted to a minimum 95 percent of the maximum dry density as determined by ASTM D1557.

A free-draining granular mat should be provided below slabs-on-grade to provide drainage and a uniform and stable bearing surface. This should be a minimum of 4 inches in thickness and properly compacted. The mat should consist of a sand and gravel mixture, complying with Idaho Standards for Public Works Construction (ISPWC) specifications for ¾-inch (Type 1) crushed aggregate. The granular mat should be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D1557. A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. Upon request, Atlas can provide further consultation regarding installation.

7. CONSTRUCTION CONSIDERATIONS

Recommendations in this report are based upon structural elements of the project being founded on competent, native sandy lean clay soils, sandy silt soils, or compacted structural fill. Structural areas should be stripped to an elevation that exposes these soil types.

7.1 Earthwork

Excessively organic soils, deleterious materials, or disturbed soils generally undergo high volume changes when subjected to loads, which is detrimental to subgrade behavior in the area of pavements, floor slabs, structural fills, and foundations. Mature trees, brush, thick grasses, and agricultural crops with associated root systems were noted at the time of our investigation. It is recommended that organic or disturbed soils, if encountered, be removed to depths of 1 foot (minimum), and wasted or stockpiled for later use. However, in areas where trees are/were

present, deeper excavation depths should be anticipated. Stripping depths should be adjusted in the field to assure that the entire root zone or disturbed zone (plow depths) or topsoil are removed prior to placement and compaction of structural fill materials. Exact removal depths should be determined during grading operations by Atlas personnel, and should be based upon subgrade soil type, composition, and firmness or soil stability. If underground storage tanks, underground utilities, wells, or septic systems are discovered during construction activities, they must be decommissioned then removed or abandoned in accordance with governing Federal, State, and local agencies. Excavations developed as the result of such removal must be backfilled with structural fill materials as defined in the **Structural Fill** section.

Atlas should oversee subgrade conditions (i.e., moisture content) as well as placement and compaction of new fill (if required) after native soils are excavated to design grade. Recommendations for structural fill presented in this report can be used to minimize volume changes and differential settlements that are detrimental to the behavior of footings, pavements, and floor slabs. Sufficient density tests should be performed to properly monitor compaction. For structural fill beneath building structures, one in-place density test per lift for every 5,000 square feet is recommended. In parking and driveway areas, this can be decreased to one test per lift for every 10,000 square feet.

7.2 Dry Weather

If construction is to be conducted during dry seasonal conditions, many problems associated with soft soils may be avoided. However, some rutting of subgrade soils may be induced by shallow groundwater conditions related to springtime runoff or irrigation activities during late summer through early fall. Solutions to problems associated with soft subgrade soils are outlined in the **Soft Subgrade Soils** section. Problems may also arise because of lack of moisture in native and fill soils at time of placement. This will require the addition of water to achieve near-optimum moisture levels. Low-cohesion soils exposed in excavations may become friable, increasing chances of sloughing or caving. Measures to control excessive dust should be considered as part of the overall health and safety management plan.

7.3 Wet Weather

If construction is to be conducted during wet seasonal conditions (commonly from mid-November through May), problems associated with soft soils must be considered as part of the construction plan. During this time of year, fine-grained soils such as silts and clays will become unstable with increased moisture content, and eventually deform or rut. Additionally, constant low temperatures reduce the possibility of drying soils to near optimum conditions.

7.4 Soft Subgrade Soils

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter and other deleterious debris. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which structural fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.
- Soft areas can be over-excavated and replaced with granular structural fill.
- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.
- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. Atlas is available to provide recommendations and guidelines at your request.

7.5 Frozen Subgrade Soils

Prior to placement of structural fill materials or foundation elements, frozen subgrade soils must either be allowed to thaw or be stripped to depths that expose non-frozen soils and wasted or stockpiled for later use. Stockpiled materials must be allowed to thaw and return to near-optimal conditions prior to use as structural fill.

The onsite, shallow clayey and silty soils are susceptible to frost heave during freezing temperatures. For exterior flatwork and other structural elements, adequate drainage away from subgrades is critical. Compaction and use of structural fill will also help to mitigate the potential for frost heave. Complete removal of frost susceptible soils for the full frost depth, followed by replacement with a non-frost susceptible structural fill, can also be used to mitigate the potential for frost heave. Atlas is available to provide further guidance/assistance upon request.

7.6 Structural Fill

Soils recommended for use as structural fill are those classified as GW, GP, SW, and SP in accordance with the Unified Soil Classification System (USCS) (ASTM D2487). Use of silty soils (USCS designation of GM, SM, and ML) as structural fill may be acceptable. However, use of silty soils (GM, SM, and ML) as structural fill below footings is prohibited. These materials require very high moisture contents for compaction and require a long time to dry out if natural moisture contents are too high and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. If silty soil is used for structural fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed. Following

placement, silty soils must be protected from degradation resulting from construction traffic or subsequent construction.

Recommended granular structural fill materials, those classified as GW, GP, SW, and SP, should consist of a 6-inch minus select, clean, granular soil with no more than 50 percent oversize (greater than ¾-inch) material and no more than 12 percent fines (passing No. 200 sieve). These fill materials should be placed in layers not to exceed 12 inches in loose thickness. Prior to placement of structural fill materials, surfaces must be prepared as outlined in the **Construction Considerations** section. Structural fill material should be moisture-conditioned to achieve optimum moisture content prior to compaction. For structural fill below footings, areas of compacted backfill must extend outside the perimeter of the footings for a distance equal to the thickness of fill between the bottom of foundation and underlying soils, or 5 feet, whichever is less. All fill materials must be monitored during placement and tested to confirm compaction requirements, outlined below, have been achieved.

Each layer of structural fill must be compacted, as outlined below:

- Below Structures and Rigid Pavements: A minimum of 95 percent of the maximum dry density as determined by ASTM D1557.
- Below Flexible Pavements: A minimum of 92 percent of the maximum dry density as determined by ASTM D1557 or 95 percent of the maximum dry density as determined by ASTM D698.

The ASTM D1557 test method must be used for samples containing up to 40 percent oversize (greater than ¾-inch) particles. If material contains more than 40 percent but less than 50 percent oversize particles, compaction of fill must be confirmed by proof rolling each lift with a 10-ton vibratory roller (or equivalent) until the maximum density has been achieved. Density testing must be performed after each proof rolling pass until the in-place density test results indicate a drop (or no increase) in the dry density, defined as maximum density or "break over" point. The number of required passes should be used as the requirements on the remainder of fill placement. Material should contain sufficient fines to fill void spaces, and must not contain more than 50 percent oversize particles.

7.7 Backfill of Walls

Backfill materials must conform to the requirements of structural fill, as defined in this report. For wall heights greater than 2.5 feet, the maximum material size should not exceed 4 inches in diameter. Placing oversized material against rigid surfaces interferes with proper compaction, and can induce excessive point loads on walls. Backfill shall not commence until the wall has gained sufficient strength to resist placement and compaction forces. Further, retaining walls above 2.5 feet in height shall be backfilled in a manner that will limit the potential for damage from compaction methods and/or equipment. It is recommended that only small hand-operated compaction equipment be used for compaction of backfill within a horizontal distance equal to the height of the wall, measured from the back face of the wall.

Backfill should be compacted in accordance with the specifications for structural fill, except in those areas where it is determined that future settlement is not a concern, such as planter areas. In nonstructural areas, backfill must be compacted to a firm and unyielding condition.

7.8 Excavations

Shallow excavations that do not exceed 4 feet in depth may be constructed with side slopes approaching vertical. Below this depth, it is recommended that slopes be constructed in accordance with Occupational Safety and Health Administration (OSHA) regulations, Section 1926, Subpart P. Based on these regulations, on-site soils are classified as type "C" soil, and as such, excavations within these soils should be constructed at a maximum slope of 1½ feet horizontal to 1 foot vertical (1½:1) for excavations up to 20 feet in height. Excavations in excess of 20 feet will require additional analysis. Note that these slope angles are considered stable for short-term conditions only, and will not be stable for long-term conditions.

During the subsurface exploration, test pit sidewalls generally exhibited little indication of collapse. For deep excavations, native granular sediments cannot be expected to remain in position. These materials are prone to failure and may collapse, thereby undermining upper soil layers. This is especially true when excavations approach depths near the water table. Care must be taken to ensure that excavations are properly backfilled in accordance with procedures outlined in this report.

7.9 Groundwater Control

Groundwater was not encountered during the investigation and is anticipated to be below the depth of most construction. Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Silty and clayey soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Ponded water in construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

8. GENERAL COMMENTS

Based on the subsurface conditions encountered during this investigation and available information regarding the proposed development, the site is adequate for the planned construction. When plans and specifications are complete, and if significant changes are made in the character or location of the proposed development, consultation with Atlas must be arranged as supplementary recommendations may be required. Suitability of subgrade soils and compaction of structural fill materials must be verified by Atlas personnel prior to placement of structural elements. Additionally, monitoring and testing should be performed to verify that suitable materials are used for structural fill and that proper placement and compaction techniques are utilized.

9. REFERENCES

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Appendix I WARRANTY AND LIMITING CONDITIONS

Atlas warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

Exclusive Use

This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Atlas Technical Consultants ("Consultant"). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client or Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, Atlas should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and Atlas should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.

Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

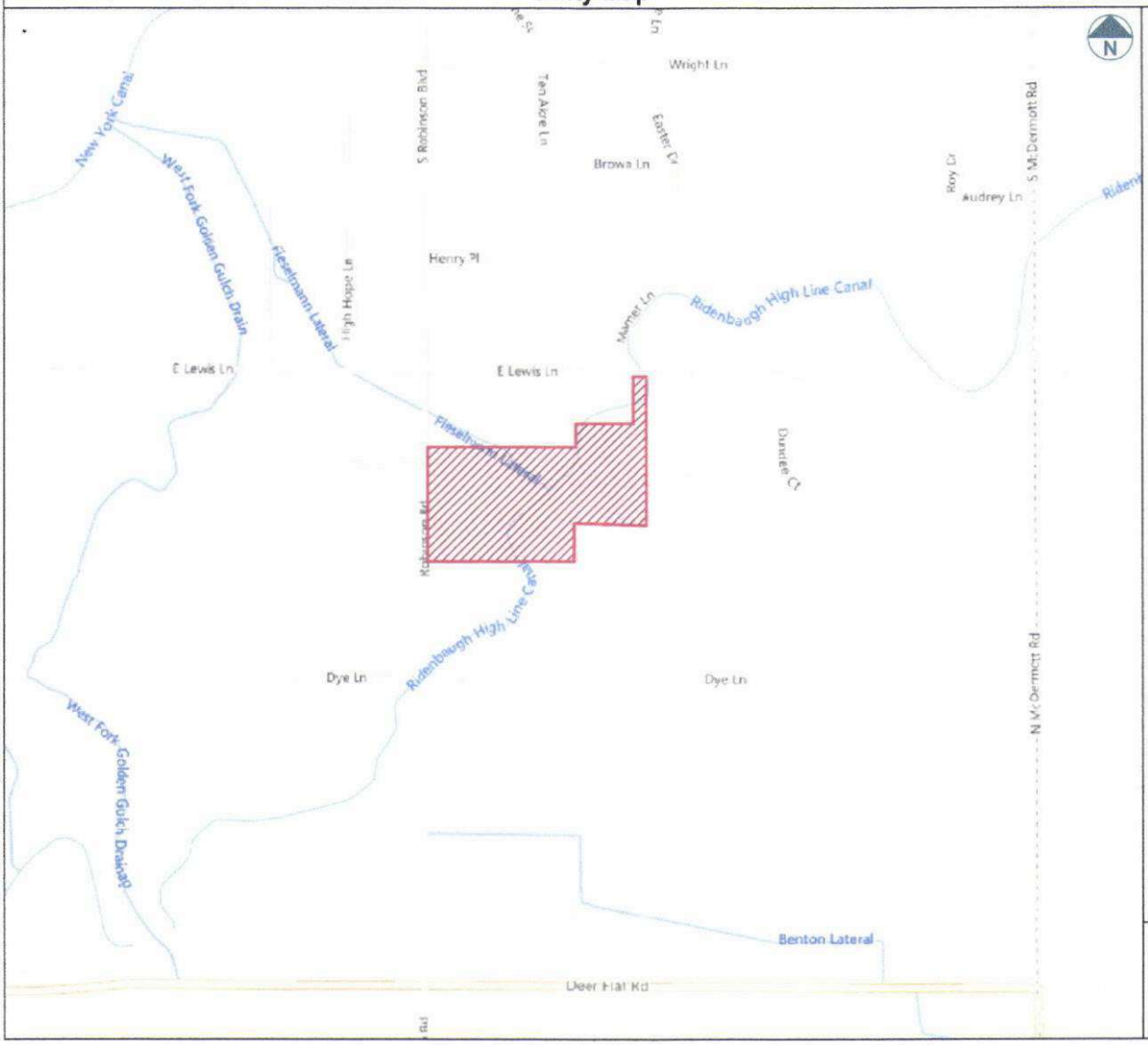
This report is also limited to information available at the time it was prepared. In the event additional information is provided to Atlas following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, Atlas can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

Vicinity Map

Figure 1



MAP NOTES:

- Not to Scale

LEGEND

Approximate Site Location

Haven Robinson
9814 Robinson Road
Kuna, ID

Modified by: CBJ
December 28, 2021
Drawing: B213035g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Site Map

Figure 2

NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate Atlas Test Pit Location

Approximate Atlas Test Pit Location with Piezometer

Haven Robinson
9814 Robinson Road
Kuna, ID

Modified by: CBJ
December 28, 2021
Drawing: B213035g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

ATLAS

Appendix IV GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-1
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513370
Longitude: -116.493220
Depth to Water Table: Not Encountered
Total Depth: 6.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-6.1	Sandy Silt (ML): Brown, slightly moist, stiff to very stiff, with fine to medium-grained sand. --Refusal on basalt rock at a depth of 6.1 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 6.1 feet bgs.

Test Pit Log #: TP-2
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513919
Longitude: -116.493232
Depth to Water Table: Not Encountered
Total Depth: 9.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.6	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.6-9.2	Sandy Silt (ML): Brown, slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.5 to 9.2 feet bgs. --Refusal on basalt rock at a depth of 9.2 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-3
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514004
Longitude: -116.492150
Depth to Water Table: Not Encountered
Total Depth: 8.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-8.4	Sandy Silt (ML): Brown, slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.8 to 8.4 feet bgs. --Refusal on basalt rock at a depth of 8.4 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-4
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514769
Longitude: -116.492048
Depth to Water Table: Not Encountered
Total Depth: 4.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.2-4.5	Sandy Silt (ML): Brown, slightly moist, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 4.5 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-5
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515734
Longitude: -116.491675
Depth to Water Table: Not Encountered
Total Depth: 5.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-5.1	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.9 to 5.1 feet bgs. --Refusal on basalt rock at a depth of 5.1 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 5.1 feet bgs.

Test Pit Log #: TP-6
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514699
Longitude: -116.490435
Depth to Water Table: Not Encountered
Total Depth: 9.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.2-9.2	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.3 to 9.2 feet bgs. --Refusal on basalt rock at a depth of 9.2 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 9.2 feet bgs.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-7
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514023
Longitude: -116.490859
Depth to Water Table: Not Encountered
Total Depth: 6.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.5	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.	GS	1.0-1.5	0.75	A
1.5-6.6	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 3.1 to 6.6 feet bgs. --Refusal on basalt rock at a depth of 6.6 feet bgs.				

Notes: See Site Map for test pit location.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
A	16.3	31	9	99	98	95	90	77.9

Test Pit Log #: TP-8
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513284
Longitude: -116.491078
Depth to Water Table: Not Encountered
Total Depth: 8.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-8.9	Sandy Silt (ML): Brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.8 to 8.9 feet bgs. --Refusal on basalt rock at a depth of 8.6 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-9
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515059
Longitude: -116.489707
Depth to Water Table: Not Encountered
Total Depth: 11.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.6	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material to a depth of 1 foot bgs.			0.75	
1.6-10.0	Sandy Silt (ML): Brown, dry, very stiff, with fine to coarse-grained sand. --Moderate calcium carbonate cementation from 6.9 to 10.0 feet bgs.				
10.0-11.6	Sandy Lean Clay (CL): Brown, dry, hard, with fine to medium-grained sand. --Refusal on indurated clay at a depth of 11.6 feet bgs.				

Notes: See Site Map for test pit location.
Piezometer installed to a depth of 11.6 feet bgs.

Test Pit Log #: TP-10
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.516354
Longitude: -116.487011
Depth to Water Table: Not Encountered
Total Depth: 8.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.4	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.4-8.1	Sandy Silt (ML): Light brown, dry, very stiff to hard, with fine to coarse-grained sand. --Moderate calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 8.1 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-11
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515509
Longitude: -116.487674
Depth to Water Table: Not Encountered
Total Depth: 10.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.8	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.	Bulk	1.0-1.5	0.75	R-value
1.8-10.4	Sandy Silt (ML): Brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 10.4 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-12
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515085
Longitude: -116.488617
Depth to Water Table: Not Encountered
Total Depth: 10.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-10.4	Sandy Silt (ML): Light brown, dry to slightly moist, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 2.5 to 10.4 feet bgs. --Refusal on basalt rock at a depth of 10.4 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-13
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514232
Longitude: -116.489891
Depth to Water Table: Not Encountered
Total Depth: 13.8 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.3-11.5	Sandy Silt (ML): Light brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 5.7 to 11.5 feet bgs.				
11.5-13.8	Lean Clay with Sand (CL): Brown, slightly moist, hard, with fine to medium-grained sand. --Refusal on indurated clay at a depth of 13.8 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-14
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.513946
Longitude: -116.489470
Depth to Water Table: Not Encountered
Total Depth: 9.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.9	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			0.75	
1.9-9.6	Sandy Silt (ML): Light brown, dry, stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 4.4 to 9.6 feet bgs. --Refusal on basalt rock at a depth of 9.6 feet bgs.				

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 9.6 feet bgs.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-15
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514030
Longitude: -116.488480
Depth to Water Table: Not Encountered
Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.4	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			2.25	
2.4-10.3	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation from 4.6 to 10.3 feet bgs. --Refusal on basalt rock at a depth of 10.3 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-16
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514700
Longitude: -116.487201
Depth to Water Table: Not Encountered
Total Depth: 4.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.1	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			3.5	
1.1-4.9	Sandy Silt (ML): Brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 4.9 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-17
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.514012
Longitude: -116.486229
Depth to Water Table: Not Encountered
Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.9	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			3.5	
1.9-10.3	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 10.3 feet bgs.				

Notes: See Site Map for test pit location.

Test Pit Log #: TP-18
Date Advanced: November 8, 2021
Excavated by: Turn of the Century Homes
Logged by: Bryar Jensen, EI

Latitude: 43.515035
Longitude: -116.486296
Depth to Water Table: Not Encountered
Total Depth: 8.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.7	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine to medium-grained sand. --Organic material and plow zones to a depth of 1 foot bgs.			2.5	
1.7-8.9	Sandy Silt (ML): Light brown to brown, dry, very stiff to hard, with fine to coarse-grained sand. --Weak calcium carbonate cementation throughout. --Refusal on basalt rock at a depth of 8.9 feet bgs.	GS	8.0-8.5		B

Notes: See Site Map for test pit location.
Infiltration testing conducted at a depth of 8.9 feet bgs.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
B	24.1	NP	NP	86	83	81	80	69.6

ATLAS

Appendix V GEOTECHNICAL GENERAL NOTES

Unified Soil Classification System			
Major Divisions		**Symbol**	**Soil Descriptions**
Coarse-Grained Soils < 50% passes No.200 sieve	Gravel & Gravelly Soils < 50% coarse	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils > 50% coarse fraction	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine-Grained Soils > 50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

Relative Density and Consistency Classification	
Coarse-Grained Soils	**SPT Blow Counts (N)**
Very Loose:	< 4
Loose:	4-10
Medium Dense:	10-30
Dense:	30-50
Very Dense:	> 50
Fine-Grained Soils	**SPT Blow Counts (N)**
Very Soft:	< 2
Soft:	2-4
Medium Stiff:	4-8
Stiff:	8-15
Very Stiff:	15-30
Hard:	> 30

Moisture Content and Cementation Classification	
Description	**Field Test**
Dry	Absence of moisture, dry to touch
Slightly Moist	Damp, but no visible moisture
Moist	Visible moisture
Wet	Visible free water
Saturated	Soil is usually below water table
Description	**Field Test**
Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

Particle Size	
Boulders:	> 12 in.
Cobbles:	12 to 3 in.
Gravel:	3 in. to 5 mm
Coarse-Grained Sand:	5 to 0.6 mm
Medium-Grained Sand:	0.6 to 0.2 mm
Fine-Grained Sand:	0.2 to 0.075 mm
Silts:	0.075 to 0.005 mm
Clays:	< 0.005 mm

Acronym List	
GS	grab sample
LL	Liquid Limit
M	moisture content
NP	non-plastic
PI	Plasticity Index
Q_p	penetrometer value, unconfined compressive strength, tsf
V	vane value, ultimate shearing strength, tsf

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are <u>not</u> final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are <u>Not</u> Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will <u>not</u> of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are <u>not</u> building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

Michelle Barron

From: ckessel208@aol.com
Sent: Monday, January 30, 2023 9:56 AM
To: Michelle Barron
Subject: [External] case CR2022-0005 and SD2022-0013

I strongly appose any rezone of this property! Its farm ground and should remain farm ground. Any houses they build greatly diminishs the country way of lifestyle. That is why we live in the country and not the city. Along with water tables dropping down and the irrigation system won't handle any more people on it the way it is set up. If they rezone they need to put in a new headgate and ditch to get water! These people move to the "country" and first thing they do is turn kids and dogs loose and I sure don't want to deal with it here. I have seen this happen numerous times growing up. It causes numerous problems!

sincerely, Curtis Kessel 4930 Dye LN.

EXHIBIT
tabbies
14A

Michelle Barron

From: suemarostica@gmail.com
Sent: Monday, January 30, 2023 10:57 AM
To: Michelle Barron; Sabrina Minshall
Subject: [External] Case No. CR2022-000S & SD2022-0013
Attachments: Haven Creek Development Proposal - Google Docs.pdf

Good morning,
Attached please our letter, Haven Creek Development Proposal, in opposition to the proposed **Case No. CR2022-000S & SD2022-0013.**

The last we had heard on this was almost a year ago, and there was great opposition from the 70+ residents before the purchase by this developer as it does not fit our current matrices.
We only received the notice a few weeks ago and has taken some time to pull all of this together. We appreciate your understanding.
We will be in attendance on February 2nd.

Respectfully,
Victor & Sue Marostica

Sue Marostica
suemarostica@gmail.com
208-890-9774

EXHIBIT
tabbies
14B

Canyon County Planning & Zoning Commission
Board of Commissioners
111 North 11th Ave #104
Caldwell, Idaho 83605

Project Summary:
The preliminary plat application concerns parcels R28963, R2891010, R2891011 and, R28961 {+/- 43.95 acres) in Nampa, Idaho located SE of Robinson Rd & Lewis Ln; also referenced as a portion of the NW¼ of Section 17, T2N, RIW, Canyon County, Idaho.
Zoning is proposed to change from agricultural (AG) to conditional CR- R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

Dear Commissioners:

1. The +/- 43.95-acre site is planned to be split into roughly 26 buildable lots. This zoning is currently AG, and they want to go to CR- R-1. The average proposed lot size will be approximately 1.69 acres in size. One single access has been approved by Nampa Highway District off Robinson Road for internal access. Are all the proposed homes needing to be serviced by individual septic, wells, and pressurized irrigation since there are no city services in this area? The SPF Water Engineering well reports are outdated and say that this area has not experienced a drop in the water tables in the last 20 years. The well reports for Dye Lane were from when the wells were originally put in, and several of the homes on Dye Lane, in the impacted area, with wells in the 80-100ft range, have gone dry and had to drop down another 100-150ft between 1995-2005. These reports are not showing. Of those still in the 80-100ft range, they are experiencing water issues and fluctuations. On this same water table, homes in the Lewis Lane area are experiencing the same water issues. The County Engineer report has recommended a community water system. Kuna's developments outside of city services are required to do a community well below the average well depths of the current residents to avoid disrupting current residents. This would be necessary for this area, with many residents already facing water issues.
2. Since this proposed site has come into play, an additional ten (10) adjacent acres have expressed an interest to request to develop into six (6) lots, essentially 1.67 acres each with the same water and sewage proposals. Will your decisions set precedence for all future applications?
3. Where will this stop if the surrounding properties are entitled to the same development rights? Will the current 3.74-acre plots be allowed to divide in half (1.87 acres)? Will the 5-acre plots be allowed to divide into thirds of 1.67 acres each?
4. Are we following the stipulations included in the Conditional Rezone Ordinances of Canyon County? There are many stipulations that this concerned group would like to impose upon this development under conditional rezoning since any CC&Rs they may suggest are not enforceable by the county. The development of this property could negatively impact the properties currently in this impact area.
5. Public documents requested say that the Kuna Fire Department and Kuna Schools were notified in March of 2022, almost a year ago, with no replies. In recently speaking with the City Council of Kuna; they are currently slowing developments because the schools are experiencing overcrowding, with no funds to remedy. Kuna Fire did respond and needs fire lanes marked with no parking signs, fire hydrants, adequate size house numbers, and sufficient easement on entry points.

Agriculture: ***The county's policy is to encourage the use of these lands for agricultural use.***

i. Looking at the property sizes around this site plan, 3.74 is the smallest site in proximity, all the others are 5 acres and over. This proposed plan does not match the surrounding area, including small to large farms and dairies.
   1. This proposed area suggested development is ½ to ⅓ the size of the existing 3.74 and 5-acre average lot sizes.
   2. Of the lots that are 5 acres in size, almost all of them are continuing with agriculture endeavors. Continuing with pasture/farm utilizing irrigation water that fills the aquifers. Southwest District recommended that this proposal tile the irrigation ditches to limit nitrates. This practice does not allow irrigation ditches to replenish the aquifers, creating more water problems.
   3. Some large acre farms in this area need farm equipment to swath and bale hay, plow, till, etc. They transport large farm equipment, animals, and milk. Do our roads accommodate that need to merge with the proposed additional daily commuters on two-lane roads with limited shoulders, or are we looking at horrific traffic accidents?
   4. The intersection at Robinson and Locust, 1 mile away, currently has a half dozen deadly accident markers.
   5. Robinson Road is posted at 50 MPH, and there is a treacherous hill with limited visibility less than a ½ mile from the proposed access to this subdivision, as referenced in the public documents as the photo taken on Robinson Rd looking South. Milk trucks run this route daily and feed trucks for the dairies.
   6. A new subdivision in development on Locust and Happy Valley has put a large amount of traffic on Robinson. It is treacherous to gain access to Robinson from Lewis and Dye Lanes.
   7. Along with a riding stable located 1 mile away, there are two dairies within proximity and several more within 2 miles. One that is .07 miles away on Robinson and Deer Flat and another less than a mile away around the center area of McDermot and Deer Flat. Residential inhabitants are not usually tolerant of the smells and/or sounds, baling hay at 5:00 AM and midnight, cows bellowing all night, and roosters crowing at dawn.

ii. Lot sizes of the proposed 1.67 acres are a breeding ground for disaster. 1.67 acres is not enough land area to encourage agricultural development, but it will encourage large oversized lawns or weed patches. It also does not fit into the existing matrix for planning and zoning of this area. It has been found that people will NOT and cannot afford to invest in the equipment to maintain these lot sizes, but instead plant it all to mowable grass or leave it bare. These are the two worst possible scenarios for water conservation.

iii. In our area, we are unaware of anyone with adequate equipment willing to do hobby farming to help facilitate this thought process of keeping this land for agricultural use. If this is the case, they will do one of two things, plant large lawns or leave it as a dry lot.

iv. If these people invest as much money and time as it takes to plant 1 acre of lawn and landscaping, they will do what is necessary to keep it alive. State statutes give only ½ acre of lawn to water with wells, with many areas only recommending ¼ acre with

current water shortages. Our area cycles in a 7 - 10 year drought period in which our irrigation water is limited in usage amounts and the duration of time on regular cycles. In the past few years, the irrigation water allotted to farmers was reduced in quantity and shut off one (1) month to two (2) weeks early, on September 15th (2021) and October 1st (2022), rather than October 15th. The weather remained hot, and people were still watering their lawns. In this period, irrigation water for these areas will be used early, and then they will water their lawns from their wells, creating an even bigger strain on our neighboring wells. Farms in these areas are cognitive of the water cycles and plant accordingly and ration water. Residential inhabitants are not accustomed to this lifestyle.

v. If the buyers of this proposed subdivision have yet to invest in large lawns, they leave 1 to 1.+ acres to dry lot, encouraging weeds, varmints, and grass fires.
    1. Typically, these weeds and varmints will go unattended and create breeding grounds for **noxious** weeds and uncontrolled infestations of rodents to contaminate the neighboring farms with more weeds and varmints. Who pays for this additional work and management for these farms? Additionally, if they are not irrigating this, the aquifers are not replenished with what usually would come from farmland irrigation. See: ***Managed Aquifer Recharge report published Dec. 15, 2014, from Idaho Water Resources, By David R. Tuthill.***
    2. If we run the risk of grass fires, do we have the necessary fire hydrants and stations to prevent these fires from destroying neighboring houses?
    3. Jeff Larson's pasture caught fire from a neighbor with a large lot, all overgrown weeds. In July 2022, they lit fireworks that started a fire but told firefighters that they were trying to burn the weeds (without a permit), which got away from them. Had it not been for Jeff's neighbors being home and rushing in with spraying equipment and 4-wheelers to control it before the fire department arrived, he would have had significant damage to property and livestock. With the proposed development, we can expect more of this.

b. <u>Water and Sewer</u>

i. Looking through the well reports, these have **NOT** been updated since the wells were originally dug. There have been numerous reports of wells in our area going dry since 1990, regardless of the water reports submitted by the developers for this subdivision. Of the 70+ landowners in the closest proximity, currently opposing this with more to come, more than half have had or are currently experiencing well water issues. Those needing to redrill have had to go down another 100-150 ft to be in the water. Redrilling the wells is an expensive and timely cost that none of these people are willing to take on. Well drillers in our areas are 6-15 months out and $63,000 to $70,000 + in fees to redrill a well. One family is on an 8-month wait list just to replace their pump after issues with it going in and out of the water supply and pumping sand. ***If their wells go dry, what will these people do in the duration for water? What if they have livestock?***

ii. As a rezoning condition, should you accept this proposal, the developer should put up a $500,000 bond for neighboring wells should they go dry or have issues. The neighbors of this proposal should not have to pay for the developer to make money. Another area in Nampa was subject to this same scenario, and the bills to redrill wells were $506,000.

iii. Kuna P&Z has adopted all new developments to put in a Community Well below the water levels of current residents. They should also include a holding tank of at least 10,000 gallons with a backup system with fire hydrants. They also are to include a

Public Water System to reuse their wastewater. Some of this was recommended by your water specialist. Since many of these homes that will be affected are in the Kuna services area, this should also be required here. Since these properties will use Kuna services, will Kuna P&Z need to be involved?

iv. The water studies that were done for the previous proposal used data from test wells about 4 miles away. In this area, water tables can change drastically in that distance. Many residents wishing to be listed below have had well issues in the last few years.

v. This report from November 2021 predicts we will still be in a drought in 2022/23. When we come out of this cycle, we can expect to be back in it in 7-10 years. This has been the cycle for over 100 years.

vi. If all these people are out of irrigation water, they will use their well water to water their oversized lawns. This will put an even more significant strain on those currently nursing wells in drought seasons. ***Who pays for this? Who monitors them using well water vs. irrigation?***

vii. This is in the impact area of Nampa City Water and Sewer. Are they going to move a trunk line out to this area? Will Nampa supply water to all the homes? The closest line is currently 2 miles away. From our understanding, the City of Nampa needs more money for sewer or water south of its current City limits line.

viii. Most of the land has a hardpan below the surface. Can the ground use septic systems, or is the City bringing out a trunk line for a sewer system to cover all these homes that might be added? We want to avoid drinking our neighbor's sewage water. If the City comes upon a windfall of money and brings out a trunk line, do the existing homeowners have to pay to plug into the line? Who pays for this cost to get this service, and will all of us be charged to plug it into their system?

ix. The acreages that are back to back, separated by a single fence, to these proposed areas and that have been notified they will be impacted have different city addresses. Some are Kuna, and some are Nampa, but all are in **Canyon County**. If Nampa does not bring out City services, will Kuna be required to cover the people impacted by this development when their wells go dry or are contaminated by sewage?

c. Residential

i. Have Schools been asked if they can accommodate more students? What would it add to our community if each house had an average of two (2) kids? Since this is in the Kuna school district, do they have the funds to add new schools and sewage treatment systems? Does Nampa? I believe there is little money in any of the city coffers. Nampa schools close to this proposed development are already trying to determine how to place the kids from two other uncompleted residential developments. Schools in this Nampa area are already at close to 30 students per class, and all classrooms are being utilized. Kuna Schools are imploring Kuna City Council to slow down on developments because of overcrowding.

ii. This area will have a Nampa address but be involved in Kuna services, fire, school, etc. This is a Canyon County property, but the services are provided by Ada County. How will this be allocated? Does this need to go to Kuna Planning & Zoning as well? Ada County P&Z?

iii. Those in Canyon County with Kuna addresses are already being taxed exponentially from two bonds passed to help the schools in Kuna. The developers need to be paying these fees and not retired residents.

iv. Will the Developer be paying impact fees? See Idaho Statutes 67-8204 Development Impact Fees.

v. Developers are supposed to pay for additional stoplights, additional school accommodations, fire department, and police department; if any wells go dry in the process of development being added, will the developer pay for the lowering of the individual wells? How will this be collected or addressed? Will the developer post a bond for this cost?

vi. See Section 67-8207 as to how this is paid, See 67-8206 for the impact fee ordinance. Chapter 11 Development Impact Fees Article 1 Development impact fee ordinance was established on Jan 14, 2021.

vii. Impact fees for Nampa Fire District Residential are $560. There are also Road fees. These are to be collected Fees by the county at the time of the final plat. The property owner in the area now has had to pay these fees in taxes for the number of years they have lived here. By adding more homes, we must ensure the new developer will pay his fair share. Since this is the Kuna fire district, how are these fees transferred?

viii. River Meadows, another subdivision approved by the planning and zoning in Nampa, needs wide enough roadways for two cars to pass. The driveways can barely facilitate two cars, but you cannot open the doors, so everyone parks on both sides of the streets, causing the entire subdivision to be one lane for traffic. Children are running in and out of parked cars. The residents call it "running the gauntlet." The developer (Cory Barton) made a few extra dollars to narrow the driveways. Will this be monitored for this proposal? We would think this is also hazardous for emergency services.

ix. Their proposal specifically states that as a subdivision, it will be made to look like the existing farmland with no curbs, sidewalks, or streetlights. What would make it fit into the existing plan is 5-acre plots if their concern is to blend in. The P&Z Staff report suggests there are no subdivisions of this lot size in this area but are still recommending this to pass.

x. Has anyone looked into the guidelines provisioned under the land use planning Act. 67-6508: Are you considering **ALL** the land in this proposed area, and how will this decision affect the current owners?

xi. Dye Lane has a limited number of phone lines that can be utilized. Some residents had to give up their multi-phone lines to accommodate those who did not have service. Will this area be able to accommodate the numbers proposed?

xii. Will this land be compatible with the private property rights and adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of the purse in Chapter 80 Title 67. Idaho code.

1. Population
2. School Facilities and Transportation
3. Economic Development
4. Land use, Natural resources such as water, and watersheds.
5. Public Services, Facilities, Utilities, sewage, drainage, fire stations, health and welfare facilities.

When considering all the Ordinances, Comprehensive Plans, State Laws, Idaho Constitution, and Land Use Issues in the area as such, then adding more development to the equation, you are putting the County at legal risk by creating a **"TAKING"** of the present property owners that are already facing other issues according to the Attorney Generals Office of the State of Idaho. This is why land-use decisions are so critical. What is being proposed is ½ to ⅓ of what is already in play.

As Planning & Zoning commissioners, we request that you consider the protection of our Property Rights under Idaho Statute 67-6502 and all of our questions before passing any rezone that impacts us negatively.

In requesting the public documents submitted by Verhoeks: CR2022-0005, they say that they have notified the highway district, the school district, the fire district, etc, but it is listed that there have not been any replies since the documents were created. Because this property falls into a unique situation, located in Nampa, but all services are in Kuna, we urge you to take a closer look at their proposal. Because these agencies have not replied, it does not mean there are no concerns or issues. Many new subdivisions in Kuna have been added since then. If there is no rezoning request for Kuna and speaking with a City Council member of Kuna, they have been overrun with new developments that are taking a significant amount of its resources. Schools are imploring them to decline these new requests since they need help to keep up with the expansion. Since all the services are coming from Kuna, we suggest they formally propose this rezoning with Kuna to get a more accurate synopsis of what is happening with notifications going to Kuna residents to be able to attend the hearing. Their last attempt at communication was almost a year ago; a lot has changed since.

In the neighborhood meeting, referenced in Findings of Fact, Conclusions of Law, and Order, on page 10, 5.Notice of the public hearing was **before** the developer had purchased the property and was met with 20 + neighbors who adamantly opposed the development; they proposed the 1.67 acres parcels for the reasons stated above, but the one that will affect these neighbors the most is well water. All of these property owners are fighting well water issues either currently or recently. The average well is now $63,000 and an 8-15 month wait time. Something like this could bankrupt some families by adding more wells to our struggling area. We are a high country desert, water is very precious, and subdivisions all over the valley face the same issues. Residential subdivisions of this proposed size should only be allowed if there are trunk lines for city water and sewer **or** a public well system 150 ft below the lowest established water well by these residents in this area.

Respectfully,

Vic & Sue Marostica
4596 Dye Lane Kuna, ID 83634

Submitted at request with a list of all the concerned landowners impacted by the Lewis Lane Proposed Development that agree with these concerns.

First Name	Last Name	Address	City, State, Zip
Rick & Aimee	Bell	9829 S. Lockname Ct	Nampa, ID 83686
Mike	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Heather	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Gretta & Jonathan	Buehler	9809 Dundee Ct	Nampa, ID 83686
Darin & Christy	Buttars	9964 Dundee Ct	Nampa, ID 83686
Alan & Lynne	Caba	6600 E Lewis Lane	Nampa, ID 83686

First Name	Last Name	Address	City, State, Zip
Ken	Cathcart	9904 Dundee Ct	Nampa, ID 83686
Luis & Irene	Chavolla	6549 E. Lewis Lane	Nampa, ID 83686
Bo & Katie	Clouss	4528 Dye Lane	Kuna, ID 83634
Mark	David	6221 E. Lewis Lane	Nampa, ID 83686
Alexandra & Trent	DeYoung	6923 E. Lewis Lane	Nampa, ID 83686
Linda	Emry	4491 Dye Lane	Kuna, ID 83634
Mariko	Fisher	7913 S. McDermott Road	Kuna, ID 83634
Peter & Shari	Francois	9857 Dundee Ct	Nampa, ID 83686
Roy & Debbie	Gallagher	5204 Roay Dr	Nampa, ID 83686
Darlene	Gans	7509 E. Lewis Lane	Nampa, ID 83686
Antonio Copado	Garcia	4686 Dye Lane	Kuna, ID 83634
Gary	Geyer	4441 Dye Lane	Kuna, ID 83634
Roxanna	Geyer	4441 Dye Lane	Kuna, ID 83635
Mark & Melissa	Hadley	7500 E. Lewis Lane	Nampa, ID 83686
Denise & Dwane	Harris	7300 E. Lewis Lane	Nampa, ID 83686
Kurt	Howell	4750 Dye Lane	Kuna, ID 83634
Rocio Mendoza	Jimenez	4686 Dye Lane	Kuna, ID 83634
Russ & Lori	Johnson	9901 Dundee Ct	Nampa, ID 83686
Dag & Malia	Jösang	9965 Dundee Ct	Nampa, ID 83686
Curtis	Kessel	4930 Dye Lane	Kuna, ID 83634
Jan	Kimbrough	4250 Dye Lane	Kuna, ID 83634
Tiana	Kisler	5445 McDermott	Kuna, ID 83634
Derek	Kisler	5445 McDermott	Kuna, ID 83634
Jeff & Ashley	Larsen	4628 Dye Lane	Kuna, ID 83634
Steve & Susan	Low	9797 Dundee Ct	Nampa, ID 83686
Joeseph	Mackenzie	4941 Dye Lane	Kuna, ID 83634
Sue	Marostica	4596 Dye Lane	Kuna, ID 83634
Victor	Marostica	4596 Dye Lane	Kuna, ID 83635
Adam	Minic	4239 Dye Lane	Kuna, ID 83634
Sheila	Minic	4239 Dye Lane	Kuna, ID 83634
Ray	Moore	7061 E. Lewis Lane	Nampa, ID 83686
Sam	Nelson	6900 E. Lewis Lane	Nampa, ID 83686
Ken & Linda	Nungesser	7226 E. Lewis Lane	Nampa, ID 83686
Larry	Peterson	6411 E. Lewis Lane	Nampa, ID 83686
Lonny & Angie	Reiber	9820 Dundee Ct	Nampa, ID 83686

First Name	Last Name	Address	City, State, Zip
Bill	Rose	9446 Robinson	Nampa, ID 83686
Linda	Sanford	4793 Dye Lane	Kuna, ID 83634
Reynold	Schenck	4283 Dye Lane	Kuna, ID 83634
Susan	Smith	4283 Dye Lane	Kuna, ID 83634
Brad	Smith	6715 Lewis Lane	Nampa, ID 83686
Patricia	Stilwell	9881 S Locknane Ct	Nampa, ID 83686
Bette	Stom	7420 E. Lewis Lane	Nampa, ID 83686
Dave & Cindy	Tusher	9442 Robinson	Nampa, ID 83686
John & Jenn	VanNortwick	4493 Dye Lane	Kuna, ID 83634
Frank & Laura	Wallace	7114 E. Lewis Lane	Kuna, ID 83634
Elaine	Ward	4188 Dye Lane	Kuna, ID 83634
Randy & Sherry	Wolske	9835 Dundee Ct	Nampa, ID 83686
Ted & Sherry	Zahradnicek	9676 Robinson Road	Nampa, ID 83686

Michelle Barron

From: larry@lpconsultinggroup.com
Sent: Tuesday, January 31, 2023 9:57 AM
To: Michelle Barron; Sabrina Minshall
Subject: [External] Case No. CR2022-0005 and SD2022-0013
Attachments: Haven Idaho - Letter to Commissioners.pdf

Good morning Michelle and Sabrina,

Please see attached letter regarding Case No. CR2022-0005 and SD2022-0013, Haven Idaho.

I trust you will distribute the letter to the Planning and Zoning Commission as well as the Canyon County Board of Commissioners.

Best regards,

Larry Peterson, P. E.
(c) 208.890.0901
larry@lpconsultinggroup.com

EXHIBIT
14C

Canyon County Planning & Zoning Commission January 28, 2023

Board of Commissioners

111 North 11th Ave, #104

Caldwell, Idaho 83605

Case No. CR2022-0005 & SD2022-0013

Haven Idaho Request - Rezone of Parcels R28963, R2891010, R2891011 & R28961

Dear Commissioners:

At least 50 of my neighbors and I are absolutely opposed to rezoning the referenced parcels from existing "A" to "CR-R-1" for three primary reasons: adverse effects on water, non-compatibility with existing land use, and congestion.

Adverse Effects on Water – if rezoned, the developers plan to develop the current 46 +/- acres into 26 lots averaging 1.69 acres per lot. Each lot is proposed to have its own individual residential water well and septic system. 26 new wells in such close proximity will very likely cause several existing wells nearby to dry up. Some nearby wells have already had issues in the past few years.

Haven Idaho had a groundwater pumping study completed that assumed a steady state condition and predicted the impact of the new 26 wells in a drought condition will only drop the steady state water level 3 feet. There are several flaws in their model. First, the aquifer will not be at steady state as the other 85 +/- existing wells within a ½ mile radius (and 150 or more wells within a mile radius) will also be pumping excessively in a drought condition. Second, they erroneously assume these new 26 wells would only pump enough water to irrigate ½-acre per lot, the "legal" limit and thus only 13 acres of the 46 acres would be irrigated (13 acres – ½ acre for 26 lots). Make no mistake, most if not all these 1.69 acre lots will be heavily landscaped and when drought conditions come along and irrigation water is cut off in early September, or sooner, they will most definitely pump the water necessary to keep their landscaping alive, legal or not. The volume of water pumped will likely be 3 or 4 times that assumed in their pumping model. That, along with the other nearby 85 existing wells pumping water, the groundwater is likely to be drawn down 20 or 30 feet, not 3 feet. This drawdown will cause many of the neighbors' wells to go dry and they will be forced to drill new wells at huge expense.

If this development is approved, the developers need to be required to bring in public water or drill a very deep (500 to 750 ft or more) community well to service all 26 lots. Otherwise, they need to be required to establish a $500,000 escrow account to

reimburse existing neighbors who will likely have to drill a new well at a cost of $25,000 to $30,000 each.

Further, 26 additional septic drain fields in such a small area are also likely to negatively impact groundwater quality, again forcing existing neighbors to drill wells deeper and deeper at a huge expense. Existing water and wastewater connections to the City of Nampa system are about 2.5 miles away. Similar services from the City of Kuna are 5 to 6 miles away. These services are not likely to be extended to the area of this proposed development for several years, if ever.

The principals of Haven Idaho have made it very clear in previous meetings with neighbors that they **"have no responsibility nor liability for neighboring wells should they go dry".** Haven Idaho will take their money and disappear, and the existing residents will pay dearly for their greed.

Non-Compatibility – One of Haven Idaho's developments located in Middleton, Idaho, similar to what is proposed here, advertises "home starting at $1,000,000". People buying 1.6 acre lots to build $1 million homes are not doing so to have a small farming operation. They will have mega-houses and extensive landscaping or let a large portion of the land simply go to weeds. Extensive landscaping takes water (first primary issue). Further, not being agricultural minded people, they quickly get annoyed with the smells and sounds of farming operations all around their $1 million houses. Cows bellowing all night, roosters crowing at 5 am, farmers farming at all hours of the day and night, dust, smells, etc. They get annoyed, then they call the sheriff to file a complaint and things spiral out of control. All lots contiguous to this development are 5 acres or more except for one, and most, if not all, have several animals (cows, horses, goats, sheep, pigs, chickens, geese, etc.) Developing all these smaller residential lots in the middle of farming lots three times larger or more, is not good planning.

Congestion - with only one approved ingress/egress off Robinson Road for the proposed development, this will cause congestion. Possibly dangerous congestion. Very likely to have an additional 50 to 100 vehicles come and go twice or more daily not to mention other services like garbage pickup, package delivery, school buses, etc. onto a two-lane road with no traffic control within at least one mile in each direction.

This congestion may prove to be costly and dangerous if first responder services are needed. The proposed development is within the Kuna Fire District which would certainly be pressed to provide timely services to this location some 6.5 miles away from the fire station and on the other side of very busy railroad tracks. Further, with only domestic wells in the area, there will certainly not be enough water for fire hydrants.

Mr. Tanner Verhoeks, principal with Haven Idaho, has the following statement on his LinkedIn page:

"Haven Idaho is a purpose-driven real estate development group, based in Caldwell, Idaho. We entitle, develop, and build on both raw land and urban infill properties. We only take on projects when we believe we can create financial excess, which we in turn use to improve the lives of neighbors, future residents, or the wider local community. When we touch something, we leave it better than we found it."

Based on two previous meetings neighbors have had with Haven Idaho's principals, including Mr. Verhoeks, they have made it clear they have no intentions of using financial excess to "improve the lives of neighbors" and we believe they will definitely not "leave it better than we found it".

More than 50 neighbors are opposed to this development. In fact, we are only aware of one neighbor that is in favor and that is because they desire to split their own 10-acre parcel into six or more smaller lots and would desire the same zoning change. Allowing this zoning change would obviously set a precedence for them to do so making the three issues cited above even worse.

We have made it very clear to Haven Idaho that if they developed the 46 acres into 5-acre parcels or larger and leave the zoning as it currently stands, we would take no issues with that. We respectfully request the Canyon County Planning and Zoning Commission as well as the Board of County Commissioners deny this re-zoning request from A to CR-R-1.

Respectfully Submitted,

Larry Peterson, P.E.

Owner of parcel No. R28962010, located at 6411 E. Lewis Lane.

Michelle Barron

From: suemarostica@gmail.com
Sent: Tuesday, January 31, 2023 10:35 AM
To: Michelle Barron; Sabrina Minshall
Subject: [External] Case No. CR2022-000S & SD2022-0013
Attachments: Comments for Haven Idaho Development - Google Docs.pdf

Good morning,
Attached please find our letter Comments for Haven Idaho Development. These are in addition to the comments sent previously.
Thank you for your patience in our combing through all the documents 😉

Respectfully,
Victor & Sue Marostica

Sue Marostica
suemarostica@gmail.com
208-890-9774

Canyon County Planning & Zoning Commission
Board of Commissioners
111 North 11th Ave #104
Caldwell, Idaho 83605

Project Summary:
The preliminary plat application concerns parcels R28963, R2891010, R2891011 and, R28961 {+/- 43.95 acres) in Nampa, Idaho located SE of Robinson Rd & Lewis Ln; also referenced as a portion of the NW¼ of Section 17, T2N, RIW, Canyon County, Idaho.
Zoning is proposed to change from agricultural (AG) to conditional CR- R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

Dear Commissioners:
Reading through the 218 pages of public documents, we find many discrepancies and concerns for alarm. Your staff is currently recommending accepting Tanner Verhoeks of Haven Idaho's proposal with these limited conditions of Exhibit 1 and Attachment A. We need clarification on some of the issues below to protect us as the current neighbors and landowners affected by your decisions. Additional conditions need to be added to **Attachment A Development Agreement Conditions.**

Findings of Fact, Conclusions of Law, and Order Exhibit 1

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
The area already has some residential use mixed in with agriculture. The applicant is proposing no curb, gutter, sidewalks or streetlights as well as landscaping along the exterior boundaries of the development to help blend with the surrounding area.
Discrepancy: The **City of Nampa, Exhibit 12a**, the City of Nampa **opposes this development** as currently presented. There needs to be a proper landscape plan and/or drainage report. **They reject this proposal** on page 2 of their exhibit. They do not accept the proposed sizes of 1.69 average and suggest that no lots be more than 32,000 sq ft or 0.73461892 acres. They are also proposing two access roads to the subdivision. Currently, this only has one proposed/approved.
Resident's Concerns: In staying with the current land uses and developments, Haven Idaho should not be allowed to go below 3.32 acres, to encourage pastures for animals and irrigation to keep aquifers replenished and not be used as an average size. No lots smaller than 3.32 acres. This stays with the current developments in the impacted area. If this is passed, allowing 1.67 average lots, there will be nothing preventing the 3.32 acre homes currently from splitting to 1.67 and the 5 acres dividing by 3 to 1.67. Lots of this size (1.67) encourage large mowable lawns creating more water shortages or being left to dry lot and encouraging grass fires.
Additions to Attachment A: Please add that no lots will be less than 3.32 Acres. All must be watered with irrigation water. Add CC&R's as well.

E. Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the proposed conditional rezone;
The County Engineer has recommended that a **community water system** be installed to provide home water for domestic use. A Nitrate study has been completed, and the applicant is going through the Subdivision Engineering Report (SER) process with Southwest District Health.

Residents' Concerns: The current residents feel that if Haven Idaho is allowed to proceed with this development, the only acceptable concession would be a **community well, 150 feet lower than the current static well water levels,** so it will not affect the current residents who are struggling with well issues. The water report that was done by SPF only reported well drillers' reports for the original installation of the area wells, and not any issues of their need to redrill to lower their wells, some up to 150 feet. The hydrologist's report was done in the winter and not summer and needs to consider the amount of water that **ALL** the wells (85+) in this area will need, not just the 26/27 proposed new ones. The SPF Water Engineering well reports need to be updated and say that this area **has** experienced a drop in the water tables in the last 20 years. The well reports for Dye Lane were from when the wells were initially put in, and several of the homes on Dye Lane, in the impacted area, with wells in the 80-100ft range, have gone dry and had to drop down another 100-150ft between 1995-2005. These reports do not show those homes that are still in the 80-100ft range; they are experiencing water issues and fluctuations. On this same water table, homes in the Lewis Lane area are experiencing the same water issues. All of this was conveyed to Haven Idaho, in their neighborhood meetings before purchasing this property.
The metrics of SPF's findings for 27 homes, pumping for the legal ½ acres of landscaping (13.5 acres pumping for two months) would only draw down the water table 3 feet. This study was done in the winter months. They are not considering the 85+ wells currently in this area already, and if they did the same thing in 100-degree weather, it would likely result in a drawn down of 20-30 feet. Most areas currently only permit ¼ acre of landscaping, even though ½ acre is legal, because of the water shortages we are experiencing in a high country desert environment. If this is the case, will the other 1+ acres of bare land be left to dry lots and grass fires? Also, please look at the correspondence from Jack Nygaard concerning advanced septic systems in Exhibit 10. Even though your engineer recommended the Community Well, it did not make it to Attachment A. **Is this why the City of Nampa only allows subdivision plots of no more than 0.7 acres (32,000 sq ft) and is rejecting this proposal?**
Additions to Attachment A: Please ensure that a Community Well is utilized that goes 150 ft below the current well levels and an advanced septic system is installed to protect the water quality of everyone involved.

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?
Conclusion: Essential services will be provided to accommodate the use. No mitigation is proposed at this time.
Finding: As conditioned (Attachment A), the request is not anticipated to impact essential services. Agencies were notified. No comments were received.
Discrepancy: Exhibit 12f Kuna Rural Fire Department did respond and requests adequate fire accesses, fire lanes with signs for no parking, **fire hydrants**, and adequate premises identification, which needs to be identified in the current proposal.
Residents' Concerns: In speaking with Kuna City Council, their schools are requesting a slowdown in the development of subdivisions to allow for more schools, to help combat the current overcrowding. Nampa is in the same boat. There currently needs to be funds available to build more schools.
Additions to Attachment A: Please add the Kuna Fire Department's requests to the attachment.

I. **Assist Neighbor in SE**
Our neighbor in the SE corner has a known potential building encroachment based on prior surveys. He also has long desired to divide his land so his children can build houses of their own, but is prevented from doing so because of insufficient road width access to his land. With the CR-R1 zoning, we propose dedicating land to him sufficient to resolve the potential encroachment issue, along with providing access from our newly proposed public roads such that he can divide his land for family use. With coordinated design, we can solve for his needs while also solving our own.

Resident's Concerns: Where will this stop? Once lots of this size are allowed, all current acreages will be allowed to subdivide without mandating a community water system. This additional 10 acres will join in, and several of the 5 acres will be split into three lots, etc. The septic issues and well issues will multiply exponentially. Instead of 26 or 27 homes, we are talking 32-33 homes, just with these two properties. If they provide access to the neighbor's 10 acres, which by their definition does not have adequate road access to subdivide, they will now be over 30 homes and be required to provide at least two accessible entrances to the subdivision per the Kuna Fire guidelines, the City of Nampa, and Nampa Highway District. Haven Idaho is already having issues with providing the two recommended accesses because of the access on Lewis Lane. This is because of the irrigation canal and would require a bridge. You, as commissioners, are the only ones who can stop this from becoming a living nightmare for all of us. You are allowing the subdivision of agricultural land without the infrastructure of city services of sewer and water. This will become a cesspool-contaminated area, without water, and homes will become worthless if everyone has the same rights to divide their property. Their homes will be unsellable, and the county will be held legally responsible. Step up now and impose stricter guidelines for subdividing properties, not on City services. Kuna has taken the lead by requiring them to do Community Wells that go 150 feet below the lowest well and water recycling systems to reduce septic for those developments not on city services. Haven Idaho and Tanner Verhoeks are not proposing to be a resident in this subdivision. They are strictly trying to make a dollar and will not be left to live in the aftermath.

As concerned residents of the proposed impact area on this Haven Idaho - Tanner Verhoeks Development, we implore you to reexamine the notes from the City of Nampa, the County Engineer's suggestion of a Community Well, and the Kuna Fire Department's requirements, reach out to the Kuna School District and amend the hydrologist's report to reflect current water conditions. Please take a look at the questions imposed by Jack Nygaard in regards to the septics these will need. He makes some excellent points.

Respectfully,

Vic & Sue Marostica
4596 Dye Lane Kuna, ID 83634

Submitted at request with a list of all the concerned landowners impacted by the Lewis Lane Proposed Development that agree with these concerns.

First Name	Last Name	Address	City, State, Zip
Rick & Aimee	Bell	9829 S. Lockname Ct	Nampa, ID 83686
Mike	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Heather	Benson	6619 E. Lewis Lane	Nampa, ID 83686
Gretta & Jonathan	Buehler	9809 Dundee Ct	Nampa, ID 83686

First Name	Last Name	Address	City, State, Zip
Darin & Christy	Buttars	9964 Dundee Ct	Nampa, ID 83686
Alan & Lynne	Caba	6600 E Lewis Lane	Nampa, ID 83686
Ken	Cathcart	9904 Dundee Ct	Nampa, ID 83686
Luis & Irene	Chavolla	6549 E. Lewis Lane	Nampa, ID 83686
Bo & Katie	Clouss	4528 Dye Lane	Kuna, ID 83634
Mark	David	6221 E. Lewis Lane	Nampa, ID 83686
Alexandra & Trent	DeYoung	6923 E. Lewis Lane	Nampa, ID 83686
Linda	Emry	4491 Dye Lane	Kuna, ID 83634
Mariko	Fisher	7913 S. McDermott Road	Kuna, ID 83634
Peter & Shari	Francois	9857 Dundee Ct	Nampa, ID 83686
Roy & Debbie	Gallagher	5204 Roay Dr	Nampa, ID 83686
Darlene	Gans	7509 E. Lewis Lane	Nampa, ID 83686
Antonio Copado	Garcia	4686 Dye Lane	Kuna, ID 83634
Gary	Geyer	4441 Dye Lane	Kuna, ID 83634
Roxanna	Geyer	4441 Dye Lane	Kuna, ID 83635
Mark & Melissa	Hadley	7500 E. Lewis Lane	Nampa, ID 83686
Denise & Dwane	Harris	7300 E. Lewis Lane	Nampa, ID 83686
Kurt	Howell	4750 Dye Lane	Kuna, ID 83634
Rocio Mendoza	Jimenez	4686 Dye Lane	Kuna, ID 83634
Russ & Lori	Johnson	9901 Dundee Ct	Nampa, ID 83686
Dag & Malia	Jösang	9965 Dundee Ct	Nampa, ID 83686
Curtis	Kessel	4930 Dye Lane	Kuna, ID 83634
Jan	Kimbrough	4250 Dye Lane	Kuna, ID 83634
Tiana	Kisler	5445 McDermott	Kuna, ID 83634
Derek	Kisler	5445 McDermott	Kuna, ID 83634
Jeff & Ashley	Larsen	4628 Dye Lane	Kuna, ID 83634
Steve & Susan	Low	9797 Dundee Ct	Nampa, ID 83686
Joeseph	Mackenzie	4941 Dye Lane	Kuna, ID 83634
Sue	Marostica	4596 Dye Lane	Kuna, ID 83634
Victor	Marostica	4596 Dye Lane	Kuna, ID 83635
Adam	Minic	4239 Dye Lane	Kuna, ID 83634
Sheila	Minic	4239 Dye Lane	Kuna, ID 83634

First Name	Last Name	Address	City, State, Zip
Ray	Moore	7061 E. Lewis Lane	Nampa, ID 83686
Sam	Nelson	6900 E. Lewis Lane	Nampa, ID 83686
Ken & Linda	Nungesser	7226 E. Lewis Lane	Nampa, ID 83686
Larry	Peterson	6411 E. Lewis Lane	Nampa, ID 83686
Lonny & Angie	Reiber	9820 Dundee Ct	Nampa, ID 83686
Tom & Lillie	Rogers	6508 E. Lewis Lane	Nampa, ID 83686
Bill	Rose	9446 Robinson	Nampa, ID 83686
Linda	Sanford	4793 Dye Lane	Kuna, ID 83634
Reynold	Schenck	4283 Dye Lane	Kuna, ID 83634
Susan	Smith	4283 Dye Lane	Kuna, ID 83634
Brad	Smith	6715 Lewis Lane	Nampa, ID 83686
Patricia	Stilwell	9881 S Locknane Ct	Nampa, ID 83686
Bette	Stom	7420 E. Lewis Lane	Nampa, ID 83686
Dave & Cindy	Tusher	9442 Robinson	Nampa, ID 83686
John & Jenn	VanNortwick	4493 Dye Lane	Kuna, ID 83634
Frank & Laura	Wallace	7114 E. Lewis Lane	Kuna, ID 83634
Elaine	Ward	4188 Dye Lane	Kuna, ID 83634
Randy & Sherry	Wolske	9835 Dundee Ct	Nampa, ID 83686
Ted & Sherry	Zahradnicek	9676 Robinson Road	Nampa, ID 83686

Michelle Barron

From: Rox Geyer <geyerrox1@gmail.com>
Sent: Tuesday, January 31, 2023 4:36 PM
To: Michelle Barron
Subject: [External] Haven Idaho Development on Robinson Road Case No. CR2022-000S & SD2022-0013

Hi Michelle, this is Roxanne Geyer on Dye Lane. My Dads parents homesteaded the Hastriter place in the early 1900's. Dad and Mom farmed the 80 acres so we have deep roots here. I built my house in 1973, well went dry approximately 15-18 years after that but I was at least able to put a 20'extension down at that time. Since then we've had to put 2 more 20'extensions in. They are costly and we absolutely cannot afford a new well. I understand why the farmers need to sell, but sell to another farmer. Our aquifer at this time cannot handle the homes their suggesting. We, my husband and I absolutely oppose this proposal. With more people, it impacts our schools, higher property taxes that everyone is already struggling with, our roads, the huge problem with more traffic, more crime, all our wildlife that we love to watch will disappear, etc. Thank you so much for taking on this very serious situation, very much appreciated.

Michelle Barron

From: Danielle Horras <drhorras@kunaschools.org>
Sent: Wednesday, February 1, 2023 9:29 AM
To: Michelle Barron
Subject: [External] Re: Notice of Public Hearing CR2022-0005 Voerhhoeks

Dear Honorable Members of City Council,

Kuna School District has reviewed the attached application and provides the following comments for your consideration.

Kuna School District has experienced unprecedented student growth over the last ten years and based on recent approval trends, this growth seems to only continue in the future.

When analyzing current and projected student enrollment data, the attached development places our schools over capacity. This development with other approved development in the district have created the need to place a bond on the ballot in March. This bond places the burden of growth entirely upon our current residents and we do need a passage rate of a super majority of (67%). There is risk of the bond not passing, thus leaving our schools still over maximum capacity.

Our ability to deliver appropriate educational services to current residents and other approved developments is compromised should this development application move forward. (see Idaho Code §67-6513).

Unfortunately, we cannot appropriately serve the students generated should this development be approved.

Thank you for the opportunity to have a voice in this process and I am available for questions should the need arise.

Danielle Horras
Director, Strategic Partnerships
Kuna School District

On Tue, Jan 31, 2023 at 4:31 PM Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Daniel,

Please find the attached information on the Conditions Rezone that has Kuna School District as an impact agency.

Thanks,

Michelle Barron

Planner III

TO: CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT COMMISSION

RE: CASE NUMBER CR2022-005 & SD2022-0013

DATE: February 1, 2023

Dear Commissioners:

I strongly oppose and object to the current plan to develop these parcels. My objections are based on the following concerns and facts.

- Environmental/Water Quality: The surrounding wells are already experiencing **elevated nitrate levels** in the drinking water. The proposed density of new septic systems will further elevate the nitrate levels and put safe drinking water sources for existing homes at unnecessary risk. It is not evident that the Commission has thoroughly studied the environmental impact of high-density housing septic wastes on the aquifer that currently provides healthy drinking water for humans and livestock in our rural location.

- Drinking Water Quantity and Resource Concerns: The surrounding wells in the area have experienced a drop in the historic water levels. The proposed density of new wells will further deplete the critical aquifer resource and put safe drinking water sources for existing homes and farms at unnecessary risk. It is not evident that the Commission has thoroughly studied the environmental impact of high-density housing on the existing and decreasing water supply. It is not yet known what extent our water table will be impacted by other large regional projects such as the new Facebook facility in nearby Kuna. It is premature to authorize this high-density drilling of new private wells without accounting for new regional drawdowns to the aquifer.

- Transportation and Highway Capacity: Robinson Road serves many existing homes and rural business, including the heavy truck and tractor transportation that is needed by existing farms. Vehicle traffic has increased significantly due to high residential development in this part of the county. The currently plan has not sufficiently addressed safe egress and ingress access for the proposed high-density development and utterly fails to protect current users' egress and ingress to the highway.

- Population and Home Density is Extreme: The very small lot size, proposed high density population and associated vehicles are all inconsistent with current permitted land and road use in this rural area of the county. Canyon County needs to recognize that some areas of the county should be maintained for rural residential and farming use and enjoyment. Piecemeal high-density housing developments are not consistent with the best interests of long-term farm and rural residential use in the locale.

In summary, I assert that it is premature and reckless of the Commission to permit the proposed development without further study and rightful accommodation of the property rights of existing residents and agricultural businesses. The proposed plan is only appropriate to parcels annexed by nearby cities that will have full public utility services.

Respectfully submitted.

Ted Zahradnicek 208 880 7345

Sherry Zahradnicek 208 880 9011

9676 S. Robenson

Nampa, ID 83686

Michelle Barron

From: Mike Locknane <locknane@hotmail.com>
Sent: Wednesday, February 1, 2023 4:10 PM
To: Michelle Barron
Subject: [External] Rezoning opposition

We are opposed to the rezoning form 6 homes to 26 homes

case#CR2022-0005 & SD2022-0013

Michael and Carol Locknane
9871 So Locknane Ct
Nampa, ID 83686

Respectfully,
Michael and Carol Locknane

Michelle Barron

From: Mike Locknane <locknane@hotmail.com>
Sent: Wednesday, February 1, 2023 4:10 PM
To: Michelle Barron
Subject: [External] Rezoning opposition

We are opposed to the rezoning form 6 homes to 26 homes

case#CR2022-0005 & SD2022-0013

Michael and Carol Locknane
9871 So Locknane Ct
Nampa, ID 83686

Respectfully,
Michael and Carol Locknane

Michelle Barron

From: Michelle Barron
Sent: Wednesday, February 1, 2023 5:09 PM
To: 'Patrick Williamson'
Subject: RE: [External] Re: Late Exhibits for CR2022-0005

Good Afternoon Patrick,

Please find my responses below in red. Some of them, I can answer if you want me to, but they are only applicable at time of Preliminary Plat time. You will be seeing that if the Conditional Rezone gets final approval by the Board of County Commissioners.

If we can focus the discussion on the Conditional Rezone and not on the future preliminary plat, it should make the hearing run a little shorter.

Let me know if you have further questions,

Michelle Barron
Planner III
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyonco.org/dsd
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

From: Patrick Williamson <patrick.williamson00@gmail.com>
Sent: Wednesday, February 1, 2023 11:52 AM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] Re: Late Exhibits for CR2022-0005

Michelle,

In the opposition letters they claim the county has not reached out to the Kuna school district. Is this property in the Nampa or Kuna school district? Can we get a comment letter from the applicable district? The Kuna School District was noticed. I did reach someone from the district office yesterday and asked for a comment. I did receive one. I will forward that to you as well.

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Is there concern about fire access with only one ingress/egress point on Robinson rd? The Kuna fire district doesn't require a secondary access if there are less than 30 buildable lots per their letter (see exhibit 12f)

Is the applicant planning to fence along the canals outside of the irrigation districts easement? The application that we are considering tomorrow night is the Conditional Rezone only. I have had discussion about this and the applicant isn't planning on fencing and the irrigation district isn't recommending it. I asked the same question when I first met them.

Lot 11 has the Ridenbach canal cut off a corner of the lot. Will that portion be piped? What about Lot 12C same thing. We aren't talking about the plat at this public hearing. I recommended that the Rezone be sent through first and then discuss the plat at a future hearing. We will clarify these items at that time.

Where is the proposed public trail? To be addressed at Preliminary Plat application time.

10 foot utility access easements along front and back property lines for what is the means to keep residents from encroaching on these easements after development? This would normally be addressed at Preliminary Plat time, but the 10 foot utility easements are on the plat to make it known that they are there. These stay on the plat and easements are checked when a building permit is applied for. That should afford a level of protection, but people don't always get permits for things that they place on their property. At least with it being on a recorded plat, there would be an opportunity to enforce a compliance issue. There are many easements that are just created on a deed with metes and bounds descriptions, a plat makes it more clear.

Any proposed bus stops inside the development? Another Preliminary Plat item. I did briefly discuss with the school district, but they don't even have time to think about busing at this time.

Is it possible to find out how many similar sized lots are currently available for sale and/or development (already approved) in the area? Using something like Zillow? To help determine the need for lots this size. I'm sure that some research could be done on this, but that isn't a standard by which a decision is based on per our code.

CCZO Chapter 7, Article 6, Section 7(6)A:

1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
3. Is the proposed conditional rezone compatible with surrounding land uses;
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)

How far are city services and city limits? There is mention of Nampa annexing this area. Do we know roughly when? The City of Nampa letter says they are about 2 miles out. Facilities would have to be built to provide Sewer facilities at this time. They said it isn't feasible at this time to extend the services. (See City of Nampa letter – Exhibit 12a)

Does SWDH have comments since the applicant shows test pits were made in exhibit with both Atlas water studies? I required the applicant to go to SWDH and do a pre development meeting. That information is included as exhibit 7. They will need to go through a Subdivision Engineering Report through SWDH at time of plat.

I think it is exhibit 11 the email from Jack Nygaard stating we should have a condition limiting accessory dwelling units. Was this considered by staff to include as a condition? OR would a CR-R1 zone not be able to have an ADU? Or having the condition that this development can only have 26 lots/dwellings cover ADUs? There is a condition in my recommended Draft conditions for the Development Agreement. See page 14 in the staff report.

Do we need to condition curb, gutter, streetlight, and sidewalk requirements for the city of Nampa as requested by the city? Or will that have to be something for the applicant to fix after the rezone case? This is another that will be decided at the time of Preliminary Plat time. And, that will be up to the Commission to determine after taking testimony.

Will all lots have pressurized irrigation? There was mention of flood irrigation in the letter of intent. Irrigation will be discussed at the time of Preliminary Plat. There are requirements from the irrigation districts and also a State Statute that rules over the irrigation. We will definitely make sure that all lots have deliverable irrigation available.

Community well makes more sense to meet the fire hydrant requirements from the Kuna Fire district. It makes a lot of sense in many ways.

Thanks

Patrick

On Tue, Jan 31, 2023 at 4:50 PM Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Good Afternoon Commissioners,

I am attaching some late exhibits that have come for this case. I'm sure there will be more, but wanted to keep you updated.

Thanks,

Michelle Barron

Planner III

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6033

DSD Office Phone: 208-454-7458

Michelle Barron

From: DOUG & CINDY TEUSCHER <DOUGCINDYT@msn.com>
Sent: Wednesday, February 1, 2023 2:53 PM
To: Michelle Barron
Subject: [External] Case# CR2022-0005 & SD2022-0013

Follow Up Flag: Follow up
Flag Status: Flagged

Just emailing you to let you know I OPPOSE the development between Lewis Lane and Dye Lane. Case# CR2022-0005 & SD2022-0013. I live with in the area that will be affected not only by the development itself but by increased traffic on Robinson Road.

Thank you.

Cindy R Teuscher
9442 Robinson Road
Kuna, ID 83634
**Property is in Canyon County even though I have a Kuna address

Sent from Mail for Windows

Michelle Barron

From: Dave Duvall <dduvall@nmid.org>
Sent: Thursday, February 2, 2023 1:45 PM
To: Michelle Barron
Cc: Greg Curtis
Subject: RE: [External] RE: Request for comments - Conditional Rezone CR2022-0005 Haven Creek Subdivision - SD2022-0013
Attachments: Haven creek.pdf

Michelle,

We still haven't received the Land Use Change Application we requested last month to review this proposed project. So for now there cannot be anything with in the easements, including landscaping, as noted in the attachment above. I'm not sure what, if anything, is being proposed in our easements.
If NMID authorized a fence or other encroachment within the District's easement, it would be in a License Agreement that was approved and signed by our Board of Directors. The fence would have to be installed in sleeves so it could easily be removed and should it be burned during our routine maintenance we wouldn't repair it. The fence would have to be far enough away for our excavator to safely work without hitting the fence as well. I know you are trying to help, and I appreciate it, but it's hard to answer your question without knowing what is being proposed with this property
Let me know if there is anything else.

David Duvall
Assistant Water Superintendent
Nampa & Meridian Irrigation District Shop
5525 E. Greenhurst Rd. Nampa Idaho 83686
Phone:208-466-0663 Fax:208-463-0183

Website:www.nmid.org

From: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Sent: Thursday, February 2, 2023 9:52 AM
To: Dave Duvall <dduvall@nmid.org>
Subject: RE: [External] RE: Request for comments - Conditional Rezone CR2022-0005 Haven Creek Subdivision - SD2022-0013

Good Morning Dave,

I'm sure you guys are as busy as we are, but I have a public hearing on this case tonight just to make a decision on the Conditioned Rezone. What are your standards for fencing along the canal? I know th

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don't want fencing because it interferes with maintenance, but others want it for safety concerns. Is it a case by case basis?

It will be a conversation that our Planning and Zoning will want to have tonight.

Thanks for all of your help,

Michelle Barron
Planner III
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyonco.org/dsd
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

From: Dave Duvall <dduvall@nmid.org>
Sent: Thursday, January 12, 2023 4:00 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Cc: Steve Pardew <Spardew@nmid.org>; Greg Curtis <gcurtis@nmid.org>
Subject: [External] RE: Request for comments - Conditional Rezone CR2022-0005 Haven Creek Subdivision - SD2022-0013

Michelle,
Attached is a copy of the letter we sent out on Monday via USPS on January 9th.
If you need anything else please let me know.

David Duvall
Assistant Water Superintendent
Nampa & Meridian Irrigation District Shop
5525 E. Greenhurst Rd. Nampa Idaho 83686
Phone:208-466-0663 Fax:208-463-0183

Website:www.nmid.org

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TO: CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT COMMISSION

RE: CASE NUMBER CR2022-005 & SD2022-0013

DATE: February 1, 2023

Dear Commissioners:

I strongly oppose and object to the current plan to develop these parcels. My objections are based on the following concerns and facts.

- Environmental/Water Quality: The surrounding wells are already experiencing **elevated nitrate levels** in the drinking water. The proposed density of new septic systems will further elevate the nitrate levels and put safe drinking water sources for existing homes at unnecessary risk. It is not evident that the Commission has thoroughly studied the environmental impact of high-density housing septic wastes on the aquifer that currently provides healthy drinking water for humans and livestock in our rural location.

- Drinking Water Quantity and Resource Concerns: The surrounding wells in the area have experienced a drop in the historic water levels. The proposed density of new wells will further deplete the critical aquifer resource and put safe drinking water sources for existing homes and farms at unnecessary risk. It is not evident that the Commission has thoroughly studied the environmental impact of high-density housing on the existing and decreasing water supply. It is not yet known what extent our water table will be impacted by other large regional projects such as the new Facebook facility in nearby Kuna. It is premature to authorize this high-density drilling of new private wells without accounting for new regional drawdowns to the aquifer.

- Transportation and Highway Capacity: Robinson Road serves many existing homes and rural business, including the heavy truck and tractor transportation that is needed by existing farms. Vehicle traffic has increased significantly due to high residential development in this part of the county. The currently plan has not sufficiently addressed safe egress and ingress access for the proposed high-density development and utterly fails to protect current users' egress and ingress to the highway.

- Population and Home Density is Extreme: The very small lot size, proposed high density population and associated vehicles are all inconsistent with current permitted land and road use in this rural area of the county. Canyon County needs to recognize that some areas of the county should be maintained for rural residential and farming use and enjoyment. Piecemeal high-density housing developments are not consistent with the best interests of long-term farm and rural residential use in the locale.

In summary, I assert that it is premature and reckless of the Commission to permit the proposed development without further study and rightful accommodation of the property rights of existing residents and agricultural businesses. The proposed plan is only appropriate to parcels annexed by nearby cities that will have full public utility services.

Respectfully submitted. We all agree to this letter.

William L Nichols - 208-899-7430

Galen S. Granger 208-965-6758

Irene Chavolla 208-863-3770
6549 E. Lewis Ln

Stella Ivy	9529 Robinson Rd	208-890-4029
Amanda Peterson	9552 Robinson Rd	208-960-5423
William Ball	9588 Robinson	208 8999250
	6125 LEWIS LN.	208-250-5254
William A. Lawson	6216 E. LEWIS LN.	208-465-6533
Esmeralda I Coral	6116 E Lewis Ln	208 615 7485
Kimberley Smith	6715 E Lewis LN	703-475-5066
Ron Cassisa	6411 E Lewis LN	208 870-0319

Memo

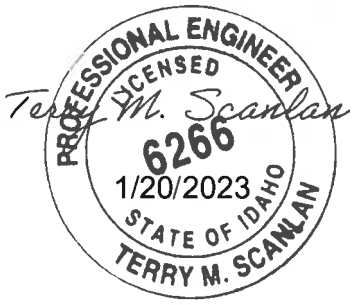
Date: Friday, January 20, 2023

Project: Haven Creek

To: Tanner Verhoeks and Justin Ruthenbeck

From: Terry Scanlan, P.E., P.G.

Subject: Community Water System Concept and Permitting Requirements



Haven Creek is a proposed subdivision in Canyon County, approximately 2 miles southeast of Nampa and 4 miles northwest of Kuna. The Subdivision is located south of Lewis Lane and east of Robinson Road in the NW ¼ of Section 17, Township 2 North, Range 1 West, and has a total area of 43.93 acres. The subdivision is currently proposed with 26 lots receiving drinking water from individual domestic wells. Irrigation water will be provided from a separate non-potable pressure irrigation system.

As an alternative to individual wells, a community water system is currently under consideration. The community water system would provide drinking water to 29 residential lots. This memo describes the required components and permitting requirements for a new community water system.

Water System Description

Design Flow Rates

A community water system to serve 29 residential lots at Haven Creek would be sized to provide water for domestic uses only. All irrigation will be supplied through a separate, non-potable pressurized irrigation system utilizing surface water from Nampa & Meridian Irrigation District. The community water system will not provide fire protection to hydrants but can be developed with adequate capacity for in-home fire sprinklers, which may be required by the Kuna Rural Fire District if hydrants are not provided.

Minimum design flow rates for community water systems can be determined using Idaho Department of Environmental Quality (IDEQ) guidelines. For 29 homes without irrigation, IDEQ guidelines recommend a design flow rate of 72 gpm to meet peak hour demands.

Maximum design flow rates for community water systems can also be determined using Idaho Department of Water Resources (IDWR) guidance documents. For 29 homes,

without irrigation, IDWR guidelines allow for a maximum instantaneous flow rate of 112 gpm (0.25 cfs).

Using IDEQ and IDWR guidance as upper and lower limits, the Haven Creek water system will likely be designed to supply approximately 100 gpm.

Water System Components
A community water system to serve Haven Creek would have the following components:

- Two wells with submersible pumps
- One well house with water system appurtenances
- Distribution piping

Wells and Pumps. Two wells, each capable of suppling peak hour demand, are required for purposes of redundancy. Both wells would be located on one well lot, spaced approximately 50 feet apart.

Wells will be constructed with 8-inch casings and well screens to accommodate 6-inch diameter submersible pumps.

Review of local well driller reports suggest that basalt rock extends from near ground surface to a depth of approximately 100 feet at Haven Creek. The basalt is then underlain by gravel, sand, and clay for several hundred feet. Static water level is approximately 75 feet. Anticipated well construction will consist of:

- Minimum 17-inch borehole through the basalt
- Approximately 120 feet of 12-inch surface casing installed through the basalt and sealed to a minimum depth of 60 feet
- 12-inch mud-rotary borehole below surface casing to approximately 160 feet
- 8-inch steel casing with 20 feet of stainless steel well screen to approximately 160 feet
- Sand filter pack and seal around 8-inch casing and screens

It is anticipated that the submersible well pumps will be equipped with 10-hp motors, controlled with variable frequency drives to maintain constant pressure in the water system. The wells will be located outside of the well house. Buried pipe will extend from pitless connections at the well casing to the well house.

Well House. The well house will be located within the well lot and adjacent to the two supply wells. The well house will be nominal 250 square feet, and will include the following items:

- 4-inch mechanical piping
- Pump motor controls
- Flow meters
- Pressure relief valve
- Hydropneumatic tank
- Flush to waste valves and pipe
- Sample taps
- Check valves
- Isolation valves

A back-up power source consisting of a propane-powered generator with auto-start and transfer switch will be required.

Power supply to the well house can be single-phase or three-phase. If single-phase is provided, the variable frequency drives can be used to convert single-phase power to three-phase power for the pump motors.

Distribution Pipe. Distribution pipe within the subdivision will be 6-inch diameter C900 PVC. Any dead ends will be equipped with blow offs for flushing. Estimated pipe length is between 3,000 and 4,000 feet.

The distribution pipe will be equipped with a stub extending to Robinson Road to allow for future connection to a municipal water system.

Fire hydrants will not be provided. Hydrants can be installed in the future if the system is connected to a municipal water system.

Estimated Cost. Estimated cost to develop a community water system to serve Haven Creek is approximately $1.6M. This cost estimate assumes the following:

- Well construction: $300,000
- Well pumps, drop pipe, wire, and pitless adapters: $150,000
- Well house structure and site civil: $200,000
- Well house mechanical/electrical: $250,000
- Distribution pipe and appurtenances: $500,000

- Engineering, permitting, and administration: $200,000

This cost estimate accuracy is considered rough order of magnitude (ROM), defined as +/- 50 percent.

Permitting Requirements

Idaho Department of Environmental Quality
Community water systems are public drinking water systems regulated by IDEQ. A community system is defined in IDEQ administrative rules (IDAPA 58.01.08) as "A public water system which serves at least fifteen (15) service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents".

Community water systems are constructed and operated under the review and approval of IDEQ. The process typically involves the following sequential steps.

1. **Facility Plan.** The initial step in developing a community water system is preparation of a Facility Plan. A Facility Plan is a summary description of the proposed water system, including primary components (wells, pumps, storage, and distribution) and phasing. Water demands for the system will be established. The Facility Plan is submitted to IDEQ for review and approval.

2. **Demonstration of Technical, Financial, and Managerial Capacity.** Each new community water system must provide documentation of Technical, Financial, and Managerial Capacity (TFM). The TFM documents describe:
    a. how the water system meets IDEQ construction and operating requirements, including adequacy of water supply and ability for infrastructure replacement or improvement,
    b. how the water system will be financed initially, and how the water system will be supported in the future through user fees, and;
    c. who will own the system, who will operate the system and conduct water quality monitoring, who will communicate with system users, and who will have responsibility to ensure that the system complies with applicable regulations.

    The TFM documents will identify the licensed drinking water system operator who will be responsible for the water system. A draft Operations and Maintenance Plan is often included along with an Emergency Response Plan.

3. **Well Preliminary Engineering Report.** Upon approval of a Facility Plan, IDEQ will accept a Well Preliminary Engineering Report (PER) for review. The Well PER will describe the location and anticipated construction of the wells proposed to serve the water system. Information will include proposed well depths and casing diameters. Anticipated water quality will be presented. A well site evaluation will be included to demonstrate that the proposed wells meet required separation distances from potential contaminant sources. Plans and specifications for well construction are also included. Well construction can occur following IDEQ approval of the Well PER, plans, and specifications.

4. **Well Completion Report.** Following construction and testing of wells, IDEQ will review and approve a Well Completion Report (WCR). The WCR presents documentation of well construction, including test pumping and water quality data. Approval of the WCR is necessary before IDEQ will review subsequent permitting documents.

5. **Well House and Distribution Piping PERs, Plans, and Specifications.** Following approval of the WCR, IDEQ will review PERs, plans, and specifications for the well house, well pumps, distribution piping, and other water system components. Construction of the pump and distribution systems cannot occur until these documents are approved by IDEQ.

6. **Record Drawings and Certification.** The final step in the IDEQ review process is submission of record drawings and certification by the design engineer that the project was constructed in substantial compliance with IDEQ approved plans and specifications. A final Operation and Maintenance Plan is typically submitted at this stage also. Following acceptance by IDEQ of record drawings and certification, IDEQ will authorize the water system to serve water to customers.

Upon final approval, a community water system will be regulated by IDEQ and the local health district. The licensed operator will be responsible for collecting and submitting water samples on a schedule provided by the State. The water system owner (typically the subdivision homeowners association or a similar entity) will manage the water system, including collecting user fees to fund operation and develop a reserve fund.

Idaho Department of Water Resources

Although IDEQ is the primary regulatory agency for community water systems, IDWR regulates use of water in the state. Prior to construction and use of water from community

wells, a water right permit application must be approved. The application for permit will describe the locations of the place of use and points of diversion (wells), list anticipated well depths and diameters, and provide justification for a requested diversion rate. If an application is complete and eligible for processing, legal notice of the application will be published for two consecutive weeks. Protests to the application will be accepted for up to ten days following the final publication.

If an application is protested, IDWR will recommend that the applicant and protestant resolve concerns through negotiation. If settlement cannot be negotiated, the matter will proceed to an administrative hearing where the applicant and protestant can each provide evidence and testimony in support of their respective positions. IDWR will then issue an order either denying or approving the application. Approvals may include conditions to address concerns identified at hearing or through settlement.

Upon approval of an application for permit, the permit holder can proceed with well drilling and development of a water system. The permit will have a limited duration (typically five years plus a five-year extension) during which the proposed water use can be developed. At the end of the permit development period, IDWR will issue a water right license for the use that was developed.

Anticipated Impact of Community Well Pumping

An analysis of the impacts of groundwater pumping for domestic use at Haven Creek Subdivision was presented in a memo dated September 29, 2021 from SPF Water Engineering. For that analysis, domestic water use from 27 homes was analyzed and found to result in less than 0.5 feet of drawdown at a distance of 500 feet from the center of the subdivision after one year of operation. Such an impact is negligible relative to water levels in local wells near Haven Creek.

An analysis of community well pumping would result in a similar finding. The impact from domestic use by 29 homes would be proportionately greater than the impact from 27 homes (i.e., 29/27 or 107%), but still negligible in terms of overall impacts. The center of the impact would be the community well lot rather than the center of the subdivision.

Both of these analyses assume that groundwater is used for domestic purposes only. If groundwater is used for irrigation purposes, then drawdown impacts will increase due to increased pumping rates. Use of groundwater for irrigation purposes can be avoided through construction of a robust and reliable pressure irrigation system and through

covenants, conditions, and restrictions that prohibit connection of domestic water supplies (community water system or individual domestic wells) to landscape sprinkler systems.

Exhibit H

Archived: Sunday, October 22, 2023 11:53:33 PM
From: suemarostica@gmail.com
Mail received time: Fri, 13 Oct 2023 12:19:09
Sent: Fri, 13 Oct 2023 12:18:58
To: Barron@canyoncounty.id.gov Michelle Barron
Cc: 'Victor Rodriguez' 'Dale Reynolds' Greg McPherson adam@seoidaho.com Alan & Lynne Caba Alex & Trent DeYoung Bette Stom Brandon Richards Claudia Haynes Curtis Kessel Darin & Christy Buttars Darlene Gans dawanekharris@gmail.com Derek Kisler dewighthigel@yahoo.com Doug & Cindy Teusher Evelyn Copado Frank & Laura Wallace Gary Geyer Gretta & Jonathan Buehler heathermbenson1@gmail.com Janne & Greg Goetz jefflarsen01@gmail.com Jennifer & Tony Senn Joe Mackenzie Karen & Lee Nichols Katie Clouss Ken & Linda Nungesser Ken Cathcart Keri Smith Larry Peterson Linda Emry Lonny Reiber Luis & Irene Chavolla Mariko Fisher Mark Hadley Mike & Carol Locknane Mike Benson Patricia Stilwell Peter & Shari Francois Randy & Sherry Wolske Ray Moore Rick Bell Roxanne Geyer Roy & Debbie Gallagher Russ & Lori Johnson Sam Nelson Sheila Minic Steve & Susan Low Susan Thomas Zahradnicek Tiana Kisler Tom & Lillie Rogers Victor Marostica
Subject: [External] Case No. CR2022-0005: Written Testimony opposing this conditional rezoning and development.
Importance: Normal
Sensitivity: None
Attachments:
Canyon County Commissioners 11_2_2023 - Google Docs.pdf

Dear Michelle,

Please accept the attached Canyon County Commissioners 11_2_2023 Document as written testimony opposing the conditional rezoning and development.

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Thank you for your assistance.

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Sue

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Sue Marostica

suemarostica@gmail.com

208-890-9774

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Canyon County Planning & Zoning Commission
Board of Commissioners
111 North 11th Ave #104
Caldwell, Idaho 83605

Project Summary:
The preliminary plat application concerns parcels R28963, R2891010, R2891011 and, R28961 {+/- 43.95 acres) in Nampa, Idaho located SE of Robinson Rd & Lewis Ln; also referenced as a portion of the NW¼ of Section 17, T2N, RIW, Canyon County, Idaho.
Zoning is proposed to change from agricultural (AG) to conditional CR- R-1 residential with a development agreement. A preliminary plat is required for the planned development of the parcels.

For nearly two years, we and more than 90 neighbors have been united in our opposition to the proposed development. We have consistently voiced our concerns, even before the developers officially acquired the property. Our community is known for its rural agricultural character, and the particular piece of land under consideration for rezoning and development faces several significant challenges that make it ill-suited for such purposes. This is drone footage of our area, noticed as exhibit D attachment 5.

This plan does not fit into the existing developments in our area, nor does it fit into the proposed long-range planning for Nampa. All of these 29 homes proposed are just over 1 acre, with not having enough land to support animals/hobby farming and home and too much land for responsible landscaping for irrigation of current recommendations of ¼ acre to no more than ½ acre of grass. Existing developments are 3-5 acres, and most continue with agriculture, animals, and hobby farming. Nampa's long-term projections would like to see developments with lot sizes no larger than 32,000 sq ft or less than 7/10ths of an acre. Current city water and sewer services are more than 2 miles away, which would support this type of development.

- Are we following the stipulations included in the Conditional Rezone Ordinances of Canyon County? There are many stipulations that this concerned group would like to impose upon this development under conditional rezoning since any CC&Rs they may suggest are not enforceable by the county. The development of this property could negatively impact the properties currently in this impact area.

    1. We want to ensure they can only use irrigation water to maintain the landscape.
    2. We want everyone who experiences well water issues by being dropped below the existing water table to be compensated, not just the ones who have signed up to participate in their water experiences in exchange for their silence. $500,000 should be placed in a trust for this.

As elected officials, we trust that you are responsible for using your best judgment to preserve our land for future generations. Many ideals which we considered sustainable have proven detrimental over the years. The more we cover properties with roads and buildings, the more we disrupt natural water patterns and tables and exacerbate local climate issues. The water usage and drainage projections only apply to current conditions rather than how they will change with development. As the well reports stated, some areas in Canyon County are experiencing water issues. Why have these areas changed? Was it because we covered the farm ground with concrete and disrupted the natural underground water tables?

- Covering farmland with concrete roads and buildings can change underground water tables and lead to sinkholes. A combination of environmental science and common sense observations can support this argument:

- Reduced Permeability: Concrete surfaces are impermeable, not allowing water to pass through. Farmland, on the other hand, often consists of permeable soil that can absorb rainwater. When farmland is replaced with concrete roads and buildings, the natural ability of the land to absorb water is significantly reduced. This excess water flows over the surface, leading to various issues, including changes in underground water tables.

- Increased Runoff: Concrete surfaces contribute to increased surface runoff. This runoff carries soil and pollutants from cars previously absorbed by the land into local water bodies and canals.

- Altered Hydrology: Farmlands often have a unique hydrological balance, influenced by the plants and their root systems, which can help regulate water movement in the soil. Concrete construction disrupts this balance by eliminating vegetation and altering natural drainage patterns. This disruption can lead to changes in the flow of water underground.

- Sinkhole Formation: Sinkholes are often the result of changes in the groundwater table. When water is removed or concentrated in a particular area, it can erode the underground geological formations, creating voids that eventually collapse to form sinkholes. The increased runoff and altered hydrology caused by urban development can contribute to the formation of sinkholes.

- Increased Development Pressure: Urban development tends to bring more people and infrastructure into an area. This increases water usage, often from underground aquifers, which lowers the water table. When the water table drops, the land becomes more susceptible to sinkholes as the support for the ground above is reduced.

- Case Studies and Examples: Numerous case studies and examples worldwide demonstrate the connection between urbanization, changes in underground water tables, and sinkhole formation. For instance, areas in Florida known for their sinkholes have experienced significant development and urban expansion, leading to increased sinkhole incidents.

- Environmental Consequences: Changes in underground water tables and sinkhole formation have significant environmental consequences. These include habitat disruption, groundwater pollution, and damage to infrastructure, all of which can impact local ecosystems and communities.

- The transformation of farmland into concrete roads and buildings alters the natural water cycle and can lead to changes in underground water tables and the formation of sinkholes. This highlights the importance of responsible land-use planning and development practices that consider the potential environmental impacts and the need to preserve the balance of local hydrological systems.

- Another good example of altering ecosystems is the Birds of Prey area. This was all farmland that hosted an abundance of prey birds. Their food sources decreased when it became a habitat and farming ceased. We are experiencing a higher-than-average inhabitance of Red Tail Hawks, Owls, and smaller hawks on our property, looking for farmland to support them.

Many of the well reports submitted most recently are not the same ones submitted originally. Our well report and the two neighbors who have had to drop their wells another hundred feet are missing. We had to drop our well another 10 feet in March 2023 before the irrigation water was released. Over the last decade, we have gone from a comfortable 80' to a sketchy 110'. The water reports suggest that these old wells are experiencing problems because they require maintenance and have nothing to do with the decline in the water tables. When we dropped the pump, our report was nothing wrong with our well, casing, or pump, just that we were now below the water table. We struggle each spring until the water is released into the canals yearly. Compacting soils and covering them with pavement are creating changes in the water seepage that refuels our aquifers and creates underground soil erosion that changes the flows of the aquifers. Low-growing turf grasses from lawns only allow the root systems to extend down a few inches, and the soil compacts below it. Growing pasture grasses and rotating crops with long root systems encourage aeration in the soil and water seepage to the aquifers. As agricultural zoning, we should encourage this practice for all developments to ensure water for another generation.

In speaking with the Mayor of Nampa on this issue, she has a great idea, just wondering how to facilitate it or bring it to fruition. Her idea is for the State of Idaho to develop a land trust allowing retiring farmers to sell at developer prices and farmers to buy at agricultural prices, allowing fertile farmland to remain intact and encouraging the City to slowly expand naturally as needed.

Agriculture: The county's policy is to encourage the use of these lands for agricultural use.

1. Looking at the property sizes around this site plan, 3.74 is the smallest site in proximity; all the others are 5 acres and over. This proposed plan does not match the surrounding area, including small to large farms and dairies.
    a. This proposed area's suggested development is ⅕ to ⅓ the size of the existing 3.74 and 5-acre average lot sizes and could be less.
    b. Almost all of the lots that are 5 acres in size are continuing with agriculture endeavors. Lot sizes of 5 acres encourage continued agricultural practices for hobby farmers who will utilize the irrigation water provided for these agricultural areas and not rely on well water for watering oversized mowable lawns.
    c. Continuing with pasture/farm utilizing irrigation water that refills the aquifers.
    d. Continuing with lot sizes of 5 acres would encourage continued agricultural endeavors. It may spark some current owners with farm equipment to do more hobby farming with their neighbors or new homeowners to co-op small farm equipment.
    e. As noted in the letter from Stuarts Dairy, marked as Exhibit D, Attachment 1 of the Final-SR-Bocc-Verhoeks-CR2022-0005 document, where they are justifying the reduction of lot sizes, *"lots of 2 acres are too big to tackle by hand but too small to justify a tractor and become overrun with weeds"*. The same will happen with lot sizes of just over 1 acre. This size will require large riding mowers, which can be almost as much as a small tractor. Lot sizes of 5 acres could justify the cost of a small tractor.
    f. The City of Nampa is not in favor of the development. In their long-term planning, the lot sizes would be no larger than 32,000 sq ft or 7/10ths of an acre. They have found that lot sizes greater than this and less than 5 acres become uncontrollable.
    g. The plan incorporates 32 lots with 29 buildable. Who maintains these other three lots? Will they become infested with weeds and rodents?

2. Southwest District recommended that this proposal tile the irrigation ditches to limit nitrates to protect the wells. This practice does not allow irrigation ditches to replenish the aquifers, creating more water problems.
    a. They plan on piping the Fieselmann Lateral, claiming that it will make it easier for the homeowners to manage, but it does not address the problems the canal companies will have if it becomes blocked. It reduces the refilling of our aquifers, disrupting the water flow patterns and altering the hydrology of this area.
    b. They are embracing the natural flow of the Ridenbaugh Canal by letting it meader through the subdivision; without fencing, this will create a liability for small children and animals. Fencing will hinder the size of equipment that can access the canal for maintenance. A no-win situation.
    c. Most neighborhoods in Nampa's impact area currently on pressurized irrigation; all use it to water mowable lawns. They water so often that the shallow root systems do not facilitate seepage into the aquifers and cannot survive a few days without water. Farmers water with regards to the limited water resources and encourage deep crop roots that can survive a few days of hot weather and direct water seepage into the aqueducts.
    d. Shallow root systems and covering with pavement and homes compact the soils and create soil erosion underground, causing sinkholes.
    e. If the buyers of this proposed subdivision have yet to invest in large lawns, they leave most of the property to dry lot, encouraging weeds, varmints, and grass fires.
        i. Typically, these weeds and varmints will go unattended and create breeding grounds for noxious weeds and uncontrolled infestations of rodents to contaminate the neighboring farms with more weeds and varmints. Who pays for this additional work and management for these farms? Additionally, if they are not irrigating this, the aquifers are not replenished with what usually would come from farmland irrigation. See: Managed Aquifer Recharge report published Dec. 15, 2014, from Idaho Water Resources, By David R. Tuthill.
        ii. If we run the risk of grass fires, do we have the necessary fire hydrants and stations to prevent these fires from destroying neighboring houses?
        iii. Jeff Larson's pasture caught fire from a neighbor with a large lot, all overgrown weeds. In July 2022, they lit fireworks that started a fire but told firefighters that they were trying to burn the weeds (without a permit), which got away from them. If Jeff's neighbors had not been home and rushing in with spraying equipment and 4-wheelers to control it before the fire department arrived, he would have had significant damage to property and livestock. With the proposed development, can we expect more of this?
    f.

3. **Water and Sewer**
    a. Looking through the well reports, these have **NOT** been updated since the wells were originally dug. There have been numerous reports of wells in our area going dry since 1990, regardless of the water reports submitted by the developers for this subdivision. Of the 70+ landowners in the closest proximity, currently opposing this with more to come, more than half have had or are currently experiencing well water issues. Those needing to redrill have had to go down another 100-150 ft to be back in the water. Redrilling the wells is an expensive and timely cost that none of these people will take on. Well drillers in our areas are 6-15 months out and $30,000 to $40,000 + in fees to redrill a well. One family is on an 8-month wait list just to replace their pump after issues with it going in and out of the water supply and pumping sand. ***If their wells go dry, what will these people do in the duration for water? What if they have livestock?***

b. Should you accept this proposal as a rezoning condition, the developer should put up a $500,000 bond for neighboring wells should they go dry or have issues from falling below current water tables. The neighbors of this proposal should not have to pay for the developer to make money. Another area in Nampa was subject to this same scenario, and the bills to redrill all the wells was $506,000.
    i. The developers have stated that those not opposing them will allow those with concerns to be on a program that would help with water issues if they should arise. This should be mandatory, and the conditions should be spelled out. **How far does this encompass if we are all on the same aquifer?**
c. We typically cyle through a 7-10 year drought cycle. If all these people are out of irrigation water, they will use their well water to water their oversized lawns. This will put an even more significant strain on those currently nursing wells in drought seasons. ***Who pays for this? Who monitors them using well water vs. irrigation?***
d. 29 sewer and drain systems is a lot for this area, more condensed than any other area close. Most of the land has a hardpan below the surface. The reports are saying that with *current* conditions, this should be acceptable.
    i. **How many test areas are in proximity with this many homes on hardpan with no incidences or problems?**
    ii. **Who decides what is acceptable?**
    iii. **How ill does someone need to be to make it unacceptable?**
    iv. **How many years of undiagnosed illnesses before we figured out it was septic?**
    v. **Who monitors what these people put in their septics?**

4. **Residential**
    a. The Kuna school district is at capacity with several more subdivisions in their area that are farther along in development than this subdivision is. **How will they accommodate all of these new students?**
        i. Attachment F-3 KSD Letter of Support. States that they recognize that they are over capacity, ***but*** they can mitigate the impact with a donation from Haven Creek. **How is this possible?** The donation of $100,000 they will receive if and only when the designated property sells will only impact a few high school students for a specific CTE program. This will only benefit a few students since the project and support from Haven Creek will end when the home sells.
        ii. We are attaching another letter from the Kuna School district to another developer, who may have been unwilling to subsidize them, stating that they are over capacity and unable to support this development.
        iii. Kuna Schools asked for a $111.4 **million** bond to help alleviate some of the overcrowding. This bond failed. The schools are still overcrowded, and schools do not receive impact fees.
        iv. Many neighbors against this development are meeting with the superintendent to oppose Kuna's decision on this Haven Creek development. Their school bond did not pass; they needed 28 new classrooms to accommodate over 600 new students. This was determined before Haven Creek development came into play.
        v. Nampa School District is facing the same issues.
        vi. Neighbors oppose their recent decision but will not know the results until after this hearing.

vii. With only **up to** $100,000 going to support the school, we will never be able to solve overcrowding at the rate of bringing in more students. Their donation will only cover about 12 students for one year while bringing in 56. Impact fees need to be going to the schools.

Needed Funds to help with overcrowding in Kuna	$111,400,000.00
Haven Creek Idaho Developer Contribution for 29 homes	$ 100,000.00
The number of developers needed to reach $111.4 million, all donating $100,000	1,140
Idaho's average of 1.94 students per home times 29	56
Number of students created by 1,140 new developments of 29 homes each	63,840
$100,000 / 56 Students	$1,785.71 per student
Current cost per student in Idaho per year	$7,985.00
Average Teacher Salary in Idaho	$51,817.00
$100,000 covers this many students for one year	12.52
$100,000 covers this many teachers for one year	1.93

5. **Road and Traffic**
   - **a.** Robinson Road is currently a two-lane road with minimal shoulders. While there are plans to develop and widen this road, it will be many years before this comes to fruition.
     i. The speed limit on this rural road is 50 mph. A hill with minimal visibility is within a short distance from this property. Even though the speed limits are reduced for visibility, no one heeds these warnings. With buses parked waiting for children, this creates a traffic jam that could be disastrous. There are currently no turn lanes or shoulders.
     ii. Even if there is a designated turnout for buses, considering the size and capacity of the bus it will take them some time to pull out and get up to traffic speed. The hill will shorten this time frame considerably, making this dangerous.

We appreciate your time and thoughtful consideration. Through our discussions with numerous agencies, we've realized that legal obligations are usually what we consider. We hope also to embrace the ethical responsibilities inherent in our choices.

May your decisions be guided by wisdom and virtue.

With respect,
The Community Members of Lewis Lane Development
Victor & Sue Marostica, and 90 other individuals.

Rick & Aimee Bell	Jeff & Ashley Larsen
Mike Benson	Mike & Carol Locknane
Heather Benson	Steve & Susan Low
Gretta & Jonathan Buehler	Joeseph Mackenzie
Darin & Christy Buttars	Sue Marostica
Alan & Lynne Caba	Victor Marostica
Ken Cathcart	Adam Minic
Luis & Irene Chavolla	Sheila Minic
Bo & Katie Clouss	Ray Moore
Mark David	Sam Nelson
Alexandra & Trent DeYoung	Karen & Lee Nichols
Linda Emry	Ken & Linda Nungesser
Mariko Fisher	Larry & Gail Peterson
Peter & Shari Francois	Lonny & Angie Reiber
Roy & Debbie Gallagher	Brandon Richards
Darlene Gans	Tom & Lillie Rogers
Antonio Copado Garcia	Bill Rose
Gary Geyer	Linda Sanford
Roxanna Geyer	Reynold Schenck
Janne & Greg Goetz	Jennifer & Tony Senn
Cameron Goetz	Susan Smith
Mallory Goetz	Brad Smith
Mark & Melissa Hadley	Patricia Stilwell
Denise & Dwane Harris	Bette Stom
DeWight Higel	Doug & Cindy Teusher
Kurt Howell	John & Jenn VanNortwick
Rocio Mendoza Jimenez	Frank & Laura Wallace
Russ & Lori Johnson	Elaine Ward
Dag & Malia Jösang	Randy & Sherry Wolske
Curtis Kessel	Ted & Sherry Zahradnicek
Jan Kimbrough	Thomas Zahradnicek
Tiana Kisler	
Derek Kisler	

Exhibit B

Kuna School District

Empowering students to lead productive lives.

Date: September 14, 2023

RE: Case No. RZ2021-0059 Black Summit

Dear Honorable Members of the Canyon County Commission,

Kuna School District has reviewed the application of RZZ2021-0059 Black Summit and provides the following comments for your consideration.

Kuna School District has experienced rapid growth over the last ten years. Our March 2023 bond measure to increase student capacity did not pass. Given the current home approvals from the City of Kuna, Ada County Commission and Canyon County Commission has granted, we cannot serve this future development because the approved plats in this zone are beyond district capacity.

This proposed development will impact Crimson Point Elementary, Kuna Middle School and Kuna High School (KHS)/ Swan Falls High School (SFHS) zone. KHS/SFHS is at Capacity. Crimson Point and KMS are nearing capacity.

School	Educational Capacity by School	2023-24 Current Enrollment 8/30	2023-24 Capacity Utilization
Crimson Point Elem	528	434	82%
Hubbard Elem.	380	217	57%
Indian Creek Elem.	352	300	85%
Reed Elem.	616	**672**	109%
Ross Elem.	330	236	72%
Silver Trail Elem.	616	583	95%
Fremont Middle School.	660	517	78%
Kuna Middle School	810	739	91%
Initial Point High*	120	103	86%
KHS & SFHS	1900	**1904**	100%
Total by group	**6312**	**5705**	90%

Wendy Johnson, Superintendent

Kim Bekkedahl, *Asst. Superintendent*

Elmira Feather, *Chief Financial Officer*

Brian Graves, *Director of School Services*

Allison Westfall, *Communications Director*

Jason Reddy, Director of Technology & Learning Support Systems

Kelly Schamber, *Special Education Director*

Kevin Gifford, Curriculum, Instruction & Assessment Director

711 E. Porter Rd., Kuna, Idaho 83634 Phone: (208) 922-1000