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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEC 18 2025

REQUEST FOR EXTENSION OF TIME

DEPARTMENT OF WATER RESOURCES To provide additional time in which to submit proof of beneficial use for a water right permit

The Idaho Department of Water Resources will consider this form a request that the permit holder(s) be granted an additional period of time under the provisions of Idaho Code § 42-204, in which to complete development of a water right and file proof of beneficial use of water. There is a FILING FEE of \$50.00 to be included with this form when filed with IDWR.

Permit no. 63-32499 Date proof is due January 1, 2026

Name(s) of permit holder(s) Mayfield Townsite LLC

Mailing address 11204 N Bar 21 Drive City Glenns Ferry State ID Zip 83623

Telephone no. 208-366-7931 Email irondragonmistress@yahoo.com

Describe what work has been completed toward the development of this water right:
If no work has been completed, show "none".

See attached narrative

Costing \$ >\$4M

The permit holder(s) has been unable to complete the remainder of the work for the following reasons:
See attached narrative

Permit holder(s) request an extension for 9 yrs, 45 days year(s).

[Signature] Date 12/18/25
Signature (If other than permit holder, Power of Attorney must be supplied)

ACTION OF THE DEPARTMENT OF WATER RESOURCES

The Department has reviewed the explanation for delay and concludes the reason(s) for delay meets the requirements for approval of the Request for Extension of Time as provided by Idaho Code §§ 42-204 and/or 42-218.

IT IS HEREBY ORDERED that the permit is REINSTATED with the priority date advanced to _____, 20____.

IT IS HEREBY ORDERED that the above request for extension of time is APPROVED, and the time within which to submit proof of beneficial use is extended to August 23, 2029.

Signed this 3rd day of March, 2026

Shelley W. Keen
Craig Saxton, Chief
Water Allocation Bureau
Shelley W. Keen
Deputy Director



RECEIVED
DEC 18 2025
DEPARTMENT OF
WATER RESOURCES

December 18, 2025

Idaho Department of Water Resources
322 E Front Street, Suite 648
Boise, ID 83702
Via hand delivery

Subject: Request for Extension of Time – Permit 63-32499

Enclosed on behalf of Mayfield Townsite, LLC is a Request for Extension of Time for Permit 63-32499. The extension is signed by Teresa McCallum, Manager of Mayfield Townsite, LLC. A check for the \$50 filing fee is included.

The request seeks an extension of 9 years and 45 days consisting of 5 years for good cause under I.C. § 42-204(3)(d), and an additional 1,505 days (4 years and 45 days) for government delay under I.C. § 42-204(3)(a).

Thank you very much for your consideration and assistance in this matter. Please contact me if you have any questions.

Sincerely,

HDR Engineering, Inc.

Terry M Scanlan

Terry M. Scanlan, P.E., P.G.
Principal Engineer

Cc via email: Teresa McCallum – Mayfield Townsite, LLC
Norm Semanko – Parson Behle & Latimer PLC

Project #10444051

hdrinc.com

HDR, 412 E Parkcenter Blvd, Suite 100, Boise, ID 83706
(208) 387-7000

Narrative

Permit History

Permit 63-32499 was approved on January 13, 2016. The permit authorized 10 cfs and 4,320 acre-feet annually for municipal purposes within the Mayfield Townsite Planned Community, with an initial proof of beneficial use due date of January 1, 2021.

A request for extension of time was submitted on October 8, 2020. A 5-year extension was approved on January 17, 2021, for good cause with a new proof date of January 1, 2026.

Mayfield Townsite LLC sold a portion of the planned community project land to Mayfield Ranch LLC in 2022 and 2023, and portions of permit 63-32499 totaling 3.48 cfs and 1,503.4 AF were conveyed to Mayfield Ranch LLC on January 13, 2022 and July 24, 2023, and subsequently renumbered as 63-35473. This split reduced 63-32499 to 6.52 cfs and 2,816.6 AF. Although the permit was split according to land ownership, both portions of the permit will serve the Mayfield Townsite Planned Community. As a result, all work completed toward development of the Mayfield Townsite Planned Community water system supports both permit 63-32499 and permit 63-35473.

Extension Request

As further discussed below, the permit holders seek an extension of a total of 5 years plus 1,505 days, made up of (i) an additional 5-year extension for good cause under I.C. § 42-204(3)(d), and (ii) an additional 1,505 days (4 years and 45 days) for government delay under I.C. § 42-204(3)(a). The total request is 9 years and 45 days.

Extension for Good Cause

The permits should be granted an additional 5-year extension of time to submit proof of beneficial use under I.C. § 42-204(3)(d), which allows for extensions of time up to ten (10) years beyond the initial development deadline for permits greater than 2 cfs if the permit holder has exercised reasonable diligence and good cause exists. As explained below, the permit holders have exercised reasonable diligence in developing the Planned Community and have spent considerable sums of money toward the project and the water right permits.

Table 1 is a partial list of activities conducted in support of permit development, and the associated costs for those activities. Costs total approximately \$4M and support an additional 5-year extension to both permits for good cause pursuant to I.C. § 42-204(3)(d). The most prominent activities involved the design, construction, and testing of Mayfield Townsite Well No. 3 and the Planned Community's Phase 1 preliminary plat with total combined costs nearing \$3.4 million. Attachment A is the well completion report that

documents the work on Well No. 3. Documents concerning the preliminary plat are included in Attachment B. Documents supporting other permit development activities listed in Table 1 are described below or are available upon request.

Table 1. Permit development activities and costs

Water Permit Development Activities	Cost
Water right permit defense legal fees	\$34,300
Water Facility Plan preparation and revision	\$100,000
Water system design	\$29,725
Water Technical, Financial, Managerial document preparation	\$39,275
Wells and access property descriptions	\$5,775
Wells #1 and #2 conversion from agricultural to municipal use	\$51,000
Well #3 - design, permit, drill, test, approved for municipal use	\$1,098,525
Class A reuse water plan and permitting	\$41,250
Monitoring wells and access property descriptions and license agreement	\$7,500
Site boundary, topography, and access survey	\$93,925
Water system mainline and storage tank layout and sizing	\$31,500
Water-level monitoring	\$36,000
Phase 1 Preliminary Plat compliance, application and approval	\$2,268,700
FEMA existing conditions LOMR application through approval	\$43,800
Indian Creek flood modeling for project development	\$15,000
Indian Creek crossing design	\$34,500
FEMA infrastructure construction CLOMR application	\$25,100
Total Cost	\$3,955,875

Extension for Governmental Delays

The permits should be granted an extension of time to submit proof of beneficial use under I.C. § 42-204(3)(a), which allows for extensions of time “in cases where the permit holder is prevented from proceeding with construction, work, or application of water to full beneficial use by the permit holder’s failure to obtain necessary consent or final approval or rejection from the federal government because of the pendency of an application for right-of-way or other matter within the jurisdiction of the United States, by state, county, city or other local government permitting or administrative action or process related to the permit holder’s land or water development, or by litigation related to the permit holder’s land or water development.” Upon proper showing of the existence of any such condition, and being convinced that said permit holder is proceeding diligently and in good faith, the Department “shall extend the time so that the amount of time lost by such delays shall be added to the time given in the original permit, or in any subsequent grant of extension pursuant to paragraph (b), (c), (d), or (f) of this subsection, for each and every action required.” Development of the permits has encountered substantial governmental delay as

described below. The dates relevant to the government delay extension are summarized in Table 2 below.

Table 2. Governmental Delay Summary

Government Process	Submission Date	Approval Date	Days	Overlap Days	Overlap With
BOCC Review of Development Agreement Compliance	10-Jul-20	14-Oct-21	461		
IDEQ Water Facility Plan - initial filing	31-Oct-22	14-Dec-22	44		
Preliminary Plat Phase 1	19-Jan-23	6-Dec-23	321		
IDEQ Water Facility Plan - first revised filing	14-Mar-23	16-Mar-23	2	2	w/ Preliminary Plat process
Well 3 approvals - initial filing	24-Apr-23				w/ Preliminary Plat process
PWS approval for 2 wells	15-May-23	7-Aug-23	84	84	w/ Preliminary Plat process
Well 3 approvals - revised filing	5-Jun-23	7-Jun-23	2	2	w/ Preliminary Plat process
IDEQ Water Facility Plan - second revised filing	28-Jul-23	7-Sep-23	41	41	w/ Preliminary Plat process
FEMA LOMR	15-Nov-23	31-Jul-25	624	21	w/ Preliminary Plat process
Well 3 completion report - initial filing	12-Mar-24				w/ FEMA LOMR process
Well 3 completion report - revised filing	11-Apr-24	12-Apr-24	1	1	w/ FEMA LOMR process
Preliminary Plat Phase 1 extension	10-Jul-25	15-Oct-25	97	21	w/ FEMA LOMR process
TOTALS:			1677	172	
TOTAL minus Overlap			1505		

BOCC Review of Development Agreement Compliance. On July 10, 2020, the Director of the Elmore County Land Use and Building Department asserted to the Elmore County Board of County Commissioners (BOCC) that the Mayfield Townsite Planned Community development agreement had been violated. This assertion required a determination by the Board of Commissioners about the validity of the asserted violations. If violations were found and the Development Agreement breached, then the Director was advocating “having the applicant amend PC-2009-02 prior to applying for a plat” (see *PC-2009-02 Biennial Review FCO Order (6)(d), p. 6*). The assertions of violation called into question the development agreement authorization that needed affirmation by the Board of County Commissioners before the county staff would accept a preliminary plat application (see *PC-2009-02 Biennial Review FCO Order (i), p. 8*). The applicant could not file a preliminary plat application without the Commissioners’ determination because county staff would not accept the application (see *FCO Order (6)(d), p. 6*). Over the next 15 months, the development agreement was the subject of four public hearings and a public work session before the Commissioners affirmed compliance with the development agreement on October 14, 2021, a delay of 461 days. The PC-2009-02 Biennial Review FCO Order documenting this delay is included herein as Attachment C.

Preliminary Plat. A preliminary plat application was submitted to Elmore County on January 19, 2023 and was unanimously approved by the Planning & Zoning Commission on December 6, 2023 (Attachment B). The preliminary plat approval process resulted in a 321-day delay.

LOMR Application. Condition No. 27(g) of the preliminary plat approval prohibits any site improvements including trenching, rough grading, or vertical construction prior to obtaining a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA). In addition, preliminary plat Condition No. 78 prohibits the County from issuing building permits prior to FEMA's LOMR approval. The LOMR process delayed planned community development and associated water right permit development.

A LOMR application was submitted to FEMA on November 15, 2023. The application was approved (effective) on July 31, 2025, a total of 624 days including 21 days of overlap with the preliminary plat process (November 15 through December 6, 2023). Accordingly, the total delay due to the FEMA process following preliminary plat approval was 603 days. The FEMA approval is provided as Attachment D.

IDEQ Delays. The water system for Mayfield Townsite Planned Community requires multiple approvals from the Idaho Department of Environmental Quality (IDEQ).

- A water system facility plan application was initially submitted on October 31, 2022, and comments from IDEQ were received on December 14, 2022 (44 days). A revised plan was submitted on March 14, 2023, and approved on March 16, 2023, but this period overlaps with the preliminary plat process. A subsequent revision was submitted on July 28, 2023, and approved on September 7, 2023, which also overlaps with the preliminary plat process.
- A request for conversion of two irrigation wells for public water system use was submitted on May 15, 2023, and approved on August 07, 2023. This period overlaps with the preliminary plat process.
- Construction of Well 3 required multiple approvals
 - A preliminary engineering report (PER), plans and specifications, and well site evaluation were required before IDEQ would review plans and specifications. The documents were submitted on April 24, 2023. In response to IDEQ comments¹, a revised document was submitted on June 5, 2023, and approved on June 7, 2023. These periods overlap with the preliminary plat process.

¹ Comments were provided from IDEQ to HDR by email. A copy was not found in HDR files.

- A well completion report was submitted on March 12, 2024. In response to IDEQ comments², a revised report was submitted on April 11, 2024, and approved on April 12, 2024. Approval of a well completion report is necessary before IDEQ will review plans and specifications for the well house and pump system. These periods overlap with the FEMA LOMR process.

IDEQ approval letters are provided in Attachment E.

Preliminary Plat Extension. A request to extend preliminary plat validity was submitted to Elmore County on July 10, 2025, and approved on October 15, 2025 (97 days). This period overlaps the FEMA LOMR process (described below) by 21 days, for a total delay of 76 days. The extension was necessary because the FEMA process had stopped development from the date of preliminary plat approval until July 31, 2025. The preliminary plat extension approval is provided as Attachment F.

² Comments were provided from IDEQ to HDR by email. A copy was not found in HDR files.

Attachment A

Mayfield Well No. 3 Well Completion Report

WELL COMPLETION REPORT

MAYFIELD TOWNSITE WELL 3

Prepared for

Mayfield Ranch, LLC
328 S 9th Street
Boise, ID 83702

Prepared by

HDR Engineering, Inc.
412 E. Parkcenter Blvd., Suite 100
Boise, ID 83706

REVISED

April 11, 2024



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Appendices

Appendix A. Water Rights Report and IDEQ Approval Letters
Appendix B. Geophysical Log
Appendix C. Sieve Analysis Reports
Appendix D. As-Built Schematic and Well Driller's Report
Appendix E. Constant-Rate Pumping Test Data
Appendix F. Water Quality Reports

1. INTRODUCTION

The Mayfield Townsite planned community (Mayfield Townsite) is proposed in Elmore County, Idaho. Detailed plans have been developed for Phase 1 of the planned community, expected to include approximately 4,100 residential units on over 800 acres plus commercial and institutional uses. Detailed plans have not been developed for future phases. At build-out, the community may include up to 14,995 residential units on about 3,400 acres, plus commercial development. Project build-out is expected to take 15 to 20 years.

Mayfield Townsite will be served by a stand-alone community public water system. The public water system will be regulated by the Idaho Department of Environmental Quality (IDEQ) and subject to the Idaho Rules for Public Drinking Water Systems (IRPDWS; IDAPA 58.01.08). A separate pressurized irrigation (PI) system is expected to be the primary source of residential and common lot irrigation. Some residential irrigation, particularly with early development phases, is also anticipated from the municipal (i.e. potable) water system.

The municipal water system is expected to include supply wells, storage tanks, and one or more booster pump stations. Initial water system supply is expected to be from three supply wells, including two existing irrigation wells (Wells 1 and 2) converted for public water system use and a new supply well (Well 3). Well 3 has recently been constructed and tested. The wells are expected to meet the maximum day demand of the project, with storage provided to meet peak demands and fire flow.

1.1. Project Location

Mayfield Townsite is located between Boise and Mountain Home, northeast of Interstate 84. A vicinity map of the Mayfield Townsite property is provided as Figure 1. The legal description of Well 3 is the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 1 North, Range 4 East. The longitude and latitude coordinates are 116°54'55.80" W and 43°24'03.20" N.

1.2. Purpose and Scope

This report provides documentation of design, construction, and testing of Mayfield Townsite Well 3. This report includes a copy of the well as-built and well driller's report, the results of test pumping, recommended pump and setting depth, and water quality sampling results.

1.3. Report Organization

The well completion report is organized as follows: Section 2 summarizes well permitting. Section 3 describes the drilling, and construction of Well 3. Well development and test pumping results are presented in Section 4. Water quality results are summarized in Section 5. Conclusions and recommendations are listed in Section 6 of this report.

1.4. Contractors

The following contractors performed the drilling, construction, and testing of Well 3:

1. HDR Engineering, Inc. (HDR) provided well permitting and engineering and oversight of well drilling, construction, development, and well testing.
2. Riverside, Inc. (Riverside) performed well drilling, construction, and testing.
3. Snake River Wireline provided geophysical logging as a subcontractor to Riverside.
4. Atlas Technical Consultants was a subcontractor to HDR to perform all sieve analyses.
5. Analytical Laboratories was a subcontractor to HDR to perform all water quality laboratory analyses.

2. PERMITTING

The Idaho Department of Water Resources (IDWR) issued drilling permit number 911375 (Well Tag No. D102296). The well was permitted as a municipal well. The well will be a point of diversion for water right permit 63-32499, which authorizes a total groundwater diversion of 10.00 cfs (4,488 gpm) for municipal purposes. The approved water right permit is provided in Appendix A.

IDEQ approved the well site and construction by letters dated June 7, 2023. IDEQ determined that the well draws groundwater not under the direct influence of surface water. Copies of the IDEQ approval letters are included in Appendix A.

3. WELL DRILLING AND CONSTRUCTION

Well drilling, construction, and testing of Well 3 were completed in accordance with specifications prepared by HDR and approved by IDEQ. Drilling was accomplished by Riverside using the reverse mud rotary drilling method. Drilling began on September 19, 2023, and was completed on January 30, 2024.

3.1. Borehole Drilling

Riverside drilled a nominal 24-inch diameter borehole to a total depth of 480 feet, then a 17.5-inch borehole to a depth of 690 feet, and a 12.25-inch borehole to the total hole depth of 800 feet. During drilling, Riverside collected drill cuttings at 5-foot intervals and at changes in formation below a depth of 200 feet, under the supervision of HDR's on-site hydrologist. HDR's hydrologist examined and classified the cuttings to describe the lithology.

Alternating layers of decomposed granite, clays, and sandy clays are present to a depth of approximately 520 feet. Between a depth of 520 feet and 690 feet, alternating layers of clay, sand (medium to coarse), and gravel were encountered. Between 690 and 800 feet, sandy clay was encountered.

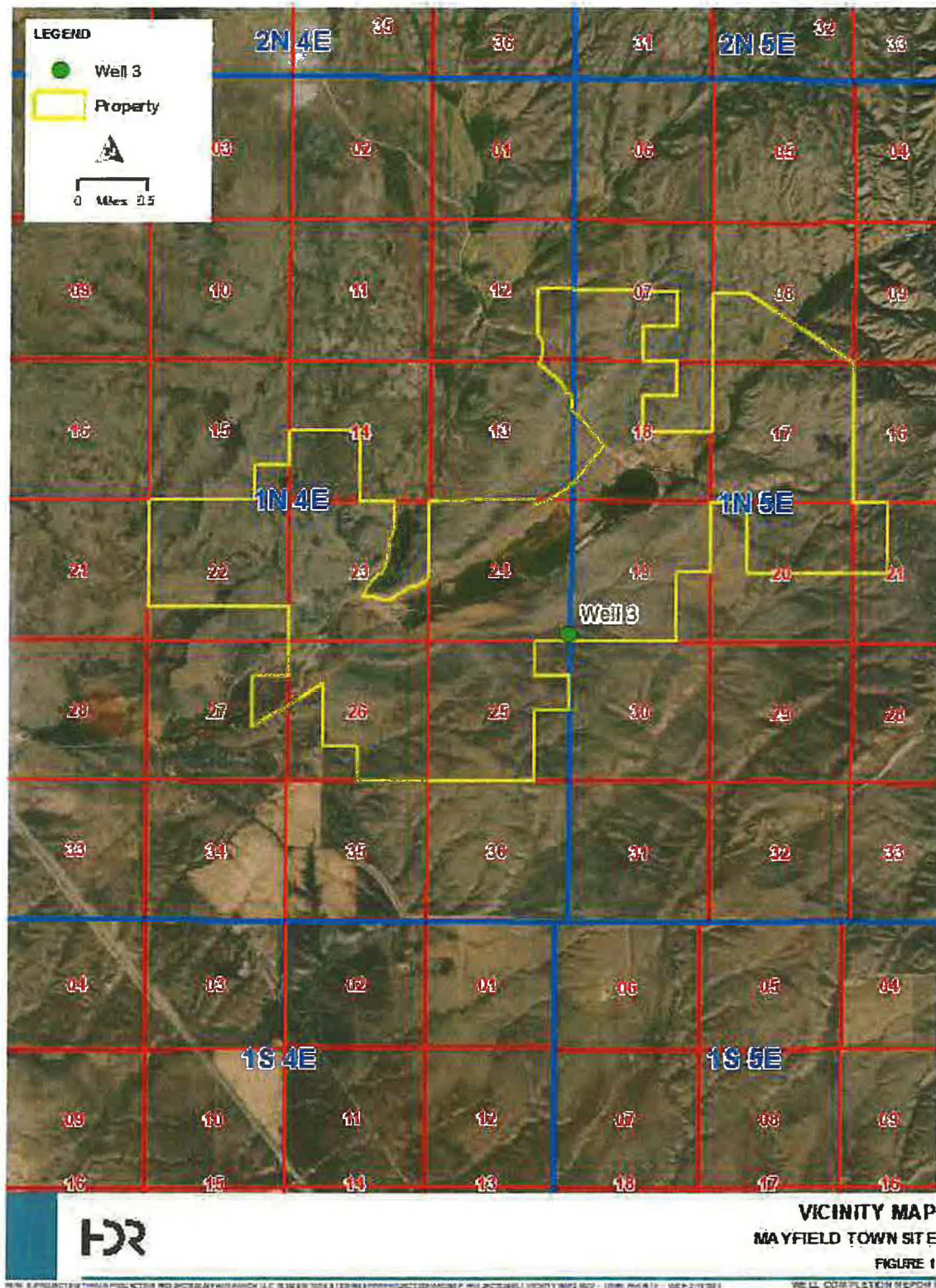


Figure 1. Vicinity map

3.2. Borehole Geophysics

A geophysical survey of the pilot borehole was performed on November 20, 2023, to characterize the type and thickness of the strata more completely for well screen placement. Snake River Wireline conducted the geophysical survey. The survey included 16-inch normal resistivity (short), 64-inch normal resistivity (long), single point resistivity, spontaneous potential, and natural background gamma.

Strata characterization by the geophysical log and the bore log are very similar. The resistivity logs are influenced by material porosity, hydraulic conductivity, the presence of water, and water quality. Saturated sand and gravel aquifers exhibit high resistivity while clays and silts have low resistivity. The resistivity of a formation also typically varies inversely with the total dissolved solids concentration (i.e., electrical conductivity) of the formation water. The relatively low resistivity values indicated by the geophysical log indicates moderate total dissolved solids.

The geophysical log identified target water-bearing zones between a depth of 490 to 520 feet (decomposed granite), 530 to 610 feet (medium to coarse brown sands), and 650 to 680 feet (brown sandy clay).

A temperature survey was also conducted on the pilot borehole. The temperature survey measured a bottom-hole temperature of 69.1 °F.

The geophysical log is included in Appendix B.

3.3. Sieve Analysis

Drill cuttings from Well 3 were sent to Atlas Technical Consultants for sieve analysis on November 20, 2023. Samples from depths of 510 to 515 feet, 550 to 555 feet, 670 to 675 feet, and 710 to 715 feet were sieved by the lab. Results of the sieve analysis were used to select filter pack and screen slot size. Reports are included in Appendix C.

3.4. Final Well Design

The bore log, geophysical log and sieve analysis were used in conjunction to identify the location of the target aquifers for well completion. Target aquifers were identified between a depth of 490 to 520 feet, 530 to 610 feet, and 650 to 680 feet. The aquifer materials consisted of decomposed granite with fine sediment layering, medium to coarse brown sands, and brown sandy clay.

3.5. Well Casing, Well Screen, Filter Pack, and Surface Seal

Following final design, the borehole was abandoned with 5,000 pounds of bentonite chips from a bottom hole depth of 800 feet to 690 feet. Then a string of 16-inch steel casing (0.375-inch wall thickness) and 10-inch diameter, 0.030-inch slot, stainless steel well screen was installed from 2.5 feet above ground surface to a depth of 680 feet. The well screen was placed from 490 to 520 feet, 530 to 610 feet, and 650 to 680 feet, per the final design. Blank 10-inch steel casing (0.365-inch wall thickness) was installed between the individual screen sections.

Following casing and screen placement, filter pack (No. 8-12 Colorado Silica Sand) was poured around the well screen, from a depth of 690 feet up to 450 feet. A total of 21,000 pounds of filter pack was placed around the well screen.

After the filter pack was installed, the annular space between the well casing and borehole was sealed with bentonite chips. The seal occurred on December 16, 2023, and was witnessed by Patrick Kelly of HDR. The seal was installed from a depth of 450 feet (top of filter pack) to ground surface. The seal required approximately 15.5, 2,400-pound sacks of bentonite (37,500 pounds total). The chips were slowly dry poured into the annular space from ground surface, and the depth of the seal was tagged after each sack was poured.

A comparison of the actual volume of chips installed with the theoretical volume required suggests a good, uniform seal that will protect the source aquifer from surface contamination.

The as-built well schematic and well driller's report are provided in Appendix D.

4. WELL DEVELOPMENT AND TEST PUMPING

4.1. Well Development

The well was developed by initially purging the drilling fluid from the well, then surging the well using the line-shaft turbine test pump. The well was developed until the water produced from the well was clear and free of sediment.

4.2. Test Pumping

4.2.1. Introduction

Test pumping of Well 3 was conducted on January 31 and February 1, 2024. Pumping equipment consisted of a line-shaft turbine test pump set to a depth of 460 feet. The pump was capable of producing 1,200 gpm with a total dynamic head of 400 feet. The pump was powered using a diesel motor and a right-angle gear drive. Water levels were measured by HDR and Riverside using an electric-line well sounder and pressure transducer. Flow was measured using a McCrometer magnetic flow meter with instantaneous and totalized flow indicators; pumping rates were determined based on an average of totalized flow. Water was discharged through approximately 30 feet of temporary pipeline to an open drainage on the property, directing water away from the well.

Sand content was measured using a Rossum sand tester. Turbidity was monitored visually. Temperature, pH, and conductivity were measured in the field, and water quality samples were collected for laboratory analysis during constant-rate testing.

4.2.2. Constant-Rate Pumping Test

A 24-hour constant rate test of Well 3 was conducted on January 31 and February 1, 2024. Average pumping rate during the test was 1,200 gpm. Drawdown at the end of

the test was 41.3 feet, equal to a short-term specific capacity of 29.1 gpm/ft. Final pumping water level was 329 feet. Water was clear throughout the test. Test data are plotted in Figure 2. Test data are provided in Appendix E.

The instant spike in recovery once the pump was shut down is due to water in the pump column pipe flushing back into the well. At approximately twelve minutes after the pump was shut down, the aquifer had absorbed all of the water in the pipe and water levels began to “naturally” recover to pre-testing conditions. After 46 minutes of recovery time, the water level had recovered to within about 15 feet of the original static water level.

Following the pumping test, Well 3 was disinfected in accordance with Idaho Well Construction Standards (IDAPA 37.03.09.025.23) to achieve 50 ppm chlorine concentration throughout the water column.

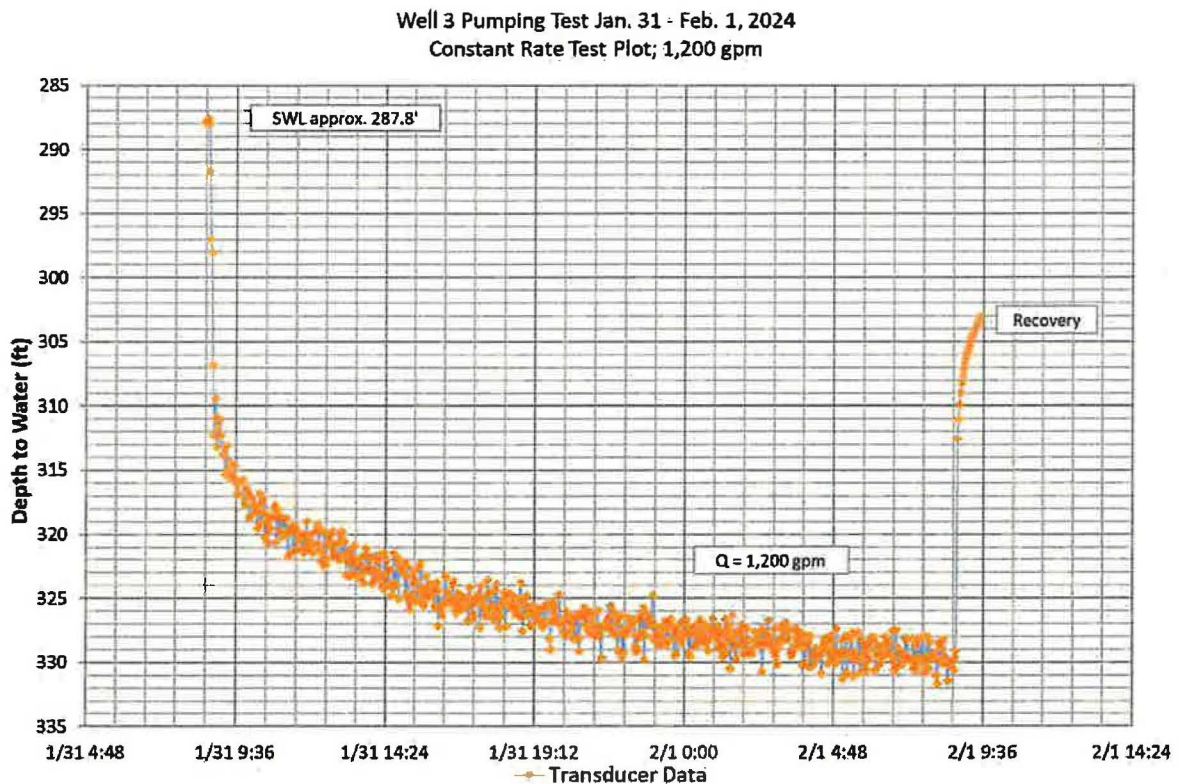


Figure 2. Constant-rate pumping test

4.3. Aquifer Characteristics

An analysis of the drawdown response in Well 3 during the constant-rate test using the Cooper and Jacob straight-line method indicates an aquifer transmissivity of approximately 31,000 gallons per day (gpd) per foot, see Figure 3. An analysis of the recovery response in Well 3 indicates an aquifer transmissivity of approximately 41,000 gpd per foot, see Figure 4.

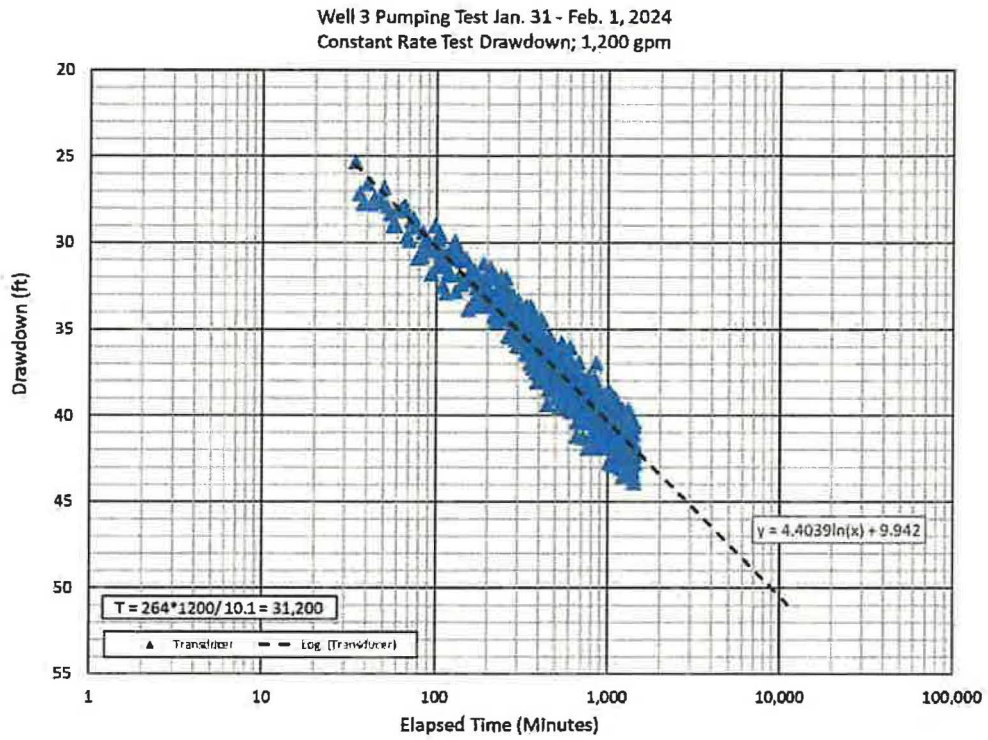


Figure 3. Semi-log drawdown plot

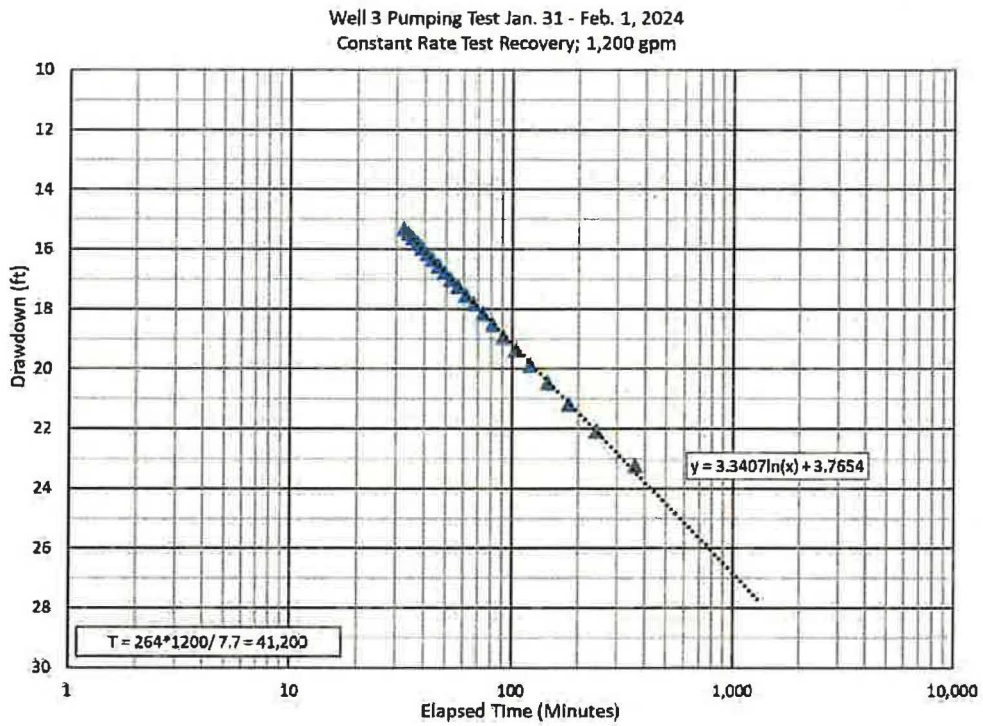


Figure 4. Semi-log recovery plot

Testing of Well 3 did not indicate the presence of aquifer hydraulic boundaries in the vicinity of the well. Hydraulic boundaries may be in the form of lithologic changes or faults. Boundaries typically manifest as obvious changes in slope of the drawdown semi-log plot, which are not evident on Figure 3.

4.4. Drawdown Predictions

The drawdown in Well 3 at pumping durations longer than 24 hours can be predicted by extrapolating the straight-line drawdown plot (Figure 5). Figure 5 shows that the drawdown in Well 3, while continuously pumping at 1,200 gpm for 30 days, is predicted to be 57 feet, equal to a pumping water level of approximately 345 feet below the measuring point. If Well 3 is continuously pumped at 1,200 gpm for a year, the predicted drawdown is 68 feet (pumping water level of approximately 356 feet below measuring point). These predictions assume that the hydraulic aquifer conditions observed during the 24-hour test remain constant and that there are no declines in static water level or boundary conditions encountered during longer pumping durations.

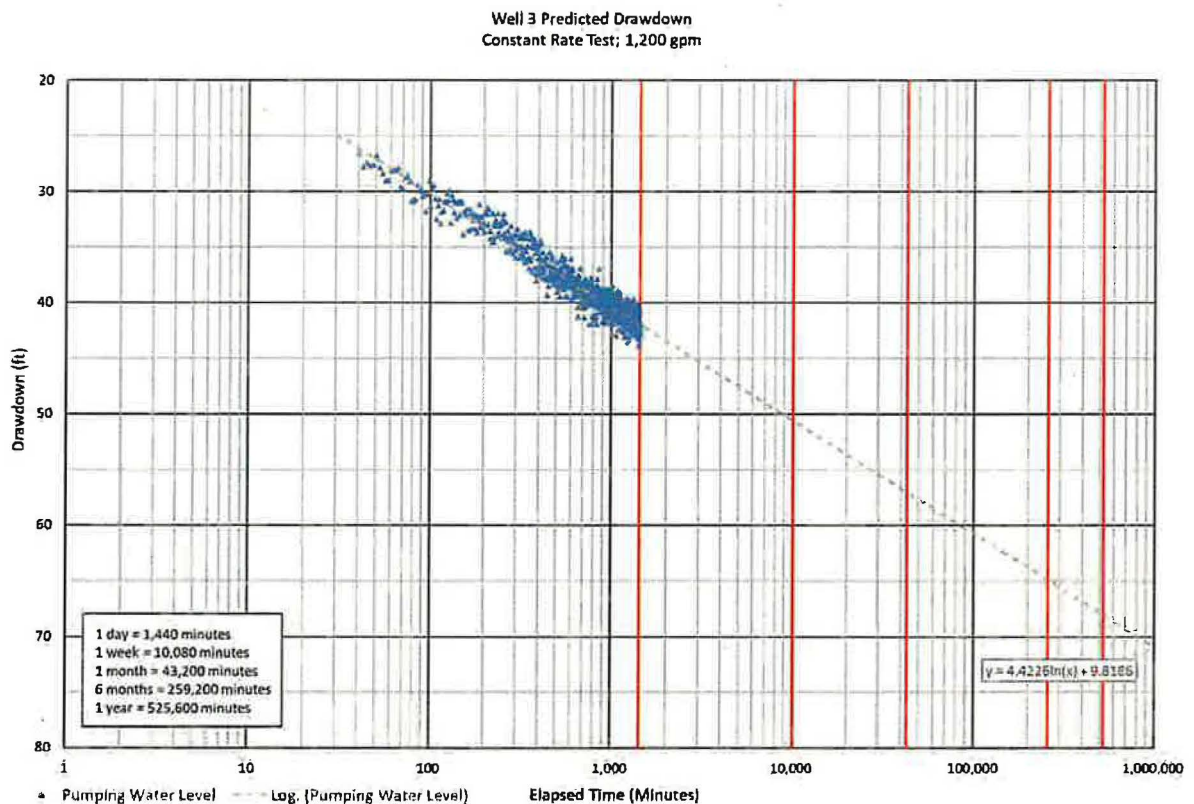


Figure 5. Predicted drawdown in Well 3

The Cooper and Jacob modified non-equilibrium Theis equation demonstrates that drawdown is directly proportional to pumping rate. Therefore, the drawdown in Well 3

can be predicted at pumping rates other than the test pumping rate of 1,200 gpm, assuming that well efficiency is good and aquifer characteristics remain constant. The predicted drawdown and pumping water level in Well 3 at various pumping rates are summarized in Table 1 below.

Table 1. Predicted drawdown and pumping water levels in Well 3

Rate (gpm)	Predicted Drawdown (ft)				
	1 day	one week	one month	six months	one year
800	28	34	38	43	45
900	31	38	43	49	51
1000	35	42	47	54	57
1100	38	46	52	59	62
1200	42	51	57	65	68
1300	45	55	62	70	74
1400	49	59	66	76	79
1500	52	63	71	81	85

Rate (gpm)	Predicted Pumping Water Level (ft)				
	1 day	one week	one month	six months	one year
800	316	321	326	331	333
900	319	326	331	336	339
1000	323	330	335	342	344
1100	326	334	340	347	350
1200	330	338	345	353	356
1300	333	343	349	358	361
1400	337	347	354	363	367
1500	340	351	359	369	373

4.5. Conclusions

The projected pumping water level at the Well 3 target yield of 1,200 gpm is about 356 feet after one year of continuous pumping, for a long-term specific capacity of about 17.7 gpm/ft. The upper screen interval begins at a depth of 490 feet, so there is about 134 feet of remaining available drawdown at this conservative operating period. In actual operation, Well 3 is expected to alternate with Wells 1 and 2, and operate for shorter durations (on the scale of weeks).

It is recommended that Well 3 be equipped with a pump capable of producing 1,200 gpm with a total dynamic head (TDH) of 530 feet. This TDH accounts for a long-term pumping water level of 356 feet, a discharge pressure of 70 psi to pump to storage, headloss, and a safety factor of 20 feet for pumping interference and any long-term aquifer declines. The recommended setting depth of the pump is 400 feet, 90 feet above the uppermost screen intervals.

5. WATER QUALITY

5.1. Water Quality Sampling

Water quality samples were collected by HDR from Well 3 during the constant-rate portion of the pumping test at 8 a.m. on February 1 (prior to test shutdown). Samples were collected to meet the requirements for new groundwater sources for community public water systems. HDR delivered the samples under chain-of-custody procedures to Analytical Laboratories (Boise, Idaho) within 3 hours of collecting the sample. Water quality results are summarized below, and water quality reports are provided in Appendix F.

5.2. Field Water Quality Monitoring

HDR monitored water quality parameters in the field including temperature, pH, and electrical conductivity (EC) throughout step-rate and constant-rate pumping periods. A water temperature of 18.4°C (65.1°F) was measured, consistent with the temperature probe results from the geophysical survey at 660 feet, summarized in Section 3.2. Field pH was 7.81 standard units (s.u.) throughout the entire test. EC was recorded at 176 microsiemens per centimeter ($\mu\text{S}/\text{cm}$) and a TDS of 132 mg/L during the test.

5.3. Sand Testing

Sand content was measured throughout the constant-rate pumping test using a Rossum centrifugal sand sampler, connected to the test pump discharge piping. Few grains of sand were present early in the constant-rate test. Sand content was no more than a trace throughout the entire 24-hour test.

Table 2. Sand Testing Results

Date	Time Start	Time End	Elapsed Time (min)	Sand Measurement (ml)	Sand Concentration (ppm)
1/31/2024	9:04	9:14	10	<0.1	<5
1/31/2024	12:58	13:08	10	<0.1	<5
2/1/2024	8:12	8:22	10	<0.1	<5

5.4. Laboratory Analytical Results

Water quality results from Well 3 are summarized in Table 3. The water has low total dissolved solids (TDS) content (132 milligrams per liter, mg/L), calcium hardness of 57.9 mg/L, and total hardness of 77.2 mg/L. Water alkalinity is 96.6 mg/L, entirely comprised of bicarbonate. Concentrations of iron and manganese were not detected. The water is moderately aggressive based on the Langelier corrosivity index.

The arsenic concentration is 0.0025 mg/L, below the EPA primary drinking water standard of 0.01 mg/L. The fluoride concentration is 0.37 mg/L, below the EPA primary and secondary drinking water standards of 4 and 2 mg/L, respectively. The uranium

concentration is below the laboratory detection limit of 0.1 ug/L. Gross alpha and beta were not detected in the water sample. The level of nitrate is 1.2 mg/L, much less than the drinking water standard of 10 mg/L. Ammonia was not detected. Two samples for total coliform bacteria both tested absent.

There were no volatiles, semivolatiles, or synthetic organic chemicals detected in the water samples.

Table 3. Well 3 Laboratory Analytical Results

Analyte	Units	MDL	EPA Method	Result
Alkalinity	mg/L	5.0	310.1	96.6
Ammonia, as N	mg/L	0.02	350.1	< 0.02
Arsenic	mg/L	0.0005	200.8	0.0025
Calcium Hardness	mg/L	1.25	200.7	57.9
Calcium	mg/L	0.50	200.7	23.2
Chloride	mg/L	1	300.0	4
Chromium	mg/L	0.002	200.8	< 0.0004
Copper	mg/L	0.01	200.7	< 0.003
Fluoride	mg/L	0.0001	300.0	0.37
Hardness	mg/L	5.00	SM 2340	77.2
Iron	mg/L	0.05	200.7	<0.05
Lead	mg/L	0.005	200.8	< 0.0002
Magnesium	mg/L	0.50	200.7	3.18
Manganese	mg/L	0.05	200.7	<0.05
Nitrate, as N	mg/L	0.2	300.0	1.2
pH	s.u.	--	SM 4500- HB	7.3
Potassium	mg/L	0.5	200.7	1.4
Sodium	mg/L	0.50	200.7	15.9
Sulfate	mg/L	0.2	300.0	7
Total Dissolved Solids	mg/L	25	SM 2540C	132
Uranium	ug/L	0.1	200.8	<0.1
Zinc	mg/L	0.01	200.7	< 0.001
Langelier's Index	---	---	Langelier	-0.89

6. CONCLUSIONS AND RECOMMENDATIONS

1. Well 3 is constructed with 16-inch diameter steel casing and 10-inch diameter, 0.030-inch slot size stainless steel well screen installed from 490 to 520 feet, 530 to

610 feet, and 650 to 680 feet. The well draws water from a sand and gravel aquifer zone.

2. The steel casing was sealed in place with $\frac{3}{4}$ -inch bentonite chips to a depth of 450 feet, with the seal placement observed by HDR. A comparison of the actual volume of chips installed with the theoretical volume required suggests a good, uniform seal that will protect the source aquifer from surface contamination.
3. Static water level in the well is approximately 285 feet below ground surface.
4. During constant-rate test pumping, the well produced an average of 1,200 gpm with 41 feet of drawdown (pumping water level of 329 feet) after 24 hours of pumping. Well 3 can produce the target yield of 1,200 gpm with a long-term predicted pumping water level of 356 feet. This level is about 134 feet above the top of the uppermost screen interval.
5. The transmissivity of the aquifer tapped by Well 3 is approximately 31,000 to 41,000 gpd/ft. Testing of Well 3 did not indicate the presence of aquifer hydraulic boundaries in the vicinity of the well.
6. It is recommended that Well 3 be equipped with a pump capable of producing 1,200 gpm with a TDH of 530 feet to pump to the top of the proposed storage tank. This TDH accounts for a long-term pumping water level of 356 feet, a discharge pressure of 70 psi, headloss, and a safety factor of 20 feet. The recommended setting depth of the pump is 400 feet.
7. The water produced from Well 3 is very good quality, meeting primary and secondary drinking water standards. The water is moderately hard, with low TDS and bicarbonate alkalinity. The water is moderately aggressive.

APPENDIX A

WATER RIGHT REPORT
IDEQ APPROVAL LETTERS

Water Permit Report: 63-32499(Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Attorney	SEMANKO, NORMAN M	PARSONS BEHLE & LATIMER PLC 800 W MAIN ST STE 1300	BOISE	ID	83702-5948
Current Owner	MAYFIELD TOWNSITE LLC	11204 N BAR 21 DR	GLENN'S FERRY	ID	83623-5028
Interested Party	HONSINGER, CHARLES L	HONSINGER LAW PLLC PO BOX 517	BOISE	ID	83701-0517
Original Owner	GOLDSMITH, MARTY	PO BOX 1359	CALDWELL	ID	83606
Representative	SPF WATER ENGINEERING LLC	C/O SCOTT N KING 300 E MALLARD DR STE 350	BOISE	ID	83706

Water Permit Status

Priority Date : 7/28/2006
 Status : Active

Water Source

Source	Tributary	Tributary Qualifier
GROUND WATER		

Points Of Diversion (Location)

Source	Township	Range	Section	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	01N	04E	23	SE	SW		ELMORE	
GROUND WATER	01N	04E	24	SW	NE		ELMORE	
GROUND WATER	01N	04E	24	NW	SW		ELMORE	
GROUND WATER	01N	04E	24	SW	SW		ELMORE	
GROUND WATER	01N	04E	24	SE	SE		ELMORE	
GROUND WATER	01N	04E	27	SE	NE		ELMORE	
GROUND WATER	01N	05E	18	SW	SE		ELMORE	
GROUND WATER	01N	05E	19	SW	NW		ELMORE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
MUNICIPAL	01/01	12/31	6.52 CFS	
TOTAL			6.52 CFS	

Places of Use

This claim has a [Large Place Of Use](#)

Conditions

- Code Conditions**
- 128 Place of use is within the area served by the public water supply system of Mayfield Townsite. The place of use is generally located within Sections 12-15 and 22-27, Township 1N, Range 4E and Sections 5, 7, 8 and 17-21, Township 1N, Range 5E.
 - 180 A map depicting the place of use boundary for this water right at the time of this approval is attached to this document for illustrative purposes.
- Prior to submitting proof of beneficial use, the right holder shall not assign ownership of the permit to another owner without prior notification to the Department.

- 34 Prior to or in connection with the proof of beneficial use statement to be submitted for municipal water use under this right, the right holder shall provide the department with documentation showing that the water supply system is being regulated by the Idaho Department of Environmental Quality as a public water supply and that it has been issued a public water supply number.
- 26A Project construction shall commence within one year from the date of permit issuance and shall proceed diligently to completion unless it can be shown to the satisfaction of the Director of the Department of Water Resources that delays were due to circumstances over which the permit holder had no control.
- 004 This right does not grant any right-of-way or easement across the land of another.
- 046 Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
- 121 The Director retains jurisdiction to require the right holder to provide purchased or leased natural flow or stored water to offset depletion of Lower Snake River flows if needed for salmon migration purposes. The amount of water required to be released into the Snake River or a tributary, if needed for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this permit.
- 196 The right holder shall install or construct a straight length of conduit or ditch suitable for installation of a device for measuring the entire flow of water being diverted in connection with this right. If the right holder uses conduit, the straight length of conduit shall be at least fifteen times the diameter of the conduit and shall be above ground or otherwise easily accessible.
- R64 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for municipal type irrigation within the place of use.
- Diversion of water under this water right will impact the sufficiency of the supply for the Swan Falls minimum flows, because of the direct hydraulic connection between the ground water being appropriated by the applications and the Snake River above Swan Falls Dam. The water right holder shall fully participate in any requirement imposed upon other junior water right holders and trust water right holders needed to satisfy the Swan Falls minimum flows.
- Prior to diversion and use of water under this right, the right holder shall install a flow measurement and volume totalizing device of a type approved by the Department on each point of diversion to measure flow and volume of water diverted.
- Diversion and use of water in connection with this right is subject to a Monitoring-Reporting Plan. The right holder shall provide the Department with a plan for monitoring-reporting aquifer levels, diversion flow rates, and volumes. The monitoring-reporting should occur in parallel with land development and production and should include identification of non-production wells and timelines for measuring and reporting. The right holder shall not divert water in connection with this right until the plan is approved by the Department. Failure to comply with the plan once it is accepted shall be cause for the Department to cancel or revoke the right.
- Common areas, parks, school grounds, golf courses, and any other large parcels may only be irrigated under this water right with wastewater that has been previously beneficially used for potable or culinary purposes, has been treated in a waste water treatment plant, and is delivered from the wastewater treatment plant to the parcel to be irrigated.
- Water diverted under this right may be used for direct irrigation of up to ½ acre per residential lot upon which a home has been constructed.
- This right is limited to a total diversion volume of 2816.6 acre-feet annually.

Dates

Licensed Date :
 Decreed Date :
 Permit Proof Due Date : 1/1/2026
 Permit Proof Made Date :
 Permit Approved Date : 1/13/2016
 Permit Moratorium Expiration Date :
 Enlargement Use Priority Date :
 Enlargement Statute Priority Date :
 Water Supply Bank Enrollment Date Accepted :
 Water Supply Bank Enrollment Date Removed :
 Application Received Date: 7/28/2006
 Protest Deadline Date: 6/23/2008

Other Information

State or Federal :
 Water District Number : 161
 Generic Max Rate Per Acre : 0
 Generic Max Volume Per Acre : 0
 Civil Case Number :
 Decree Plaintiff :
 Decree Defendant :
 Swan Falls Trust or Nontrust :
 Swan Falls Dismissed :
 DLE Act Number :
 Cary Act Number :
 Mitigation Plan: False



June 7, 2023

Tom Claridge
Mayfield Ranch LLC
398 South 9th Street
Boise, Idaho 83702
tclaridge@mayfieldranch.us

RE: Mayfield Townsite Public Water System – Well 3 (Elmore County)
a. Well Site Conditional Approval
b. Groundwater Under Direct Influence of Surface Water Determination

Dear Mr. Claridge:

WELL SITE CONDITIONAL APPROVAL

Mayfield Townsite's consultant, HDR Engineering, has submitted the required information on the referenced well site, and has certified that the site is generally acceptable for a new public water system well. The Department of Environmental Quality (DEQ) has reviewed the submitted information and is approving the site per the "Idaho Rules for Public Drinking Water Systems" (IRPDWS) (IDAPA 58.01.08) subject to the following conditions:

PROJECT SPECIFIC CONDITIONS

- A. This approval is for the well site only. Construction of the well, pump system, and distribution system components cannot begin until plans and specifications are approved by DEQ. The plans, specifications, and related documents will have to verify and augment the data provided in the initial Well Site Evaluation, ensuring full conformance to the IRPDWS.
- B. Preliminary Engineering Reports for any water system components such as a storage reservoir, booster station(s), and the well pump house, must be approved by DEQ prior to the submittal of plans and specifications for the water system components.
- C. New source monitoring will need to be collected by the owner, tested by an Idaho certified laboratory, and approved by DEQ, before water may be distributed to the public.
- D. Written authorization must be received from DEQ before water can be served to the public from this well. Approvals of other portions of this project, and/or the lifting of sanitary restrictions, shall not be interpreted as authorization to serve the public.
- E. This approval will be voided if: 1) well construction is not completed within one calendar year of the date of this letter; 2) the well is improperly constructed, operated, or maintained; or 3) the site conditions change before well construction has commenced.

Tom Claridge
Mayfield Ranch LLC
June 7, 2023
Page 2 of 2

GROUNDWATER UNDER DIRECT INFLUENCE OF SURFACE WATER

Idaho is required by federal drinking water regulations to determine whether groundwater sources serving public drinking water systems are directly influenced by surface water. "Groundwater Under the Direct Influence of Surface Water" (GWUDI) may contain disease causing organisms which are normally found only in surface water, and may require additional treatment including filtration and/or disinfection and contact time.

Based on documentation provided, it appears that Well 3 will be classified as *groundwater* and no other actions are required for GWUDI determination. If indicators such as frequent microbial activity, or seasonal shifts in water characteristics, occur in the future, a new determination may be required.

Please call Richard Lee at (208) 373-0457 with any questions on the classification.

If you have any other questions about this approval, please feel free to call me at (208) 373-0281, or contact me via e-mail at Dan.M.Smith@deq.idaho.gov.

Sincerely,



Dan Smith, PE
Senior Water Quality Engineer

Attachment(s): Approval Stamped Well Site Evaluation, Engineering Report & Plans

e: Jason Thompson, PE, HDR Engineering (w/ enclosures)
Aaron Skinner, IDWR Western Regional Office (w/ enclosures)
Valerie Greear, PE, DEQ Boise Regional Office
Richard Lee, DEQ Boise Regional Office
2023AGD2980



June 7, 2023

Tom Claridge
Mayfield Ranch LLC
398 South 9th Street
Boise, Idaho 83702
tclaridge@mayfieldranch.us

RE: Mayfield Townsite Public Water System – Well 3 (Elmore County)
a. Well Engineering Report
b. Well Plans & Specifications

Dear Mr. Claridge:

The referenced documents submitted for this project appear to meet State of Idaho standards and are approved based on the conditions listed below.

PROJECT SPECIFIC CONDITIONS:

- A. All conditions of this letter must be met. The standard conditions on the Department of Environmental Quality (DEQ) review stamp are part of this approval. Supporting reports or documents are considered to be part of the approved documents.
- B. No work may begin until copies of this approval letter and the plans and specifications bearing the DEQ approval stamp are delivered to, and kept on, the job site. As the project owner, you must ensure the contractor, the construction inspector, and the certifying engineer are aware of the approval conditions.
- C. This approval will be voided if: 1) the well is not completed within one calendar year of the date of this letter; 2) the well is improperly constructed, operated, or maintained; or 3) the well fails to function as intended.
- D. No material deviations can be made from the approved plans without DEQ's prior written approval.
- F. Per the project documents, the land developer or owner, or their representative, shall ensure that a professional engineer, or professional geologist, provides supervision of construction and written documentation of the construction and testing of the wells in the form of a *well completion report* compliant with all provisions listed in the "Idaho Rules for Public Drinking Water Systems" (IDAPA 58.01.08 Section 510.05).
- G. The Application for Drilling Permit, approved by the Idaho Department of Water Resources (IDWR), contains conditions that are an essential part of the subject plans and specifications. A copy of the Application for Drilling Permit approved by IDWR, and the DEQ approved plans and specifications, must be maintained at the drill site.

Tom Claridge
Mayfield Ranch LLC
June 7, 2023
Page 2 of 2

- H. The project engineer must stake where the well will be drilled in accordance with the DEQ approved well site plan.
- I. Before this well can be put into service and the water distributed to the public, DEQ must issue a final approval of the well and/or water system, and **DEQ must issue written authorization to serve water to the public**. Approvals of other portions of this project, and/or the lifting of sanitary restrictions, shall not be interpreted as authorization to serve the public.
- J. Before DEQ can issue final approval, a *well completion report* must be submitted to, and approved by, DEQ. The *well completion report* must at a minimum include:
 - 1. Results of new source monitoring samples collected by the owner and tested by a certified laboratory.
 - 2. Results from pump tests conducted after construction. These results shall include the requirements listed in section 510.06.c of IDAPA 58.01.08.
 - 3. Documentation that the project was completed as approved, an as-built schematic of the well, and the well drillers log.
- K. The *well completion report*, mentioned in Conditions F & J, must be submitted to DEQ prior to, or concurrent with, the preliminary engineering report (PER) for the wellhouse construction associated with the well. The *well completion report* contains information that is necessary for the preparation and review of the wellhouse PER.
- L. DEQ will conduct a final engineering inspection and/or initial sanitary survey prior to final approval of this source. This can be scheduled after the well and wellhouse have been constructed according to approved plans and specifications.

Please feel free to call me with any questions at (208) 373-0281, or contact me via e-mail at Dan.M.Smith@deq.idaho.gov.

Sincerely,

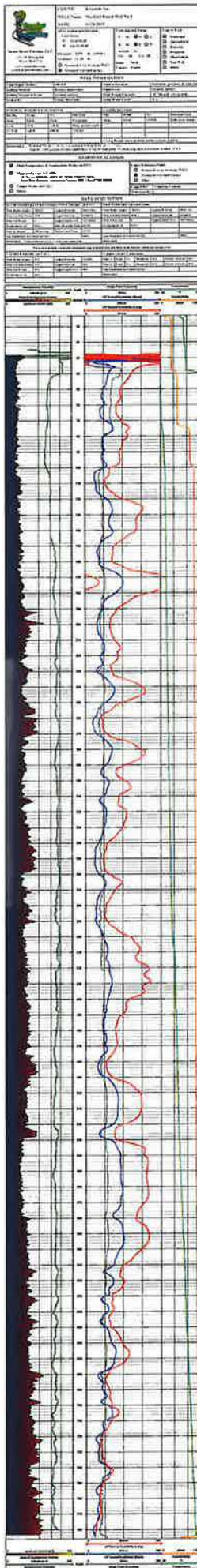


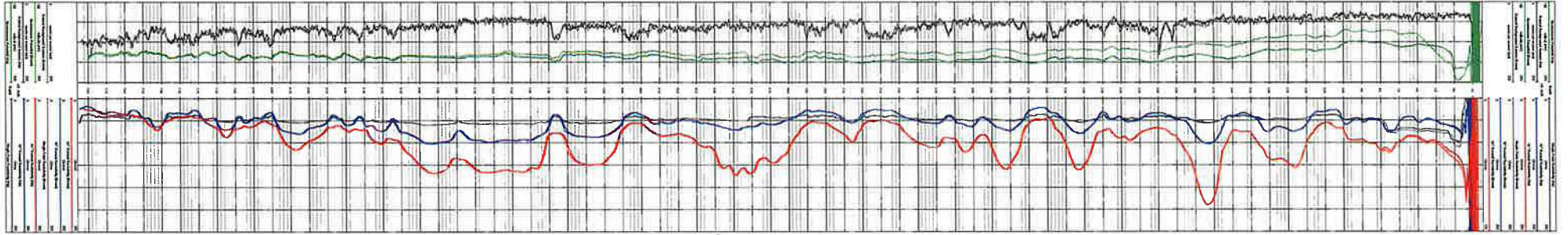
Dan Smith, PE
Senior Water Quality Engineer


Attachment(s): Approval Stamped Well Site Evaluation, Engineering Report & Plans

e: Jason Thompson, PE, HDR Engineering (w/ enclosures)
Aaron Skinner, IDWR Western Regional Office (w/ enclosures)
Valerie Greear, PE, DEQ Boise Regional Office
Richard Lee, DEQ Boise Regional Office
2023AGD2981

APPENDIX B
GEOPHYSICAL LOG







Snake River Water, LLC
 2112 N. Irons Rd.
 Boise, ID 83714
 www.srwwater.com
 crs@srwwater.com

CLIENT: Riverside Inc.
 WELL Name: Mayfield Ranch Well No 3
 DATE: 11/20/2023

GPS Location and Elevation: UTM Zone N 45°24'03.29" W 118°44'33.80" Elevation: 3,219 ft (AMSL) Accuracy: +/- 29 ft <input type="checkbox"/> Measured to top of casing (TOC) <input checked="" type="checkbox"/> Measured to ground surface	Township and Range: T. 41 N. R. 12 E. S. 15 N. Section: 24 10th NE 1/4 SE County: Elmore	Type of Well: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Agricultural <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Observation <input type="checkbox"/> Test Well <input type="checkbox"/> Other
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

WELL INFORMATION

Total Depth (feet): 800 ft	Fluid in Wellbore:	Bacteria, and iron, & sulfide
Drilling Method: Reverse mud return	Fluid Level:	Ground surface
Drilling Measured From: Ground surface	Meat Weight/Volume:	+18.7 lbs/gal, -43 seconds
Drilled By: Adam Oberdorfer	Water Yield:	N/A

NOMINAL BOREHOLE DIAMETER

Bit Size	From	To	Bit Used
36 in.	800 ft	12 ft	Extractor
24 in.	12 ft	420 ft	Slide opener (graph)
12 in.	420 ft	800 ft	Tricone

CASING REVEAL

Size	From	To	Material Used
36 in.	800 ft	12 ft	Mild steel (strip)

REMARKS: Stranded 12 in 11 in 2023. Cemented to top of casing (TOC).
 Approx. 1100 gallons of water added daily to top of well head. *Current plug sand in borehole ground +230 ft.

GEOPHYSICAL LOG(S)

Fluid Temperature & Conductivity Probe (40 FTS)

Multi probe (40 CRP-1000)
 18" Normal Resolution (Obtain 40" Normal Resolution if cap)
 Solid State Resolution, 70% Normal Resolution, Current Equipment Gamma

Caliper Probe (40 CM-1)

Other:

Log(s) Reference Point:

Measured to top of casing (TOC)

Measured to Ground Surface

Other:

Logged By: Clarence Carlson
 Witnessed By:

DATA ACQUISITION

FLUID TEMPERATURE AND CONDUCTIVITY PROBE (40 FTS)

Total Depth of Log(s)	70 FTS	Logged Interval	Time (min)	Total Depth of Log(s)	70 FTS	Logged Interval	Time (min)
Start of Log Point	400	400-405	0:00	Start of Log Point	400	400-405	0:00
End of Log Point	405	405-410	0:05	End of Log Point	405	405-410	0:05
Percentage Error	0.0%	Stat. Uncert. Error	0.1 F	Percentage Error	0.0%	Stat. Uncert. Error	0.1 F
Start as Station	400	Station Data From	40 FTS				

SOLID STATE (40 CRP-1000)

Total Depth of Log(s)	70 FTS	Logged Interval	Time (min)	Total Depth of Log(s)	70 FTS	Logged Interval	Time (min)
Start of Log Point	400	400-405	0:00	Start of Log Point	400	400-405	0:00
End of Log Point	405	405-410	0:05	End of Log Point	405	405-410	0:05
Percentage Error	0.0%	Stat. Uncert. Error	0.1 F	Percentage Error	0.0%	Stat. Uncert. Error	0.1 F

CALIPER PROBE (40 CM-1)

Total Depth of Log(s)	70 FTS	Logged Interval	Time (min)	Total Depth of Log(s)	70 FTS	Logged Interval	Time (min)
Start of Log Point	400	400-405	0:00	Start of Log Point	400	400-405	0:00
End of Log Point	405	405-410	0:05	End of Log Point	405	405-410	0:05
Percentage Error	0.0%	Stat. Uncert. Error	0.1 F	Percentage Error	0.0%	Stat. Uncert. Error	0.1 F

Caliper 2-Point Calibration

Point #	Point 1	Point 2	Measured	% Error	Percent Accuracy
1	1.000	1.000	1.000	0.0%	100%
2	0.500	0.500	0.500	0.0%	100%

Geophysical Log

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

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Normal Background Gamma

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0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

Single Probe Resolution

0 - 200 (Scale for Normal Resolution)

Normal Background Gamma

0 - 100 (Scale for Normal Background Gamma)

18" Normal Resolution (Obtain)

0 - 200 (Scale for 18" Normal Resolution)

Normal Background Gamma


0 - 100 (Scale for Normal Background Gamma)

40" Normal Resolution (Obtain)

0 - 200 (Scale for 40" Normal Resolution)

Equivalent Porosity

0 - 100% (Scale for cement log)

 Snake River Wireline, LLC 2212 N Bryson Rd. Boise, ID 83714 www.srwireline.com ccarson@srwireline.com	CLIENT: Riverside Inc. WELL Name: Mayfield Ranch Well No.3 DATE: 11/20/2023	GPS Location and Elevation: (NAD83 Datum) N 43°24'03.20" W 116°54'55.80" Elevation: 3,575 ft. (AMSL) Accuracy: +/- 20 ft. <input type="checkbox"/> Measured to top of casing (TOC) <input checked="" type="checkbox"/> Measured to ground surface	Township and Range: T. 01 <input checked="" type="checkbox"/> N <input type="checkbox"/> S R. 04 <input checked="" type="checkbox"/> E <input type="checkbox"/> W Section: 24 1/4: SE 1/4: SE State: Idaho County: Elmore	Type of Well: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Agricultural <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Observation <input type="checkbox"/> Test Well <input type="checkbox"/> Other
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

WELL INFORMATION			
Total Depth (Driller):	800.0 ft.	Fluid in Borehole:	Beentonite, poly mer., & soda ash
Drilling Method:	Reverse mud rotary	Fluid Level:	Ground surface
Drilling Measured From:	Ground surface	Mud Weight/Viscosity:	-8.7 lbs/gal. ~45 seconds
Drilled By:	Adam (Riverside)	Static Water Level:	N/A

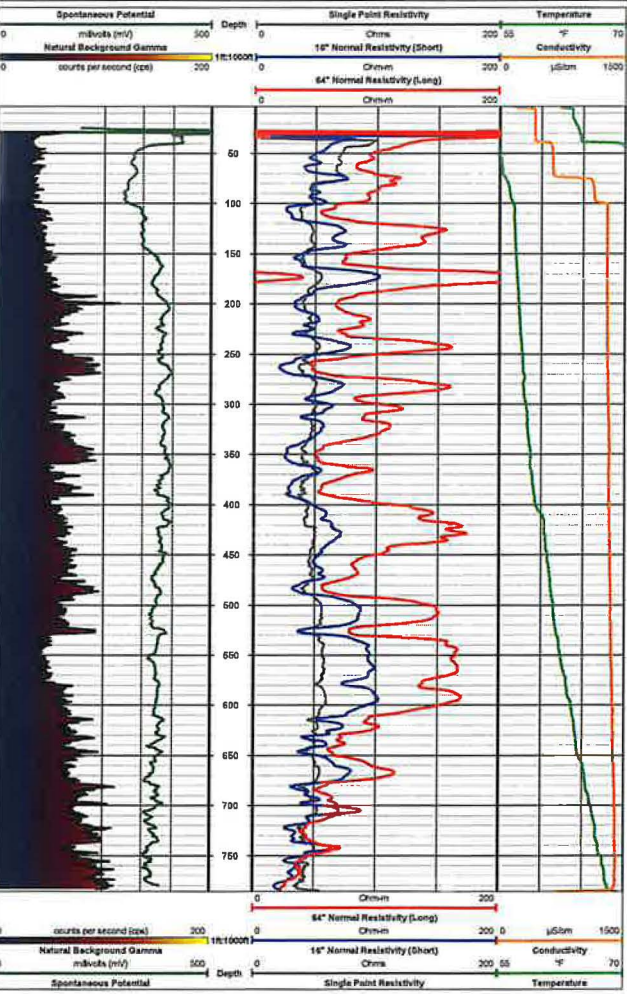
NOMINAL BOREHOLE DIAMETER				CASING RECORD			
Bit Dia.	From	To	Bit Used	Size	From	To	Material Used
30-in.	0.0 ft.	15 ft.	Excavator	30-in.	0.0 ft.	15.0 ft.	Mild-steel (temp.)
24-in.	15 ft.	420 ft.	Hole opener (rarks)				
12.75-in.	420 ft.	800 ft.	Tricone				
				Casing Height above ground surface (AGS):	0.0 ft.		

REMARKS: Reached TD on 11-16-2023. Circulated & tripped out on 11-17-2023. Approx. 3,000 gallons of water added daily to top off mud pond. *Cement plug used in borehole around ~420 ft.

GEOPHYSICAL LOG(S)	
<input checked="" type="checkbox"/> Fluid Temperature & Conductivity Probe (40 FTC) <input checked="" type="checkbox"/> Multi-probe (40 GRP-1000) 16" Normal Resistivity (Short), 64" Normal Resistivity (Long), Single Point Resistivity, Spontaneous Potential, Natural Background Gamma <input type="checkbox"/> Caliper Probe (40 CAL) <input type="checkbox"/> Other:	Logs Reference Point: <input type="checkbox"/> Measured to top of casing (TOC) <input checked="" type="checkbox"/> Measured to Ground Surface <input type="checkbox"/> Other: Logged By: Cameron Carbons Witnessed By:

DATA ACQUISITION					
FLUID TEMPERATURE/CONDUCTIVITY PROBE (40 FTC)			MULTI-PROBE (40 GRP-1000)		
Total Depth (Logger):	796.0 ft.	Logged Direction:	Down Only	Total Depth (Logger):	796.0 ft.
Total # of Data Points:	4494	Logged Intervals:	0.1668 ft.	Total # of Data Points:	4529
Total # of Errors:	1	Logged Speed (ft/min):	122 ft/min.	Total # of Errors:	0
Percentage Error:	0.0%	Max. Recorded Temp:	69.1 F	Percentage Error:	0.0%
Time on Bottom:	789 seconds	Bottom Hole Temp:	69.1 F		
Log Adjustment to Ground Surface:	None	Log Adjustment to Ground Surface:	None		

CALIPER PROBE (40 CAL)					
Total Depth (Logger):	N/A	Logged Direction:	Up Only	Point 1: Final	N/A
Total # of Data Points:	N/A	Logged Intervals:	N/A	Point 2: Final	N/A
Total # of Errors:	N/A	Logged Speed (ft/min):	N/A	Log Adjustment to Ground Surface:	
Percentage Error:	N/A				



APPENDIX C
SIEVE ANALYSIS REPORTS



SIEVE ANALYSIS

Patrick Kelly
HDR Engineering
412 E Parkcenter Blvd
Boise, ID 83706

Phone: 208-954-4805
Fax:
Other: E-REPORTS ONLY

Project: Mayfield Well 3, E Indian Creek Rd.,
Boise, ID
Project Manager: Chris Elzea
Lab Technician: Karl Sorg (ACI 02178736)
Test Date: November 21st – 28th, 2023

As requested Atlas has performed sieve analysis testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	Purposed Well #3 @ 510' –515', Sample provided by client. Results are for the sample as received.					
Date Obtained:	November 20 th , 2023					
Sample ID:	23-0744 (B232066L)					
Sampling and Preparation:	ASTM D75:		AASHTO T2:		ASTM D421:	X
Test Standard:	ASTM C117:	X	AASHTO T11:		ASTM D1140:	
	ASTM C136:	X	AASHTO T27:		ASTM D422:	
					AASHTO T87:	
					ASTM D5444:	
					AASHTO T88:	

Sieve Size	Percent Passing
#4	100
#8	97
#10	94
#16	75
#30	18
#40	13
#50	11
#100	9
#200	7.8

If there are questions concerning this report (B232066L-112023=L=S-Sieve230744), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Guillermo E. Trancoso IV
Boise Laboratory Supervisor

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
CC:



SIEVE ANALYSIS

Patrick Kelly
HDR Engineering
412 E Parkcenter Blvd
Boise, ID 83706

Phone: 208-954-4805
Fax:
Other: E-REPORTS ONLY

Project: Mayfield Well 3, E Indian Creek Rd.,
Boise, ID
Project Manager: Chris Elzea
Lab Technician: Karl Sorg (ACI 02178736)
Test Date: November 21st – 28th, 2023

As requested Atlas has performed sieve analysis testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	Purposed Well #3 @ 550' – 555', Sample provided by client. Results are for the sample as received.						
Date Obtained:	November 20 th , 2023						
Sample ID:	23-0745 (B232066L)						
Sampling and Preparation:	ASTM D75:		AASHTO T2:		ASTM D421:	X	AASHTO T87:
Test Standard:	ASTM C117:	X	AASHTO T11:		ASTM D1140:		ASTM D5444:
	ASTM C136:	X	AASHTO T27:		ASTM D422:		AASHTO T88:

Sieve Size	Percent Passing
#4	100
#8	97
#10	94
#16	75
#30	23
#40	15
#50	13
#100	11
#200	9.6

If there are questions concerning this report (B232066L-112023=L=S-Sieve230745), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Guillermo E. Troncoso IV
Boise Laboratory Supervisor

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
CC:



SIEVE ANALYSIS

Patrick Kelly
HDR Engineering
412 E Parkcenter Blvd
Boise, ID 83706

Phone: 208-954-4805
Fax:
Other: E-REPORTS ONLY

**Project: Mayfield Well 3, E Indian Creek Rd.,
Boise, ID**
Project Manager: Chris Elzea
Lab Technician: Karl Sorg (ACI 02178736)
Test Date: November 21st – 28th, 2023

As requested Atlas has performed sieve analysis testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	Purposed Well #3 @ 670' – 675', Sample provided by client. Results are for the sample as received.					
Date Obtained:	November 20 th , 2023					
Sample ID:	23-0746 (B232066L)					
Sampling and Preparation:	ASTM D75:		AASHTO T2:		ASTM D421:	X
Test Standard:	ASTM C117:	X	AASHTO T11:		ASTM D1140:	
	ASTM C136:	X	AASHTO T27:		ASTM D422:	
					AASHTO T87:	
					ASTM D5444:	
					AASHTO T88:	

Sieve Size	Percent Passing
#4	100
#8	99
#10	99
#16	96
#30	52
#40	43
#50	37
#100	30
#200	25

If there are questions concerning this report (B232066L-112023=L=S-Sieve230746), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Guillermo E. Troncoso IV
Boise Laboratory Supervisor

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
CC:



SIEVE ANALYSIS

Patrick Kelly
HDR Engineering
412 E Parkcenter Blvd
Boise, ID 83706

Phone: 208-954-4805
Fax:
Other: E-REPORTS ONLY

Project: Mayfield Well 3, E Indian Creek Rd.,
Boise, ID
Project Manager: Chris Elzea
Lab Technician: Karl Sorg (ACI 02178736)
Test Date: November 21st – 28th, 2023

As requested Atlas has performed sieve analysis testing on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	Purposed Well #3 @ 710'-715', Sample provided by client. Results are for the sample as received.					
Date Obtained:	November 20 th , 2023					
Sample ID:	23-0747 (B232066L)					
Sampling and Preparation:	ASTM D75:		AASHTO T2:		ASTM D421:	X
Test Standard:	ASTM C117:	X	AASHTO T11:		ASTM D1140:	
	ASTM C136:	X	AASHTO T27:		ASTM D422:	
					AASHTO T87:	
					ASTM D5444:	
					AASHTO T88:	

Sieve Size	Percent Passing
#4	100
#8	99
#10	99
#16	99
#30	89
#40	83
#50	74
#100	56
#200	44

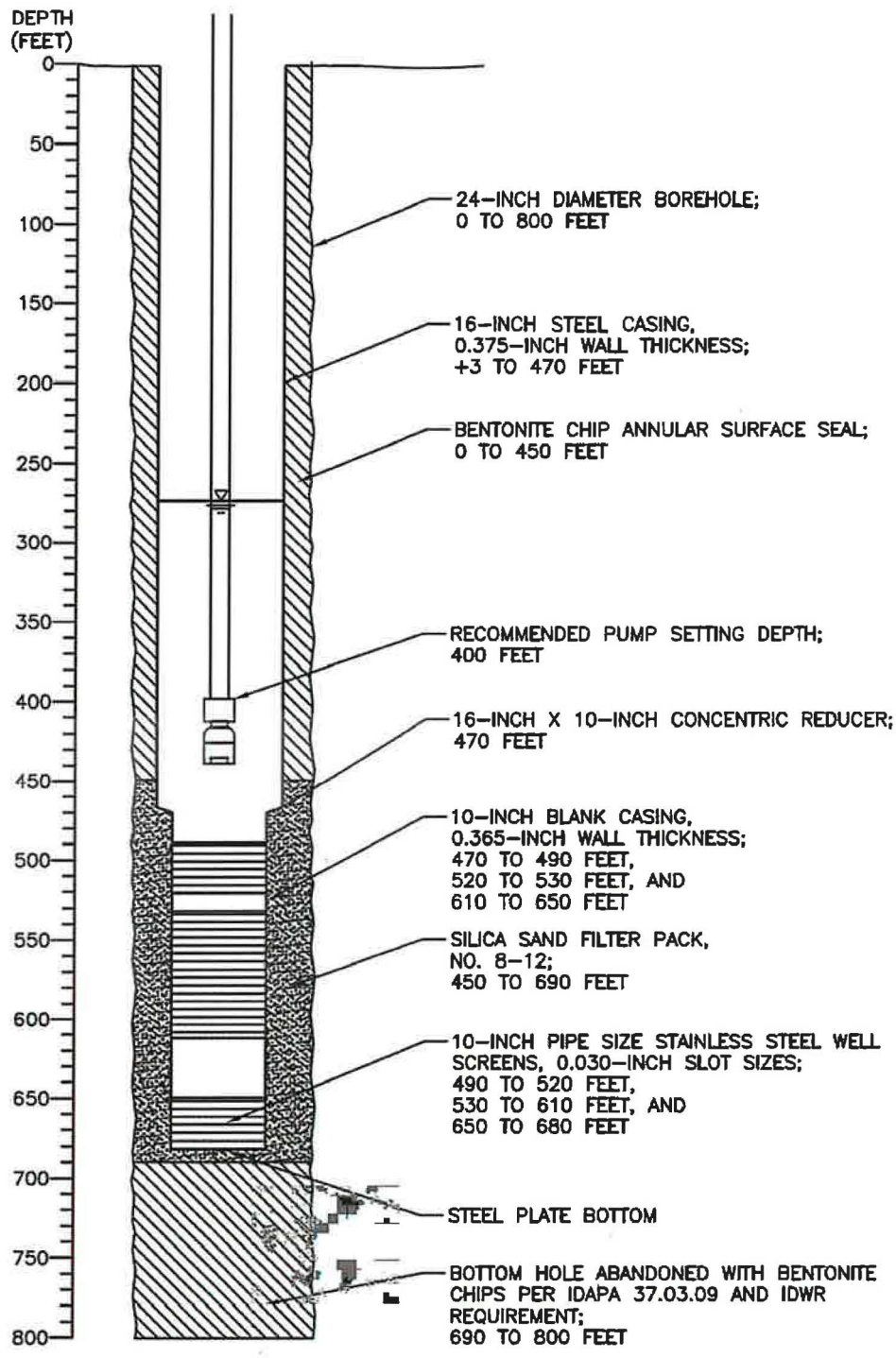
If there are questions concerning this report (B232066L-112023=L=S-Sieve230747), please contact the project manager at (208) 376-4748.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS

Guillermo E. Troncoso IV
Boise Laboratory Supervisor

Note: The recording of false, fictitious or fraudulent statements or entries on this document may be punishable as a felony under Federal Statute.
CC:

APPENDIX D
AS-BUILT SCHEMATIC AND WELL DRILLERS REPORT



Digitally signed
 Jason W. Thompson,
 Date: 2024.03.12 13:39:49 -06'00'

PROFESSIONAL REGISTERED ENGINEER
 13323
 STATE OF IDAHO
 JASON W. THOMPSON

 412 E Parkcenter Blvd, Ste 100 Boise, Idaho 83706 Tel (208) 387-7000	
MAYFIELD TOWNSITE WELL 3 AS-BUILT DESIGN	
SCALE: NTS DRAWN BY: PSK	FIGURE 1 PROJECT # 10359856

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0102296

Drilling Permit No 911375

Water right or injection well # 63-32499

2. OWNER: MAYFIELD RANCH, LLC Page 1 of 2

Name _____

Address 398 S 9th Street, Ste 250

City Boise State ID Zip 83702

3. WELL LOCATION:

Twp. 01 North or South Rge. 04 East or West

Sec. 24 SE 1/4 SE 1/4

Gov't Lot _____ County Elmore

Lat. 43 24.056 (Deg. and Decimal minutes)

Long -115 54.932 (Deg. and Decimal minutes)

Address of Well Site 4700 ft SE of Indian Creek Rd, 5miles East c

miles SW of original Mayfield City Mayfield

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 Reverse Rotary

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
Bentonite chips	0	450	37,500 lbs	Dry pour
Bentonite chips	690	800	5,000 lbs	Dry pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Linear	Threaded	Welded
16	+3	470	.375	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	470	490	.365	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	520	530	.365	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	610	650	.365	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

9. PERFORATIONS/SCREENS:
 Perforations Y N Method **NOTE 16"x10" Reducer @ 470'
 Manufactured screen Y N Type Wire wrap
 Method of installation Lower in one string

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
490	520	.030		10	Stainless	
530	610	.030		10	Stainless	
650	680	.030		10	Stainless	

Length of Headpipe _____ Length of Tailpipe _____

Packer Y N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method
8/12 Sand	450	690	21,000 lbs	Dry pour

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) 285

Water temp. (°F) 68° Bottom hole temp. (°F) 69.1°

Describe access port 2" pipe on side

Well test:			Test method:			
Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Balls	Air	Flowing artesian
<u>45</u>	<u>1200</u>	<u>1440</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	N
24	0	4	Top soil		X
24	4	14	Decomposed granite		X
24	14	23	Brown clay		X
24	23	43	Decomposed granite		X
24	43	44	Brown clay		X
24	44	63	Decomposed granite w/brown clay		X
24	63	65	Brown clay		X
24	65	104	Decomposed granite w/clay seams		X
24	104	110	Brown sandy clay		X
24	110	111	Decomposed granite w/clay seams		X
24	111	118	Brown sandy clay		X
24	118	157	Decomposed granite w/clay seams		X
24	157	159	Brown sandy clay		X
24	159	164	Decomposed granite w/clay seams		X
24	164	165	Blue clay		X
24	165	173	Decomposed granite		X
24	173	185	Fine decomposed granite w/clay s		X
24	185	214	Brown sandy clay		X
24	214	215	Decomposed granite w/clay seams		X
24	215	224	Brown sandy clay		X
24	224	229	Decomposed granite w/clay seams		X
24	229	236	Brown clay		X
24	236	245	Decomposed granite w/clay seams		X
24	245	250	Brown clay		X
24	250	251	Decomposed granite w/clay seams		X
24	251	258	Brown sandy clay		X
24	258	260	Decomposed granite w/clay seams		X
24	260	271	Brown clay		X
24	271	275	Decomposed granite w/clay seams		X
24	275	279	Brown clay		X
24	279	287	Decomposed granite w/clay seams	X	
24	287	297	Brown clay		X

Completed Depth (Measurable): 680'

Date Started: 09/19/24 Date Completed: 01/30/24

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 Riverside Inc. Co. No. 333

*Principal Driller: [Signature] Date 2/12/24

*Driller: [Signature] Date 2/12/24

*Operator _____ Date _____

*Operator _____ Date _____

Other: [Signature] Date 2/12/24

Other: _____ Date _____

* Signature of Principal Driller and rig operator are required

IDAHO DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

1. WELL TAG NO. D 0102296
 Drilling Permit No 911375

Water right or injection well = 63-32499
 2. OWNER: MAYFIELD RANCH, LLC Page 2 of 2

Name _____
 Address 398 S 9th Street, Ste 250
 City Boise State ID Zip 83702

3. WELL LOCATION:
 Twp. _____ North or South Rge _____ East or West
 Sec _____ 14 _____ 14

Gov't Lot _____ County _____
 Lat _____ (Deg. and Decimal minutes)
 Long _____ (Deg. and Decimal minutes)
 Address of Well Site _____
 City _____
 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 ft ³	Placement method/procedure

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge Schedule	Material	Casing		Liner	
					Threaded	Welded	Threaded	Welded
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

Length of Headpipe _____ Length of Tailpipe _____
 Packer Y N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	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) _____
 Water temp (°F): _____ Bottom hole temp (°F) _____
 Describe access port _____

Well test:

Dia. down (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method:			
			Pump	Bailer	Air	Flowing artesian
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	N
24	297	312	Decomposed granite w/clay seams	x	
24	312	315	Brown clay		x
24	315	325	Decomposed granite w/clay seams	x	
24	325	360	Brown sandy clay		x
24	360	367	Decomposed granite w/clay seams	x	
24	367	377	Brown sandy clay, brown clay		x
24	377	380	Decomposed granite w/clay seams	x	
24	380	394	Brown clay		x
24	394	397	Decomposed granite w/clay seams	x	
24	397	420	White sandy clay		x
24	420	421	Rock w/ pea gravel		x
24	421	439	Decomposed granite w/clay seams	x	
24	439	440	White sandy clay		x
24	440	459	Decomposed granite w/clay seams	x	
24	459	463	Brown clay		x
24	463	465	Decomposed granite w/clay seams	x	
24	465	480	Brown sandy clay w/wood		x
17.5	480	500	Brown sandy clay w/wood		x
17.5	500	515	Decomposed granite w/clay seams	x	
17.5	515	520	Brown sandy clay w/clay seams		x
17.5	520	527	Decomposed granite w/gravel	x	
17.5	527	531	Brown clay		x
17.5	531	550	Coarse brown sand w/gravel	x	
17.5	550	580	Med-coarse brown sand w/clay se	x	
17.5	580	585	Brown sandy clay w/some gravel	x	
17.5	585	610	Med-coarse brown sand w/clay se	x	
17.5	610	615	Brown sandy clay		x
17.5	615	617	Med-coarse brown sand w/clay se	x	
17.5	617	635	Brown sandy clay w/med sand stre	x	x
17.5	635	690	Brown sandy clay, sticky brown cl		x
12.25	690	780	Brown sandy clay, sticky brown cl		x
12.25	780	800	Blue sandy clay		x

Completed Depth (if measurable) _____
 Date Started: _____ Date Completed: _____

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 _____ Co. No. _____
 *Principal Driller _____ Date _____
 *Driller _____ Date _____
 *Operator _____ Date _____
 *Operator _____ Date _____
 Other _____ Date _____
 Other _____ Date _____

* Signature of Principal Driller and rig operator are required

APPENDIX E
CONSTANT-RATE PUMPING TEST DATA

X-axis	Elapsed Time (minutes)	Barro	Well data	Water column (ft)	Depth to Water (ft)	Depth to Water (sounding)	Pumping Rate (gpm)	GW Temp (F)	Discharge Pressure (psi)	Drawdown (ft)	Specific Capacity (gpm/ft)	Recovery Time (minutes)	t/A'	Totalizer (1,000 gal)	Totalizer Avg. Q	Remarks
1/31/2024 8:36		29 6662	167.874	135.2078	287.8078	287.80		64.3								static
1/31/2024 8:38		29 6670	167.975	136.3123	287.7935			64.5								
1/31/2024 8:40		29 6670	168.091	136.4290	287.6768			64.5								
1/31/2024 8:42		29 6613	168.122	136.4607	287.6451			64.5								
1/31/2024 8:44	0	29 6599	167.779	138.1191	287.9867			64.6								PUMP ON
1/31/2024 8:46	2	29 6620	164.084	134.4220	291.6838			64.6								
1/31/2024 8:48	4	29 6613	158.75	129.0887	297.0171			64.6								
1/31/2024 8:50	6	29 6625	157.722	128.0595	298.0462			64.7								
1/31/2024 8:52	8	29 6604	149.939	119.2186	306.8272			64.6								
1/31/2024 8:54	10	29 6627	143.487	113.8243	312.2815			64.6								
1/31/2024 8:56	12	29 6613	146.326	116.6647	309.4411			64.7								
1/31/2024 8:58	14	29 6604	144.902	115.2416	310.8642			64.8								
1/31/2024 9:00	16	29 6611	142.626	112.9649	313.1409			64.8								
1/31/2024 9:02	18	29 6611	144.126	114.4649	311.6409	276.80	1200	64.8								Start Resum
1/31/2024 9:04	20	29 6611	143.496	113.8349	312.2709	296.00	1200	65.0								
1/31/2024 9:06	22	29 6643	144.771	115.1057	310.9951	298.00	1200	65.0								
1/31/2024 9:08	24	29 6655	143.339	113.8735	312.2322			65.1								
1/31/2024 9:10	26	29 6652	142.06	112.3938	313.7119	299.40	1200	65.1						55138.45		
1/31/2024 9:12	28	29 6664	141.972	112.3056	313.8002	300.30	1200	65.2								
1/31/2024 9:14	30	29 6650	142.153	112.4880	313.6178	301.80	1200	65.2								End Resum; Sand = < 0.1 ml
1/31/2024 9:16	32	29 6646	140.51	110.8454	315.2603	302.80	1200	65.3								
1/31/2024 9:18	34	29 6579	142.669	113.0111	313.0946	304.10	1200	65.3								
1/31/2024 9:20	36	29 6609	140.824	111.1531	314.9426	305.40	1200	65.3								
1/31/2024 9:22	38	29 6659	140.263	110.6051	315.4957			65.4								
1/31/2024 9:24	40	29 6581	141.419	111.7699	314.3449			65.4								
1/31/2024 9:26	42	29 6588	140.198	110.5392	315.5666			65.4								
1/31/2024 9:28	44	29 6593	140.553	110.8947	315.2111			65.5								
1/31/2024 9:30	46	29 6555	140.332	110.6765	315.4293	304.10	1200	65.5								
1/31/2024 9:32	48	29 6572	140.389	110.7138	315.3739			65.5								
1/31/2024 9:34	50	29 6555	141.166	111.5105	314.5953			65.5								
1/31/2024 9:36	52	29 6507	140.075	110.4299	315.6815			65.6								
1/31/2024 9:38	54	29 6539	139.605	109.9511	316.1547			65.6								
1/31/2024 9:40	56	29 6489	138.953	109.3042	316.8016	305.40	1200	65.6								
1/31/2024 9:42	58	29 6463	138.931	109.2847	316.8211			65.7								
1/31/2024 9:44	60	29 6428	139.818	110.1752	315.9306			65.7								
1/31/2024 9:46	62	29 6442	139.855	110.2108	315.8950			65.7								
1/31/2024 9:48	64	29 6470	139.925	110.2780	315.8278			65.7								
1/31/2024 9:50	66	29 6491	140.059	110.4069	315.6968	306.20	1200	65.7								
1/31/2024 9:52	68	29 6524	139.354	109.7017	317.4041			65.7								
1/31/2024 9:54	70	29 6592	138.116	108.4598	317.6460			65.8								
1/31/2024 9:56	72	29 6567	139.235	109.5793	316.5275			65.8								
1/31/2024 9:58	74	29 6546	139.363	109.7084	316.3974			65.8								
1/31/2024 10:00	76	29 6544	138.89	109.2356	316.8702	307.10	1200	65.8								
1/31/2024 10:02	78	29 6546	137.079	107.4244	318.6814			65.8								
1/31/2024 10:04	80	29 6542	137.12	107.4658	318.6399			65.8								
1/31/2024 10:06	82	29 6567	137.298	107.5913	318.5245			65.8								
1/31/2024 10:08	84	29 6572	138.967	108.9298	317.1759			65.9								
1/31/2024 10:10	86	29 6572	138.037	108.3798	317.7259	307.60	1200	65.9								
1/31/2024 10:12	88	29 6560	138.089	108.4330	317.6728			65.9								
1/31/2024 10:14	90	29 6583	137.52	107.8617	318.2441			65.9								
1/31/2024 10:16	92	29 6572	137.875	108.2178	317.6879			66.0								
1/31/2024 10:18	94	29 6567	136.196	106.5399	319.5665	308.10	1200	66.0								
1/31/2024 10:20	96	29 6618	137.699	108.0372	318.0686			66.0								
1/31/2024 10:22	98	29 6620	138.947	109.2850	316.8208			66.0								
1/31/2024 10:24	100	29 6618	136.605	106.8432	319.1626			66.0								
1/31/2024 10:26	102	29 6616	138.172	108.5104	317.5953			66.0								
1/31/2024 10:28	104	29 6636	138.519	108.8554	317.2504			66.0								
1/31/2024 10:30	106	29 6618	137.95	107.6882	318.4176			66.0								
1/31/2024 10:32	108	29 6606	135.495	105.8344	320.2714			66.0								
1/31/2024 10:34	110	29 6532	136.693	107.0398	319.0660			66.0								
1/31/2024 10:36	112	29 6574	135.651	106.5916	318.5142			66.1								
1/31/2024 10:38	114	29 6539	135.068	105.4122	320.6935			66.1								
1/31/2024 10:40	116	29 6576	136.11	106.4524	319.6534			66.1								
1/31/2024 10:42	118	29 6551	136.285	106.6299	319.4759			66.1								
1/31/2024 10:44	120	29 6581	137.031	107.3729	318.7329			66.1								
1/31/2024 10:46	122	29 6489	136.997	107.3482	318.7576			66.1								
1/31/2024 10:48	124	29 6493	137.806	108.1567	317.9491			66.1								
1/31/2024 10:50	126	29 6509	137.142	107.4911	318.6147			66.1								
1/31/2024 10:52	128	29 6484	138.947	108.3998	317.7072			66.1								
1/31/2024 10:54	130	29 6472	135.154	105.5068	320.5990			66.1								
1/31/2024 10:56	132	29 6484	137.632	107.9836	318.1222			66.2								
1/31/2024 10:58	134	29 6507	137.207	107.5563	318.5495			66.2								
1/31/2024 11:00	136	29 6498	136.078	106.4282	319.6775			66.2								
1/31/2024 11:02	138	29 6475	136.989	107.3415	318.7642			66.2								
1/31/2024 11:04	140	29 6496	136.544	106.8994	320.2074			66.2								
1/31/2024 11:06	142	29 6475	136.937	106.7216	320.3842			66.2								
1/31/2024 11:08	144	29 6482	137.017	107.3688	318.7369			66.2								
1/31/2024 11:10	146	29 6452	135.797	106.1518	319.9539			66.2								
1/31/2024 11:12	148	29 6410	137.025	107.3840	318.7218			66.2								
1/31/2024 11:14	150	29 6461	136.935	107.2889	318.8168			66.2								

1/31/2024 12:42	230	29 5853	135.955	106.9697	319.7361	1200	66.3	31.9	37.6
1/31/2024 12:44	240	29 5828	134.195	104.6122	321.4936	1200	66.3	31.7	38.1
1/31/2024 12:46	242	29 5856	134.775	105.1894	320.9163	1200	66.3	31.1	35.6
1/31/2024 12:48	244	29 5872	134.911	105.3228	320.7819	1200	66.3	31.0	36.0
1/31/2024 12:50	246	29 5860	133.884	104.2989	321.8078	1200	66.3	31.0	36.4
1/31/2024 12:52	248	29 5832	135.023	105.4398	320.6660	1200	66.3	31.0	35.3
1/31/2024 12:54	250	29 5865	133.797	104.2105	321.8952	1200	66.3	31.1	35.2
1/31/2024 12:56	252	29 5842	133.701	104.1168	321.9849	1200	66.3	31.2	35.1
1/31/2024 12:58	254	29 5784	135.38	105.8016	320.3042	1200	66.3	31.5	36.9
1/31/2024 13:00	256	29 5832	135.871	106.2878	319.8180	1200	66.3	32.0	37.5
1/31/2024 13:02	258	29 5733	134.12	104.5467	321.5591	1200	66.3	32.0	38.1
1/31/2024 13:04	260	29 5749	133.846	104.2711	321.8347	1200	66.3	32.0	38.5
1/31/2024 13:06	262	29 5793	135.122	105.5437	320.5531	1200	66.3	32.0	35.5
1/31/2024 13:08	264	29 5731	137.505	102.9319	323.1738	1200	66.3	32.0	36.6
1/31/2024 13:10	266	29 5652	133.617	104.0518	322.0540	1200	66.3	32.0	33.9
1/31/2024 13:12	268	29 5657	133.537	103.9713	322.1345	1200	66.3	32.0	35.0
1/31/2024 13:14	270	29 5682	134.335	104.7668	321.3390	1200	66.3	32.0	35.8
1/31/2024 13:16	272	29 5648	132.427	102.8622	323.2435	1200	66.3	32.0	33.9
1/31/2024 13:18	274	29 5673	133.449	103.8817	322.2241	1200	66.3	32.0	33.9
1/31/2024 13:20	276	29 5604	133.935	104.3346	321.7711	1200	66.3	32.0	34.4
1/31/2024 13:22	278	29 5643	132.647	103.0827	323.0231	1200	66.3	32.0	35.3
1/31/2024 13:24	280	29 5638	134.781	105.2272	320.8786	1200	66.3	32.1	34.1
1/31/2024 13:26	282	29 5641	133.461	103.9169	322.1888	1200	66.3	32.1	36.3
1/31/2024 13:28	284	29 5597	132.501	102.9413	323.1645	1200	66.3	32.1	34.9
1/31/2024 13:30	286	29 5567	133.264	103.7073	322.3984	1200	66.3	32.1	34.9
1/31/2024 13:32	288	29 5495	133.611	104.0615	322.0443	1200	66.3	32.1	34.7
1/31/2024 13:34	290	29 5581	132.288	102.7259	323.3758	1200	66.3	32.1	35.4
1/31/2024 13:36	292	29 5534	133.925	104.4726	321.7382	1200	66.3	32.1	34.2
1/31/2024 13:38	294	29 5530	133.159	103.6960	322.4998	1200	66.3	32.1	34.6
1/31/2024 13:40	296	29 5565	132.541	102.9846	323.1212	1200	66.3	32.1	34.4
1/31/2024 13:42	298	29 5576	131.916	102.3584	323.7474	1200	66.3	32.1	33.4
1/31/2024 13:44	300	29 5500	133.034	103.4840	322.6217	1200	66.4	32.1	34.8
1/31/2024 13:46	302	29 5486	134.511	104.9624	321.1434	1200	66.4	32.1	34.5
1/31/2024 13:48	304	29 5553	133.995	104.4397	321.6661	1200	66.4	32.1	34.4
1/31/2024 13:50	306	29 5493	133.953	103.4465	322.6553	1200	66.3	32.1	34.4
1/31/2024 13:52	308	29 5461	132.742	103.1959	322.9098	1200	66.3	32.1	34.2
1/31/2024 13:54	310	29 5474	133.913	104.3656	321.7402	1200	66.3	32.1	35.4
1/31/2024 13:56	312	29 5414	133.677	104.1356	321.9702	1200	66.4	32.1	35.1
1/31/2024 13:58	314	29 5521	131.835	102.7829	323.8228	1200	66.3	32.1	36.3
1/31/2024 14:00	316	29 5528	132.937	103.3842	322.7215	1200	66.3	32.1	34.9
1/31/2024 14:02	318	29 5525	132.149	102.5965	323.5093	1200	66.4	32.1	35.7
1/31/2024 14:04	320	29 5435	133.339	102.7955	323.3108	1200	66.4	32.1	35.5
1/31/2024 14:06	322	29 5534	133.894	104.4723	321.6634	1200	66.4	32.1	33.8
1/31/2024 14:08	324	29 5491	132.851	103.3019	322.8038	1200	66.4	32.1	34.3
1/31/2024 14:10	326	29 5461	133.595	104.0489	322.0568	1200	66.3	32.1	35.0
1/31/2024 14:12	328	29 5465	132.601	103.0545	323.0513	1200	66.3	32.1	34.5
1/31/2024 14:14	330	29 5461	134.013	104.4669	321.6388	1200	66.3	32.1	35.0
1/31/2024 14:16	332	29 5421	132.011	102.4689	323.6369	1200	66.3	32.1	33.5
1/31/2024 14:18	334	29 5378	131.487	101.9542	324.1715	1200	66.3	32.1	33.0
1/31/2024 14:20	336	29 5375	131.929	101.8715	324.2343	1200	66.3	32.1	32.9
1/31/2024 14:22	338	29 5387	134.177	104.6383	321.4674	1200	66.3	32.1	35.6
1/31/2024 14:24	340	29 5405	132.476	102.9355	323.1703	1200	66.3	32.1	35.4
1/31/2024 14:26	342	29 5387	133.634	104.0953	322.0104	1200	66.4	32.1	35.1
1/31/2024 14:28	344	29 5359	131.589	102.0531	324.0527	1200	66.3	32.1	36.3
1/31/2024 14:30	346	29 5359	132.948	103.4121	322.6937	1200	66.4	32.1	34.9
1/31/2024 14:32	348	29 5405	132.901	103.3605	322.7453	1200	66.4	32.1	34.4
1/31/2024 14:34	350	29 5387	131.472	102.3383	323.7724	1200	66.4	32.1	34.9
1/31/2024 14:36	352	29 5437	130.897	101.3533	324.7525	1200	66.4	32.1	32.5
1/31/2024 14:38	354	29 5398	130.958	101.4182	324.6876	1200	66.4	32.1	32.5
1/31/2024 14:40	356	29 5421	134.148	104.6059	321.4999	1200	66.4	32.1	35.6
1/31/2024 14:42	358	29 5368	131.595	102.0582	324.0476	1200	66.4	32.1	33.1
1/31/2024 14:44	360	29 5435	131.76	102.2165	323.8893	1200	66.4	32.1	33.3
1/31/2024 14:46	362	29 5352	133.57	104.0348	322.0710	1200	66.4	32.1	35.0
1/31/2024 14:48	364	29 5324	133.848	104.3156	321.7992	1200	66.4	32.1	35.3
1/31/2024 14:50	366	29 5391	131.624	102.0869	325.0248	1200	66.4	32.1	34.0
1/31/2024 14:52	368	29 5391	132.99	103.4509	322.6549	1200	66.4	32.1	34.4
1/31/2024 14:54	370	29 5426	133.054	103.5114	322.5944	1200	66.4	32.1	34.5
1/31/2024 14:56	372	29 5366	132.771	103.2344	322.8714	1200	66.4	32.1	34.2
1/31/2024 14:58	374	29 5306	132.769	103.2384	322.8673	1200	66.4	32.1	34.7
1/31/2024 15:00	376	29 5225	133.256	103.7335	322.3723	1200	66.4	32.1	34.2
1/31/2024 15:02	378	29 5306	133.477	103.9464	322.1593	1200	66.4	32.1	34.4
1/31/2024 15:04	380	29 5345	131.996	101.4615	324.6443	1200	66.4	32.1	32.6
1/31/2024 15:06	382	29 5343	132.296	102.7617	323.3440	1200	66.4	32.1	33.8
1/31/2024 15:08	384	29 5336	133.184	103.6504	322.4553	1200	66.4	32.1	34.6
1/31/2024 15:10	386	29 5449	130.435	100.8901	325.2157	1200	66.4	32.1	32.1
1/31/2024 15:12	388	29 5396	129.797	100.2574	325.8484	1200	66.4	32.1	31.0
1/31/2024 15:14	390	29 5389	130.361	100.8221	325.2837	1200	66.4	32.1	32.5
1/31/2024 15:16	392	29 5359	130.931	101.3951	324.7107	1200	66.4	32.1	33.0
1/31/2024 15:18	394	29 5248	131.437	101.9182	323.1936	1200	66.4	32.1	33.3
1/31/2024 15:20	396	29 5437	131.802	102.2530	322.8527	1200	66.3	32.1	34.3
1/31/2024 15:22	398	29 5641	132.919	103.3549	322.7508	1200	66.4	32.1	34.3
1/31/2024 15:24	400	29 5546	130.459	100.9044	325.2014	1200	66.4	32.1	32.1
1/31/2024 15:26	402	29 5474	132.012	102.4646	323.6412	1200	66.4	32.1	33.5
1/31/2024 15:28	404	29 5345	130.422	100.8675	325.2183	1200	66.4	32.1	32.1
1/31/2024 15:30	406	29 5366	131.319	101.7824	324.3234	1200	66.4	32.1	33.5
1/31/2024 15:32	408	29 5276	133.156	103.6284	322.4773	1200	66.4	32.1	34.8
1/31/2024 15:34	410	29 5294	131.481	101.3515	324.1542	1200	66.4	32.1	34.4
1/31/2024 15:36	412	29 5280	131.426	101.8980	324.2078	1200	66.4	32.1	33.0
1/31/2024 15:38	414	29 5315	130.901	101.3695	324.7363	1200	66.4	32.1	32.5
1/31/2024 15:40	416	29 5301	130.075	100.5449	325.5609	1200	66.4	32.1	31.8
1/31/2024 15:42	418	29 5283	131.272	101.7437	324.3620	1200	66.4	32.1	32.8
1/31/2024 15:44	420	29 5276	132.245	102.8174	323.2883	1200	66.4	32.1	33.8
1/31/2024 15:46	422	29 5273	130.535	101.0077	325.0981	1200	66.4	32.1	32.0
1/31/2024 15:48	424	29 5294	131.481	101.3515	324.1542	1200	66.4	32.1	33.0
1/31/2024 15:50	426	29 5317	130.91	101.3783	324.7275	1200	66.4	32.1	32.5
1/31/2024 15:52	428	29 5306	131.831	102.3004	323.8053	1200	66.4	32.1	32.3
1/31/2024 15:54	430	29 5262	130.789	101.2728	324.8330	1200	66.4	32.1	32.4
1/31/2024 15:56	432	29 5269	131.148	101.9531	324.1526	1200	66.4	32.1	33.0
1/31/2024 15:58	434	29 5243	131.427	101.9027	324.2031	1200	66.4	32.1	33.0
1/31/2024 16:00	436	29 5211	130.034	100.5129	325.5929	1200	66.4	32.1	31.7
1/31/2024 16:02	438	29 5172	129.951	100.4338	325.6719	1200	66.4	32.1	31.7
1/31/2024 16:04	440	29 5206	131.188	101.6684	324.4374	1200	66.4	32.1	32.4
1/31/2024 16:06	442	29 5211	131.912	102.3909	323.7149	1200	66.4	32.1	32.8
1/31/2024 16:08	444	29 5218	128.478	98.9562	327.1496	1200	66.4</		

1/31/2024 16:54	490	29.5160	129.808	100.2920	325.8138	1200	66.4	38.0	31.6
1/31/2024 16:56	491	29.5160	130.816	101.3000	324.8058	1200	66.4	37.0	32.4
1/31/2024 16:58	492	29.5156	130.713	101.1974	324.9063	1200	66.4	37.1	32.3
1/31/2024 17:00	496	29.5116	129.951	100.4494	325.6564	1200	66.4	37.9	31.7
1/31/2024 17:02	498	29.5133	130.05	100.5367	325.5690	1200	66.4	37.8	31.8
1/31/2024 17:04	500	29.5118	130.743	101.2311	324.8746	1200	66.4	37.1	32.4
1/31/2024 17:06	503	29.5165	128.832	99.3155	326.7903	1200	66.4	39.0	30.8
1/31/2024 17:08	504	29.5186	131.462	101.9434	324.1623	1200	66.4	36.4	33.0
1/31/2024 17:10	506	29.5156	130.593	101.0774	325.0283	1200	66.4	37.2	32.2
1/31/2024 17:12	508	29.5149	130.187	100.6721	325.4336	1200	66.4	37.6	31.9
1/31/2024 17:14	510	29.5089	129.404	99.8951	328.2106	1200	66.4	38.4	31.2
1/31/2024 17:16	512	29.5169	129.058	99.3511	326.5547	1200	66.4	38.8	31.0
1/31/2024 17:18	514	29.5181	130.288	100.7799	325.3259	1200	66.4	37.5	32.0
1/31/2024 17:20	516	29.5174	130.665	101.1476	324.9582	1200	66.4	37.2	32.3
1/31/2024 17:22	518	29.5144	130.34	100.8256	325.2802	1200	66.4	37.5	32.0
1/31/2024 17:24	520	29.5163	130.485	100.9687	325.1370	1200	66.4	37.3	32.1
1/31/2024 17:26	522	29.5146	130.948	101.4334	324.6724	1200	66.4	36.9	32.5
1/31/2024 17:28	524	29.5139	128.366	98.8521	327.2537	1200	66.4	39.5	30.4
1/31/2024 17:30	526	29.5119	131.609	102.0971	324.0686	1200	66.4	36.2	33.1
1/31/2024 17:32	528	29.5100	130.08	100.5700	325.5358	1200	66.4	37.7	31.8
1/31/2024 17:34	530	29.5086	130.43	100.9214	325.1844	1200	66.4	37.4	32.1
1/31/2024 17:36	532	29.5079	130.652	101.1441	324.9617	1200	66.4	37.2	32.3
1/31/2024 17:38	534	29.5109	129.297	99.7861	326.3197	1200	66.4	38.5	31.5
1/31/2024 17:40	536	29.5116	129.737	100.2254	325.8804	1200	66.4	38.1	31.2
1/31/2024 17:42	538	29.5077	132.011	102.5033	323.6025	1200	66.4	35.8	33.5
1/31/2024 17:44	540	29.5119	131.08	101.5081	324.5376	1200	66.4	36.7	32.7
1/31/2024 17:46	542	29.5082	129.385	99.8769	326.2289	1200	66.4	38.4	31.4
1/31/2024 17:48	544	29.5105	131.644	101.5311	324.5727	1200	66.4	36.8	32.6
1/31/2024 17:50	546	29.5105	130.099	100.5885	325.5172	1200	66.4	37.7	31.8
1/31/2024 17:52	548	29.5172	129.506	99.9888	326.1169	1200	66.4	38.3	31.3
1/31/2024 17:54	550	29.5149	129.031	99.5161	326.5896	1200	66.4	38.1	30.9
1/31/2024 17:56	552	29.5151	131.312	101.7969	324.3089	1200	66.4	36.5	32.9
1/31/2024 17:58	554	29.5151	128.995	99.4799	326.6259	1200	66.4	38.8	30.9
1/31/2024 18:00	556	29.5160	131.743	102.2270	323.8788	1200	66.4	36.4	33.2
1/31/2024 18:02	558	29.5116	129.93	100.4184	325.6874	1200	66.4	37.9	31.7
1/31/2024 18:04	560	29.5160	129.713	100.2000	325.9058	1200	66.4	38.1	31.5
1/31/2024 18:06	562	29.5142	128.346	98.8318	327.2739	1200	66.4	39.5	30.4
1/31/2024 18:08	564	29.5137	129.23	99.7163	326.3895	1200	66.4	38.6	31.1
1/31/2024 18:10	566	29.5091	130.377	100.8679	325.2379	1200	66.4	37.4	32.1
1/31/2024 18:12	568	29.5149	130.267	100.7521	325.3536	1200	66.4	37.6	32.0
1/31/2024 18:14	570	29.5167	131.014	101.4973	324.6085	1200	66.4	36.8	32.6
1/31/2024 18:16	572	29.5189	130.461	100.9422	325.1636	1200	66.4	37.4	32.1
1/31/2024 18:18	574	29.5165	129.394	99.8777	327.2280	1200	66.4	39.4	30.4
1/31/2024 18:20	576	29.5151	130.791	101.2759	324.8299	1200	66.4	37.0	32.4
1/31/2024 18:22	578	29.5165	131.065	101.5485	324.5573	1200	66.4	36.8	32.6
1/31/2024 18:24	580	29.5128	129.95	100.4372	325.6686	1200	66.4	37.9	31.7
1/31/2024 18:26	582	29.5167	130.1	100.5833	325.5225	1200	66.4	37.7	31.8
1/31/2024 18:28	584	29.5200	131.013	101.4930	324.6127	1200	66.4	36.8	32.6
1/31/2024 18:30	586	29.5181	129.937	100.4189	325.6869	1200	66.4	37.2	32.3
1/31/2024 18:32	588	29.5193	130.663	101.1437	324.9637	1200	66.4	38.0	31.6
1/31/2024 18:34	590	29.5086	129.85	100.3414	325.7644	1200	66.4	38.5	31.1
1/31/2024 18:36	592	29.5183	129.359	99.8407	326.2651	1200	66.4	38.5	31.2
1/31/2024 18:38	594	29.5216	129.924	100.4024	325.7033	1200	66.4	37.9	31.7
1/31/2024 18:40	596	29.5202	130.651	101.1308	324.9750	1200	66.4	37.2	32.3
1/31/2024 18:42	598	29.5126	130.099	100.5864	325.5193	1200	66.4	37.7	31.8
1/31/2024 18:44	600	29.5165	129.614	100.0975	326.0083	1200	66.4	36.0	33.3
1/31/2024 18:46	602	29.5149	131.777	102.3224	323.8436	1200	66.4	38.8	31.1
1/31/2024 18:48	604	29.5165	129.183	99.6665	326.4399	1200	66.4	38.5	31.1
1/31/2024 18:50	606	29.5126	128.091	98.5784	327.5273	1200	66.4	39.7	30.2
1/31/2024 18:52	608	29.5167	130.688	101.1713	324.9345	1200	66.4	37.1	32.3
1/31/2024 18:54	610	29.5197	129.311	99.7913	326.3145	1200	66.4	38.5	31.2
1/31/2024 18:56	612	29.5202	130.152	100.6318	325.4740	1200	66.4	37.7	31.9
1/31/2024 18:58	614	29.5174	130.861	101.3436	324.7622	1200	66.4	37.0	32.5
1/31/2024 19:00	616	29.5186	129.886	100.3674	325.7383	1200	66.4	38.3	31.3
1/31/2024 19:02	618	29.5167	129.488	99.8713	326.1345	1200	66.4	37.9	31.6
1/31/2024 19:04	620	29.5163	128.557	99.0407	327.0650	1200	66.4	39.3	30.6
1/31/2024 19:06	622	29.5126	128.379	98.8664	327.2393	1200	66.4	39.4	30.4
1/31/2024 19:08	624	29.5088	129.47	99.9611	326.1446	1200	66.4	38.3	31.3
1/31/2024 19:10	626	29.5100	130.103	100.5930	325.5128	1200	66.4	37.7	31.8
1/31/2024 19:12	628	29.5119	129.554	100.0421	326.0636	1200	66.4	38.3	31.4
1/31/2024 19:14	630	29.5056	129.174	99.6884	326.4374	1200	66.4	38.6	31.1
1/31/2024 19:16	632	29.5100	129.450	99.4520	326.6526	1200	66.4	38.9	30.9
1/31/2024 19:18	634	29.5116	129.076	99.5664	326.5394	1200	66.4	38.7	31.0
1/31/2024 19:20	636	29.5112	128.84	99.4288	326.6769	1200	66.4	38.9	30.9
1/31/2024 19:22	638	29.5072	129.855	100.3478	325.7580	1200	66.4	38.0	31.6
1/31/2024 19:24	640	29.5052	129.716	100.2108	325.8949	1200	66.4	38.1	31.5
1/31/2024 19:26	642	29.5100	128.574	99.0640	327.0418	1200	66.4	39.2	30.6
1/31/2024 19:28	644	29.5070	128.351	98.8440	327.2185	1200	66.4	39.5	30.4
1/31/2024 19:30	646	29.5066	129.836	100.3294	325.7763	1200	66.4	38.0	31.6
1/31/2024 19:32	648	29.5056	129.908	100.3924	325.5134	1200	66.4	37.7	31.8
1/31/2024 19:34	650	29.5077	128.788	99.2803	326.8255	1200	66.4	39.0	30.7
1/31/2024 19:36	652	29.5066	130.109	100.6024	325.5033	1200	66.4	37.7	31.8
1/31/2024 19:38	654	29.4996	130.216	100.7164	325.3894	1200	66.4	37.6	31.9
1/31/2024 19:40	656	29.5031	129.998	100.4949	325.6109	1200	66.4	37.8	31.7
1/31/2024 19:42	658	29.5058	127.44	97.9332	328.1726	1200	66.4	40.4	29.7
1/31/2024 19:44	660	29.5029	126.633	97.1301	328.9756	1200	66.4	41.2	29.1
1/31/2024 19:46	662	29.5019	126.802	99.3001	328.8057	1200	66.4	39.0	30.8
1/31/2024 19:48	664	29.5024	130.27	100.7676	325.3382	1200	66.4	37.5	32.0
1/31/2024 19:50	666	29.5033	129.459	99.9557	326.1501	1200	66.4	38.4	31.3
1/31/2024 19:52	668	29.5012	128.873	99.3716	326.7340	1200	66.4	38.9	30.8
1/31/2024 19:54	670	29.4996	129.809	100.3094	325.7964	1200	66.4	38.0	31.6
1/31/2024 19:56	672	29.5008	128.703	99.2022	326.9035	1200	66.4	39.1	30.7
1/31/2024 19:58	674	29.4952	128.649	99.1538	326.9520	1200	66.4	39.2	30.6
1/31/2024 20:00	676	29.4962	130.893	101.3968	324.7089	1200	66.4	36.9	32.5
1/31/2024 20:02	678	29.4930	128.905	99.4142	326.6916	1200	66.4	38.9	30.9
1/31/2024 20:04	680	29.4860	128.507	99.0210	327.0848	1200	66.4	39.3	30.5
1/31/2024 20:06	682	29.4934	128.969	99.4756	326.6302	1200	66.4	38.8	30.9
1/31/2024 20:08	684	29.4892	127.928	98.4388	327.6670	1200	66.4	39.9	30.1
1/31/2024 20:10	686	29.4841	128.721	99.2369	326.8689	1200	66.4	39.1	30.7
1/31/2024 20:12	688	29.4839	127.702	98.2181	327.8877	1200	66.4	40.1	29.9
1/31/2024 20:14	690	29.4881	129.596	100.1079	325.3978	1200	66.4	38.2	31.4
1/31/2024 20:16	692	29.4825	129.39	99.9075	326.1983	1200	66.4	38.4	31.3
1/31/2024 20:18	694	29.4839	128.673	99.3891	326.7167	1200	66.4	38.9	30.8
1/31/2024 20:20	696	29.4770	128.062	98.5850	327.5208	1200	66.4	39.7	30.2
1/31/2024 20:22	698								

1/31/2024 21:06	742	29.4577	127.668	98.2003	327.9055	1200	66.4	40.1	29.9
1/31/2024 21:08	744	29.4675	128.505	99.0375	327.0683	1200	66.4	39.3	30.6
1/31/2024 21:10	745	29.4682	127.638	98.1698	327.9360	1200	66.4	40.1	29.9
1/31/2024 21:12	746	29.4680	128.135	98.6670	327.4387	1200	66.4	39.6	30.3
1/31/2024 21:14	749	29.4651	129.583	100.1169	325.9889	1200	66.4	38.2	31.4
1/31/2024 21:16	751	29.4659	127.603	98.1371	327.9587	1200	66.4	40.2	29.9
1/31/2024 21:18	754	29.4664	128.438	98.9716	327.1341	1200	66.4	39.3	30.5
1/31/2024 21:20	756	29.4643	125.882	96.4177	329.6880	316.10	66.4	41.9	28.6
1/31/2024 21:22	758	29.4647	128.382	98.9173	327.1885	1200	66.4	39.4	30.5
1/31/2024 21:24	760	29.4696	128.44	98.9704	327.1354	1200	66.4	39.3	30.5
1/31/2024 21:26	762	29.4705	128.467	98.9965	327.1093	1200	66.4	39.3	30.5
1/31/2024 21:28	764	29.4673	128.317	98.8497	327.2561	1200	66.4	39.3	30.5
1/31/2024 21:30	766	29.4675	128.138	98.8765	327.4353	1200	66.4	38.5	30.4
1/31/2024 21:32	768	29.4698	128.838	99.3682	326.7376	1200	66.4	38.9	30.8
1/31/2024 21:34	770	29.4707	128.472	99.0013	327.1045	1200	66.4	39.3	30.5
1/31/2024 21:36	772	29.4677	129.217	99.7499	326.3565	1200	66.4	38.6	31.1
1/31/2024 21:38	774	29.4701	130.014	100.5439	325.5618	1200	66.4	37.8	31.8
1/31/2024 21:40	776	29.4726	127.977	98.5044	327.6014	1200	66.4	39.8	30.1
1/31/2024 21:42	778	29.4696	129.547	100.0774	326.0284	1200	66.4	38.2	31.4
1/31/2024 21:44	780	29.4689	129.011	98.5421	327.5637	1200	66.4	39.8	30.2
1/31/2024 21:46	782	29.4675	127.704	98.2365	327.8693	1200	66.4	40.1	29.9
1/31/2024 21:48	784	29.4657	129.148	99.6823	326.4234	1200	66.4	38.6	31.1
1/31/2024 21:50	786	29.4673	128.683	99.2157	326.8901	1200	66.4	39.1	30.7
1/31/2024 21:52	788	29.4659	126.537	97.0711	329.0347	1200	66.4	41.2	29.1
1/31/2024 21:54	790	29.4671	127.83	98.3629	327.7428	1200	66.4	39.9	30.9
1/31/2024 21:56	792	29.4666	129.256	99.7894	326.3164	1200	66.4	38.5	31.2
1/31/2024 21:58	794	29.4645	127.901	98.4365	327.6693	1200	66.4	39.9	30.1
1/31/2024 22:00	796	29.4647	129.639	98.4793	326.9944	1200	66.4	41.8	28.7
1/31/2024 22:02	798	29.4687	128.166	98.8973	327.4084	1200	66.4	38.6	30.3
1/31/2024 22:04	800	29.4687	126.278	96.8093	328.2964	1200	66.4	41.5	28.9
1/31/2024 22:06	802	29.4659	127.684	98.2181	327.8877	1200	66.4	40.1	29.9
1/31/2024 22:08	804	29.4673	128.116	98.6487	327.4571	1200	66.4	39.7	30.3
1/31/2024 22:10	806	29.4659	127.99	98.5241	327.5817	1200	66.4	39.8	30.2
1/31/2024 22:12	808	29.4654	129.02	99.5546	326.5512	1200	66.4	38.8	30.3
1/31/2024 22:14	810	29.4627	129.248	98.7953	327.3194	1200	66.4	39.5	30.4
1/31/2024 22:16	812	29.4629	128.69	98.2271	326.8797	1200	66.4	39.1	30.7
1/31/2024 22:18	814	29.4622	128.397	98.9348	327.1710	1200	66.4	39.4	30.5
1/31/2024 22:20	816	29.4585	128.748	99.2895	326.8163	243.50	66.4	39.0	30.8
1/31/2024 22:22	818	29.4617	128.985	99.5233	326.5825	1200	66.4	38.8	30.9
1/31/2024 22:24	820	29.4636	126.786	97.3224	328.7834	1200	66.4	41.0	29.3
1/31/2024 22:26	822	29.4571	127.693	98.2359	327.8699	1200	66.4	40.1	29.9
1/31/2024 22:28	824	29.4580	126.388	96.9900	328.1758	1200	66.4	41.4	29.1
1/31/2024 22:30	826	29.4597	129.637	98.7907	326.9945	1200	66.4	41.2	29.1
1/31/2024 22:32	828	29.4560	128.899	99.4430	326.6527	1200	66.4	38.9	30.9
1/31/2024 22:34	830	29.4567	127.481	98.0243	328.0814	1200	66.4	40.3	29.8
1/31/2024 22:36	832	29.4601	129.287	99.8269	326.2789	1200	66.4	38.5	31.2
1/31/2024 22:38	834	29.4560	128.044	98.5880	327.5177	243.50	66.4	39.7	30.2
1/31/2024 22:40	836	29.4516	128.871	100.4194	325.6863	314.00	66.4	37.9	31.7
1/31/2024 22:42	838	29.4516	125.843	96.3914	328.7143	1200	66.4	41.9	28.6
1/31/2024 22:44	840	29.4439	127.651	98.3087	326.3050	1200	66.4	40.1	29.9
1/31/2024 22:46	842	29.4507	129.297	99.8463	326.2594	1200	66.4	38.5	31.2
1/31/2024 22:48	844	29.4507	128.759	99.3063	326.7995	1200	66.4	39.0	30.8
1/31/2024 22:50	846	29.4527	128.959	99.5033	326.6025	1200	66.4	38.8	30.9
1/31/2024 22:52	848	29.4541	128.433	98.8788	327.1269	1200	66.4	39.3	30.5
1/31/2024 22:54	850	29.4486	128.767	99.3184	326.7873	1200	66.4	39.0	30.8
1/31/2024 22:56	852	29.4489	130.769	101.3487	324.7790	1200	66.4	40.4	29.7
1/31/2024 22:58	854	29.4507	129.639	98.9083	328.0974	1200	66.4	40.4	29.7
1/31/2024 23:00	856	29.4493	128.483	99.0337	327.0720	1200	66.4	39.3	30.6
1/31/2024 23:02	858	29.4553	127.793	98.3377	327.7680	1200	66.4	40.0	30.0
1/31/2024 23:04	860	29.4557	128.359	98.9033	327.2025	1200	66.4	39.4	30.5
1/31/2024 23:06	862	29.4583	127.649	98.1907	327.5150	1200	66.4	40.1	29.9
1/31/2024 23:08	864	29.4513	128.902	97.4507	328.6551	1200	66.4	40.9	29.4
1/31/2024 23:10	866	29.4509	127.279	97.6281	328.2777	1200	66.4	40.5	29.6
1/31/2024 23:12	868	29.4560	127.653	98.0740	327.0917	1200	66.4	40.2	29.8
1/31/2024 23:14	870	29.4537	128.289	98.8353	327.2704	1200	66.4	38.5	30.4
1/31/2024 23:16	872	29.4539	127.926	98.4721	327.6337	1200	66.4	39.8	30.1
1/31/2024 23:18	874	29.4553	126.904	97.4487	328.6570	314.40	66.4	40.9	29.4
1/31/2024 23:20	876	29.4539	128.866	99.4121	326.6937	1200	66.4	38.9	30.9
1/31/2024 23:22	878	29.4548	127.063	97.6082	328.4976	1200	66.4	40.7	29.5
1/31/2024 23:24	880	29.4567	126.96	97.5033	328.6024	1200	66.4	40.8	29.4
1/31/2024 23:26	882	29.4618	127.824	98.7884	327.3173	1200	66.4	39.5	30.4
1/31/2024 23:28	884	29.4569	127.769	97.8126	328.2932	1200	66.4	40.5	29.6
1/31/2024 23:30	886	29.4532	128.623	99.1698	326.9360	1200	66.4	38.1	30.7
1/31/2024 23:32	888	29.4495	128.994	99.5445	326.5613	1200	66.4	38.8	31.0
1/31/2024 23:34	890	29.4511	128.448	98.9969	327.1089	1200	66.4	39.3	30.5
1/31/2024 23:36	892	29.4495	127.525	98.0765	328.0293	1200	66.4	40.2	29.8
1/31/2024 23:38	894	29.4495	126.06	96.6105	329.4953	1200	66.4	41.7	28.9
1/31/2024 23:40	896	29.4472	128.071	98.6238	327.4820	1200	66.4	40.7	29.5
1/31/2024 23:42	898	29.4460	127.617	98.0994	328.0984	1200	66.4	39.9	30.2
1/31/2024 23:44	900	29.4470	126.215	96.7680	329.3377	1200	66.4	41.5	28.9
1/31/2024 23:46	902	29.4442	128.466	99.0218	327.0840	1200	66.4	39.3	30.5
1/31/2024 23:48	904	29.4398	127.805	98.3652	327.7406	314.80	66.4	39.9	30.0
1/31/2024 23:50	906	29.4405	127.174	97.7335	328.3723	1200	66.4	40.6	29.6
1/31/2024 23:52	908	29.4366	127.05	97.6134	328.4923	1200	66.4	40.7	29.5
1/31/2024 23:54	910	29.4458	127.471	98.0254	328.0803	1200	66.4	40.7	29.5
1/31/2024 23:56	912	29.4460	127.617	98.0994	328.0984	1200	66.4	38.9	30.8
1/31/2024 23:58	914	29.4363	127.517	98.0807	328.0251	1200	66.4	40.2	29.8
2/1/2024 00:00	916	29.4426	128.012	98.5894	327.5363	1200	66.4	38.7	30.2
2/1/2024 00:04	920	29.4382	128.936	99.4978	326.6079	1200	66.4	38.8	30.9
2/1/2024 00:06	922	29.4398	128.428	98.9882	327.1176	1200	66.4	39.3	30.5
2/1/2024 00:08	924	29.4386	126.268	96.8294	329.2764	1200	66.4	41.5	28.9
2/1/2024 00:10	926	29.4368	128.313	98.8762	327.2296	1200	66.4	39.4	30.4
2/1/2024 00:12	928	29.4368	125.959	96.5322	329.5795	1200	66.4	41.8	28.7
2/1/2024 00:14	930	29.4393	127.676	98.2367	327.8691	1200	66.4	40.1	29.9
2/1/2024 00:16	932	29.4407	127.871	98.4303	327.6755	1200	66.4	39.9	30.1
2/1/2024 00:18	934	29.4396	126.119	98.6794	327.4263	1200	66.4	39.6	30.3
2/1/2024 00:20	936	29.4416	126.736	97.2944	328.8114	315.20	66.4	41.0	29.3
2/1/2024 00:22	938	29.4412	126.827	97.3858	328.7199	1200	66.4	40.9	29.9
2/1/2024 00:24	940	29.4361	128.503	99.0669	327.0389	1200	66.4	39.2	30.6
2/1/2024 00:26	942	29.4363	127.008	97.5717	328.5411	1200	66.4	40.2	29.8
2/1/2024 00:28	944	29.4355	127.335	98.0994	328.0984	1200	66.4	38.9	30.9
2/1/2024 00:30	946	29.4312	128.86	99.4288	326.6770	1200	66.4	39.9	30.9
2/1/2024 00:32	948	29.4363	127.796	98.3597	327.7461	1200	66.4	39.9	30.9
2/1/2024 00:34	950	29.4356	127.958	98.5224	327.5834	1200	66.4	39.8	30.2
2/1/2024 00:36	952	29.4326	127.354	97.9214	328.1844	1			

2/1/2024 1:18	994	29.4312	126.946	97.5148	328.5910	1200	66.4	40.8	29.4
2/1/2024 1:20	996	29.4319	128.859	99.4271	326.6787	1200	66.4	38.9	30.9
2/1/2024 1:22	998	29.4326	126.241	96.8084	329.2974	1200	66.4	41.5	28.9
2/1/2024 1:24	1000	29.4315	127.496	98.0545	328.0412	1200	66.4	40.7	29.8
2/1/2024 1:26	1002	29.4315	127.915	98.4835	327.8222	1200	66.4	39.8	30.1
2/1/2024 1:28	1004	29.4299	128.499	99.0181	327.0866	1200	66.4	39.3	30.5
2/1/2024 1:30	1006	29.4315	125.028	95.5965	330.5092	1200	66.4	41.7	28.1
2/1/2024 1:32	1008	29.4280	129.179	99.7510	326.3548	1200	66.4	38.6	31.1
2/1/2024 1:34	1010	29.4264	127.174	97.7476	328.3582	1200	66.4	40.6	29.6
2/1/2024 1:36	1012	29.4287	127.658	98.2293	327.8765	1200	66.4	40.1	29.9
2/1/2024 1:38	1014	29.4326	126.696	97.2634	328.8424	1200	66.4	41.0	29.2
2/1/2024 1:40	1016	29.4326	125.825	96.3924	329.7194	1200	66.4	41.9	28.6
2/1/2024 1:42	1018	29.4322	126.914	97.818	328.6239	1200	66.4	40.8	29.4
2/1/2024 1:44	1020	29.4315	128.017	98.5855	327.5202	1200	66.4	39.7	30.2
2/1/2024 1:46	1022	29.4331	127.971	98.5379	327.5679	1200	66.4	39.8	30.2
2/1/2024 1:48	1024	29.4287	126.939	97.5103	328.5555	1200	66.4	40.8	29.4
2/1/2024 1:50	1026	29.4306	127.638	98.2074	327.8983	1200	66.4	40.1	29.9
2/1/2024 1:52	1028	29.4308	128.484	99.0532	327.0526	1200	66.4	39.3	30.6
2/1/2024 1:54	1030	29.4301	126.184	96.7599	328.3519	1200	66.4	41.6	28.9
2/1/2024 1:56	1032	29.4285	126.982	97.2535	328.5522	1200	66.4	40.8	29.4
2/1/2024 1:58	1034	29.4264	127.288	97.8716	328.2342	1200	66.4	40.4	29.7
2/1/2024 2:00	1036	29.4269	128.21	98.7831	327.3226	1200	66.4	39.5	30.4
2/1/2024 2:02	1038	29.4282	126.555	97.1268	328.9790	1200	66.4	41.2	29.1
2/1/2024 2:04	1040	29.4306	127.332	97.9014	328.2043	1200	66.4	40.4	29.7
2/1/2024 2:06	1042	29.4282	126.137	96.7088	329.3970	1200	66.4	41.6	28.9
2/1/2024 2:08	1044	29.4306	126.307	96.8764	329.2293	1200	66.4	41.4	29.8
2/1/2024 2:10	1046	29.4289	126.579	97.1521	328.9536	1200	66.4	41.6	28.9
2/1/2024 2:12	1048	29.4289	126.995	96.7681	329.2376	1200	66.4	41.5	28.9
2/1/2024 2:14	1050	29.4243	127.154	97.7297	328.3761	1200	66.4	40.6	29.6
2/1/2024 2:16	1052	29.4243	127.525	98.5007	327.6051	1200	66.4	39.8	30.1
2/1/2024 2:18	1054	29.4225	127.311	97.8885	328.2172	1200	66.4	40.4	29.7
2/1/2024 2:20	1056	29.4195	126.82	97.4005	328.7052	1200	66.4	40.9	29.6
2/1/2024 2:22	1058	29.4130	127.174	97.7610	328.3448	1200	66.4	40.5	29.6
2/1/2024 2:24	1060	29.4116	127.922	98.4104	327.6954	1200	66.4	39.9	30.1
2/1/2024 2:26	1062	29.4167	127.24	97.8233	328.2825	1200	66.4	40.5	29.6
2/1/2024 2:28	1064	29.4160	128.522	97.5060	328.5908	1200	66.4	40.8	29.4
2/1/2024 2:30	1066	29.4174	124.815	95.3976	330.7082	1200	66.4	42.9	28.0
2/1/2024 2:32	1068	29.4172	128.106	98.6888	327.4169	1200	66.4	39.6	30.3
2/1/2024 2:34	1070	29.4183	126.781	97.3627	328.7431	1200	66.4	40.9	29.3
2/1/2024 2:36	1072	29.4174	127.157	97.7396	328.3662	1200	66.4	40.6	29.6
2/1/2024 2:38	1074	29.4151	127.847	98.4319	327.6738	1200	66.4	39.9	30.1
2/1/2024 2:40	1076	29.4132	127.342	97.9288	328.1770	1200	66.4	40.4	29.7
2/1/2024 2:42	1078	29.4081	128.815	99.4058	326.6989	1200	66.4	38.9	30.8
2/1/2024 2:44	1080	29.4105	127.568	98.1575	327.9482	1200	66.4	40.1	29.9
2/1/2024 2:46	1082	29.4135	126.873	97.4595	328.6462	1200	66.4	40.8	29.4
2/1/2024 2:48	1084	29.4116	127.078	97.6664	328.4394	1200	66.4	40.6	29.5
2/1/2024 2:50	1086	29.4165	126.895	97.4785	328.6272	1200	66.4	40.8	29.4
2/1/2024 2:52	1088	29.4179	126.311	96.8932	329.2126	1200	66.4	41.4	29.0
2/1/2024 2:54	1090	29.4158	128.096	98.6802	327.4255	1200	66.4	39.6	30.1
2/1/2024 2:56	1092	29.4162	125.947	96.3208	329.5309	1200	66.4	41.8	28.7
2/1/2024 2:58	1094	29.4144	127.041	97.6266	328.4792	1200	66.4	40.7	29.5
2/1/2024 3:00	1096	29.4158	125.331	95.9152	330.1505	1200	66.4	42.4	28.3
2/1/2024 3:02	1098	29.4118	126.511	97.0992	328.0066	1200	66.4	41.2	29.1
2/1/2024 3:04	1100	29.4142	127.342	97.9278	328.1779	1200	66.4	40.4	29.7
2/1/2024 3:06	1102	29.4148	127.019	97.6042	328.5016	1200	66.4	40.7	29.5
2/1/2024 3:08	1104	29.4137	128.373	98.9599	327.1465	1200	66.4	39.3	30.5
2/1/2024 3:10	1106	29.4109	127.906	98.4951	327.6107	1200	66.4	40.7	29.5
2/1/2024 3:12	1108	29.4148	128.652	98.8372	327.4686	1200	66.4	39.7	30.3
2/1/2024 3:14	1110	29.4179	127.235	98.8172	328.2886	1200	66.4	40.5	29.6
2/1/2024 3:16	1112	29.4188	128.555	99.2362	326.8695	1200	66.4	39.1	30.7
2/1/2024 3:18	1114	29.4190	128.309	98.8900	327.2158	1200	66.4	39.4	30.4
2/1/2024 3:20	1116	29.4183	127.345	97.9267	328.1791	1200	66.4	40.4	29.7
2/1/2024 3:22	1118	29.4185	127.283	97.8645	328.2413	1200	66.4	40.4	29.7
2/1/2024 3:24	1120	29.4162	127.904	98.4878	327.6180	1200	66.4	39.8	30.1
2/1/2024 3:26	1122	29.4146	128.522	97.5060	328.5908	1200	66.4	41.5	28.9
2/1/2024 3:28	1124	29.4123	128.051	96.6395	329.4671	1200	66.4	41.7	28.8
2/1/2024 3:30	1126	29.4137	126.486	97.0723	328.0335	1200	66.4	41.2	29.1
2/1/2024 3:32	1128	29.4158	126.474	97.0582	329.0475	1200	66.4	41.2	29.1
2/1/2024 3:34	1130	29.4118	126.78	97.3682	328.7376	1200	66.4	40.9	29.3
2/1/2024 3:36	1132	29.4051	128.179	98.7739	327.3319	1200	66.4	39.5	30.4
2/1/2024 3:38	1134	29.4081	127.344	97.9359	328.1899	1200	66.4	40.4	29.7
2/1/2024 3:40	1136	29.4012	127.681	98.1888	327.9160	1200	66.4	40.1	29.9
2/1/2024 3:42	1138	29.4044	127.914	98.5098	327.5950	1200	66.4	39.8	30.2
2/1/2024 3:44	1140	29.4012	126.706	97.3048	328.8010	1200	66.4	41.0	29.3
2/1/2024 3:46	1142	29.4040	127.169	97.7650	328.3408	1200	66.4	40.5	29.6
2/1/2024 3:48	1144	29.4026	126.83	97.4274	328.6784	1200	66.4	40.9	29.4
2/1/2024 3:50	1146	29.4014	125.235	95.8336	330.2722	1200	66.4	42.5	28.4
2/1/2024 3:52	1148	29.4042	127.67	98.2658	327.8400	1200	66.4	40.0	30.0
2/1/2024 3:54	1150	29.3957	125.488	96.0923	330.0134	1200	66.4	41.0	29.2
2/1/2024 3:56	1152	29.3971	126.975	97.2779	328.6278	1200	66.4	40.7	29.5
2/1/2024 3:58	1154	29.3931	126.791	97.3979	328.7079	1200	66.4	40.9	29.3
2/1/2024 4:00	1156	29.3950	127.085	97.6900	328.4157	1200	66.4	40.6	29.5
2/1/2024 4:02	1158	29.3989	125.081	95.6911	330.4147	1200	66.4	42.6	28.2
2/1/2024 4:04	1160	29.3962	127.585	98.1988	327.9070	1200	66.4	40.1	29.9
2/1/2024 4:06	1162	29.3927	125.181	95.7883	330.3174	1200	66.4	42.5	28.2
2/1/2024 4:08	1164	29.3997	125.986	96.5963	329.5094	1200	66.4	41.3	29.1
2/1/2024 4:10	1166	29.3926	126.555	96.7727	328.3390	1200	66.4	41.5	28.9
2/1/2024 4:12	1168	29.3874	125.342	95.9546	330.1511	1200	66.4	42.4	28.3
2/1/2024 4:14	1170	29.3892	126.625	97.2358	328.8700	1200	66.4	41.1	29.2
2/1/2024 4:16	1172	29.3897	125.813	96.4233	329.6824	1200	66.4	41.9	29.7
2/1/2024 4:18	1174	29.3867	126.355	96.9689	329.1374	1200	66.4	41.3	29.1
2/1/2024 4:20	1176	29.3897	126.478	97.0883	329.0174	1200	66.4	41.2	29.1
2/1/2024 4:22	1178	29.3915	126.426	97.0345	328.0713	1200	66.4	41.3	29.1
2/1/2024 4:24	1180	29.3945	126.005	96.5105	329.4953	1200	66.4	41.7	28.8
2/1/2024 4:26	1182	29.3975	124.64	95.2425	330.8693	1200	66.4	43.1	27.9
2/1/2024 4:28	1184	29.3989	126.693	97.2941	328.8117	1200	66.4	41.0	29.3
2/1/2024 4:30	1186	29.4003	127.097	97.6967	328.4091	1200	66.4	40.6	29.6
2/1/2024 4:32	1188	29.3982	127.353	97.9548	328.1510	1200	66.4	40.4	29.7
2/1/2024 4:34	1190	29.4026	126.394	96.9914	329.1144	1200	66.4	41.3	29.0
2/1/2024 4:36	1192	29.4045	126.98	97.5755	328.5302	1200	66.4	40.7	29.5
2/1/2024 4:38	1194	29.4008	125.404	96.0032	330.1025	1200	66.4	42.3	28.4
2/1/2024 4:40	1196	29.4008	125.555	97.1542	328.9515	1200	66.4	41.2	29.2
2/1/2024 4:42	1198	29.4019	127.603	98.2011	327.9047	1200	66.4	40.1	29.9
2/1/2024 4:44	1200	29.4063	125.821	96.4147	329.6911	1200	66.4	41.9	28.6
2/1/2024 4:46	1202	29.4084	127.227	97.8186	328.2871	1200	66.4	40.5	29.6
2/1/2024 4:48	1204	29.4065	125.942	96.5335	329.57				

2/1/2024 5:30	1246	29 4202	125.898	96 4778	328 6279	1200	66.4	41.8	28.7
2/1/2024 5:32	1248	29 4190	125.652	96 2330	329 8728	1200	66.4	42.1	28.5
2/1/2024 5:34	1250	29 4153	127.732	98 3167	327 7891	1200	66.4	40.0	30.0
2/1/2024 5:36	1252	29 4160	127.894	98 4780	327 6278	1200	66.4	39.8	30.1
2/1/2024 5:38	1254	29 4155	124.735	95 3155	330 7902	1200	66.4	43.0	27.9
2/1/2024 5:40	1256	29 4169	125.883	96 4651	329 6397	1200	66.4	41.8	28.7
2/1/2024 5:42	1258	29 4151	127.223	97 8079	328 2978	1200	66.4	40.5	29.6
2/1/2024 5:44	1260	29 4158	127.205	97 7892	328 3165	1200	66.4	40.5	29.6
2/1/2024 5:46	1262	29 4148	126 401	96 9862	329 1196	1200	66.4	41.3	29.0
2/1/2024 5:48	1264	29 4190	125 255	95 8420	330 2638	1200	66.4	42.5	28.3
2/1/2024 5:50	1266	29 4123	126 829	97 4167	328 6891	1200	66.4	40.9	29.3
2/1/2024 5:52	1268	29 4114	126 306	96 8946	329 2111	1200	66.4	41.4	29.0
2/1/2024 5:54	1270	29 4128	124 844	95 4312	330 6745	1200	66.4	42.9	28.0
2/1/2024 5:56	1272	29 4112	125 693	96 2818	329 8239	1200	66.4	42.0	28.6
2/1/2024 5:58	1274	29 4105	126 574	97 1635	328 9422	1200	66.4	41.1	29.2
2/1/2024 6:00	1276	29 4116	127 416	98 0044	328 1014	1200	66.4	40.3	29.8
2/1/2024 6:02	1278	29 4148	127 195	97 7802	328 3256	1200	66.4	40.5	29.6
2/1/2024 6:04	1280	29 4142	127 562	98 1478	327 9579	1200	66.4	40.2	29.9
2/1/2024 6:06	1282	29 4148	127 31	97 8952	328 2109	1200	66.4	40.4	29.7
2/1/2024 6:08	1284	29 4139	124 909	95 4951	330 6107	1200	66.4	42.8	28.0
2/1/2024 6:10	1286	29 4118	126 025	96 6132	329 4826	1200	66.4	41.7	28.8
2/1/2024 6:12	1288	29 4095	126 269	96 8505	329 2463	1200	66.4	41.4	29.0
2/1/2024 6:14	1290	29 4107	126 059	96 6483	329 4575	1200	66.4	41.7	28.8
2/1/2024 6:16	1292	29 4095	126 807	97 3975	328 7083	1200	66.4	40.9	29.6
2/1/2024 6:18	1294	29 4086	125 363	95 9544	330 1514	1200	66.4	42.4	28.3
2/1/2024 6:20	1296	29 4075	126 278	96 8725	329 2332	1200	66.4	41.4	29.0
2/1/2024 6:22	1298	29 4040	125 851	96 4470	329 6588	1200	66.4	41.9	28.7
2/1/2024 6:24	1300	29 4026	125 532	97 1285	328 9773	1200	66.4	41.2	29.1
2/1/2024 6:26	1302	29 4024	127 489	98 0866	328 0191	1200	66.4	40.2	29.4
2/1/2024 6:28	1304	29 3987	126 914	97 5153	328 5904	1200	66.4	40.8	29.4
2/1/2024 6:30	1306	29 3994	126 09	96 6906	329 4151	1200	66.4	41.6	28.8
2/1/2024 6:32	1308	29 3975	127 309	97 9115	328 1943	1200	66.4	40.4	29.7
2/1/2024 6:34	1310	29 3973	127 021	97 6237	328 4821	1200	66.4	40.7	29.5
2/1/2024 6:36	1312	29 3950	126 189	96 7880	329 3177	1200	66.4	41.5	28.9
2/1/2024 6:38	1314	29 3986	126 149	96 7607	329 3450	1200	66.4	41.5	28.9
2/1/2024 6:40	1316	29 3911	127 935	98 5439	327 5518	1200	66.4	39.8	30.2
2/1/2024 6:42	1318	29 3894	125 786	96 3966	329 7092	1200	66.4	41.9	28.6
2/1/2024 6:44	1320	29 3897	124 831	95 4413	330 6644	1200	66.4	42.9	28.0
2/1/2024 6:46	1322	29 3860	125 235	95 8490	330 2567	1200	66.4	42.5	28.3
2/1/2024 6:48	1324	29 3855	128 047	98 6615	327 4443	1200	66.4	39.6	30.3
2/1/2024 6:50	1326	29 3802	125 059	95 6788	330 4270	1200	66.4	42.6	28.2
2/1/2024 6:52	1328	29 3816	126 616	97 2344	328 8714	1200	66.4	41.1	29.2
2/1/2024 6:54	1330	29 3811	125 222	95 9409	330 1649	1200	66.4	42.4	28.3
2/1/2024 6:56	1332	29 3804	126 061	96 6906	329 4252	1200	66.4	41.6	28.8
2/1/2024 6:58	1334	29 3820	126 387	97 0050	329 1008	1200	66.4	41.3	29.1
2/1/2024 7:00	1336	29 3770	125 224	95 8470	330 2587	1200	66.4	42.5	28.3
2/1/2024 7:02	1338	29 3786	126 176	96 7974	329 3083	1200	66.4	41.5	28.9
2/1/2024 7:04	1340	29 3767	125 595	96 2183	329 8875	1200	66.4	42.1	28.5
2/1/2024 7:06	1342	29 3733	127 276	97 8867	328 2190	1200	66.4	40.4	29.7
2/1/2024 7:08	1344	29 3726	125 763	96 3902	329 7156	1200	66.4	41.9	28.6
2/1/2024 7:10	1346	29 3730	127 336	97 9630	328 1428	1200	66.4	40.3	29.7
2/1/2024 7:12	1348	29 3737	125 909	96 5353	329 5705	1200	66.4	41.8	28.7
2/1/2024 7:14	1350	29 3730	125 902	96 5290	328 5768	1200	66.4	41.8	28.7
2/1/2024 7:16	1352	29 3691	125 543	96 1739	329 9319	1200	66.4	42.1	28.5
2/1/2024 7:18	1354	29 3691	125 574	96 2049	329 9009	1200	66.4	42.1	28.5
2/1/2024 7:20	1356	29 3693	127 342	97 9727	328 1331	1200	66.4	40.3	29.6
2/1/2024 7:22	1358	29 3686	124 955	95 5864	330 5194	1200	66.4	42.7	28.1
2/1/2024 7:24	1360	29 3654	125 082	95 7166	330 3882	1200	66.4	42.6	28.2
2/1/2024 7:26	1362	29 3659	126 743	97 3771	328 7286	1200	66.4	40.9	29.3
2/1/2024 7:28	1364	29 3647	124 858	95 4933	330 6125	1200	66.4	42.8	28.0
2/1/2024 7:30	1366	29 3663	125 834	96 4677	329 6381	1200	66.4	41.8	28.7
2/1/2024 7:32	1368	29 3663	127 254	97 8877	328 2181	1200	66.4	40.4	29.7
2/1/2024 7:34	1370	29 3673	125 463	96 0957	330 0100	1200	66.4	42.2	28.4
2/1/2024 7:36	1372	29 3663	125 626	96 2597	329 8461	1200	66.4	41.7	28.7
2/1/2024 7:38	1374	29 3661	127 416	98 0487	328 0564	1200	66.4	40.3	29.8
2/1/2024 7:40	1376	29 3680	125 585	96 2161	329 8896	1200	66.4	42.1	28.5
2/1/2024 7:42	1378	29 3680	124 686	95 3180	330 7877	1200	66.4	43.0	27.9
2/1/2024 7:44	1380	29 3668	125 855	96 5882	329 5176	1200	66.4	41.7	28.8
2/1/2024 7:46	1382	29 3652	125 149	95 7838	330 3219	1200	66.4	42.5	28.2
2/1/2024 7:48	1384	29 3680	127 524	98 1560	327 3497	1200	66.4	40.1	29.9
2/1/2024 7:50	1386	29 3619	124 799	95 4371	330 6687	1200	66.4	42.8	28.0
2/1/2024 7:52	1388	29 3643	124 927	95 3927	330 5430	1200	66.4	42.7	28.1
2/1/2024 7:54	1390	29 3651	127 041	97 6749	328 4309	1200	66.4	40.6	29.5
2/1/2024 7:56	1392	29 3673	125 735	96 3677	329 7380	1200	66.4	41.9	28.6
2/1/2024 7:58	1394	29 3613	126 046	96 6847	329 4210	1200	66.4	41.8	28.6
2/1/2024 8:00	1396	29 3587	126 165	96 8063	329 2995	1200	66.4	41.5	28.9
2/1/2024 8:02	1398	29 3626	125 958	96 5954	329 5104	1200	66.4	41.7	28.8
2/1/2024 8:04	1400	29 3631	125 894	96 5309	329 5749	1200	66.4	41.8	28.7
2/1/2024 8:06	1402	29 3610	125 316	95 3750	331 0508	1200	66.4	43.2	27.8
2/1/2024 8:08	1404	29 3654	125 082	95 7166	331 6821	1200	66.4	43.9	27.3
2/1/2024 8:10	1406	29 3622	127 015	97 6528	328 4529	1200	66.4	40.7	29.5
2/1/2024 8:12	1408	29 3640	126 627	97 2690	328 6428	1200	66.4	42.0	29.2
2/1/2024 8:14	1410	29 3613	125 65	96 2887	329 8170	1200	66.4	42.0	28.6
2/1/2024 8:16	1412	29 3608	126 605	97 2442	328 8616	1200	66.4	41.1	29.2
2/1/2024 8:18	1414	29 3610	125 334	95 9730	330 1328	1200	66.4	42.3	28.3
2/1/2024 8:20	1416	29 3633	127 522	97 8887	328 2171	1200	66.4	40.4	29.7
2/1/2024 8:22	1418	29 3643	125 988	96 6237	329 4820	1200	66.4	41.7	28.8
2/1/2024 8:24	1420	29 3599	125 649	96 2891	329 8166	1200	66.4	42.0	28.6
2/1/2024 8:26	1422	29 3608	125 381	96 0202	330 0856	1200	66.4	42.3	28.4
2/1/2024 8:28	1424	29 3580	124 044	94 6860	331 4198	1200	66.4	43.6	27.5
2/1/2024 8:30	1426	29 3592	125 616	96 2568	329 8489	1200	66.4	42.0	28.5
2/1/2024 8:32	1428	29 3619	125 479	96 1171	329 9887	1200	66.4	42.2	28.4
2/1/2024 8:34	1430	29 3606	125 375	96 0144	330 0913	1200	66.4	42.3	28.4
2/1/2024 8:36	1432	29 3594	125 417	96 0526	330 0532	1200	66.4	42.3	28.4
2/1/2024 8:38	1434	29 3587	124 982	95 6233	330 4825	1200	66.4	42.7	28.1
2/1/2024 8:40	1436	29 3588	124 678	95 5191	330 5867	1200	66.4	42.8	28.0
2/1/2024 8:42	1438	29 3596	125 813	96 4534	329 6524	1200	66.4	41.9	28.7
2/1/2024 8:44	1440	29 3596	126 371	97 0114	329 0944	1200	66.4	41.3	29.1
2/1/2024 8:46	1442	29 3596	142 963	113 6034	312 5024	312 80	66.5	24.7	721.00
2/1/2024 8:48	1444	29 3596	144 457	115 0974	311 0084	311.00	66.5	23.2	361.00
2/1/2024 8:50	1446	29 3548	145 599	116 2442	309 8616		66.6	6	241.00
2/1/2024 8:52	1448	29 3594	146 979	117 1196	308 9862		66.6	8	181.00
2/1/2024 8:54	1450	29 3592	147 191	117 8318	308 2799		66.6	10	145.00
2/1/2024 8:56	1452	29 3495	147 789	118 4395	307 6662		66.6	12	121.00
2/1/2024 8:58	1454	29 3513	148 305	118 9537	307 1521		66.7	14	103 86
2/1/2024 9:00	1456	29 3520	148 752	119 4000	306 7058				

APPENDIX F
WATER QUALITY REPORTS



1804 N. 33rd Street
 Boise, Idaho 83703
 Phone (208) 342-5515

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 Lab Federal ID# ID00020

Laboratory Analysis Report

Report To: JASON THOMPSON
 HDR ENGINEERS
 412 E PARKCENTER BLVD STE100
 BOISE, ID 83706

Lab/Sample Number: 2402056-01
 Sample Location: WELL #3

Phone: (208) 387-7000 Copy:

e-mail: jason.thompson@hdrinc.com

Date Received: 02/01/2024

Collection Date/Time: 02/01/2024 8:00

Date Printed: 02/05/2024 9:57

Collector's Name: PATRICK KELLY

Transported By: PATRICK KELLY

Temp C Received at Lab: 15.80

Field Measurements

pH:

Temp C: 18.4

Total Chlorine mg/L:

Free Chlorine mg/L:

DO mg/L:

Flow g/min:

Analyte	Result	Units	MRL	MDL	MCL	Analyzed	Analyst	Method	Notes
Microbiology									
Total Coliform Bacteria	ABSENCE	CFU/100mL			1	2/2/24 10:15	DB	SM 9223	
Escherichia coli	ABSENCE	CFU/100mL			1	2/2/24 10:15	DB	SM 9223	



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Laboratory Analysis Report

Report To: JASON THOMPSON
HDR ENGINEERS
412 E PARKCENTER BLVD STE100
BOISE, ID 83706

Lab/Sample Number: 2402056-02
Sample Location: WELL #3

Phone: (208) 387-7000 Copy:

e-mail: jason.thompson@hdrinc.com

Date Received: 02/01/2024

Collection Date/Time: 02/01/2024 8:30

Date Printed: 02/05/2024 9:57

Collector's Name: PATRICK KELLY

Transported By: PATRICK KELLY

Temp C Received at Lab: 15.80

Field Measurements

pH:

Total Chlorine mg/L:

DO mg/L:

Temp C: 18.4

Free Chlorine mg/L:

Flow g/min:

Analyte	Result	Units	MRL	MDL	MCL	Analyzed	Analyst	Method	Notes
Microbiology									
Total Coliform Bacteria	ABSENCE	CFU/100mL			1	2/2/24 10:15	DB	SM 9223	
Escherichia coli	ABSENCE	CFU/100mL			1	2/2/24 10:15	DB	SM 9223	

Authorized Signature,

BRIAN MCGOVERN, Client Manager

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The results reported relate only to the samples indicated.

- ND - Non Detect
- MCL - Maximum Contaminant Level
- MDL - Method Detection Limit
- MRL - Method Reporting Limit



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Laboratory Analysis Report

Report To: JASON THOMPSON
HDR ENGINEERS
412 E PARKCENTER BLVD STE100
BOISE, ID 83706

Lab/Sample Number: 2402057-01
Sample Location: WELL #3

Phone: (208) 387-7000 Copy:

e-mail: jason.thompson@hdrinc.com

Date Received: 02/01/2024

Collection Date/Time: 02/01/2024 8:00

Date Printed: 02/14/2024 8:34

Collector's Name: PATRICK KELLY

Transported By: PATRICK KELLY

Temp C Received at Lab: 15.80

Field Measurements

pH: Total Chlorine mg/L: DO mg/L:
Temp C: Free Chlorine mg/L: Flow g/min:

Analyte	Result	Units	MRL	MDL	MCL	Analyzed	Analyst	Method	Notes
Inorganics									
Conductivity	208	umhos/cm	2.0	1.4		2/1/24 17:00	JD	EPA 120.1	
Threshold Odor	3	T.O.N.				2/6/24 11:42	MDM	EPA 140.1	Ca
pH	7.3	S.U.				2/1/24 17:00	JD	EPA 150.1	
Fluoride	0.37	mg/L	0.10	0.07	4	2/5/24 16:00	NC	EPA 300.0	
Chloride, Cl	4	mg/L	1	0.2	250	2/2/24 12:08	LW	EPA 300.0	
Sulfate, SO4	7	mg/L	1	0.2	250	2/2/24 14:30	LW	EPA 300.0	
Nitrate (as N)	1.2	mg/L	0.2	0.02	10	2/2/24 12:08	LW	EPA 300.0	
Alkalinity, Total	96.6	mg CaCO3/L	5.0	5.0		2/4/24 13:18	JLH	EPA 310.1	
Cyanide, Total	ND	mg/L	0.005	0.0008	0.2	2/9/24 15:11	DS	EPA 335.4	
Ammonia, Direct (as N)	ND	mg/L	0.04	0.02		2/5/24 8:23	DS	EPA 350.1	
Nitrate + Nitrite (as N)	1.08	mg/L	0.02	0.00002	1	2/6/24 13:24	LW	EPA 353.2	
Nitrite (as N)	ND	mg/L	0.01	0.000009	1	2/1/24 16:26	LW	EPA 353.2	
Langelier's Index	- 0.89	LI				2/13/24 11:27	JH	Langelier	C
Color	ND	Color Units	5.0	5.0	15	2/6/24 11:46	MDM	SM 2120	
Hardness	77.2	mg/L	5.0	2.8		2/4/24 13:29	JLH	SM 2340 C	
Total Dissolved Solids	132	mg/L	25	24	500	2/6/24 9:25	MAA	SM 2540 C	
Hydrogen Sulfide	ND	mg/L	0.05	0.05		2/5/24 16:15	EH	SM 4500-S2 D	
Surfactants	ND	mg/L	0.01	0.01		2/9/24 10:09	MDM	SM 5540 B	
Mercury									
Mercury, Hg	ND	mg/L	0.00020	0.00005	0.002	2/5/24 15:17	JD	EPA 245.1	
Metals by ICP									
Calcium, Ca	23.2	mg/L	0.50	0.001		2/5/24 13:28	JMS	EPA 200.7	
Hardness, Calcium (as CaCo3)	57.9	mg/L	1.25	0.003		2/5/24 13:28	JMS	EPA 200.7	
Zinc, Zn	ND	mg/L	0.010	0.0001	5	2/2/24 12:43	JMS	EPA 200.7	
Barium, Ba	ND	mg/L	0.010	0.0002	2	2/2/24 12:43	JMS	EPA 200.7	
Copper, Cu	ND	mg/L	0.010	0.002	1.3	2/2/24 12:43	JMS	EPA 200.7	
Aluminum, Al	ND	mg/L	0.050	0.00007	0.2	2/2/24 12:43	JMS	EPA 200.7	
Potassium, K	1.4	mg/L	0.5	0.001		2/5/24 13:28	JMS	EPA 200.7	
Magnesium, Mg	3.18	mg/L	0.50	0.0006		2/5/24 13:28	JMS	EPA 200.7	
Manganese, Mn	ND	mg/L	0.005	0.0002		2/2/24 12:43	JMS	EPA 200.7	
Sodium, Na	15.9	mg/L	0.50	0.0004		2/5/24 13:28	JMS	EPA 200.7	
Nickel, Ni	ND	mg/L	0.010	0.00002		2/2/24 12:43	JMS	EPA 200.7	
Iron, Fe	ND	mg/L	0.050	0.0005		2/2/24 12:43	JMS	EPA 200.7	
Silica, SiO2	45.8	mg/L	0.25	0.25		2/7/24 13:10	JMS	EPA 200.7	



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Metals by ICP-MS

Uranium, U	ND	ug/L	1	0.1	30	2/5/24	13:07	JH	EPA 200.8
Beryllium, Be	ND	mg/L	0.0005	0.0001	0.004	2/5/24	13:07	JH	EPA 200.8
Silver, Ag	ND	mg/L	0.001	0.0002	0.1	2/5/24	13:07	JH	EPA 200.8
Thallium, Tl	ND	mg/L	0.001	0.0003	0.002	2/5/24	13:07	JH	EPA 200.8
Arsenic, As	0.0025	mg/L	0.0020	0.0007	0.01	2/5/24	13:07	JH	EPA 200.8
Lead, Pb	ND	mg/L	0.001	0.0003	0.015	2/5/24	13:07	JH	EPA 200.8
Selenium, Se	ND	mg/L	0.005	0.0005	0.05	2/5/24	13:07	JH	EPA 200.8
Antimony, Sb	ND	mg/L	0.005	0.0004	0.006	2/5/24	13:07	JH	EPA 200.8
Cadmium, Cd	ND	mg/L	0.0005	0.0002	0.005	2/5/24	13:07	JH	EPA 200.8
Chromium, Cr	ND	mg/L	0.002	0.0004	0.1	2/5/24	13:07	JH	EPA 200.8

Volatiles

Vinyl chloride	ND	ug/L	0.500	0.500	2	2/2/24	10:45	CY	EPA 524.2
1,1-Dichloroethene	ND	ug/L	0.500	0.500	7	2/2/24	10:45	CY	EPA 524.2
Dichloromethane	ND	ug/L	0.500	0.500	5	2/2/24	10:45	CY	EPA 524.2
trans-1,2-Dichloroethene	ND	ug/L	0.500	0.500	100	2/2/24	10:45	CY	EPA 524.2
Methyl-tert-butyl ether (MTBE)	ND	ug/L	0.500	0.500		2/2/24	10:45	CY	EPA 524.2
cis-1,2-Dichloroethene	ND	ug/L	0.500	0.500	70	2/2/24	10:45	CY	EPA 524.2
Chloroform	ND	ug/L	0.500	0.500		2/2/24	10:45	CY	EPA 524.2
1,1,1-Trichloroethane	ND	ug/L	0.500	0.500	200	2/2/24	10:45	CY	EPA 524.2
Carbon tetrachloride	ND	ug/L	0.500	0.500	5	2/2/24	10:45	CY	EPA 524.2
Benzene	ND	ug/L	0.500	0.500	5	2/2/24	10:45	CY	EPA 524.2
1,2-Dichloroethane	ND	ug/L	0.500	0.500	5	2/2/24	10:45	CY	EPA 524.2
Trichloroethene	ND	ug/L	0.500	0.500	5	2/2/24	10:45	CY	EPA 524.2
1,2-Dichloropropane	ND	ug/L	0.500	0.500	5	2/2/24	10:45	CY	EPA 524.2
Bromodichloromethane	ND	ug/L	0.500	0.500		2/2/24	10:45	CY	EPA 524.2
Toluene	ND	ug/L	0.500	0.500	1000	2/2/24	10:45	CY	EPA 524.2
Tetrachloroethene	ND	ug/L	0.500	0.500	5	2/2/24	10:45	CY	EPA 524.2
1,1,2-Trichloroethane	ND	ug/L	0.500	0.500	5	2/2/24	10:45	CY	EPA 524.2
Dibromochloromethane	ND	ug/L	0.500	0.500		2/2/24	10:45	CY	EPA 524.2
Chlorobenzene	ND	ug/L	0.500	0.500	100	2/2/24	10:45	CY	EPA 524.2
Ethylbenzene	ND	ug/L	0.500	0.500	700	2/2/24	10:45	CY	EPA 524.2
Xylene, Total	ND	ug/L	0.500	0.500	10000	2/2/24	10:45	CY	EPA 524.2
Styrene	ND	ug/L	0.500	0.500	100	2/2/24	10:45	CY	EPA 524.2
Bromoform	ND	ug/L	0.500	0.500		2/2/24	10:45	CY	EPA 524.2
1,4-Dichlorobenzene	ND	ug/L	0.500	0.500	75	2/2/24	10:45	CY	EPA 524.2
1,2-Dichlorobenzene	ND	ug/L	0.500	0.500	600	2/2/24	10:45	CY	EPA 524.2
1,2,4-Trichlorobenzene	ND	ug/L	0.500	0.500	70	2/2/24	10:45	CY	EPA 524.2
Total THM's	ND	ug/L	0.500	0.500	80	2/2/24	10:45	CY	EPA 524.2
Surrogate: Dibromofluoromethane	106	%70-130							
Surrogate: Toluene-d8	99.6	%70-130							
Surrogate: 4-Bromofluorobenzene	93.8	%70-130							

C Moderately Aggressive
Ca Seven of Ten panel members reported an odor, from sulfur-like to a nonspecific spice (pepper-like.)



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Authorized Signature,

A handwritten signature in black ink, appearing to read "B. McGovern". The signature is fluid and cursive, with a large loop at the end.

BRIAN MCGOVERN, Client Manager

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ND - Non Detect
MCL - Maximum Contaminant Level
MDL - Method Detection Limit
MRL - Method Reporting Limit



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 Boise, Idaho 83703
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 Lab Federal ID# ID00020

Laboratory Analysis Report

Report To: JASON THOMPSON
 HDR ENGINEERS
 412 E PARKCENTER BLVD STE100
 BOISE, ID 83706

Lab/Sample Number: 2402060-01
 Sample Location: WELL #3

Phone: (208) 387-7000 Copy:

e-mail: jason.thompson@hdrinc.com

Date Received: 02/01/2024

Collection Date/Time: 02/01/2024 8:00

Date Printed: 02/28/2024 15:41

Collector's Name: PATRICK KELLY

Transported By: PATRICK KELLY

Temp C Received at Lab: 15.80

Field Measurements

pH: Total Chlorine mg/L: DO mg/L:
 Temp C: 18.4 Free Chlorine mg/L: Flow g/min:

Analyte	Result	Units	MRL	MDL	MCL	Analyzed	Analyst	Method	Notes
Radiochemistry									
Total Measured Radium	1.56	pCi/L	1.00	1.00		2/26/24 9:51	SUM	[CALC]	
Gross Beta/Photon Activity	ND+/-0.838	pCi/L	4.00	4.00	4000	2/9/24 15:57	SUM	EPA 900.0	
Gross Alpha Activity	ND+/-0.934	pCi/L	3.00	3.00	15	2/9/24 15:57	SUM	EPA 900.0	
Radium 226	ND+/-0.04	pCi/L	1.00	1.00	5	2/26/24 9:51	SUM	EPA 903.0	
Radium 228	1.56+/-0.67	pCi/L	1.00	1.00	5	2/16/24 14:02	SUM	EPA 904.0	

Remarks

Radiological testing was performed by Summit Environmental (SUM).

Authorized Signature,

BRIAN MCGOVERN, Client Manager

This report shall not be reproduced except in full, without the written approval of the laboratory
 The results reported relate only to the samples indicated.

- ND - Non Detect
- MCL - Maximum Contaminant Level
- MDL - Method Detection Limit
- MRL - Method Reporting Limit



1804 N. 33rd Street
Boise, Idaho 83703
Phone (208) 342-5515

www.analyticallaboratories.com
Lab Federal ID# ID00020

Laboratory Analysis Report

Report To: JASON THOMPSON
HDR ENGINEERS
412 E PARKCENTER BLVD STE100
BOISE, ID 83706

Lab/Sample Number: 2402058-01
Sample Location: MAYFIELD TOWNSITE - WELL #3

Phone: (208) 387-7000 Copy:

e-mail: jason.thompson@hdrinc.com

Date Received: 02/01/2024

Collection Date/Time: 02/01/2024 8:00

Date Printed: 03/22/2024 10:36

Collector's Name: PATRICK KELLY

Transported By: PATRICK KELLY

Temp C Received at Lab: 15.80

Field Measurements

pH: Total Chlorine mg/L: DO mg/L:
Temp C: 18.4 Free Chlorine mg/L: Flow g/min:

Analyte	Result	Units	MRL	MDL	MCL	Analyzed	Analyst	Method	Notes
Semivolatiles									
DBCP (1,2-Dibromo-3-chloropropane)	ND	ug/L	0.0200	0.00160	0.2	2/6/24 22:54	TAZ	EPA 504.1	
EDB (1,2-Dibromoethane)	ND	ug/L	0.0100	0.00400	0.05	2/6/24 22:54	TAZ	EPA 504.1	
gamma-BHC (Lindane)	ND	ug/L	0.0200	0.00320	0.2	2/14/24 17:30	GPB	EPA 505	
Heptachlor	ND	ug/L	0.0400	0.00360	0.4	2/14/24 17:30	GPB	EPA 505	
Aldrin	ND	ug/L	0.100	0.00480		2/14/24 17:30	GPB	EPA 505	
Heptachlor epoxide	ND	ug/L	0.0200	0.00160	0.2	2/14/24 17:30	GPB	EPA 505	
Dieldrin	ND	ug/L	0.100	0.00170		2/14/24 17:30	GPB	EPA 505	
Endrin	ND	ug/L	0.0100	0.00240	2	2/14/24 17:30	GPB	EPA 505	
Methoxychlor	ND	ug/L	0.100	0.00460	40	2/14/24 17:30	GPB	EPA 505	
PCBs	ND	ug/L	0.500	0.0950	0.5	2/14/24 17:30	GPB	EPA 505	
Chlordane	ND	ug/L	0.200	0.0715	2	2/14/24 17:30	GPB	EPA 505	
Toxaphene	ND	ug/L	1.00	0.227	3	2/14/24 17:30	GPB	EPA 505	
Dalapon	ND	ug/L	1.00	0.531	200	2/7/24 1:42	tgt	EPA 515.4	
Dicamba	ND	ug/L	0.200	0.0710		2/7/24 1:07	tgt	EPA 515.4	
2,4-D	ND	ug/L	0.100	0.0330	70	2/7/24 1:07	tgt	EPA 515.4	
Pentachlorophenol	ND	ug/L	0.0400	0.00900	1	2/7/24 1:07	tgt	EPA 515.4	
2,4,5-TP (Silvex)	ND	ug/L	0.200	0.0350	50	2/7/24 1:07	tgt	EPA 515.4	
2,4-DB	ND	ug/L	1.00	0.240		2/7/24 1:07	tgt	EPA 515.4	
Dinoseb	ND	ug/L	0.200	0.0680	7	2/7/24 1:07	tgt	EPA 515.4	
Picloram	ND	ug/L	0.100	0.0480	500	2/7/24 1:07	tgt	EPA 515.4	
Alachlor	ND	ug/L	0.200	0.0550	2	2/14/24 3:00	BMM	EPA 525.2	
Hexachlorocyclopentadiene	ND	ug/L	0.100	0.0410	50	2/14/24 3:00	BMM	EPA 525.2	
Hexachlorobenzene	ND	ug/L	0.100	0.0370	1	2/14/24 3:00	BMM	EPA 525.2	
Benzo[a]pyrene	ND	ug/L	0.0200	0.0100	0.2	2/14/24 3:00	BMM	EPA 525.2	
Propachlor	ND	ug/L	0.100	0.0540		2/14/24 3:00	BMM	EPA 525.2	
Metribuzin	ND	ug/L	0.100	0.0570		2/14/24 3:00	BMM	EPA 525.2	
Metolachlor	ND	ug/L	0.100	0.0550		2/14/24 3:00	BMM	EPA 525.2	
Butachlor	ND	ug/L	0.100	0.0590		2/14/24 3:00	BMM	EPA 525.2	
bis-(2-ethylhexyl)adipate	ND	ug/L	0.600	0.0690	400	2/14/24 3:00	BMM	EPA 525.2	
Atrazine	ND	ug/L	0.100	0.0670	3	2/14/24 3:00	BMM	EPA 525.2	
Simazine	ND	ug/L	0.0700	0.0630	4	2/14/24 3:00	BMM	EPA 525.2	
bis(2-Ethylhexyl)phthalate	ND	ug/L	0.600	0.127	6	2/14/24 3:00	BMM	EPA 525.2	
Oxamyl	ND	ug/L	2.00	0.130	200	2/23/24 20:22	BKP	EPA 531.2	
Methomyl	ND	ug/L	4.00	0.109		2/23/24 20:22	BKP	EPA 531.2	
Carbofuran	ND	ug/L	0.900	0.280	40	2/23/24 20:22	BKP	EPA 531.2	



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 Boise, Idaho 83703
 Phone (208) 342-5515

www.analyticallaboratories.com
 Lab Federal ID# ID00020

Semivolatiles (Continued)

2402058-01

Carbaryl	ND	ug/L	2.00	0.133		2/23/24 20:22	BKP	EPA 531.2	
Aldicarb Sulfoxide	ND	ug/L	0.500	0.0760	4	2/23/24 20:22	BKP	EPA 531.2	
Aldicarb Sulfone	ND	ug/L	0.800	0.0790	2	2/23/24 20:22	BKP	EPA 531.2	
Aldicarb	ND	ug/L	0.500	0.154	3	2/23/24 20:22	BKP	EPA 531.2	
3-Hydroxycarbofuran	ND	ug/L	2.00	0.186		2/23/24 20:22	BKP	EPA 531.2	
Glyphosate	ND	ug/L	5.00	1.64	700	3/8/24 21:56	BKP	EPA 547	H3

Synthetic Organic Chemical (SOC)

Endothall	ND	ug/L	10.0	5.00	100	2/12/24 14:27	CG	EPA 548.1	
Diquat	ND	ug/L	5.00	1.60	20	2/23/24 9:13	RG	EPA 549.2	

H3 Sample was received past holding time.

Remarks

EPA Methods 504.1, 505, 515.4, 525.2, 531.2, and 547 were performed by Anatek Labs.

EPA Method 547: Sample was frozen upon receipt, extending hold time to 18 months.

Authorized Signature,

CHRISTI YOUNG For BRIAN MCGOVERN, Client Manager

This report shall not be reproduced except in full, without the written approval of the laboratory
 The results reported relate only to the samples indicated.

- ND - Non Detect
- MCL - Maximum Contaminant Level
- MDL - Method Detection Limit
- MRL - Method Reporting Limit

Attachment B
Preliminary Plat Application and Approval

MAYFIELD TOWNSITE PLANNED COMMUNITY

PRELIMINARY PLAT SUBMITTAL

PREPARED FOR:

Mayfield Ranch II, LLC
784 S. Clearwater Loop, Suite R
Post Falls, Idaho 83854

PREPARED BY:



Breckon Land Design, Inc.
6661 North Glenwood Street
Garden City, Idaho 83714
p: (208) 376-5153
f: (208) 376-6528

Project Location:

Mayfield Townsite

A portion of Section 12, 13, 14, 15, 22,
23, 24, 25, 26 and 27 of Township 1 North,
Range 4 East and Section 7, 8, 17, 18, 19 and 20 of
Township 1 North, Range 5 East,
Boise Meridian, Elmore County

Project No. 21135

January 16, 2023

CONTRIBUTORS

- Breckon Land Design, Inc.
- Subdivision Maker, LLC
- Ecosystem Sciences, LLC
- TKD Associates
- Resource Systems, Inc.
- Brockway Engineering, PLLC
- HDR, Inc.
- Environmental Conservation Services, Inc.
- Idaho Survey Group
- CR Engineering, Inc.
- Ackerman-Estvold
- Premier Design and Engineering

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EXHIBITS

EXHIBIT A:	Phase 1 Addendum to Sub Element F-1 Natural Features Analysis
EXHIBIT B:	Phase 1 Addendum to Sub Element F-4 Traffic Impact Study (Appendices PDF Only)
EXHIBIT C:	Phase 1 Addendum to Sub Element F-7 Wildlife and Habitat Mitigation Plan and Condition of Approval 42 – Wildland Fire Protection Plan (New)
EXHIBIT D:	Phase 1 Addenda to Sub Element F Tables and Maps
	F-5 Sewer Company Initial Budget and Expenses (2011 p. 32)
	Sewer Company Revenue/Cost Analysis (2011 p. 33)
	Sewer Company Funding Analysis Table (2011 p. 35)
	Water Company Initial Construction Cost Table (2011 p. 49)
	Water Company Initial Budget and Expenses (2011 p. 50)
	Water Company Projected Equipment Life Table (2011 p. 52)
	Water Company Project Maintenance Cost Table by Operational Year (2011 p. 53)
	F-6 Park Phasing by Phase Number and Proposed Acres (2011 p. 27)
	Park Development Costs by Phase (2011 p. 107)
	F-7 Estimated Long-Term Conservation and Education Programs (CEP) Funding (2011 p. 29)
	F-8 Residential Phasing Table (2011 p. 7)
	Residential Lot Phasing by Number and Sub-Phase Number (2011 p. 9)
	Park Phasing by Phase Number and Proposed Acres (2011 p. 43)
	Multi-Mixed Use Phasing Table (2011 p. 50)
EXHIBIT E:	Phase 1 Addenda to Sub Element B Maps
	Land Use Map (2011 B-3, p. 6)
	Intensity and Density Map (2011 B-4, p. 2)
	Key Map of Proposed Trails & Paths (2011 F-6, p. 16)
	Developed Open Space (Parks) Map (2011 F-6, p. 22)
EXHIBIT F:	Phase 1 Compliance Tracking Spreadsheets – Conditions of Approval
	Development Agreement 72 Conditions of Approval
	Element D Zoning Ordinance - Dimensional Standards
	Element B Comprehensive Plan
	Element D Zoning Ordinance
	Element F Development Plan
EXHIBIT G:	Indian Creek Flood Analysis (New)
EXHIBIT H:	Wetland Determination report (New)
EXHIBIT I:	Water Facility Plan – Development Agreement Condition No. 71 (New – PDF Only)
EXHIBIT J:	Wastewater Facility Plan- Development Agreement Condition No. 71 (New – PDF Only)
EXHIBIT K:	Phase 1 Preliminary Plat Settler Springs Village at Mayfield Ranch – Drawings



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

www.elmorecounty.org

Preliminary Plat Application

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

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

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

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

1. GENERAL INFORMATION

a. Name of subdivision: Settler Springs Village at Mayfield Ranch

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

b. Name, address, and daytime phone numbers of all property owners (including lien holders):
Mayfield Ranch LLC, a Delaware limited liability company

mailing address: 398 S. 9th Street Suite 250, Boise, ID 83702

Joseph Swain (208) 599-7708

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

SAME AS ABOVE

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

Breckon Land Design-Claire Smarda, 6661 N Glenwood Road, Garden City, ID 83714 - (208) 376-5153

Idaho Survey Group-Michael Byrns, 9955 W Emerald St., Boise, ID 83704 - (208) 846-8570

e. Legal description of subdivision:

See attached warranty deed with legal description included.

- f. Common direction to get to subdivision from a known point:
Take Exit 71 off of I-84 (located approximately 22.5 miles west of Mountain Home and 18 miles east of the I-84/Hwy 26 intersection in Boise), go north on S. Orchard Access Road which turns into Indian Creek Road. Drive approximately 3 miles on Indian Creek Road to the property.
- g. Total contiguous acreage owned by subdivider and/or developer: 1,468
- h. Adjacent property owned by owner(s) and/or developer (number of acres): 0
- i. Distance the closest part of subdivision is to incorporated city: 17.6 miles to Boise, 27 mi. to Mt Home
- j. Current zoning: PC k. Overlay Zone(s): none
- l. Authorized use (Case Number) granting right to subdivide: PC-2009-02
- m. Elmore County Assessor Parcel number: See attached parcel list.

2. SUBDIVISION FEATURES

- a. Total area (acres): 1,468 Area (%) open space 25%
 Number of lots: 1620 Number of buildable lots 1,410
- b. Type of subdivision: regular residential cluster commercial industrial
- c. Minimum lot size: width: 25 depth: 100 acres: 0.06
- d. Maximum lot size: width: _____ depth: _____ acres: 486

3. IMPROVEMENTS

- a. Proposed streets: (Must meet highway district standard) Highway District: Mt. Home Highway District
- paved private barrow pit
 curb sidewalk
- b. Existing streets:
- paved graveled private
 curb barrow pit sidewalk
- c. street lights: yes no
- d. Sewer system public private septic tanks central system
 other: _____
- e. Water system individual wells central water system
 other: _____
- f. Storm water drainage: retained and disposed of on-site
- g. Power: underground overhead
- h. Gas: yes no

i. Proposed fire protection program (district if applicable) : Private Fire Protection Plan

j. Property in flood plain: yes no Flood Insurance Rate Map # NONE

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

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

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

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

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

B. X Copy of Pre-Application meeting notes.

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

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

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

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

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

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

I. X Copy of plat in digital form

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

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

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

M. X Copy of FCO granting approval to subdivide property

N. Special development Status:

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

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

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

NOTICE TO APPLICANT

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


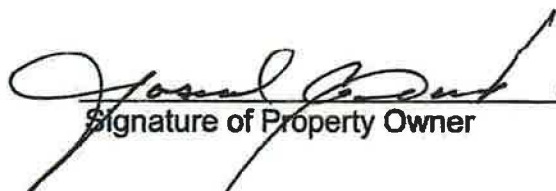
• Failure to file and obtain certification of the acceptance of the final plat application by the Board of County Commissioners within two (2) years after Commission action on the preliminary plat shall cause all approvals of said preliminary plat to be null and void, unless an extension of time is applied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

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

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

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

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


1/19/23
Date

1-19-2023
Date

Agency Comments & Signatures

Notes for agency signatures.

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

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

Comment: _____

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

Comment: _____

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

Comments: _____

ADMINISTRATIVE USE ONLY

Date of Acceptance _____ Accepted by _____ Receipt # _____
 SUB FEE: \$450.00+ \$10.00 a lot +Deposit(\$250 + \$30 per lot 1-10 lots, \$25 per lot 11-20 lots, \$20 per lot 21+ lots = Fee

\$ _____ Case# SUB- _____

Assessor's Office: _____ Date: _____

Comments: _____

Treasurer's Office: _____ Date: _____

Comments: _____

LAW OFFICE
THORNTON ♣ BYRON LLP
TAX • ESTATE PLANNING • BUSINESS • WEALTH PRESERVATION

RIVERFRONT PLAZA
3101 W. MAIN, SUITE 200
BOISE, IDAHO 83702-2099

P.O. BOX 7156
BOISE, IDAHO 83707-1156

TELEPHONE: 208-344-8600
FACSIMILE: 208-344-8720

WWW.THORNTONBYRON.COM

GREGORY A. BYRON, LL.M., P.A.
KEVIN C. BELEW, LL.M., P.A.
JOSHUA G. HILLYARD, LL.M., P.A.

CORY B. FIELDING, LL.M.
THOMAS W. EVERSON, LL.M.
ROBERT C. VANDERPOOL, LL.M.

OF COUNSEL
D. JOHN THORNTON, P.A.
JENYA SHANAYEVA, LL.M., P.C.

PRACTICE LIMITED TO:
IDAHO, ARIZONA, CALIFORNIA, MAINE,
NEVADA, OREGON, UTAH, WASHINGTON

January 16, 2023

Via Pick-Up

Joe Swain
Mayfield Ranch LLC
398 S 9th Street, Suite 250
Boise, Idaho 83702

Re: Mayfield Townsite, LLC / Mayfield Ranch LLC
Elmore County Preliminary Plat Application
Settler Spring Village at Mayfield Ranch

Dear Joe:

Enclosed please find the Affidavit of Legal Interest for Mayfield Townsite, LLC for the above referenced Preliminary Plat Application. We understand that the draft Preliminary Plat reflecting Mayfield Ranch II LLC as the applicant will be updated to reflect Mayfield Ranch LLC as the applicant.

If you have any questions, please call to discuss.

Very truly yours,


Gregory A. Byron

GB/klm
Enclosures

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ELMORE)

I, Gregory A. Byron, as an authorized agent
of Mayfield Townsite LLC, 3101 W Main Street, Ste. 200
Boise (name) Idaho (address)
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:
Mayfield Ranch LLC, a Delaware
limited liability company 398 S 9th Street, Suite 250, Boise, Idaho 83702
(name) (address)

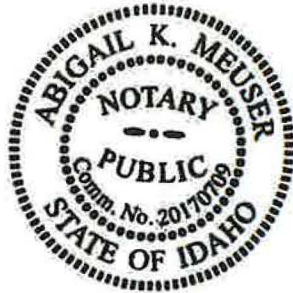
to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the County of Elmore and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to County of Elmore staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 16th day of January, 2023

Mayfield Townsite LLC
By: [Signature]
Gregory A. Byron, (Signature)
Authorized Agent

SUBSCRIBED AND SWORN to before me the day and year first above written.



Abigail Meuser
(Notary Public for Idaho)
Residing at: Meridian, Idaho
My Commission Expires: Oct. 13, 2023



IDAHO
SURVEY
GROUP

9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Fax: (208) 884-5399

**Mayfield Ranch Phase 1
Mayfield Townsite Parcel
Boundary Description**

Project Number 20-216.2 December 13, 2022

The southwest quarter of the southwest quarter of Section 24, Township 1 North, Range 4 East, Boise Meridian, Elmore County, Idaho, being more particularly described as follows:

BEGINNING at the southwest corner of Section 24, Township 1 North, Range 4 East, Boise Meridian;

Thence N00°05'13"E, 1324.28 feet along the west line of the southwest quarter of the southwest quarter to the northwest corner thereof (south sixteenth-section corner);

Thence N89°51'23"E, 1321.01 feet along the north line of the southwest quarter of the southwest quarter to the northeast corner thereof (southwest sixteenth-section corner);

Thence S00°07'16"W, 1324.41 feet along the east line of the southwest quarter of the southwest quarter to the southeast corner thereof (west sixteenth-section corner);

Thence S89°51'43"W, 1320.22 feet along the south line of the southwest quarter of the southwest quarter to the POINT OF BEGINNING.

The above-described parcel contains 40.15 acres, more or less.



APPLICABLE STANDARDS

The applicant looked to the following applicable standards when preparing this application.

2021 Board Order. Elmore County Board of Commissioners Findings of Fact, Conclusions of Law and Order dated October 14, 2021, Case No. PC-2009-02.

2011 Board Order. Elmore County Board of Commissioners Findings of Fact, Conclusions of Law and Order dated June 22, 2011, Case No. PC-2009-02, including the Conditions of Approval.

2011 Development Agreement. Development Agreement Between the County of Elmore, Idaho and Mayfield Townsite, LLC recorded in county records on August 8, 2011 as Instrument Number 422395, including the Conditions of Approval.

2011 Element B. Mayfield Townsite Planned Community Element B

- B-1 Vision Statements
- B-2 **Comprehensive Plan** Goals, Policies, and Objectives
- B-3 Conceptual **Land Use Map**
- B-4 Conceptual Intensity & **Intensity Map**
- B-5 Transportation & Mobility Plan

2011 Element D. Mayfield Townsite Planned Community Element D

Zoning Ordinance originally Title 6, Chapter 38, and replaced by Title 7, Chapter 15 adopted on May 18, 2018, especially Sections 6, 7, 8, 18, 19, 21, 22, 23, 24, and 27.

2011 Element F. Mayfield Townsite Planned Community Element F

- F-1 Natural Features Analysis
- F-2 Proposed Land Uses
- F-3 Existing Land Uses
- F-4 Development and Population Trends
- F-5 Community Services and Utility Plan
- F-6 Open Space, Parks, and Trails Plan
- F-7 Wildlife Mitigation Plan
- F-8 Phasing Plan
- F-9 Storm Water Management Plan

APPLICATION MATERIALS

We are pleased to submit the preliminary plat and report authorized by the Board on October 14, 2021, and the following application materials to demonstrate compliance with the Mayfield Townsite Planned Community Comprehensive Plan, Zoning Ordinance, Dimensional Standards, and Development Agreement Conditions of Approval.

- Preliminary Plat Application
- Narrative, IDEQ Status Letters and News Articles
- EXHIBIT A: Phase 1 Addendum to Sub Element F-1 Natural Features Analysis**
- EXHIBIT B: Phase 1 Addendum to Sub Element F-4 Traffic Impact Study (Appendices PDF Only)**
- EXHIBIT C: Phase 1 Addendum to Sub Element F-7 Wildlife and Habitat Mitigation Plan and Condition of Approval 42 – Wildland Fire Protection Plan (New)**
- EXHIBIT D: Phase 1 Addenda to Sub Element F Tables and Maps**
 - F-5 Sewer Company Initial Budget and Expenses (2011 p. 32)
 - Sewer Company Revenue/Cost Analysis (2011 p. 33)
 - Sewer Company Funding Analysis Table (2011 p. 35)
 - Water Company Initial Construction Cost Table (2011 p. 49)
 - Water Company Initial Budget and Expenses (2011 p. 50)
 - Water Company Projected Equipment Life Table (2011 p. 52)
 - Water Company Project Maintenance Cost Table by Operational Year (2011 p. 53)
 - F-6 Park Phasing by Phase Number and Proposed Acres (2011 p. 27)
 - Park Development Costs by Phase (2011 p. 107)
 - F-7 Estimated Long-Term Conservation and Education Programs (CEP) Funding (2011 p. 29)
 - F-8 Residential Phasing Table (2011 p. 7)
 - Residential Lot Phasing by Number and Sub-Phase Number (2011 p. 9)
 - Park Phasing by Phase Number and Proposed Acres (2011 p. 43)
 - Multi-Mixed Use Phasing Table (2011 p. 50)
- EXHIBIT E: Phase 1 Addenda to Sub Element B Maps**
 - Land Use Map (2011 B-3, p. 6)
 - Intensity and Density Map (2011 B-4, p. 2)
 - Key Map of Proposed Trails & Paths (2011 F-6, p. 16)
 - Developed Open Space (Parks) Map (2011 F-6, p. 22)
- EXHIBIT F: Phase 1 Compliance Tracking Spreadsheets – Conditions of Approval**
 - Development Agreement 72 Conditions of Approval
 - Element D Zoning Ordinance - Dimensional Standards
 - Element B Comprehensive Plan
 - Element D Zoning Ordinance
 - Element F Development Plan
- EXHIBIT G: Indian Creek Flood Analysis (New)**
- EXHIBIT H: Wetland Determination report (New)**
- EXHIBIT I: Water Facility Plan (New – PDF Only)**
- EXHIBIT J: Wastewater Facility Plan (New – PDF Only)**
- EXHIBIT K: Phase 1 Preliminary Plat Settler Springs Village at Mayfield Ranch – Drawings**

NARRATIVE

Applicant

Mayfield Ranch II, LLC
Attn: Jeff Holt and Joe Swain
784 S. Clearwater Loop, Ste. R
Post Falls, Idaho 83854

Subject Property

The Mayfield Townsite Planned Community consists of 5,375 acres (Community). Phase 1 consists of 1,468 acres (Phase 1) out of the 5,375 or 27.31%, 1,428 acres of which are owned by the applicant and 40 acres of which are owned by the previous developer, who provided the enclosed affidavit allowing its 40 acres to be included so that public water, sewer and other utilities can be designed, installed and function economically. The Community and Phase 1 are shown in attached Exhibit A and described in Exhibit B.

Procedural Status

The Elmore County Board of Commissioners (Board) approved the Mayfield Townsite comprehensive plan, zoning map and ordinance, and development agreement on June 22, 2011 subject to 72 Conditions of Approval. The Board and previous developer entered into and recorded a Development Agreement on August 8, 2011 that included the 72 Conditions of Approval.

On October 14, 2021, the Board authorized the applicant to submit its first preliminary plat and a report meeting the requirements of Condition 71. A pre-application meeting with the applicant, staff and other agencies was held on December 5, 2022, and the neighborhood meeting required in Elmore County Code 7-15-27 (C)(5) was held on January 10, 2023.

Orientation

In 2009, Mayfield Townsite's previous owner filed an application with Elmore County to establish the Mayfield Townsite planned community (Case No. PC-2009-02). Elmore County Code required the following documents as part of that application. The Phase 1 preliminary plat submission follows this pattern.

Element A, Fees

Element B, Planned Community Comprehensive Plan

Element C, Zoning Ordinance Map

- Identifies the property boundary and designates it Planned Community (PC)

Element D, Zoning Ordinance Text

Element E, Economic Studies

Element F, Planned Community Development Plan

Element G, Additional Information Technical Reports

Element H, Updating Information

Phase 1 Preliminary Plat Submission

We are respectfully submitting the Phase 1 Preliminary Plat Application together with updated information in plans, tables and maps as addenda to the original Elements B, D, E and F. No changes are proposed to the original Elements A, C, G and H. The applicant paid the preliminary plat application fees at the time this application was filed.

Analysis of Phase 1 Addenda to Plans

The following plans were included in the 2009 application and we hereby submit Phase 1 updates as addenda to the original plans. We anticipate updating these same plans for each successive preliminary plat phase, i.e., Phase 1 Addendum to ..., Phase 2 Addendum to ..., etc.

Sub Element F-1 - Phase 1 Addendum to Sub Element F-1 Natural Features Analysis (EXHIBIT A)

The 2011 Natural Features Analysis (NFA) was updated using LIDAR, FEMA mapping, 2D hydraulic model, and geologic study data that represent significant technological improvements over previous data. The greater data resolution enabled a more accurate and complete land cover (vegetation communities) analysis. Soil units did not change, but information from the 2022 geotechnical report was included (depth to groundwater exceeded 12 to 14 feet at test pit locations).

The NFA Phase 1 Addendum includes information from a 2022 Historic and Cultural Resources Study that reaffirms previous findings that a portion of the Oregon Trail runs through the project area. The 2009 wetland determination was general, and the Addendum utilizes currently available data to provide a more detailed determination that more accurately reflects the current data standards and availability.

The NFA Phase 1 Addendum includes current information from the United States Fish and Wildlife Service, and Idaho Fish and Game, about possible threatened, endangered or sensitive (TES) species that might be impacted by the project. No threatened or endangered species observations were found within the project area. Many Sensitive Species were observed. The NFA Phase 1 Addendum incorporates wildlife habitat mitigation recommendations.

Sub Element F-4 - Phase 1 Addendum to Traffic Impact Study (TIS) (EXHIBIT B – PDF ONLY)

Condition 44 of the original approval requires the developer to submit a detailed traffic study with each preliminary plat. We have prepared and submitted with this application a traffic impact study that identifies transportation improvements required to mitigate traffic generated by the Phase 1 preliminary plat.

Sub Element F-7 - Phase 1 Addendum to Wildlife and Habitat Mitigation Plan and Condition of Approval 42 – Wildland Fire Protection Plan (New) (EXHIBIT C)

The Phase 1 addendum to the 2011 Wildlife Mitigation Plan reflects a federal change in environmental-agency policy so the term “Wildlife Mitigation Plan” is now “Wildlife Habitat Management Plan” and WMP is now WHMP. A Wildland Fire Protection Plan was added as Appendix C. This Addendum discusses the landowner’s developer’s selection of a 200-acre conservation easement prior to construction activity and provides a map for the easement and description of the hybrid process for the “off-site” conservation easement(s). The WHMP uses the 2022 site survey information provided in the Natural Features Analysis and updates the funding process since state law limits using transfer fees to fund conservation programs.

Condition 42 of the original 2011 approval requires the developer to cooperate with adjacent property managers to provide the Elmore County Land Use and Building Department with a fire protection map and plan, including re-vegetation programs after wildfire or range fires occur within the Mayfield Townsite Community, for Department approval. Condition 7 requires fire suppression and protection for structures and wildfire for all undeveloped land within the Mayfield Townsite Community. Both conditions are addressed in the Wildland Fire Protection Plan component in the Wildlife Habitat Management Plan included with this submission.

Sub Element F-8 - Phase 1 Addendum to Phasing Plan (EXHIBIT D)

The original phasing plan from 2011 was developed using a variety of factors, including then-current housing market and projected housing market trends, in-migration population projections and potential population shift from Canyon County, current location of major employment centers, and proposed locations of several new employment centers in or close to Elmore County.

The Phase 1 update to the phasing plan uses the same factors. Since the original application and approval, the housing market supply in Idaho, especially southwest Idaho, is substantially lacking. This has resulted in expensive and often unaffordable housing.

“Idaho Leads the Country in Population Growth,” the Associated Press reported on December 25, 2021. “Idaho Population Projected to Top 2 Million by 2031,” according to the Idaho Department of Labor blog in 2022, adding “The 2020 Census revealed the Gem State was the second-fastest growing state in the nation over the decade from 2010 to 2020, and single-year population estimates have ranked Idaho as the fastest-growing state for the past five years.”

The blog continued, “All of Idaho’s substrate regions are expected to grow over the coming decade, with southwestern Idaho leading at 16.3% projected growth, followed by northern Idaho at 13%. These two regions together are expected to account for more than three quarters of the state’s total growth.” These articles are attached to this narrative.

Micron Technology announced its intent to invest up to \$100 billion over the next 20-plus years to construct in eastern Ada County the second largest semiconductor fabrication plant in the United States.

Based on these factors, we updated pertinent tables Element F Development Plan with current lot-counts, population and cost estimates, and an accelerated phasing schedule.

Floodplain Analysis

According to the Elmore County engineer, the County does not have specific floodplain regulations. Therefore, FEMA’s regulations apply. Mountain Home Highway District standards engineer-stamped and dated May 4, 2022 use TR-55, which is the SCS Runoff Curve Number method for drainage. Phase 1 preliminary plat presents no flood-related issues. A report that addresses flood issues, proposed layouts, and suggestions will be submitted with future phases as applicable.

Analysis of Phase 1 Addenda to Tables

The applicant submitted a Wastewater Facility Report and a potable Water Facility Report to the Idaho Department of Environmental Quality in October 2022 (included with this submission as Exhibits I and J). Those two reports include facility, equipment and estimated cost information that was used to update tables in Sub Elements F-5, F-6, F-7 and F-8. Tables match the 2011 format for easy comparison.

A Membrane Bioreactor (MBR) wastewater treatment facility is proposed, rather than the temporary lagoon system proposed in 2011. The proposed potable water facilities include conversion of two existing irrigation wells (constructed to potable water standards) and one new well, one storage tank initially and three tanks at different elevations after full build-out of the Mayfield Townsite Planned Community, two pressure reducing stations, and a booster pump station. The Projected Equipment Life Table was updated accordingly.

The Developed Open Space (Parks) schedule was accelerated so Phase 1 includes 162 acres, compared to 36 acres in 2011 (Table F-6_T5 at F-6 page 27). Conservation funding uses association annual assessments rather than transfer fees because changes in State law since 2011 limit funding long-term Conservation and Education Programs (CEP) using transfer fees paid each time a lot is purchased (Table F-7_T3 at F-7 page 29).

The Residential Lot Phasing by Number and Sub-Phase Number table was simplified since only Phase 1 and its sub-phases are known and designed at this time (Table F-8_T2 at F-8 page 9). The 2011 Multi-Mixed Use Phasing Table lists those uses by square footage. The Phase 1 Addendum shows acreage and square footage by neighborhood for convenience (Table F-8_T30 at F-8 page 50).

Analysis of Phase 1 Addenda to Maps (EXHIBITS D AND E)

Four maps in the 2011 approval documents were updated as a result of this preliminary plat application. The Phase 1 Addendum to Land Use Map (2011 B-3, p. 6) and Intensity and Density Map (2011 B-4, p. 2) were prepared to show reconfigurations of land use accommodating terrain, an updated traffic impact study and recommended improvements, locating developed open space (parks) along Indian Creek and downtown for gathering places and recreational opportunities, spreading Residential Low Density (R-L) among neighborhoods for a variety and balance of housing types in each neighborhood, and situating Residential Medium Density (R-M) near commercial, parks, and as a buffer between lower- and higher-density land uses.

Utility corridors were used for developed open space, trails and paths to enhance walkability throughout the Settler Springs Community. Because of this, the Key Map of Proposed Trails & Paths (2011 F-6, p. 16) and Developed Open Space (Parks) Map (2011 F-6, p. 22) were updated. These four maps were prepared as Phase 1 addenda to the maps in the 2011 approval documents.

Analysis of Phase 1 Compliance Tracking Spreadsheets (EXHIBIT F)

Analysis of Phase 1 Compliance with the Development Agreement 72 Conditions of Approval

The 2021 Board Order requires that an updated report meeting the requirements of Development Agreement Condition 71 ("**Condition 71**") be submitted to the Planning Director concurrently with submittal of the first preliminary plat. Condition 71 specifically requires a report that includes: (i) a development status report; (ii) wildlife mitigation status report; (iii) fire protection and suppression plan, including facilities, equipment, manpower and supplies; (iv) traffic and roadway development plan, including coordination and cooperation with the various highway districts and the Idaho Department of Transportation. Included within this application are an updated wildlife mitigation plan (see Phase 1 Addendum to the Wildlife Habitat Management Plan), a fire protection and suppression plan (a component of the Phase 1 Addendum to the Wildlife Habitat Management Plan), and a traffic impact study (see Phase 1 Addendum to the Traffic Impact Study).

Conditions of Approval 4, 8, 10, 22, 25, 27, 28, 29, 34, 45, 46, 37, 43, 44, 45, 53, 54, 56, 58, 61, 67, 70, 71 and 72 apply now, when filing the preliminary plat application. Remaining conditions apply later in the process, i.e., before the County approves a grading permit or final plat, or before final build-out of Mayfield Townsite Planned Community.

The applicant considered all conditions of approval and strived to comply with the Conditions of Approval applicable now. We have verified that Phase 1 preliminary plat application complies with the Conditions of Approval that are applicable prior to filing the preliminary plat.

Analysis of Phase 1 Compliance Tracking - Element B Comprehensive Plan (PCCP)

The 2011 Mayfield Townsite Comprehensive Plan has six parts: B-1 Vision Statements; B-2 Goals, Policies and Objectives; B-3 Conceptual Land Use Map; B-4 Densities; B-5 Transportation and Mobility; and B-6 Mayfield central design concepts.

The Phase 1 preliminary plat and application materials are consistent with and perpetuate the Mayfield Townsite and Settler Springs Community vision statements in B-1. The analysis of B-2 is below. No new residential or other land use districts are proposed. (B-1)

Several land use reconfigurations are shown on the Phase 1 Addendum to the Land Use Map and the Intensity & Density Map. These reconfigurations result from accommodating terrain, the traffic impact study recommended improvements, additional trails and pathways than in 2011, and center median, which were inadvertently omitted in 2011. See "Comments" in the right column of the spreadsheet for details. (B-3)

Acreages by land use approved for the entire 5,375 Mayfield Townsite and for Settler Springs Community were followed in the Phase 1 preliminary plat and application materials. This analysis is detailed in the "Comments" column of the Compliance Tracking spreadsheet at (B-4).

Slight changes were made to road cross-sections because of the terrain and traffic impact study recommendations. Phase 1 preliminary plat and application materials are consistent with all of the other considerations in (B-5).

Street design and features were used in Phase 1 preliminary plat, especially traffic-calming features. There will be an opportunity for a downtown grid street system in the Settler Springs Village (estimated in Phase 2 and/or Phase 3). There are no changes requested to other considerations in the Mayfield Central Design Concepts sub-element. Phase 1 preliminary plat and application materials are consistent with all of the other considerations in (B-6).

2011 Mayfield Townsite Comprehensive Plan goals, policies and objectives are at B-2, pages 9-26. The Phase 1 preliminary plat application is consistent and complies with the following goals, policies and objectives.

- 1.0 Private Property Rights: Goal 1.0.2; Policy 1.1.2; Objective 1.2.3.
- 2.0 Population: Goal 2.0.1; Policies 2.1.1 and 2.1.2; Objectives 2.2.1 and 2.2.2.
- 3.0 School Facilities & Transportation: Goal 3.0.1; Policies 3.1.1, 3.1.2, 3.1.3;
Objectives 3.2.2 and 3.2.3.
- 4.0 Economic Development: Goal 4.0.1; Policies 4.1.2, 4.1.4; Objectives 4.2.1, 4.2.2, and 4.2.3.
- 5.0 Land Use: Goals 5.0.1, 5.0.2, 5.0.3; Policies 5.1.1, 5.1.2, 5.1.3; Objectives 5.2.1, 5.2.2, and 5.2.3.
- 6.0 Natural Resources: Goals 6.0.1, 6.0.2; Policies 6.1.1, 6.1.2, 6.1.3; Objectives 6.2.1 and 6.2.2.
- 7.0 Hazardous Areas: Goal 7.0.1; Policies 7.1.2 and 7.1.3; Objectives 7.2.1 and 7.2.2.
- 8.0 Public/Private Services, Facilities and Utilities: Goal 8.0.1; Policies 8.1.2, 8.1.3, 8.1.4, 8.1.5,
8.1.6; Objectives 8.2.1, 8.2.2 and 8.2.3.
- 9.0 Transportation: Goals 9.0.1 and 9.0.2; Policies 9.1.1, 9.1.2 and 9.1.3;
Objectives 9.2.1, 9.2.2 and 9.2.3.
- 10.0 Recreation: Goal 10.0.1; Policies 10.1.1, 10.1.2, 10.1.3, 10.1.4, 10.1.5, 10.1.6, 10.1.7;
Objectives 10.2.1 and 10.2.2.
- 11.0 Special Areas or Sites: Goal 11.01.1; Policies 11.1.1, 11.1.2; Objectives 11.2.1 and 11.2.2.
- 12.0 Housing: Goals 12.0.1, 12.0.2; Policies 12.1.1, 12.1.2, 12.1.3, 12.1.4;
Objectives 12.2.1 and 12.2.2.
- 13.0 Community Design: Goal 13.0.1; Policies 13.1.1, 13.1.2, 13.1.3, 13.1.4;
Objectives 13.2.1 and 13.2.2.
- 14.0 Implementation: Goal 14.0.1; Policies 14.1.1, 14.1.2; Objectives 14.2.1 and 14.2.2.
- 15.0 Commercial/Industrial Development: Goal 15.0.1; Policies 15.1.1, 15.1.2, 15.1.3;
Objectives 15.0.4 and 15.0.4.
- 16.0 Air Quality: Goal 16.0.1; Policies 16.1.2, 16.1.3; Objective: 16.2.1.
- 17.0 Water Quality: Goals 17.0.1; Policies 17.1.1, 17.1.2, 17.1.3; Objective 7.2.1.
- 18.0 Irrigation Systems: Goals 18.0.1, 18.0.2; Policies 18.1.1, 18.1.2, 18.1.3;
Objectives 18.2.1 and 18.2.2.

The Phase 1 preliminary plat application is consistent with the comprehensive plan goals, policies and objectives, and all considerations of the sub-elements, so the Phase 1 preliminary plat application complies with the 2011 Element B Comprehensive Plan, Land Use Map, and Intensity & Density Map.

Analysis of Phase 1 Compliance Tracking - Element D Zoning Ordinance - Dimensional Standards

Dimensional standards include minimum and maximum lot sizes, building height and setbacks. There are no proposed changes or variances to the dimensional standards, lots in the Phase 1 preliminary plat complies with the standards as they are.

When reading the spreadsheet, note the numbers in the left column, "1," "2," and so on. Each number is associated with four rows. The first row identifies the land use district and is in bold type so it is easy to find. The second row cites where the standard is found in Element B Comprehensive Plan sub-element and page number. The third row are the standards as they appear in the Mayfield Townsite Zoning Ordinance. The fourth row contains Phase 1 details.

For example, looking at Number 1 in the left margin on the Phase 1 Compliance Tracking Element D Zoning Ordinance Dimensional Standards spreadsheet, we see in the top row "R-E Estate Density Residential District," the second row comprehensive plan identifies the minimum lot size is "1" acre and the maximum lot size is "4" acres, the third row zoning ordinance also identifies the minimum lot size is "1" acre and the maximum lot size is "4" acres, so the comprehensive plan standard and the zoning ordinance standard match, and the fourth row highlighted in pale green indicates Phase 1 does contain this land use and the minimum lot size is "2" acres and the maximum lot size is "4" acres, which fit in the range identified in the zoning ordinance, so the proposed residential estate lots comply with these dimensional standards.

Looking at the entire spreadsheet, one sees there are no lots in Phase 1 in the age qualified/service residential or cemetery land use districts, because the fourth row is not highlighted pale green and there is no Phase 1 detail. The yellow highlights differences between the existing comprehensive plan and zoning ordinance, and the zoning ordinance standard applies because it supersedes the comprehensive plan standard.

After comparing the Phase 1 preliminary plat dimensional standards to the zoning ordinance standards, the land use districts and lot sizes in the Phase 1 preliminary plat comply with the applicable zoning ordinance dimensional standards.

Analysis of Phase 1 Compliance Tracking - Element D Zoning Ordinance (MTPCZO)

Phase 1 complies with the Mayfield Townsite Planned Community Zoning sec. 7-15-27(D). As shown on the preliminary plat, block lengths and widths have been determined based on the surrounding use. The single-family

residential component consists of meandering local roads providing traffic calming measures, which connect to the larger collector roadways throughout the site. This design allows for the easy movement of traffic to and from the commercial areas, the residential homes, and off site. The layout of the roadway system allows for the extension of these collector roads to extend to and through Phase 1 to facilitate the development of future phases.

Similarly, and as discussed below, all lots meet the minimum dimensional standards in accordance with their applicable Land Use District and the size of each lot provides for adequate building setbacks. With the exception of the townhome lots, all lots abut a public road. The townhomes are conveniently located off of public alleys, allowing them to front large open space areas. These public alleys comply with the Comprehensive Plan B-5, pages 25-26, and comply with Mountain Home Highway District standards.

We are meeting with local emergency service providers, including Fire and EMS, to ensure that the alleys provide adequate emergency access. There is no existing fire district serving the Mayfield area, but we have met with the Oasis Fire District (nearest to Phase 1) and gathered information that we incorporated into our Wildland Fire Protection Plan (Condition of Approval 42) and used when designing the fire station required in Condition of Approval 7.

Additionally, and as required by the zoning code, drainage plans are included with the preliminary plats. The preliminary plats depict the location of utility, drainage and irrigation easements. Easements will be provided at trailheads and developed parks to ensure sufficient public access to these areas.

Analysis of Phase 1 Compliance Tracking - Element F Development Plan

The Natural Features Analysis (F-1) and Wildlife Mitigation Plan, now called Wildlife Habitat Management Plan due to federal policy changes (F-7), were updated using current federal- and state-agency policies, 2022 data and data-resolution, and current laws regarding funding conservation plans.

Development trends demonstrate strong growth. "Idaho Leads the Country in Population Growth," U.S. News reported on December 25, 2021. "The state has led the country in population growth for the fifth year in a row," Idaho Department of Labor reported in 2022 on the Idaho@work blog. "All six of Idaho's substrate regions are expected to grow over the coming decade, with southwestern Idaho leading at 16.3% growth," the blog states. Micron announced a \$100 Billion investment to build the world's second largest semiconductor facility in Boise. Development and population trends support the robust Phase 1 preliminary plat application and phasing that are analyzed in detail on the spreadsheet at parts F-4 and F-8. (F-4 and F-8)

There were no changes to most considerations of the Proposed- and Existing Land Use parts F-2 and F-3, respectively. The applicant compared the Phase 1 reconfigured land use districts with the 2011 Land Use Map,

and Intensity and Density Map, and found Phase 1 preliminary plat complies with each consideration. See the "Comment" column at the right of the spreadsheet for details. (F-2 and F-3)

Phase 1 preliminary plat was designed, and application materials were prepared, according to Community Services and Utility Plan (F-5), Open Space, Parks, and Trails Plan (F-6), and Storm Water Management Plan (F-9). There were no changes to the storm water part, and many updates to data tables in the utility, and open space, parks and trails portions of the development plan.

After thorough review, comparison and analysis, the Phase 1 preliminary plat application complies with the 2011 Element F Development Plan.

Analysis of Phase 1 Adequate Public Facilities and Essential Services

Phase 1 of Mayfield Townsite Planned Community will need to provide public facilities and essential services including emergency services, a community center, a school, pathways, parks and utility infrastructure. The applicant and applicant's team are in communication with the highway districts, healthcare providers, fire protection service providers, the sheriff's office and the school district Superintendent to ensure these essential services will be provided during this phase of development. Designated areas have been provided in the Preliminary Detailed Land Use Map to indicate locations for the emergency services building a school site and a community center.

Progress has been made with the Idaho Department of Environmental Quality (DEQ) in regard to the wastewater treatment facility and water facilities. Plans are currently under review at DEQ with the expectation for approval and construction to align with construction of development.

Other Public Facilities including parks, pathways and a community center have been taken into consideration during the design and planning of the site. A Master Pathways Plan has been provided in the Preliminary Plat with circulation and access to parks, the school site and the community center accounted for.

Analysis of Phase 1 Preliminary Plat Settler Springs Village at Mayfield Ranch (EXHIBIT K)

The Overall Plans of the Preliminary Plat for Settler Springs Village at Mayfield Ranch are included with this application. These plans include a breakdown of the development features, overall layouts, master utility plans, and roadway profiles for 1,468 acres within the Mayfield Townsite land area.

Settler Springs Village at Mayfield Ranch preliminary plat has been divided into fourteen (14) separate Planning Areas. The preliminary plat documents and information for each Planning Area will be submitted individually after the initial application and submittal.



BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

January 11, 2023

Elmore County Planning & Zoning Commission
150 S 4th E
Mountain Home, ID 83647

Re: Mayfield Townsite Master Planned Community wastewater disposal

Dear Commissioners:

This letter will provide a brief report on the status of the planning and permitting process for wastewater disposal at the proposed Mayfield Townsite Master Planned Community in Elmore County.

The disposal mechanisms for wastewater generated by the project will be *rapid infiltration (RI) basins as well as land application* during the growing season. RI is sometimes termed "soil-aquifer treatment" and is a type of wastewater reuse technology that involves recharge of treated water using spreading basins. Land application will involve sprinkler irrigation of growing vegetation on residential parcels and open spaces. All wastewater will be treated to Class A quality prior to delivery to either of the disposal mechanisms. On-site storage will be developed for buffering purposes and to store off-spec water. These activities are regulated by the Idaho Department of Environmental Quality and require a reuse permit issued by that agency.

The following efforts have been completed toward the permitting and design of the wastewater disposal:

- On-site test pits and geotechnical investigation.
- Preliminary evaluation of feasibility. This investigation concluded that an RI facility was likely feasible at this site.
- Two pre-application meetings with IDEQ staff to understand the requirements for a permit application and any site-specific concerns that should be addressed. No significant unanticipated concerns were raised in these meetings.
- Field infiltration testing of five (5) potential RI sites. This testing was conducted in November 2022 and included construction of pilot-scale basins, instrumenting the basins, and at least four cycles of fill / refill to assess achievable infiltration rate.

CHARLES E.
BROCKWAY,
PH.D., P.E.

CHARLES G.
BROCKWAY,
PH.D., P.E.

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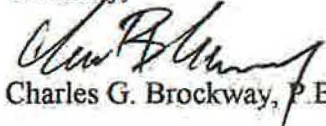
TWIN FALLS,
IDAHO 83301

208•736•8543

FAX: 736•8506

At this time, it appears that the RI sites will be feasible in terms of infiltration capacity, and we are proceeding with preparation of the engineering report and other documentation required for a reuse permit application for RI and land application. We anticipate submittal of the permit application to IDEQ on or about February 15, 2023. The design of the RI facility will proceed thereafter, and a Preliminary Engineering Report will be submitted to IDEQ for review and approval coincident with the permit approval process.

Cordially,


Charles G. Brockway, P.E.

Cc: Tom Claridge



January 11, 2023

Elmore County
150 S. 4th E St.
Mountain Home, ID 83647

Mayfield Ranch II, LLC
398 S. 9th St.
Boise, ID 83702

To Whom it may Concern:

The purpose of this letter is to summarize Idaho Department of Environmental Quality (IDEQ) wastewater permitting activities Mayfield Ranch has completed or is in the process of completing for the proposed Mayfield Townsite. The following list outlines these activities.

<u>Activity or Plan</u>	<u>Status</u>
Wastewater Facility Plan	The plan was submitted to IDEQ on 10/7/22. IDEQ provided comments on 11/9/22. HDR anticipates providing responses to comments and a revised plan by 1/20/23.
Recycled Water Reuse Permit Application	Brockway Engineering is currently developing the reuse permit application including supporting documents (reuse preliminary technical report and hydrogeologic study). It is expected to be submitted to IDEQ by 2/15/23.
Wastewater Facility Preliminary Engineering Report (PER)	PER is currently being developed by the wastewater treatment system provider (Cloacina) and their design consultant (ADC). It is expected the PER will be submitted to IDEQ by the end of 2/24/23.

Wastewater Collection
System PER

PER is currently being developed by Breckon Land
Design. It is expected the PER will be submitted to IDEQ
by 3/23/23.

Please feel free to contact me with any questions at 208-387-7051 or
pepi.ursillo@hdrinc.com.

Sincerely,
HDR Engineering, Inc.

A handwritten signature in black ink, appearing to read "Pepi Ursillo". The signature is fluid and cursive, with the first name "Pepi" and last name "Ursillo" clearly distinguishable.

Pepi Ursillo, PE
Senior Project Manager



January 11, 2023

Elmore County
150 S. 4th E St.
Mountain Home, ID 83647

Mayfield Ranch II, LLC
398 S. 9th St.
Boise, ID 83702

To Whom it may Concern:

The purpose of this letter is to summarize Idaho Department of Environmental Quality (IDEQ) water permitting activities Mayfield Ranch has completed or is in the process of completing for the proposed Mayfield Townsite. The following list outlines these activities.

<u>Activity or Plan</u>	<u>Status</u>
Water Facility Plan	The plan was submitted to IDEQ on 10/31/22. IDEQ provided comments on 12/14/22. HDR anticipates providing responses to comments and a revised plan by 1/15/23. IDEQ approval is expected shortly thereafter.
Well Conversion Report	HDR is currently working on a report requesting conversion of two existing irrigation wells for public water system use. It is expected the report will be submitted to IDEQ by 3/15/23.
Water Facility Preliminary Engineering Report (PER)	HDR is currently working on a PER for a new well, well facility, storage tank, and distribution system. It is expected the PER will be submitted to IDEQ by 4/15/23.

Please feel free to contact me with any questions at 208-872-9515 or
Jason.Thompson@hdrinc.com.

Sincerely,
HDR Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Jason W. Thompson".

Jason Thompson, PE
Senior Project Manager

Idaho Leads the Country in Population Growth

Idaho's population keeps growing at a faster clip than other states.

By Associated Press

Dec. 25, 2021



BOISE, Idaho (AP) – Idaho's population keeps growing at a faster clip than other states.

The state has led the country in population growth for the fifth year in a row. From 2020 to 2021, Idaho's population grew 2.9%, according to U.S. Census Bureau population estimates.

Idaho welcomed 53,000 new residents, bringing its population up to about 1.9 million, the Spokesman-Review reported. The main reason was people moving from other states.

Neighboring states Utah and Montana ranked just behind Idaho, growing 1.7% each. Washington ranked 23rd, gaining about 0.3% in population.

The growth in Idaho, Utah and Montana follows trends in the West.

x

Nationally, the U.S. population grew about 0.1%, the slowest growth since the country was founded. The U.S. Census Bureau attributes that to decreased international migration, decreased fertility and increased mortality due to the COVID-19 pandemic.

"Population growth has been slowing for years because of lower birth rates and decreasing net international migration, all while mortality rates are rising due to the aging of the nation's population," Kristie Wilder, a demographer in the Population Division at the Census Bureau, said in a statement.

"Now, with the impact of the COVID-19 pandemic, this combination has resulted in a historically slow pace of growth."

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Tags: Associated Press, Oregon, immigration, Utah, Montana, Washington, Idaho, demographics

Idaho population projected to top 2 million by 2031

Recent population projections from the Idaho Department of Labor anticipate Idaho will continue its record of rapid growth, with the total statewide population crossing over 2 million for the first time by 2031.

The 2020 Census revealed the Gem State was the second-fastest growing state in the nation over the decade from 2010 to 2020, and single-year population estimates have ranked Idaho as the fastest-growing state for the past five years.

Idaho's Labor Department's latest projections anticipate a statewide growth rate of 1.1% per year over the 10-year period from 2021 to 2031, adding a total of 227,880 new residents to the state. This will raise Idaho's population from 1,888,533 in 2021 to 2,116,413 in 2031.

All six of Idaho's substate regions are expected to grow over the coming decade, with southwestern Idaho leading at 16.3% projected growth, followed by northern Idaho at 13%. These two regions together are expected to account for more than three quarters of the state's total growth.

TABLE 1: Projected population growth by region

Projected population growth by region

Region	Population		Projected Growth		
	2021	2031	Number	Percentage	Annual
Northern	258,262	291,900	33,638	13%	1.2%
North Central	112,144	114,411	2,267	2%	0.2%
Southwestern	869,592	1,010,983	141,391	16%	1.5%
South Central	231,851	250,247	18,396	8%	0.8%
Southeastern	177,551	184,944	7,393	4%	0.4%
East	239,133	263,928	24,795	10%	1.0%
Idaho Total	1,888,533	2,116,413	227,880	12%	1.1%

Source: Idaho Department of Labor Population Projections

Although all six of Idaho's regions are projected to grow over the next decade, growth is expected to disproportionately concentrate in southwestern Idaho, specifically the Boise metropolitan statistical area (MSA). The region is projected to grow by 141,391 residents by 2031, accounting for 62% of the state's total population growth. The region currently accounts for 46% of the state's total population, but the concentration of growth is expected to raise this to 48% by 2031. This will continue an established trend in Idaho of urbanization and rapid agglomeration in the Boise metro area. In 2001, southwestern Idaho accounted for only 42% of the state's population but has steadily increased its share over time. Correspondingly, the population in the north central and southeastern regions has declined as a share of the state total. The northern, south central and eastern regions have retained a consistent overall share of the population.

Over the past decade, Idaho has seen significant in-migration of older residents, with disproportionately rapid growth in the 65 and older age groups. That in-migration is expected to continue for the foreseeable future. The 65 and older population statewide is projected to grow by 99,285 by 2031, or 30.7% - substantially faster than the age 15-to-64 population (10.1% projected growth) and the under age 15 population (a 2.5% projected growth). By far the three fastest-growing age cohorts are 85 and older (+73.9%), 80 to 84 (+62.4%) and 75 to 79 (43.4%).

This aging population has significant implications for the structure of growth in the state. As the population ages, the natural growth rate — deaths minus births — declines, both because an older population is expected to have a higher death rate and due to declining births. Over the next 10 years, a majority of Idaho counties are expected to have negative natural growth — more deaths than births. Although 26 counties have negative natural growth projections through 2031, 17 are still projected to experience overall population growth owing to high rates of in-migration.

Overall, most Idaho's counties are expected to grow through 2031. Thirty-four of the state's 44 counties have positive growth projections, and 23 counties are expected to grow more than 0.5% per year, which is the annual growth rate of the national population. However, given the continued urbanization of Idaho, it is not surprising that the highest growth projections by far belong to the four largest urban counties — Ada, Bonneville, Canyon and Kootenai. Collectively, these four counties are expected to grow by 177,740 through 2031, accounting for nearly 80% of the state's growth. As a result, by 2031 more than 72% of Idaho's population is expected to reside in urban counties, up from roughly 70% in 2021.

Overall, the demographic situation in the United States is in a state of flux. As the baby boomer generation retires, the economy is losing one of the largest and most productive generations of workers ever. At the same time, birth rates continue to steadily decline as millennials form families later in life and have fewer children on average than the generations before them. This has left the country (and by extension individual states) dependent on immigration to sustain population growth. In this environment, Idaho has gained a relative advantage as a desirable state that reliably attracts high in-migration year after year, which has consistently made Idaho one of the fastest-growing and most thriving states in the nation – an advantage that should continue into the foreseeable future.

Sam.Wolkenhauer@labor.idaho.gov, regional economist
(208) 457-8789 ext. 4451

This entry was posted in Employers, Employment News and tagged census, idaho employment, population, Sam Wolkenhauer on May 3, 2022 [<https://idahoatwork.com/2022/05/03/idaho-population-projected-to-top-2-million-by-2031/>] by Idaho Department of Labor.

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Land Use and Building Department

Findings of Fact, Conclusions of Law, and Order

Application: PP-2023-03

Hearing Dates: August 31, 2023 and November 16, 2023

BEFORE THE ELMORE COUNTY Planning and Zoning Commission

In the matter of a preliminary plat application to) PP-2023-03
subdivide 1,468 acres within the Mayfield)
Townsite Planned Community base zone into) FINDINGS OF FACT,
1,740 total lots located in portions of Sections) CONCLUSIONS OF LAW,
12, 13, 14, 15, 22, 23, 24, 25, 25, and 27 of) AND ORDER
Township 1 North Range 4 East, and Sections 7,)
8, 17, 18, 19, and 20 of Township 1 North,)
Range 5 East, Elmore County.)

In the matter of PP-2023-03, a preliminary plat application for Settler Springs Village within the Mayfield Townsite Planned Community, having come before the Planning and Zoning Commission of Elmore County, Idaho (the "**Commission**"), first on August 31, 2023, and again on November 16, 2023, for a public hearing held pursuant to public notice as required by law, on a request for a Preliminary Plat application in the Mayfield Townsite Planned Community base zone (the "**Application**") on Parcels RP01N04E236800, RP01N04E237000, RP01N04E238400, RP01N04E246010, RP01N04E246650, RP01N04E248450, RP01N04E249050, RP01N04E250715, RP01N04E253100, RP01N04E260200, RP01N04E260600, RP01N04E261205, RP01N04E262400, RP01N04E263050, RP01N04E263800, RP01N04E272100, and RP01N05E190100.

The Application seeks approval to subdivide 1,468 acres into 1,740 lots consisting of residential, commercial, mixed use, multi-family, institution, and open space lots within 14 planning areas. The Commission heard the Application and took testimony on August 31, 2023, and continued the public hearing to November 16, 2023. Upon conclusion of the public hearing, the Commission closed the record to additional evidence and testimony and deliberated on the Application. After making findings of fact and conclusions of law in accordance with the applicable law, the Commission approved the Application with conditions, as hereafter defined.

FINDINGS OF FACT

If any of these Findings of Fact are deemed to be conclusions of law, they are incorporated into the Conclusions of Law section. The following findings shall be based upon the Application

and the analysis and recommendations of the Elmore County Land Use and Building Department (the “**Department**”) record.

I. The Commission finds that Application is comprised of:

Application forms and materials prepared and submitted on behalf of Mayfield Ranch LLC, a Delaware limited liability company, registered in Idaho as Mayfield Ranch II LLC, represented by Jon Breckon of Breckon Land Design, Elizabeth Koeckeritz of Givens Pursley LLP, and Darin Taylor of Subdivision Maker LLC.

II. The Commission finds that the Applicant is:

Mayfield Ranch LLC, a Delaware Limited Liability Company, registered in Idaho as
Mayfield Ranch II LLC
c/o Joseph Swain
398 S. 9th St.
Boise, ID 83702

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

- A. In accordance with section § 7-3-2 (A) of the Elmore County Zoning and Development Ordinance (“**Zoning Ordinance**”), a pre-application meeting was conducted between the Applicant, Elmore County staff, and partner agencies on December 5, 2022.
- B. In accordance with section § 7-3-3 of the Zoning Ordinance, the Applicant mailed out Neighborhood Meeting Letters on December 19th, 2022, to neighboring property owners within one mile, giving notice of the time, date, and location of the meeting.
- C. In accordance with section § 7-3-3 of the Zoning Ordinance, the Applicant conducted the required neighborhood meeting on January 10, 2023.
- D. On January 19th, 2023, the Land Use and Building Department accepted a preliminary-plat application, and the required fees paid on January 24th, 2023.
- E. On June 2nd, 2023, the Department deemed the Application complete and set the matter for a Public Hearing on August 31st, 2023.
- F. In accordance with sections § 7-3-5 (C) of the Zoning Ordinance, the Department mailed Notice of the Public Hearing to landowners within the required one-mile radius of the property on August 17th, 2023.
- G. In accordance with section § 7-3-4 (A) of the Zoning Ordinance, the Department mailed Public Hearing Notices to agencies on June 9th, 2023.
- H. In accordance with section § 7-3-5 (A) of the Zoning Ordinance, the Public Hearing Notice was published in the Mountain Home News (newspaper) on August 16th, 2023.
- I. In accordance with section § 7-3-5 (B) of the Zoning Ordinance, the Public Hearing Notice was posted on the property on August 24th, 2023.

- J. The Commission opened the public hearing on August 31, 2023, and after deliberations the Commission voted to continue the hearing to November 16, 2023, and directed the Applicant to obtain additional documentation related to questions pertaining to the adequacy of certain public services and water resources.
- K. At the conclusion of the testimony on November 16, 2023, the Chairperson closed the public hearing and the Commission deliberated on the Application.
- L. Thereafter, the Commission moved to approve the Application with 89 conditions of approval and the Commission's decision on the Application is as set forth below.

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

- A. The Preliminary Plat Application seeks approval for a total of 1,740 dwelling units (1,410 single family dwelling lots and 330 multifamily units), 1,075,388 square feet (sf) of non-residential multi-use/commercial/office land uses, 336,501 sf of mixed use, one K-12 public school accommodating ~800 students. In addition, the Applicant is proposing the construction of EMS facilities, a community sewer system and wastewater treatment plant, a community water system, parks, trails, and open space and collector and local roadways providing lot access to an existing public right of way, Indian Creek Road, owned and operated by the Mountain Home Highway District.

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

- A. **Site Description:** Township 1 North Range 4 East Section 34 & 35 Parcel Number: RP01N04E340040, RP01N04E353010, and RP01N04E341210.

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

Mayfield Ranch LLC, a Delaware Limited Liability Company, registered in Idaho as
Mayfield Ranch II LLC
398 S. 9th St.
Boise, ID 83702

- C. **Applicant's Right to the Site is:**

Applicant is the Property Owner

- D. **Site Characteristics:**

Property Size:

The Mayfield Townsite Planned Community boundary includes 5,375 acres. The Phase 1 Settler Springs Village Preliminary plat contains 1,468 acres.

Existing Structures:

The site contains an existing farmstead including a single-family dwelling and agricultural outbuildings and corrals.

Existing Vegetation:

Much of the land has been used for agricultural purposes including pasture and hayfields. Native grasslands on the property include Basin and Wyoming big sagebrush species and antelope bitterbrush, with an understory dominated by Sandberg bluegrass, squirrel tail, blue bunch wheatgrass. Invasive species include cheatgrass and medusa head wild rye.

Slope:

According to the Applicant's Natural Features Analysis, the site contains the following slopes:

Table 3. Acreage and Percent of Project Area per Slope Classification.

Slope Class	Acres	% of Project Area
0 to 8%	4878.5	89.9%
8 to 15%	487.3	9.0%
15 to 25%	59.6	1.1%
>25%	3.8	0.1%
Total	5429.2	100.0%

Flood Zone Status:

The property includes Indian Creek and tributaries including Slater Creek and McIntyre Draw and their attendant floodplains.

Irrigation/water:

The project will be served through two water rights issued by the Idaho Department of Water Resources (IDWR). One is an irrigation water right license (63-32616), which is in the process of being converted to irrigate common open spaces of the proposal by the Department of Environmental Quality (DEQ), and the other is a municipal permit to appropriate potable municipal water (63-32225) for the proposal.

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

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

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

- A. North: BLM and State Land – Zoned AG
- B. South: Mayfield Springs Planned Community & unplatted parcels – Zoned AG and PC-MS
- C. East: BLM and State Land – Zoned AG
- D. West: Danskin Properties Subdivision – Zoned AG

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

- A. Based on the officially adopted Elmore County land use map 2017-01 and materials found in the Department's file for Application, PP-2023-03, the following facts concerning services and infrastructure, are not in dispute and are adopted as findings of fact in the Commission's Findings of Fact, Conclusions of Law, and Order (FCO):
 - i. Access Street and Designation: The proposed preliminary plat takes access from Indian Creek Road, an existing public right of way owned and operated by the Mountain Home Highway District (MHHD).
 - ii. Highway District: Mountain Home Highway District
 - iii. Fire District: None
 - iv. Sewage Disposal: None
 - v. Water Service: None
 - vi. Irrigation District: None
 - vii. Drainage District: None
 - viii. Law Enforcement and Ambulance: Elmore County Sheriff's office and Ambulance Service

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

- A. 2014 Elmore County Comprehensive Plan
- B. 2011 Mayfield Townsite Comprehensive Plan (Element B of the Mayfield Townsite Planned Community)
- C. 2011 Mayfield Townsite Development Plan (Element F of the Mayfield Townsite Planned Community)
- D. Mayfield Townsite Planned Community Zoning Title 7, Chapter 15 of the Elmore County Code
- E. Elmore County Zoning Ordinance, Titles 6, 7, 8, 9, 10, and 12
- F. The Local Land Use Planning Act, Idaho Code § 67-6501 et seq.

X. With regard to the 2014 Elmore County Comprehensive Plan, the Commission finds:

All land within the boundary of the proposed preliminary plat is designated and zoned as Planned Community and is entitled to be developed in accordance with the Mayfield Townsite Comprehensive Plan and Zoning Ordinance and other provisions of the Elmore County Code as they may apply. The Application as proposed complies with the 2014 Elmore County Comprehensive Plan. In addition, approval of the Comprehensive Plan was and is subject to a Development Agreement with 72 conditions of approval, which are still in full force and effect and incorporated into this approval.

XI. With regard to the 2011 Mayfield Townsite Comprehensive Plan (Element B), the Commission finds:

B1 – Vision Statement

Section B1 establishes a vision for the development of the overall community and each component or neighborhood with the overall community. Broadly speaking, the Application materials submitted show a mix of land uses, road typologies, open space, and community services in accordance with the spirit and intent of the vision statement.

Further, the conditions of approval are consistent with the original Planned Community approval and are crafted to ensure that various components of the vision are implemented as the Phase 1 Preliminary Plat for Settlers Springs Village develops in a sequenced development planning area- by-development planning area manner.

B2 – Goals, Policies, and Objectives

The Application materials show an intent of meeting the goals, policies, and objectives in all 18 elements of the Comprehensive Plan and the conditions of approval are crafted to ensure that the project stays in compliance throughout development. Individual sections of the Application analyzed further in the Staff report also show consistency with Section B2 of the Comprehensive Plan.

B3 – Conceptual Land Use Map

It is difficult to estimate the exact land uses and intensities and densities for large-scale communities with build out projections over fifty years. Therefore, the conceptual land use map guides development and indicates basic or general land use categories i.e. residential, commercial, open space, etc. The land use map is not intended to be a “zoning or district map” only a general land use map and the Applicant is afforded latitude in the ultimate mix of land uses and intensities on a phase-by-phase basis.

The proposed mix of land uses within the proposed Settlers Springs Village (see Detailed Land Use Map) include 12 of the 14 land use districts provided for within the adopted Comprehensive Plan and Mayfield Townsite Planned Community Zoning Ordinance. The mix of said land uses is broadly consistent with area totals and percentages contemplated within the plan and/or the flexibility provided in the ordinance.

B4 – Conceptual Densities and Intensities Map

The densities and intensities as proposed by the Applicant are generally consistent with those established by Sub Element B4. The overall land area within this Application is approximately 25% of the overall PC approved land area and the proposed land uses roughly adhere to those established in Sub Section B4. The densities and intensities for Phase 1 Settler Springs Village and corresponding neighborhoods are broadly consistent with area totals and percentages contemplated within the plan and/or the flexibility provided in the ordinance.

B5 – Transportation & Mobility Plan

The Transportation and Mobility Plan establishes a future road and pathway network as

well as typical cross sections for both. The plan submitted in the Application shows the improvement of the existing Indian Creek Road as an arterial, as well as parallel arterial and collector roadways to the south of Indian Creek that are shown as stubbing for future extension to the northeast to provide connectivity to future phases of the community. This is consistent with the comprehensive plan.

In addition, the Applicant is proposing an additional connection to Indian Creek Road, labeled as Morning Sun Blvd. that will provide a third connection to Indian Creek Road and secondary access and improved connectivity to the existing public road network and internal road system. The proposed third access is currently shown on property located outside the Planned Community boundary and is conditioned to be placed on a permanent, non-revocable, public access easement.

The Applicant is proposing modifications to some of the road sections in the Comprehensive Plan and notably eliminating on-street bikeways in lieu of off-street bikeways. All proposed road sections generally comply with the approved sections in the comprehensive plan and will be checked again for compliance at the final plat stage. The master pathway plan submitted with the Application shows adequate connectivity and circulation for bicycles and pedestrians.

B6 – Central Design Concepts

Section B6 is intended to focus on the Community realm, by creating beautiful and friendly places: streets, open space, parks, villages, and neighborhoods. The provisions of this section of the Comprehensive Plan will primarily be achieved at the final plat and building permit stages of development, but insofar as the Phase I Preliminary Plat relates to this section the Application materials show general consistency and the conditions of approval are designed to further work toward compliance.

XII. With regard to the 2011 Mayfield Townsite Development Plan (Element F), the Commission finds:

F1 – Natural Features Analysis

The Phase I Preliminary Plat Application includes an update to the original Natural Feature Analysis (see Phase I Addendum to the Natural Feature Analysis at Sub-Element F1 in Exhibit 1-Application Materials). The report is an overview of the natural features within Phase 1 including hydrology, soils, topography, vegetation, sensitive plant & wildlife species, historic & cultural resources, and hazardous area.

The Phase I Addendum is generally consistent with the original F1 and concludes “There are few natural features of significance in the project area. The Indian Creek floodplain, significant rock outcroppings, and open space are the highest value natural features within the project area. The topography, land cover, precipitation and slope limit the amount of surface water that can flow through the area. Few wetlands exist, and when they do, they are associated with impoundments and the highly modified Indian Creek floodplain. Indian Creek’s wetlands and riparian vegetation likely serve as habitat for various birds and wildlife species. None of the avian species of concern listed by the USFWS as potentially being impacted by the project or existing in the area were observed during the field survey.

The lack of suitable habitat available for many of those avian species of concern in the project area indicates that the project will have minimal impacts on those species. Many years of grazing by livestock, landcover modification, invasion by non- native species, and modification of the Indian Creek floodplain result in a highly modified landscape that does not provide critical habitat. The most significant impact of the proposed project would be the conversion of agricultural land and open space into a planned community. There will be a decrease in open space, fewer rangelands, and loss of crop production. However, the conversion to suburban development will result in more trees and shrubs within the area, changing the habitat available to certain wildlife species, especially bird species that utilize such habitats.”

The effective FEMA flood map for Indian Creek is based on an approximate method dating back to the 1980's. The Indian Creek Flood Analysis conducted for this Application will result in a more detailed determination of the flood hazard area. A Conditional Letter of Map Revision (CLOMR) will be required to be reviewed and approved by FEMA prior to final plat approval of the affected phase.

Issues of concern related to the floodplain and flood elevation for this proposal include the proposed Fire Station Site being slightly within the current flood hazard zone, which is not allowed by FEMA, an upgraded crossing of Slater Creek and Indian Creek at the entrance to Phase 1, and a new crossing of Slater/Indian (below convergence) for the proposed secondary access. These areas include both primary and secondary access for the preliminary plat and compliance with all applicable requirements are conditioned and will be enforced at the building permit stage of development.

F4 – Development and Population Trends

The Phase 1 Preliminary Plat Application includes an updated Traffic Impact Study (TIS) to reflect current development and population trends. The TIS was updated to reflect current traffic as well as projected 2028 Phase 1A (Planning Areas 1 through 11) background traffic and 2028 Phase 1A total traffic. Additionally, a planning-level analysis was also conducted under the 2040 full build-out year traffic conditions. The internal roadways within the site were also evaluated at a planning level to identify the number of lanes needed to serve the expected full-build- out traffic conditions. Additional TISs will be required for each future phase of the development at the time of submission of future preliminary plat applications. Traffic impacts and mitigations for future phases will be identified in future TISs.

The TIS includes proposed improvements to segments of I-84, I-84 ramp junction improvement, improvements to various intersections, and sizing of all of the internal roads. Improvements to existing roadways including Blacks Creek Road, Indian Creek Road, Desert Wind Road, Regina Road, Baseline Road, Mayfield Road, and Slater Creek Road. Per this TIS, this project will impact traffic for the entire Mayfield vicinity including I-84 and the Mayfield/Orchard Interchange and the Simco Road Interchange. The revised TIS for this Phase 1 Preliminary Plat was submitted to the Idaho Transportation Department (ITD), MHHD, and ACHD. Agreements between the Applicant and MHHD, ACHD, and ITD will be required for proportional cost sharing of agreed upon future improvements to

the state highway system.

F5 – Community Services and Utility Plan

Utilities

The utilities proposed for the Phase I Preliminary Plat are generally the same as approved in the planned community, with all elements having been updated to be consistent with the current design. Power will be supplied by Idaho Power and natural gas will be provided by Intermountain Gas. Sub Element F5 in the 2011 planned community submission indicates that Idaho Power will supply electric services; Intermountain Gas will provide natural gas services; CTC Telecom will provide telephone, internet and cable services; and Snake River Rubbish will provide trash collection services. The conditions of approval require “will serve” letters for each final plat for electricity, natural gas, and telecommunication services ensuring compliance with each utility’s requirements for service.

Public Safety and Services

The Application will be serviced by Elmore County Emergency Medical Services (EMS) and Elmore County Sheriff by constructing a joint use facility of approximately 7,000sf prior to first occupancy permit and the conditions of approval require an executed Memorandum of Understanding (MOU) between all parties prior to final platting and/or issuance of any building permits. It is understood and agreed by all parties that the MOU will include a per lot fee (to be determined between the parties) to be dedicated to the staffing and equipping of the facility.

Fire Protection

Sub Element F5 in the 2011 planned community submission indicates Mayfield Townsite will create a new fire district for fire protection services. The plan includes:

1. 7,000 square foot Fire Station with amenities
2. Pumper or Tanker Truck
3. Brush Rig with Water Tank
4. Part-time Chief, volunteer EMT/Firefighters
5. PPE for staff

These conditions have not changed appreciably since the approval of the planned community. The Phase I Preliminary Plat submission contemplates these conditions and improvements being constructed and provided for. Conditions for approval would require the Fire Station and all apparatus/equipment be in place prior to issuance of the first non-infrastructure building permit.

Fire flows will be provided via municipal and/or reuse water pressurized systems supported by fire hydrants and above-ground domestic water storage tanks. The total required tank volume for Phase I is estimated to be 1.2 million gallons. The Mayfield Townsite property is not currently located within a fire district or similar jurisdiction. The conditions of approval require both the formation of a fire district and the staffing and operation of fire protection facilities and/or contract services in the interim period before a district is established.

Central Wastewater Treatment & Collection Facilities

Sanitary wastewater generated within the community will be collected, treated, and disposed of onsite. The Applicant is preparing an application for a reuse permit from the Idaho Department of Environmental Quality (IDEQ) to dispose of and reuse the water for irrigation demand. Applicant intends to dispose of the water using rapid infiltration (RI) basins and store and land apply treated wastewater to irrigate residential lawns, common areas, playing fields, and/or the golf course during the growing season. The Mayfield Townsite Wastewater Treatment Facility (WWTF) will be designed to produce Class A water for reuse and Class B water for rapid infiltration per Idaho's Wastewater Rules and Recycled Water Rules.

Community Water Facilities

The water facility plan includes anticipated demands for the water system by phase, including domestic, irrigation, and fire flow demands. The community water facilities consist of underground wells. There are two existing wells on the property that are currently used for irrigation. These wells were constructed to public water system standards. A formal request has been made to IDEQ to convert these wells to serve as sources of supply for the Mayfield Townsite public water system. Construction of a third well is planned for the near future as part of Phase 1. Above-ground storage is anticipated to meet peaking demands, operational storage, and fire flow. To meet the peak hour irrigation demand for Phase 1, both municipal water and recycled water will be required. At build-out, municipal water, surface water, irrigation groundwater, and recycled water will be needed.

According to the Water Facilities Report submitted by the Applicant, there is sufficient water under Mayfield Ranch LLC ownership to accommodate the Phase 1A (Planning Areas 1-11) but not Phase 1B (Planning Areas 12-14). Page 4 of the Water Facilities Report states: "There is a municipal water right permit appurtenant to the property that allows for a groundwater diversion of 10 cfs (4,488 gpm) and 4,320 acre-feet per year. The permit lists eight points of diversion, including the two existing irrigation wells. Mayfield Ranch II, LLC currently owns 3.48 cfs (1,559 gpm) and 1,503.48 acre-feet of the municipal permit. This is adequate to serve all of Planning Areas 1-11 (Phase 1A) residential and non-residential uses (in-home and irrigation). The total water right is considered adequate to meet the residential and non-residential domestic water demand at build-out, assuming a typical maximum day demand of 425 gpd per EDU or less." The conditions of approval require the acquisition of additional water rights prior to any replatting and/or development on Phase 1B other than public infrastructure.

Irrigation, Storm Drainage, and Flood Control Systems

A separate pressure irrigation system is being designed for the project. This system will be the primary source of irrigation for residential, non-residential, common lots, and parks. Sources of supply for the PI system are expected to include groundwater (municipal and irrigation), recycled water, and Indian Creek surface water. At build-out, winter storage is needed to meet the total irrigation demand and a storage pond is proposed within Planning Area 14 in the southeast corner of the preliminary plat.

Preliminary roadway plans have been submitted for Phase 1A which include storm drain facilities. Calculations to support the proposed storm drain facilities will be required as part of the construction plan review process for each preliminary plat. Where applicable, Elmore County Code section 7-15-23 requires the submittal of a grading plan and compliance with the Hillside Development Requirements contained in Chapter 7-5.

F6 – Open Space Plan

Element F6 of the comprehensive plan requires a minimum of 10% of the total gross area of any proposed community be dedicated as natural open space. In addition, developed open space (parks) are required at a ratio of 10 acres per 1,000 population.

Exhibit D within the Phase 1 Preliminary Plat submittal details the location of developed and natural open space along with the primary trail system and includes tables detailing the breakdown of open space within each subphase compared to the number of residential lots being platted. The 1,468 acres in this Phase 1 Preliminary Plat proposes 185 acres of natural open spaces and 162 acres of developed open spaces.

The total amount of natural open space shown in the Application documents appears to meet the standard. According to the Element F8 Phase 1 addendum to F-8 Tables T1 and T28, the Applicant anticipates a population of 3,666 in Phase 1 which would require 36.6 acres of developed park space. The Phase 1 Preliminary Plat shows a total of 74 acres of developed park space, exceeding the minimum by approximately 102%.

F7 – Wildlife Mitigation Plan

The Wildlife Mitigation Plan of the planned community, now the Wildlife and Habitat Mitigation Plan, was updated for this Phase 1 Preliminary Plat to reflect current conditions of the site and potential impacts of the updated proposed development. According to this proposal, the proposed Mayfield Ranch Planned Community (MRPC) is taking measures to address potential impacts, both direct and indirect, to resident and migrating wildlife species and plant communities within and adjacent to the proposed development site. Per the Plan, "it has been acknowledged that the MRPC development will have certain unavoidable impacts to the existing flora and fauna. Based on preliminary impacts, the developer has used recommendations from natural resource specialists as guidelines for the current concept master plan". According to the Application material, coordination with Idaho Department of Fish and Game (IDFG) staff is ongoing to finalize recommendations that have the highest level of potential benefits for wildlife species and plant communities within and adjacent to the proposed development.

F8 – Phasing Plan

The revised phasing plan documents show the Applicant's intent to final plat within the 72-month requirement of the code. Using a standard metric of 0.49 students per household, 1,740 households will result in student population of approximately 853. Initially the Planned Community anticipated the Mountain Home School District #193 (MHSD) would provide the facilities while the developer provided 80 acres of land. This information has been modified to providing MHSD with a right of first refusal for provision of services to the project. In the event that MHSD declines to provide services to the project, the developer will form a new charter school for grades K-12, which should meet the needs for

853 students.

The conditions of approval require the Applicant to enter into an agreement with the Mountain Home School District to provide reimbursement for the bussing of students to existing school locations and for the future design and construction of a public or Charter School when platting the 750th lot.

F9 – Storm Water Management Plan

The approach to storm water management has not changed from the original submitted and approved Element F9. Preliminary roadway plans have been submitted for Phase 1A which include storm drain facilities. Calculations to support the proposed storm drain facilities will be required as part of the construction plan review process for each preliminary plat. Where applicable, Elmore County Code section 7-15- 23 requires the submittal of a grading plan and compliance with the Hillside Development Requirements contained in Chapter 7-5.

XIII. With regard to the applicable provisions of the Mayfield Townsite Planned Community Zoning Ordinance, Title 7, Chapter 15 of the Elmore County Code, the Commission finds:

7-15-6.A establishes the land use districts that are allowed within the planned community. The Applicant proposes a mix of twelve different land use types distributed throughout the project as shown on the land use and intensity maps. With the flexibility afforded by the comprehensive plan and zoning ordinance, this arrangement of land uses and intensities complies with this section of code.

7-15-6.B establishes the purpose statement for each one of the land use designations. With the flexibility afforded by the comprehensive plan and zoning ordinance, the proposed arrangement of land uses as shown on the land use and intensity maps complies with this section of code.

7-15-6.C establishes the dimensional standards for each one of the land use designations including lot size, frontage, setbacks, and building height. The Applicant provided analysis of dimensional standards per land use designation in Exhibit F to the Applicant's January 19, 2023 application materials. It appears that the lots as designed comply with established standards, the conditions of approval require conformance, and each lot will be checked and verified for compliance at the final plat stage of the process.

7-15-6.D states that frontage and access may be taken from a private road, provided that a perpetual access easement is provided. Because the Mountain Home Highway District Board is refusing to take ownership of the constructed road system, all lots are proposed to obtain frontage and access from a system of private roads constructed and maintained by the developer until ownership, operation and maintenance of the road system is accepted by a public jurisdiction. Accordingly, the conditions of approval require the establishment of a road users association and attendant bylaws and road maintenance plan prior to the approval of the first final plat. For the purposes of this section of code, all lots are afforded

road frontage and access and comply with the requirements. The conditions of approval further require compliance, and all lots will be checked and verified for proper frontage and access in accordance with the standards of the appropriate land use district prior to approval of a final plat.

7-15-19.A requires that all phases of development be consistent with the Mayfield Townsite Open Space, Parks and Trails Plan and includes six provisions relating to the development of the same on a phase-by-phase basis. The Applicant is proposing a total of 280 acres of open space in the Phase 1 (see Figure 15) consisting of irrigated park space in the northwest portion of the project abutting Indian Creek and natural open spaces configured in a linear fashion generally running perpendicular to the two existing power transmission corridors bisecting the site from southeast to northwest. The conditions of approval require the submittal of a detailed parks and opens space plan and compliance with the provisions of the comprehensive plan and zoning ordinance pertaining to the same. These plans will be submitted in conjunction with the construction plans and reviewed and approved by the Land Use and Building Department prior to the issuance of grading or non-infrastructure building permits.

7-15-23 requires the submittal of a grading plan and compliance with the Hillside Development Requirements contained in Chapter 7-5. Based on the slope analysis submitted by the Applicant, Phase 1 includes areas where the slope is 15% or greater. Accordingly, the conditions of approval require the submittal of a detailed grading and drainage plan for each final plat/phase of development and compliance with the provisions of Chapter 7-5 will be required and enforced during plan review.

7-15-27.C establishes the preliminary plat process, procedures and required submittals. The Applicant submitted the required applications fees and materials, including all the documents noted in Exhibit 1 below. The public hearing was scheduled and noticed in accordance with this section, a neighborhood meeting was conducted by the Applicant on January 10th, 2023.

7-15-27.D.2.a The plat conforms to the standards established in this Section. Based upon the Application submittals, the staff analysis, evidence and testimony on the public record and the attached conditions of approval, the Commission finds that PP-2023-03 – Settler Springs Village (Phase 1 of the Mayfield Townsite Planned Community), complies with the provisions of Title 7, Chapter 15 of the Elmore County Code.

7-15-27.D.2.b The plat complies with the Mayfield Townsite Land Use Map and Land Use Matrix. Based upon the Application submittals, the staff analysis, evidence and testimony on the public record and the attached conditions of approval, the Commission finds that PP-2023-03 – Settler Springs Village (Phase 1 of the Mayfield Townsite Planned Community), complies with the Mayfield Townsite Land Use Map and Land Use Matrix.

7-15-27.D.2.d Adequate public facilities and essential services are available to support the proposed number of lots and dwelling units contained in the plat.

In accordance with Elements F5 and F8, the Applicant has proposed the construction and operation of all essential public services including the transportation system, wastewater collection and treatment system, water distribution system, and irrigation system. In addition, the Applicant is responsible for the extension of utilities including electricity, natural gas, telecommunications, and the provision of solid waste collection and disposal. Furthermore, the Applicant will construct a fire/EMS station and participate in the construction of a public school and/or bussing of students to existing facilities in the Mountain Home School District.

Based upon the Application submittals, the staff analysis, evidence and testimony on the public record and the attached conditions of approval, the Commission finds that PP-2023-03 – Settler Springs Village (Phase 1 of the Mayfield Townsite Planned Community) will have adequate public facilities and essential services to support all development contained within the boundary of the preliminary plat.

7-15-27.D.2.e The plat complies with the dimensional standards set forth in this Chapter for the applicable Land Use District.

Based upon the Application submittals, the staff analysis, evidence and testimony on the public record and the attached conditions of approval, the Commission finds that PP-2023-03 – Settler Springs Village (Phase 1 of the Mayfield Townsite Planned Community), complies with the dimensional standards of each land use district proposed within the Phase 1 Preliminary Plat. The Commission further finds that each and every phase of development is subject to a rigorous review and approval process and that no final plat can or will be approved that does not comply with all applicable design and dimensional standards.

XIV. Decision:

Based upon the above noted findings of fact, the Commission voted to approve PP-2023-03 – Settler Springs Village (Phase 1 of the Mayfield Townsite Planned Community) subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL:

General Conditions

1. Development of PP-2023-03 is subject to the Development Agreement dated August 08, 2011, and recorded with Elmore County as Instrument #422395, including all 72 Conditions of Approval. Said conditions are hereby incorporated herein and specifically made conditions of approval for this Application. Some Development Agreement Conditions of Approval have been repeated here for convenience. Even if a Development Agreement Condition of Approval is not listed, this PP-2023-03 is still expressly conditioned on all 72 Conditions of Approval in the Development Agreement.
2. All development shall comply with the Mayfield Townsite Comprehensive Plan (Element B) and the Mayfield Townsite Zoning Ordinance Chapter 7-15 of the Elmore County Code) and the Elmore County Zoning and Development Ordinance, where applicable.
3. All development shall be in compliance with the Mayfield Townsite Development Plan (Element F).
4. All development shall adhere to the requirements of Title 7 Chapter 15 as well as Titles 7, 8, 9, 10, and 12. The Titles listed above shall supplement Title 7, Chapter 15 when incorporated by reference in Chapter 15 or when Title 7, Chapter 15 is silent as to a specific requirement.
5. Planning Areas 12-14 referred to as Phase 1B in PP-2023-03 shall be final platted as “super lots” when abutting a final plat for Planning Areas 1-11 and shall be provided with the required street frontage for the land use district in which the lot is situated. Any division or development of a super lot (excepting required public community infrastructure) is contingent upon approval of a subsequent preliminary plat and compliance with the Mayfield Townsite Comprehensive Plan and Chapter 7-15 of the Elmore County Code.
6. The Applicant and/or owners of the Mayfield Townsite Planned Community shall submit a Periodic Evaluation every two (2) years after the recordation of the first final plat, as required by the Development Agreement. The request for a biennial periodic evaluation shall be submitted on the appropriate application form and with the appropriate application fee at the time of submittal to the Department.
7. By the first biennial review (periodic evaluation) the Applicant shall provide written verification and approval from IDEQ that a peak daily demand of 425 gpd/EDU is accurate,

reasonable, and approved for the purposes of calculating water use by IDEQ within the Phase 1 Preliminary Plat.

8. The Board of County Commissioners must approve the initial final plat within 24 months of the Commission's approval of this Phase 1 Preliminary Plat. Where developments are made in successive phases in an orderly and reasonable manner, such phases if submitted within two (2) year intervals will be considered for final plat approval. The Applicant may request a one-time, one-year time extension pursuant to Section 10-1-3.J of the Elmore County Code. All lots within the approved Phase 1 Preliminary Plat must be final platted within seventy-two (72) months, beginning the month following the date of approval per Section 7-15-27.D.4 of the Elmore County Code.
9. The use of individual septic systems within the Community shall be prohibited. If existing structures with existing septic systems will remain within the Phase 1 Preliminary Plat, said septic systems shall be abandoned in compliance with Central District Health regulations and connected to the community sewer collection and treatment system in conjunction with the construction and final platting of the location where the structure is situated.
10. All developed and natural open space and trails, recreation areas, common lots, etc. shall be owned and maintained by a Homeowner's Association, unless otherwise specified.
11. Alteration of any natural watercourse will require the approval of US Army Corps of Engineers, Idaho Department of Water Resources, and the Federal Emergency Management Agency.
12. Twelve-foot (12') easements for utilities, drainage and irrigation shall be provided along all publicly accessible streets and subdivision boundaries.
13. Installation of public service facilities must comply with the requirements of the public utility providing the services. All new utilities shall be installed underground excluding water storage tanks and high voltage and main feeder electrical transmission lines. All utility easements shall be shown on the final plat and the minimum width of said easement shall be determined by the entities responsible for the construction and/or maintenance of the utility.
14. Temporary overhead powerlines may be allowed to serve the wastewater treatment plant, but they shall be placed underground prior to the approval of the final plat for that area.
15. The Applicant shall submit plans to ACHD for review and approval and obtain a ROW permit for all roadway work within ACHD right-of-way. Roadways and intersections shall be

designed meeting all ACHD standards consistent with sections 5100, 7200, 8000, 8300, and any other applicable sections of ACHD's policy manual. The Applicant shall pay all plan review fees and inspection deposits prior to plan acceptance and issuance of permits to work in ACHD right-of-way.

16. The Applicant shall obtain a permit from the County prior to the demolition and/or removal of any existing structures within the boundary the Phase 1 Preliminary Plat. Approval of demolition permits may be contingent upon preservation and/or use of historic elements within the project.
17. The Applicant shall educate the residents regarding open-range laws and shall arrange for adequate fencing as required to protect the community from domestic livestock.
18. The Applicant shall comply with Idaho Code, Title 22, Chapter 24, concerning noxious weeds.
19. A qualified archaeologist must monitor initial ground disturbing activities throughout the entire project area. If archaeological remains are discovered at any time during excavation or construction activities, all work must halt and the archaeological remains protected from disturbance until the Idaho State Historical Preservation Office evaluates them.
20. Solid waste removal and disposal service is required. All waste shall be handled and disposed of in compliance with all Federal and State requirements. No trash or other solid waste shall be buried, burned (either within or outside of any landfill) or otherwise disposed of within the Community.
21. Non-depredation language shall be incorporated into a homebuyer's disclosure statement and signed by all residents of the Community. "This area has been identified as wildlife habitat and damage from wildlife shall be the responsibility of each individual lot Owner and shall not be the responsibility of the State of Idaho or Elmore County. Neither Elmore County nor the State of Idaho will be liable for wildlife depredation."
22. Any pond or water features in the Community shall be managed properly to reduce the potential for mosquito habitat.
23. The Applicant shall enter into an agreement with the County regarding Ordinance 2009-4 to address how future growth may impact the Pest Abatement District and Pest Abatement Advisory Board.
24. All landscaping within public street rights-of-way shall comply with the standards of the applicable highway district.

25. Streetlights shall comply with the Elmore County Code or the current edition of the ISPWC, whichever is more restrictive.
26. Pursuant to Elmore County Code 7-15-27(B)(4) no residential building permits will be issued for any lot, until a final plat is recorded through the County Recorder's Office and parcel numbers have been issued by the County Assessor's Office. This provision shall not prohibit the issuance of a building permit for required public infrastructure including but not limited to the water storage reservoir, the wastewater treatment facility, and the public safety building(s).

Site Improvements

27. Prior to any site improvements including trenching, rough grading, or vertical construction the Applicant shall obtain written approval from the following agencies for the improvements as noted:
 - a. Department of Environmental Quality for water quality, potable water system, collection system, and wastewater treatment facility plans;
 - b. Elmore County Land Use and Building Department for the Community Landscape Plan that provides native landscaping material and delineates Wildland Urban Interface areas within the community;
 - c. Elmore County Engineer for:
 - i. Indian Creek Flood Analysis;
 - ii. fire access roads, cul-de-sac lengths and turnarounds, and compliance with Title 8 Chapter 1 of the Elmore County Code;
 - iii. drainage plan and study;
 - iv. site grading plans;
 - v. review and approval of pressurized irrigation system construction plans.
 - d. Mountain Home Highway District for improvements to Indian Creek Road;
 - e. Ada County Highway District for improvements to ACHD facilities;
 - f. Idaho Transportation Department for improvements to ITD facilities;
 - g. Federal Emergency Management Agency (FEMA) for the Conditional Letter of Map Revision (CLOMR) as triggered by Indian Creek Floodplain Analysis, for applicable final plat;
 - h. "Will Serve" letters from the applicable utilities including but not limited to:
 - i. Idaho Power,
 - ii. Intermountain Gas
 - iii. Solid waste collection & disposal service

28. The location of fire hydrants and minimum fire flow shall be in accordance with the current addition of the ISPWC.
29. Within any final plat requiring grading or filling of slopes greater than fifteen percent (15%), the Applicant shall receive an approval letter from the Elmore County Engineer for a Hillside Development application.
30. Within any final plat requiring grading or filling of slopes greater than fifteen percent (15%), the Applicant shall demonstrate that any crossing or grading over gullies that drain more than ten (10) acres within such plat is designed to minimize sediment transport for the flood flows and velocities anticipated in a 100-year flood event. The Indian Creek Flood Analysis shall identify which drainage areas drain more than ten (10) acres.
31. Within any final plat, the Applicant shall provide a copy of, or proof of exemption from, Total Maximum Daily Load permit and shall submit documentation of construction best management practices (BMPs) that will be used during construction to minimize surface water runoff and contamination.
32. Prior to the approval of all subsequent final plats, the Applicant shall submit a Landscape Plan to Elmore County Land Use and Building Department for review and approval. The landscape plan shall include all parks, all improved open spaces, common areas, trails, drainage swales, and street buffers within the applicable phase. The landscape plan shall include permanent automated underground irrigation system for the applicable phase.
33. The Applicant shall provide reports to the Department of Environmental Quality and Central District Health demonstrating compliance with all applicable federal, state, and local rules and laws for wastewater treatment, including Idaho Administrative Rules IDAPA 58.01.02 (Water Quality Standards), 58.01.03 (Individual Subsurface Sewage Disposal Rules), 58.01.16 (Wastewater Rules) and 58.01.17 (Recycled Water Rules). The Applicant shall receive the necessary approvals and provide a copy to Elmore County Land Use and Building Department for their proposed collection system and wastewater treatment facilities.
34. The Applicant shall demonstrate to Elmore County Land Use and Building Department that they have received approval of Technical, Financial and Managerial Review to construct, operate and maintain the approved collection system and wastewater treatment facilities from the Department of Environmental Quality.
35. The Applicant shall provide reports to the Department of Environmental Quality demonstrating

compliance with all applicable federal, state, and local rules and laws for potable water system, including Idaho State Administrative Rules IDAPA 58.01.08 (Public Potable Water Systems) and 58.01.02 (Water Quality Standards). The Applicant shall receive the necessary approvals and provide a copy to Elmore County Land Use and Building Department for their proposed potable water system.

36. The Applicant shall demonstrate to Elmore County Land Use and Building Department that they have received approval of Technical, Financial and Managerial Review to construct, operate and maintain the approved potable water system from the Department of Environmental Quality.
37. Within each applicable final plat affecting federal waters, the Applicant shall provide a copy of 404 permit approval from the US Army Corp of Engineers and Idaho Department of Water Resources if applicable.
38. Within each final plat, the Applicant shall develop and submit the following documents:
 - a. Dust Control Plan to Elmore County Land Use and Building Department;
 - b. Compliance with Rules for the Control Air Pollution (IDAPA 58.01.01) to Idaho Department of Environmental Quality (IDEQ); and
 - c. Compliance with IDAPA 58.01.05 (Hazardous Waste) and 58.01.06 (Solid Waste Management) from IDEQ.
39. The Engineer of Record shall coordinate with the County Engineer and submit construction drawings to ensure slope stability, grading, drainage improvements, erosion control, dust abatement, etc. of the construction site. The County Engineer may subsequently request as-built drawings where reasonably required to confirm the foregoing or to confirm completion of improvements.

Final Plat

Prior to applicable final plat approval:

40. Secondary access in compliance with Section D107 of the 2018 Idaho Fire Code is required. Each plat including 30 or more lots shall be provided with two separate fire apparatus access roads as defined therein.
41. The collector road depicted as Morning Sun Blvd. shall be fully constructed and connected to Indian Creek Road before or in conjunction with the construction and final platting of the area depicted as Planning Area 7/Sequence 4 on the Preliminary Plat/Sequencing Map (or sooner if

needed to provide secondary access for an earlier phase as required by Condition #40). If the road crosses any land not included within the boundary of the preliminary plat, a permanent, non-revocable public access easement shall be recorded, and the instrument number noted on the final plat including the road.

42. Each final plat shall conform in form and substance with the final plat specifications listed in Section 7-15-27.I of the Elmore County Code.
43. Each final plat application shall be submitted with a report approved by the County Engineer that all necessary site improvements within that final plat are completed, and record drawings have been submitted or a surety agreement application is submitted with the final plat application to ensure that those improvements be completed in a timely manner. All improvements within a final plat shall be completed or bonded for prior to applying for the next final plat.
44. The Applicant shall provide a memorandum of agreement with Idaho Transportation Department (“ITD”) and demonstrate how hundred percent (100%) proportional share funding contribution will be made for interchange improvements to ITD.
45. The Applicant shall establish a road users association with attendant bylaws and recorded covenants, conditions and restrictions and road maintenance plan including a funding mechanism for the long-term ownership, operation, and maintenance, of the Mayfield Townsite private road system. The proposed entity/mechanism shall be approved by the Elmore County Board of Commissioners.
46. The Applicant shall receive approval of subdivision street names from the Elmore County Street Name Committee in accordance with the Elmore County Code.
47. The Applicant shall provide master Covenants, Conditions and Restriction (CC&Rs) to the Land Use and Building Department for review and approval to ensure incorporation of at least the following information:
 - a. Wildlife Mitigation provisions,
 - b. Wildland Urban Fire Interface provisions,
 - c. Flood Hazard provisions,
 - d. Hillside provisions,
 - e. Wildlife provisions,
 - f. Pressurized irrigation system operation & maintenance
 - g. Road system operation, maintenance, and funding,
 - h. Wastewater system, and
 - i. Potable water system.

48. The Applicant shall demonstrate that the collection system and wastewater treatment facilities are constructed to adequately serve the applicable plat area and managed by a private wastewater treatment company or a sewer district as set forth in Idaho Code Section 42-3202. The Applicant shall ensure that the Department of Environmental Quality and Central District Health have completed their construction inspections and provided a Final Systems Approval Letter and a written authorization to that private company/district to serve the public. A copy of this letter shall be provided to Elmore County Land Use and Building Department.
49. The Applicant shall demonstrate that the potable water system is constructed to adequately serve the applicable plat area and managed by a private potable water company or district as set forth in Idaho Code Section 42-3202. The Applicant shall ensure that the Department of Environmental Quality has completed their construction inspections and provided a Final Systems Approval Letter and a written authorization to that private company/district to serve the public. A copy of this letter shall be provided to Elmore County Land Use and Building Department.
50. Where pressurized irrigation is planned, the Applicant shall demonstrate to the Elmore County Engineer that the pressurized irrigation system is constructed to adequately serve the applicable plat area and managed by a private entity.
51. A Community Conservation Director (CCD) shall be appointed to monitor funding levels required to implement the Wildlife Mitigation Plan. The CCD shall establish a Wildlife and Habitat Mitigation Advisory Committee (WHMAC). The Board of County Commissioners shall approve all appointments to the WHMAC as required by the Development Agreement.
52. The Applicant shall establish a dedicated account and deposit \$50,000 seed money for implementation of the Wildlife and Habitat Mitigation Plan and a IDFG approved ongoing monitoring plan. The monitoring plan shall be included in the WHMP in order to ensure mitigation actions are creating the desired outcomes, or to adapt if they are not.
53. Trail development and expansion onto adjacent public lands shall be reviewed and approved on a case-by-case basis by Elmore County Land Use and Building Department staff and the applicable resource agency.
54. Each final plat shall contain the following certificates and/or endorsements:
 - a. Certificate of the owner (s);
 - b. Certificate of the plat surveyor;

- c. Certificate of the County Surveyor;
 - d. Endorsement of the Central District Health Department;
 - e. Approval and acceptance of the Mountain Home Highway District (when the plat contains public roadways to be owned and maintained by MHHD);
 - f. Planning and Zoning Commission;
 - g. County Assessor;
 - h. County Treasurer; and
 - i. Board of County Commissioners.
55. The Applicant shall submit an application and fee along with a digital version of the final plat in a format as specified by Land Use and Building Department.
 56. In any final plat encompassing or adjoining Indian Creek or adjoining tributary floodways, the Applicant shall demonstrate compliance with the Elmore County Flood Hazard Overlay District standards as set forth in Title 8, Chapter 2 of the Elmore County Code. A floodplain development permit is required for any manmade change to improved or unimproved real-estate, including, but not limited to, structures, filling, mining, dredging, grading, or excavation within areas of special flood hazard. No construction or grading within the FEMA floodplain is allowed until a floodplain application is submitted and approved by the Land Use and Building Department.
 57. The Applicant shall show a minimum structural set-back of thirty feet (30') from the normal high-water line of Indian Creek as established by the Indian Creek Floodplain Analysis.
 58. Applicant shall submit an application to FEMA for a Conditional Letter of Map Revision (CLOMR) for Indian Creek and provide Elmore County Land Use and Building Department a copy.
 59. In any final plat (s) with the Unnumbered A Flood Zone, the Applicant shall receive a Letter of Map Revision (LOMR) from Federal Emergency Management Agency (FEMA) and submit it to Elmore County Land Use and Building Department.
 60. The Applicant shall identify all tributary floodways and demonstrate that notifications will be provided, by deed restriction or other similar method, to prospective buyers if the property is within a floodplain, tributary floodway or wetlands/alluvial fan.
 61. The Applicant shall develop, or bond for, pathways, trails, trailheads, parks, and recreation areas located within such final plat in accordance with Element B5 (Transportation & Mobility Plan) of the Mayfield Townsite Comprehensive Plan. All developed open space and recreation areas, including common lots, shall be owned and maintained by a Homeowner's Association unless otherwise specified.

62. The Applicant shall record easements on the publicly accessible open spaces and trails.
63. All public rights-of-way shall be dedicated and constructed to the applicable transportation department/highway district standards. No public street/road construction can begin without approval from the appropriate agency.
64. Prior to the approval of the first final plat, the Applicant shall submit written approval from the Ada County Highway District, Mountain Home Highway District and Idaho Transportation Department requirements demonstrating compliance with their respective requirements for off-site improvements.
65. A note shall be placed on the face of final plats with double-fronted lots restricting access to one street frontage. The note shall also identify which street from which the lot will take access. No residential lots shall take access from Indian Creek Road.
66. In the event that a public utility is not formed, a note shall be placed on the face of each final plat and included in the approved and recorded Covenants, Conditions and Restriction (CC&Rs) that discloses the ownership and management structure of the wastewater treatment facilities to buyers: "This subdivision is serviced by a private sewer company or district, which is not regulated by the Idaho Public Utilities Commission. And fees, including user fees and maintenance fees, are subject to fluctuation."
67. In the event that a public utility is not formed, a note shall be placed on the face of each final plat and included in the approved and recorded Covenants, Conditions and Restriction (CC&Rs) that discloses the ownership and management structure of the potable water system to buyers: "This subdivision is serviced by a private potable water system, which may be regulated by the Idaho Public Utilities Commission. Fees, including user fees and maintenance fees, are subject to fluctuation."
68. A note shall be placed on the face of each final plat and included in the approved and recorded Covenants, Conditions and Restriction (CC&Rs) 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”.

69. A note shall be placed on the face of each final plat and included in the approved and recorded Covenants, Conditions and Restriction (CC&Rs): “There is wildlife habitat in the area of Mayfield Townsite. Damage to landscaping from wildlife shall be the responsibility of each individual lot owner and shall not be the responsibility of the State of Idaho or Elmore County. Neither Elmore County nor the State of Idaho will be liable for wildlife depredation.”
70. A note shall be placed on the face of each final plat containing a 100-year floodplain that no development is allowed within the designated floodway and that development within the floodplain requires approval of a floodplain application and permit.
71. Prior to County signature of the first final plat, the Applicant shall enter into a Memorandum of Understanding with the Mountain Home School District to provide reimbursement of bussing students to existing school locations.
72. Prior to County signature of the final plat containing the 750th dwelling unit, the Applicant shall receive a letter of intent or refusal from the Mountain Home School District (“MHSD”) to the Department to provide educational services as further set forth in Element F5 of the Development Plan.
73. Prior to County signature of the final plat containing the 750th dwelling unit, the Applicant shall enter into a Memorandum of Agreement with a medical services provider to ensure medical services.
74. Prior to the approval of the 2nd final plat, a fire district encompassing the entirety of the planned community boundary and any additional lands or development wishing to be included within the district, shall be formed in accordance with the Idaho Statutes. Evidence shall be provided that the Fire District is operational in accordance with Element F5 of the Development Plan and Condition #7 of the Development Agreement.

Building Permits

75. Prior to the issuance of a building permit for the construction of the EMS facilities, the Applicant shall enter into a binding Memorandum of Understanding with the Elmore County Sheriff’s Office and the Elmore Ambulance Services for the construction of a shared use facility and staffing of the same and shall include a one-time “per dwelling unit” fee to be dedicated to the hiring, training, and staffing of the facility.
76. Prior to the issuance of any commercial or residential building permit, the emergency shared

facilities shall be complete and operational.

77. Prior to approval of the first residential building permit, the Applicant shall provide evidence of a contractual agreement with a qualified entity to operate the fire protection facilities until a fire district is formed and staffed to provide adequate fire protection to all lots and land uses within the boundary of the Phase 1 Preliminary Plat.
78. No building permits within a FEMA designated floodplain may be issued prior to FEMA's issuance of the Letter of Map Revision (LOMR) if applicable.
79. As proposed by the Applicant, ongoing fire district operations shall be supported by a \$1,000 per unit fee to be charged at the time of each building permit and remitted to the District.
80. As proposed by the Applicant, Sheriff service will be supported with a \$1,000 per unit fee to be charged at the time of each building permit and remitted to the Elmore County Sheriff Department.
81. As proposed by the Applicant, Elmore County Emergency Medical Service will be supported with a \$1,000 per unit fee to be charged at the time of each building permit and remitted to the Elmore County Ambulance Service.
82. Prior to the first building permit for dwelling unit, the Applicant shall enter into an agreement with the MHSD or a Charter School and provide a copy to the Land Use Department to ensure their participation in design of a school facility.
83. The Applicant shall establish a library district within the project and provide library services in accordance with the requirements of the planned community standards of Elmore County by:
 - (i) annexation into an existing library district (e.g., Elmore Community Library);
 - (ii) formation of a new library district as soon as Idaho Code permits; and/or
 - (iii) providing library services in a homeowners' association facility, to be funded by homeowners' association fees.
 - (iv) Per Elmore County Library District procedures.
84. In accord with the phasing schedule set forth in the Traffic Impact Study, and unless otherwise agreed to in writing with entity having road jurisdiction, construct Indian Creek Road from I-84 to Desert Wind Road as a 5-lane arterial roadway with five 11-foot wide travel lanes, gutter, an 8-foot wide planter strip/buffer area, and 10-foot wide multi-use pathways on both sides of the roadway within 100-feet of right-of-way. The Applicant shall coordinate construction and funding with the developers of Mayfield Springs as appropriate.

85. In accord with the phasing schedule set forth in the Traffic Impact Study, and unless otherwise agreed to in writing with entity having road jurisdiction, construct Desert Wind Road from Indian Creek Road to the Elmore County line as a 3-lane collector roadway with three 11-foot-wide travel lanes, gutter, an 8-foot wide planter strip/buffer area, and 10-foot wide multi-use pathways on both sides of the roadway within 74-feet of right-of-way. The Applicant shall coordinate construction and funding with the developers of Mayfield Springs as appropriate.
86. In accord with the Traffic Impact Study, and unless otherwise agreed to in writing with entity having road jurisdiction, construct a multi-lane roundabout at the Indian Creek Road/Desert Wind Road intersection. The roundabout shall be designed and constructed consistent with ACHD's Roundabout Design Guide; section 5188 of ACHD's policy manual. See attached template. The Applicant shall coordinate construction and funding with the developers of Mayfield Springs as appropriate.
87. Construct any required improvements to Blacks Creek Road between I-84 and the site as needed with future phases of the development as determine by the transportation agency. The Applicant shall coordinate construction and funding with the developers of Mayfield Springs as appropriate.
88. ACHD will not acquire right-of-way to accommodate the construction of improvements needed to serve the Settlers Springs Village at Mayfield Ranch development. If the Applicant is unable to make the necessary improvements due to right-of-way constraints in Ada County, then the development phase shall be scaled back to maintain acceptable level of service planning thresholds on ACHD roadways until improvements can be made.
89. As illustrated in the traffic impact study, construct necessary improvements at the I-84 interchange ramps which will provide access to the site including, the Blacks Creek and Mayfield/Orchard ramps in Ada County. The Applicant shall coordinate with ITD and Mayfield Springs to ensure improvements are made at the interchange ramps when warranted. Applicant shall provide a letter of approval from ITD noting that improvements have been made to satisfy their requirements.


CONCLUSIONS OF LAW

Based upon the above noted findings of fact, the Commission concludes that PP-2023-03 fully complies with the applicable law as found in the 2014 Elmore County Comprehensive Plan; the 2011 Mayfield Springs Comprehensive and Development Plans, and the Elmore County Code. If any of the conclusions of law are deemed to be findings of fact, they are incorporated in the Findings of Fact section.

Dated this 6th day of December 2023

COMMISSION VOTE:

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



Patti Osborn, Chairperson

ATTEST:



Kacey Ramsauer, Planner

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

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

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

A decision made by the Elmore County Planning and Zoning Commission may be appealed to the Board of Elmore County Commissioners provided the appeal application is complete and appeal fee is submitted to the Land Use and Building Department within fourteen (14) calendar days of Commission action. Questions concerning appeals or deadlines should be asked of the Elmore County Land Use and Building Department.
4874-8491-5348, v. 4

Attachment C

PC-2009-02 Biennial Review FCO Order



Land Use and Building Department

Findings of Fact, Conclusions of Law, and Order

Application: Biennial Review of Mayfield Townsite Planned Community

Hearing Date: October 1, 2021

BEFORE THE ELMORE COUNTY BOARD OF COUNTY COMMISSIONERS

In the matter of Biennial Review of the Mayfield Townsite Planned Community (PC-2009-02), which was approved on June 22, 2011, on portions of Sections 12, 13, 14, 15, 22, 23, 24, 25, 26 & 27, Township 1N, Range 4E, and portions of Sections 7, 8, 17, 18, 19, 20 & 21, Township 1N, Range 5E, B.M.

PC-2009-02

FINDINGS OF FACT,
CONCLUSIONS OF LAW,
AND ORDER

In Re: PC-2009-02: This matter having come before the Board of County Commissioners of Elmore County, Idaho (the "Board"), on the 1st day of October 2021, for a public hearing at 1:30pm. The purpose of this hearing is to reopen the public hearing process initiated on May 7, 2021, and to permit public comment on any new information in the record from the July 30, 2021, public work session on the status of Development Agreement conditions between the owner/developer of the Mayfield Townsite Planned Community Project and Elmore County.

FINDINGS OF FACT

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

1. The Board finds that Application is comprised of:
 - a. A letter dated May 18, 2020, from Mrs. Teresa McCallum for Ark Properties, LLC providing a biennial update after the Department Director requested it per Section 3 (Enforcement and Biennial Review) of the Development Agreement (Recorded as Instrument # 422395) for PC-2009-02 during a meeting on May 14, 2020.
 - b. The Applicant submitted \$5000 fee for the Biennial Review with this letter as required in Section 3.4 of the Development Agreement and the Department's Fee Schedule.
 - c. Letter dated June 22, 2021, from Borton-Lakey regarding preliminary plat submittal and the Development Agreement,
2. The Board finds that the Owner/Developer/Applicant is:

John and Teresa McCallum,
11204 N. Bar 21 Dr.
Glenns Ferry, ID 83623

Representing Mayfield Townsite, LLC, of which John McCallum is a Manager based on its current filing with the Idaho Secretary of State's Office.

3. The Board finds the following pertaining to the site:
 - a. The Mayfield Townsite Planned Community (PC-2009-02) comprises of 5,375 acres for a future community of up to 14,996 dwelling units and other supportive uses, in Western Elmore County at the border with Ada County, North of Interstate 84.
 - b. The site is located along Mayfield Road and along Indian Creek Road. The property lies within portions of Sections 12, 13, 14, 15, 22, 23, 24, 25, 26 & 27, Township 1N, Range 4E, and portions of Sections 7, 8, 17, 18, 19, 20 & 21, Township 1N, Range 5E, Boise Meridian, Elmore County, Idaho.
 - c. The land surrounding the site is zoned Agriculture (Ag). There are residential uses (Danskin Subdivision) adjacent to the southwest corner of the site. The remaining surrounding property is primarily used for grazing and consists of Federal, State, and privately-owned lands.
 - d. The site is currently zoned Planned Community (PC) and had Agriculture (Ag) zoning district prior to approval of PC-2009-02 on June 22, 2011.
 - e. There are two single-family dwellings and various agricultural structures on the site associated with cattle production. There are several historical homesteads and town structures at the old Mayfield town-site and along Indian Creek.
 - f. The vegetation consists mainly of sagebrush, rabbitbrush, bitterbrush, cheat grass, medusa head, and wild rye. The riparian areas contain cottonwoods, Wood's Rose, Golden Current, and willows. The agricultural fields in the valley have primarily grown alfalfa.
 - g. There are a variety of slopes throughout the proposed development. Approximately 71.76% of slopes are in the range of 0 to 8%. Slopes in the sub-watershed areas are up to 65% slope with most of those slopes being up to 40%.
 - h. Twenty-seven small watersheds have been identified on the site. These watersheds include Indian Creek, which is a perennial stream; McIntyre Draw; and Smith Draw.
4. The Board finds the following requirements regarding Applicant's good faith compliance with the Development Agreement and Conditions of Approval for PC-2009-02 [emphasis added]:
 - a. Elmore County Ordinance, Title 6, Chapter 30 – Planned Community Standards, Development Agreement, Periodic Review (Ord. 6-30-16, Rev. 05/04/09) states the following for Periodic Review:

"E. Periodic Review. The Director shall **periodically monitor** the terms and conditions of the final development agreement.... **The time for review lies in the Director's discretion or as directed by the Board.**"

"1. As part of the review, the applicant, owner or successor in interest shall be required to demonstrate **good faith compliance** with the final development agreement."

"3. If the Board finds and determines, on the basis of substantial evidence, that the applicant, owner or successor in interest has **not complied in good faith** with the terms and/or conditions of the final development agreement, action **may** be taken to terminate the agreement by the Board."

b. Development Agreement for PC-2009-02 states the following for Biennial Review [emphasis added]:

"3.4 Biennial Review. Commencing with the second-year anniversary of the effective date of this Agreement, and every two years thereafter until the first recorded final plat of the project, the Developer shall submit a status report detailing the status of the development of the Project and the status of each condition of approval to the Director.... Upon the request of the applicant, **the Board may waive a review or terminate the Biennial Review requirement.**"

c. Conditions of Approval for PC-2009-02 state the following [emphasis added]:

"13. The Owner shall complete a "Periodic Evaluation" every two years after recordation of the initial final plat for the Community as required by the Zoning Ordinance. The "Periodic Evaluation" shall be submitted on the appropriate application form and with the appropriate application fee at the time of submittal."

"71. The Owner shall submit an annual report in writing and by presentation to the Board, on or before the anniversary date of the approval of the Application, **or more frequently as requested by the Director or the Board**, which report shall contain at a minimum the following components: (i) development status report; (ii) wildlife mitigation status report; (iii) fire protection and suppression plan, including facilities, equipment, manpower and supplies; (iv) traffic and roadway development plan, including coordination and cooperation with the various highway districts and the Idaho Department of Transportation. **The Owner shall work in good faith to implement changes requested by the Board in response to annual report**".

d. The Development Agreement for PC-2009-02 states the following for hearings on violations [emphasis added]:

"3.2 Hearings on Violations. ...At the conclusion of the hearing, the Board **may** determine the Developer to be in default, in partial default, or **may modify or reverse** the Director's decision."

e. The Development Agreement for PC-2009-02 states the following on amendments to the Development Agreement [emphasis added]:

"7.2 Amendment. Subject to the requirements of Idaho Code 67-6511A, including without limitation, the notice and hearing provisions thereof, County and Developer may agree to cooperate and pursue any amendments to this Agreement that are **reasonably required to accomplish the goals expressed herein and the development of the Project in light of any changes in market or development requirements....**"

- f. Sub Element B-1, Vision Statement, p. 9, attached to the Development Agreement for PC 2009-02, and as part of the County's 2014 Comprehensive Plan, Mayfield Townsite Addendum, states the following regarding policies [emphasis added]:

"1.1.1 Strive to develop land use laws that avoid **unnecessary delays and duplications** of procedures."

"1.1.2 **Encourage land use laws that avoid imposing unnecessary conditions or procedures on development approvals**, which could cause an unreasonable increase in housing costs.

- g. Element D, Zoning Ordinance, § D.4, attached to the Development Agreement states the following regarding preliminary plats [emphasis added]:

"D. Commission Hearing and Preliminary Plat Findings:

4. Approved Preliminary Plats: If approved by the Commission, the preliminary plat may be **phased** as proposed in the Mayfield Townsite PCDP. **However, the Phasing Plan (Application Sub Element F-8) may be accelerated, decelerated or modified to meet market conditions, provided all lots within the approved preliminary plat are final platted within seventy-two (72) months, beginning the month following the date of approval.**"

- h. Element F, of the Phasing Plan, p. 5, attached to the Development Agreement for PC-2009-02 states [emphasis added]:

"[D]eceleration may create a need for additional mitigation, but no mitigation is created through approval, only upon development. **The mitigation monitoring (periodic Director Review and Biennial Review) clocks will not commence until two (2) years after approval of the first final plat and construction of the first residential or commercial dwelling.**"

- i. Element F, of the Phasing Plan, p. 6, attached to the Development Agreement for PC-2009-02 states [emphasis added]:

"[T]he actual timing to complete all phases may be influenced by several factors such as market conditions, product mix, local housing competition, and other unknown factors. **Therefore, actual start and completion of each phase may vary. It is the intention of the Phasing Plan to provide maximum flexibility in starting and completing phases.** By allowing flexibility, the development of housing and related amenities can progress in an orderly manner based on market timing and housing demands. The Phasing Plan and **estimated build schedule** is an **estimate** based on current market conditions."

"**The Phasing Plan is not intended to be used as an exact sequence of events, but as a guide.** It is important to note that there is no correlation to PC entitlement and development noted in the Elmore County PC Ordinance. It should be expected that modifications to the proposed phasing plan would be required as market conditions change over time. **The County must recognize [sic] PC developments are large projects taking many years to mature with numerous and unexpected economic changes over time. Acceleration**

and deceleration should be expected by a prudent person knowing that housing sales are market driven.”

j. Elmore County Ordinance, Planned Community Standards, Process For Subsequent Development, (Ord 6-30-13 Rev 05/04/09), states [emphasis added]:

“B. Despite any other regulations to the contrary, **each phase** of the PC shall comply **with the general requirements** of the approved PCCP, PCZO, and the any [sic] specific regulations for that phase.”

“C. **Each phase** shall not be approved unless the **necessary essential public services** for said phase, as specified in the approved PCCP and related documents, **are provided to support the progress of the development, including said phase.**”

5. The Board finds the following actions were taken to ensure the Applicant's good faith compliance with the Development Agreement and Conditions of Approval for PC-2009-02:
- a. In the first annual report – a letter dated August 15, 2012 – Mr. Gordon Sorenson, an engineer and Applicant's representative, wrote that Mr. McCallum is “actively taking actions to implement the approved development plan.” The letter stated that the Applicant is working on obtaining ground water rights for municipal usage to serve the development.
 - b. The Department Director, Mr. Alan Christy, expressed concerns regarding inadequacy of information and payment of annual review cost in Mr. Christy's first Annual Report to the Board of County Commissioners and discussed with the Applicant in a meeting on December 10, 2012.
 - c. In a letter dated December 2, 2013, Mr. T. Hethe Clark, a legal representative of the Applicant, mentioned that the Project's water rights application had been delayed due to the volume of other water right applications pending before the Idaho Department of Water Resources (IDWR). The letter requested the Applicant be granted an Excused Delay by the County as prescribed in the Development Agreement to defer the Applicant's development obligations and annual review fees.
 - d. On behalf of the Board of County Commissioners, Attorney L. W. Grant sent a letter on March 26, 2014, indicating that the County has granted an excused delay; but the Applicant should submit the Biennial Report and requisite review fee as soon as the Applicant received approval of the water rights.
 - e. On January 13, 2016, the IDWR granted the Applicant a permit to appropriate water (#63-32499) to allow usage of ten (10) cubic feet per second for municipal purposes to support a total 8000 (equivalent) residential units.
 - f. Following that, Mr. Sorenson sent the next Biennial Report (letter), stating that “there has been no further effort made towards development” of PC-2009-02. The letter explained that even though a water right permit has been issued, other issues remain, and the Applicant was reevaluating the feasibility of PC-2009-02.
 - g. The Department Director, Mr. Alan Christy, in a letter dated February 13, 2017, recommended to Mr. Sorenson that the County and Applicant begin the process of rescinding the approvals of the planned community, including a zoning ordinance map amendment, zoning ordinance text amendment, a comprehensive plan text amendment, and the termination of the Development Agreement.

- h. Mr. Sorenson learned in April 2017, that the Applicant had made four to five million dollars in infrastructure investments on the site and that the Applicant was interested in developing a “viable project” with a “capable developer”. The Applicant requested an abeyance period of three years.
 - i. The Department Director, Ms. Beth Bresnahan, responded in June 2018 that since the Applicant had received a municipal water permit from IDWR, the County has concluded that the excused delay had ended. Therefore, the Applicant should submit the Biennial Report and requisite fees within thirty days.
 - j. The Department Director, Ms. Beth Bresnahan, sent a letter in June 2019, which outlined further compliance issues and acknowledged receipt of a fee payment from the Applicant.
 - k. The Department provided a Status Report for PC-2009-02 to the Planning and Zoning Commission (the Commission”) on February 19, 2020, during a regular public meeting. After discussing the applicant’s desire to proceed with a Plat, adequacy of water rights, and lack of progress on other conditions, the Commission directed staff to conduct a Public Hearing for revocation of the Mayfield Townsite Planned Community.
 - l. The Department Director, Mitra Mehta-Cooper, met with the Applicant on May 14, 2020. At this meeting, the Applicant expressed their desire to process a Plat in a near future with potential to amend the Planned Community later. The Director responded that most of the information developed for PC-2009-02 should be updated prior to processing a plat.
 - m. The Board held a public work session with the Applicant on July 30, 2021. During the work session the Applicant confirmed it would comply with all Development Agreement conditions upon submission of its first preliminary plat. The Applicant also confirmed over time it has initiated meetings on medical services, ambulance, and wildlife mitigation, and has begun to dig wells and provide infrastructure. The Applicant stated that substantial meetings have not been necessary until now due to lack of favorable development conditions.
 - n. At the Board’s hearing on October 1, 2021, the Applicant confirmed it would comply with all Development Agreement conditions upon submission of its first preliminary plat.
6. The Board finds the following regarding procedural requirements of the Biennial Review:
- a. The Applicant made an application for the Biennial Review by submitting a letter on May 18, 2020, with required fees as established in the Department’s Fee Schedule.
 - b. The Director scheduled a Public Meeting on July 10, 2020, to advise the Board of County Commissioners that PC-2009-02 is in violation of terms of Development Agreement and Conditions of Approval. The Director recommended that a written notice of unexcused delay be sent to the Applicant along with remedies to cure the violations. Alternatively, the Director recommended that the Board of County Commissioners conduct a Public Hearing to discuss these violations and their cure with the Applicant.
 - c. Per Board’s direction, the Director sent out a letter to the Applicant on August 3, 2020, to discuss her finding of the Biennial Review and outline outstanding conditions from the Development Agreement. The Director met with the Applicant on August 6, 2020, with a supplemental document to discuss her finding of unmet conditions.

- d. **Per Board's direction, the Director provided an update report after 45-days on September 11, 2020, to the Board in a Public Meeting. The Director reported that the Applicant wants to proceed with a plat and the Department is unable to process it without fulfilling applicable Conditions of Approval and terms of the Development Agreement for PC-2009-02. The Director recommended that the Board conduct a public hearing to consider having the applicant amend PC-2009-02 prior to applying for a plat.**
- e. The Board of County Commissioners held a Public Hearing on May 7, 2021, at 1:30pm pursuant to Idaho Code § 67-6509 to discuss the status of Biennial Review and options for the Applicant to proceed with a plat. The Board decided to close the hearing record, including public comments, and hold a subsequent hearing for deliberations.
- f. The Board conducted two subsequent Public Hearings for deliberations on June 18, 2021, and June 25, 2021, after which they decided to hire an outside counsel to advise them on the Biennial Review.
- g. At the recommendation of outside counsel, Ms. Amanda K. Schaus of Elam & Burke, P.A., the Board conducted a public work-session with the Applicant on July 31, 2021, for a discussion of the Development Agreement status, areas of agreement and disagreement, and potential resolution of issues, moderated by Ms. Schaus.
- h. On September 15, 2021, a Notice of Public Hearing was given in the Mountain Home News to notify the public about a Board Public Hearing on October 1, 2021, at 1:30pm. A transcript of the audio recording of the work-session and written materials were made available to the public for review on the County's website on the same day at <https://elmorecounty.org/land-use-and-building-department/>.
- i. The Board conducted the Public Hearing pursuant to Idaho Code § 67-6509 to reopen the public hearing process initiated on May 7, 2021, and to permit public comment on any new information in the record from the July 30, 2021, public work-session on the status of Development Agreement conditions between the Applicant and Elmore County. After closing the record, the Board deliberated on the Biennial Review of PC-2009-02.

CONCLUSIONS OF LAW:

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

Elmore County Ordinance, Title 6, Chapter 30 – Planned Community Standards, Development Agreement, Periodic Review (Ord. 6-30-16, Rev. 05/04/09) requires that the Board find the Applicant has demonstrated good faith compliance with the final development agreement.

Finding: The Board finds that the Applicant has demonstrated good faith compliance with the final Development Agreement. The intent and verbiage of Development Agreement allows for maximum flexibility in the development of Mayfield Townsite in timing and sequencing of design and construction based on **economic and market conditions**. The Development Agreement and the applicable Elmore County Ordinances permit a **phased approach to development**. The Applicant waited to begin substantial development until favorable economic and market conditions made it feasible and now is

ready to proceed in the current market. The Applicant has worked on obtaining water for the development, had initial meetings, and has begun infrastructure investment while waiting for desired economic conditions to materialize.

Finding: The intent and verbiage of the Development Agreement allows flexibility for the Developer to meet Development Agreement Conditions Nos. 25, 28, 29, 32, 45, 46, 47, 48, 49, 53, 54, 59 and 71, now that the market conditions are favorable, on or before the submittal of Developer's first preliminary plat. The Applicant has agreed it will meet all required conditions on or before submittal of the first preliminary plat.

Finding: The Development Agreement Conditions No. 34 and 37 apply to a centralized community wastewater collection system and centralized potable water system capable of supporting all platted developments within Mayfield Townsite on a plat-by-plat basis.

Finding: Other Development Agreement conditions are expressly stated as continuing, on a plat-by-plat basis and/or required upon a final plat and/or building permits and are not required to be specifically completed before Applicant may submit a preliminary plat.

Finding: The language and intent of the Development Agreement permits the Board discretion and flexibility in addressing compliance with the Development Agreement.

Finding: The Board has the authority to order periodic reviews, reports, and presentations, regarding development information under the Development Agreement and the applicable Elmore County Ordinance.

Finding: The Applicant remains required to meet all conditions of the Development Agreement, including those regarding water, traffic, and other infrastructure, either before or with submission of the Applicant's first preliminary plat, unless otherwise described in the Development Agreement to be completed at a later time. The Board does not waive compliance with any Development Agreement conditions by permitting the Applicant to submit this information with the first preliminary plat.

ORDER:

Based upon the foregoing Findings of Fact and Conclusions of Law and the information contained in the Application and the record for the Biennial Review of the Development Agreement of PC-2009-02, the Board approves 3-0 that it has the authority, flexibility and discretion to (i) permit the Applicant to continue development under the Development Agreement and submit its first preliminary plat, (ii) **require the Applicant to concurrently submit a report meeting the requirements of Development Agreement Condition No. 71 to the Planning Director with its preliminary plat, and (iii) direct the Planning Director to schedule a Board review of the Applicant's report promptly after submission by the Developer in which the Developer will present to the Board the report and status of meeting the Development Agreement Conditions. It is so ordered.**

Dated this 14th day of October 2021.

ELMORE COUNTY BOARD OF COMMISSIONERS:

By: [Signature]
Franklin L. Corbus, Chairman

By: [Signature]
Crystal Rodgers, Commissioner

By: [Signature]
Albert Hofer, Commissioner

Attest:

By: [Signature]
Shelley Essk, Clerk



Attachment D
FEMA Letter of Map Revision Document

Scanlan, Terry

From: Karl Gebhardt <kgebhardt@resourcesystemsinc.net>
Sent: Tuesday, November 25, 2025 11:37 AM
To: Darin Taylor
Subject: Fwd: Revision Project is Created with Case Number = 24-10-0107P

I kind of forgot about this. See if this is what you were looking for.
Happy Thanksgiving!
Karl

--

Karl Gebhardt, P.E., P.H.
Hydrologist/Environmental Engineer
Resource Systems, Inc.
10306 Harvester Dr.
Boise, Idaho 83709
(208) 861-1845

NOTE NEW PHONE NUMBER

kgebhardt@resourcesystemsinc.net

CONFIDENTIALITY NOTICE: The information in this email may be confidential and/or privileged.

This email is intended to be reviewed by only the individual or organization named above.

If you are not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any review, dissemination or copying of this email and its attachments,

if any, or the information contained herein is prohibited. If you have received this email in error,

please immediately notify the sender by return email and delete this email from your system.

----- Forwarded Message -----

Subject:Revision Project is Created with Case Number = 24-10-0107P
Date:Wed, 15 Nov 2023 14:16:01 -0500 (EST)
From:no-reply@fema.dhs.gov
To:kgebhardt@resourcesystemsinc.net

We have received your request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issue a revision to the flood hazard information on the applicable National Flood Insurance Program (NFIP) map for: ELMORE COUNTY *, Elmore County, ID.

The Case Number assigned to your request is 24-10-0107P, and the Project ID is Indian Creek near Mayfield.

Your Online LOMC Application ID was R4835745462763.

We are reviewing your submitted data and will contact you if additional information is required to process your request.

If additional information is not required, we will issue a final determination letter within 90 days.

You may obtain project status information from MIP via the Online LOMC homepage. To return to your application, click on the following link or copy and paste the link into the address bar of your browser:

<https://hazards.fema.gov/femaportal/onlinelomc>

Inquiries concerning the status of your request should be made by calling the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA-MAP).

Please be assured we will do our best to respond to all inquiries in a timely manner.

This message has been generated automatically. Please do not reply to this message.



Federal Emergency Management Agency
Washington, D.C. 20472

March 7, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Bud Corbus
Chairperson, Elmore County
Board of Commissioners
150 South Fourth East Street
Mountain Home, ID 83647

IN REPLY REFER TO:

Case No.: 24-10-0107P
Community Name: Elmore County, ID
Community No.: 160212
Effective Date of
This Revision: **July 31, 2025**

Dear Bud Corbus:

The Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Bothell, Washington, at (425) 487-4543, or the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Angela Michaels, P.E., CFM
County Engineer
Elmore County

Karl Gebhardt, P.E., P.H.
Hydrologist/Environmental Engineer
Resource Systems, Inc.

Peter Jackson, CFM
State NFIP Coordinator
Idaho Department of Water Resources

Joseph A. Swain
Mayfield Ranch, LLC



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Elmore County Idaho (Unincorporated Areas)	NO PROJECT	BASE MAP CHANGES 2D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 160212		
IDENTIFIER	Indian Creek near Mayfield	APPROXIMATE LATITUDE AND LONGITUDE: 43.409, -115.917 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 1602120375B DATE: June 19, 1989	DATE OF EFFECTIVE FLOOD INSURANCE STUDY:	March 15, 1994
		SUMMARY OF DISCHARGES TABLE: 1	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Indian Creek - From approximately 1,700 feet downstream of East Indian Creek Road to approximately 8,950 feet upstream of Foothills Avenue

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Indian Creek	No BFEs*	BFEs	YES	NONE
	Zone A	Zone AE	YES	YES
	Zone A	Zone A	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate| Resilience



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Kristen Meyers
Director, Mitigation Division
Federal Emergency Management Agency, Region X
Federal Regional Center
130 228th Street, Southwest
Bothell, WA 98021-8627
(425) 487-4543

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick Sacbibit".

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate| Resilience



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp.

LOCAL NEWSPAPER

Name: *Mountain Home News*

Dates: March 26, 2025 and April 2, 2025

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbbit".

Patrick "Rick" F. Sacbbit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate| Resilience

Peak discharge-drainage area relationships for Little Canyon Creek, Rattlesnake Creek, South Fork Boise River, and Summerwind Drainage are shown in Table 1.

**REVISED TO
REFLECT LOMR
EFFECTIVE: July 31, 2025**

TABLE 1 - SUMMARY OF DISCHARGES

Flooding Source and Location	Drainage Area (Square Miles)	Peak Discharge (cfs)			
		10-Year	50-Year	100-Year	500-Year
Little Canyon Creek					
At Mouth	59.7	--1	--1	5,770	--1
At Country Road Crossing 2 Miles North of Glenns Ferry	52.4	--1	--1	5,150	--1
Rattlesnake Creek					
At Union Pacific Railroad Culvert	45.0	570	1,040	1,280	1,965
At Mountain Home Reservoir	34.6	470	855	1,050	1,610
South Fork Boise River					
At Gage 13186000	635.0	--1	--1	9,190	--1
At 1 mile above confluence with Feather River	479.5	5,620	7,750	8,680	10,700
Summerwind Drainage	5.6	--1	--1	400	--1
Indian Creek					
At East Indian Creek Road	35.9	546	1,210	1,570	2,660

¹Not Available

REVISED
DATA

3.2 Hydraulic Analyses

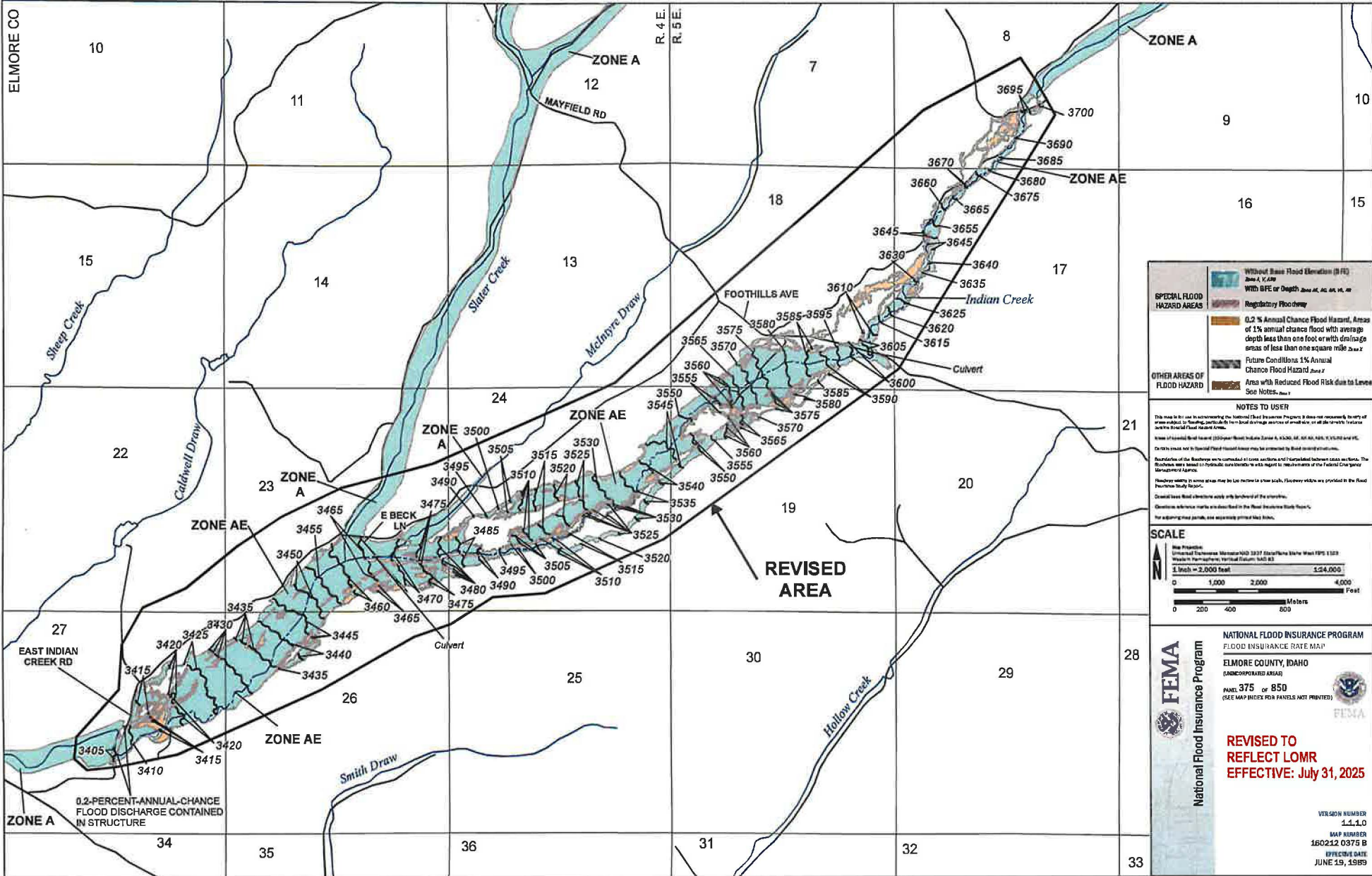
Analyses of the hydraulic characteristics of flooding from the sources studied were carried out to provide estimates of the elevations for the 100-year flood.

Locations of selected cross sections used in the hydraulic analyses are shown on the Flood Profiles (Exhibit 1).

An analyses of the hydraulic characteristics of the flooding source in the vicinity of the City of Mountain Home were carried out to provide estimates of the elevation of the 100-year flood along Rattlesnake Creek. For the backwater analyses, six cross sections were obtained from a field survey and seven were estimated from adjacent surveyed sections and the Mountain Home North and Mountain Home South topographic maps. The locations of cross sections used in the backwater analyses are shown on the flood profile and map.

Analysis of the hydraulic characteristics of the flooding source in the vicinity of the City of Glenns Ferry was carried out to provided estimates of the elevation of the 100-year flood along Little Canyon Creek. For the backwater analyses on Little Canyon Creek, 12 cross sections, 10 bridge or culvert properties, and 9 road overflow sections were obtained from a field survey. The

DATA
REVISED
BY LOMR
EFFECTIVE
FEBRUARY
29, 2024



SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, APF
- With BFE or Depth Zone AE, AC, AH, VE, VE1
- Regulatory Floodway
- 0.2 % Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee See Notes

OTHER AREAS OF FLOOD HAZARD

- Area with Reduced Flood Risk due to Levee See Notes

NOTES TO USER

This map is to be used in conjunction with the National Flood Insurance Program. It does not necessarily show all areas subject to flooding, particularly in flood discharge areas or areas of alluvial fans, terraces and the flood plain areas.

Areas of special flood hazard (100-year flood) include Zone A, V, APF, AH, VE, VE1, VE2 and VE3.

Do not use this Special Flood Hazard Area map for any other purpose than flood insurance.

Boundaries of the floodway are determined on cross sections and topographic features such as levees. The floodway was based on hydraulic calculations to determine the maximum of the Federal Emergency Management Agency.

Boundary shown in orange areas may be due to levees or other such. Floodway widths are provided in the Flood Insurance Study Report.

Created base flood elevations apply only to the structure.

Obstruction reference marks are described in the Flood Insurance Study Report.

For adjoining map panels, see adjoining panel flood risks.

SCALE

Horizontal Scale: 1 inch = 2,000 feet

Vertical Scale: 1 inch = 124,000 feet

0 1,000 2,000 4,000 Feet

0 200 400 800 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
ELMORE COUNTY, IDAHO
(UNINCORPORATED AREAS)

PANEL 375 OF 850
(SEE MAP INDEX FOR PANELS NOT PRINTED)

REVISED TO REFLECT LOMR
EFFECTIVE: July 31, 2025

VERSION NUMBER: 1.1.1.0
MAP NUMBER: 160212 0375 B
EFFECTIVE DATE: JUNE 19, 1989

Attachment E
IDEQ Approvals

E-1 Facility Plan Submittals and Approvals



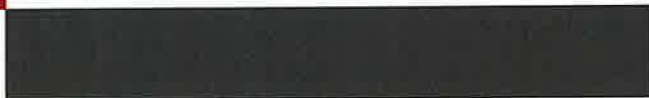
Mayfield Townsite

Water Facility Plan

Final

Mayfield, Idaho

October 31, 2022



Scanlan, Terry

From: Terry.Scanlan@hdrinc.com

From: Dan M. Smith <Dan.M.Smith@deq.idaho.gov>
Sent: Wednesday, December 14, 2022 12:35 PM
To: Thompson, Jason <Jason.Thompson@hdrinc.com>
Subject: Mayfield Townsite - Drinking Water Facility Plan Comments

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jason,

I've had a chance to review the drinking water facility plan (FP) that you submitted for the proposed Mayfield Townsite project in Elmore County, and discuss internally with our regional engineering staff, I have a few questions and comments for you to address before we can provide any approvals. These comments are based on the *Idaho Rules for Public Drinking Water Systems* (IDAPA 58.01.08), typical engineering practices we see for similar systems, and site-specific factors based on DEQ's knowledge of the project.

- 1) *A similar comment was provided on the wastewater FP:* Please provide a more detailed discussion of anticipated phasing of the buildout of development. As presented, the phasing goes straight from 3,547 EDUs in Phase 1 to buildout (~12,757 EDUs); DEQ would like to see more information about anticipated phasing in between those numbers since there is such a substantial difference. If future, larger, interim phases are ill-defined at this time such that they will be handled via FP updates, please state this in the FP so it is documented.
- 2) Who will be the local fire authority for this development? Please provide a letter or other form of documentation from the local fire authority that they have reviewed and accept the described/proposed fire flow requirements for the area, including fire pumping redundancy. This is an important part of ensuring that the planning values used for fire protection will be adequate moving forward.
- 3) This is very minor, but I noticed in Section 3 that there is an incorrect IDAPA reference to the *Idaho Rules for Public Drinking Water Systems*: the rule is shown as being IDAPA 58.01.03, when it should be 58.01.08. Please fix this in the resubmitted version of the FP.
- 4) A couple of items related to the discussion of recycled water use within the development:
 - a. This is more of an FYI than anything, but we wanted to be sure you are aware that the *Recycled Water Rules* will be changing soon (Spring 2023?) and there will be several changes specific to rapid infiltration basins (RIBs) and groundwater recharge. We don't think that the changes will impact any big-picture planning or contradict anything mentioned in the FP, but wanted you to be aware that some of the language related to recharge will be changing. Again, no direct request in this, just want the project to be aware of some changes coming.
 - b. Please update the discussion of potential direct injection to include the fact that if that option is pursued, it would likely require both an injection permit from IDWR and also a recycled water permit from DEQ. As discussed in the FP, there are definitely some details that would need to be worked out, but from DEQ's perspective, such activities would likely require two separate permits.

- 5) This was also kind of covered in the wastewater FP comments, but at this time DEQ is not aware of where the RIBs are proposed to be located. Please describe/depict somewhere in the FP where the RIBs are anticipated to be located. Please also include a discussion (in Section 9?) of the impacts of RIB location on planning for future water sources for the development. Part of the changes referred to above in 4.a include more of a requirement for a recycled water recharge-type system to adequately justify that RIB/recharge use and location will not impact drinking water supplies, using site-specific factors and data instead of just assuming distances, controlling downstream property, etc. Depending on the relative locations of the RIBs and future wells, this will factor into planning for future wells and avoiding influence from the RIBs.
- 6) Please provide a name, address, email, and affiliation for the owner's representative, where an eventual approval letter can be addressed for this FP (and future submittals).

Those are my comments from this review. Please address them to an appropriate degree and resubmit at your convenience. An itemized response to comments helps expedite additional review time. Let me know if you have any questions.

Thanks,
Dan

Dan Smith, PE | Senior Water Quality Engineer
Idaho Department of Environmental Quality
Boise Regional Office
1445 North Orchard Street Boise, Idaho 83706
Direct: (208) 373-0281 Cell: (208) 510-7284
Front Desk: (208) 373-0550
www.deq.idaho.gov/

Our mission: To protect human health and the quality of Idaho's air, land, and water.



APPROVED

By: Dan Smith
State of Idaho
Department of Environmental Quality
Date: Mar 16, 2023

Mayfield Townsite

Water Facility Plan

Revised

Mayfield, Idaho

March 14, 2023



Digitally signed
by Thompson,
Jason W
Date:
2023.03.14
08:39:51 -06'00'

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

March 16, 2023

Tom Claridge
Mayfield Ranch LLC
398 South 9th Street
Boise, Idaho 83702
tclaridge@mayfieldranch.us

RE: Mayfield Townsite – Drinking Water Facility Plan

Dear Mr. Claridge:

The above-referenced Facility Plan (FP) document appears to meet State of Idaho standards and is approved based on the conditions listed below.

This approval is for the referenced FP document only. When designing any facility upgrades associated with this FP document, a Preliminary Engineering Report (PER) for the improvements must be reviewed and approved by the Idaho Department of Environmental Quality (DEQ) prior to submitting plans and specifications (P&S). Mayfield Townsite will also be required to demonstrate Technical, Financial, and Managerial (TFM) capacity prior to P&S approval. Detailed P&S cannot be accepted for review until the corresponding PER is approved and the TFM is submitted. Furthermore, no construction can begin until the P&S have been reviewed and approved by DEQ.

Please feel free to contact me at (208) 373-0281, or via e-mail at Dan.M.Smith@deq.idaho.gov.

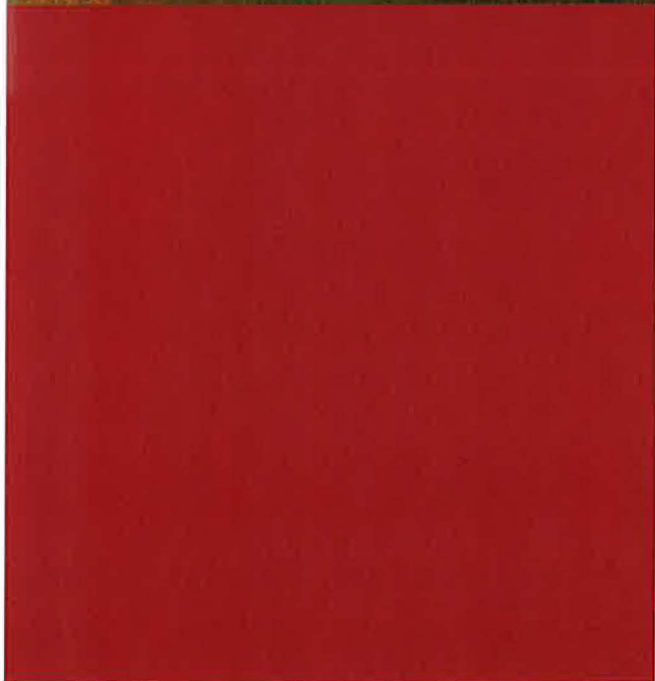
Sincerely,

A handwritten signature in blue ink that reads "Dan Smith". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dan Smith, PE
Senior Water Quality Engineer

Attachment(s): Approval Stamped Facility Plan Cover Page

c: Jason Thompson, PE, HDR Engineering (w/ enclosure)
Valerie Greear, PE, Brandon Lowder, Richard Lee, DEQ
2023AGD1527



Mayfield Townsite

Water Facility Plan

Revised

Mayfield Townsite, Idaho

July 28, 2023

APPROVED

By: Dan Smith
State of Idaho
Department of Environmental Quality
Date: Sep 07, 2023



Digitally signed
by Thompson,
Jason W
Date:
2023.07.28
13:55:31 -06'00'





September 7, 2023

Tom Claridge
Mayfield Ranch LLC
398 South 9th Street
Boise, Idaho 83702
tclaridge@mayfieldranch.us

RE: Mayfield Townsite – Revised Drinking Water Facility Plan (Elmore County)

Dear Mr. Claridge:

The above-referenced Facility Plan (FP) document appears to meet State of Idaho standards and is approved subject to the conditions listed below.

This approval is for the referenced FP document only. When designing any facility upgrades associated with this FP document, a Preliminary Engineering Report (PER) for the improvements must be reviewed and approved by the Idaho Department of Environmental Quality (DEQ) prior to submitting plans and specifications (P&S). Mayfield Townsite will also be required to demonstrate Technical, Financial, and Managerial (TFM) capacity prior to P&S approval. Detailed P&S cannot be accepted for review until the corresponding PER is approved and the TFM is submitted. Furthermore, no construction can begin until the P&S have been reviewed and approved by DEQ.

Please feel free to contact me at (208) 373-0281, or via e-mail at Dan.M.Smith@deq.idaho.gov.

Sincerely,

A handwritten signature in black ink that reads "Dan Smith". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dan Smith, PE
Senior Water Quality Engineer

Attachment(s): Approval Stamped Facility Plan Cover Page

c: Jason Thompson, PE, HDR Engineering (w/ enclosure)
Valerie Greear, PE, Brandon Lowder, DEQ
2023AGD5569

E-2

Well Conversion Request Submittal and Approval

**REQUEST FOR CONVERSION OF A NON-PUBLIC
WATER SYSTEM WELL FOR PUBLIC WATER
SYSTEM USE**

**MAYFIELD TOWNSITE
WELLS 1 AND 2**

Prepared for

Mayfield Ranch LLC
398 S. 9th St., Suite 250
Boise, ID 83702

Prepared by

HDR Engineering
412 E Parkcenter Blvd, Suite 100
Boise, ID 83706

May 15, 2023

APPROVED

By: Dan Smith
State of Idaho
Department of Environmental Quality
Date: Aug 07, 2023



Digitally signed
by Thompson,
Jason W
Date:
2023.05.15
16:51:22 -06'00'



August 7, 2023

Tom Claridge
Mayfield Ranch LLC
398 South 9th Street
Boise, Idaho 83702
tclaridge@mayfieldranch.us

Subject: Mayfield Townsite – Wells 1 & 2 – Conversion for Public Water System Use

Dear Mr. Claridge:

The submitted documentation for the subject project appears to meet State of Idaho standards and the use of the subject wells for the proposed public water system is approved based on the conditions listed below.

WELL SITE CONDITIONAL APPROVAL

Mayfield Townsite's consultant, HDR Engineering, has submitted the required information on the well sites and has certified that the sites are generally acceptable for public water system wells. The Department of Environmental Quality (DEQ) has reviewed the submitted information and is approving the sites per the "Idaho Rules for Public Drinking Water Systems" (IRPDWS) (IDAPA 58.01.08), subject to the conditions in this letter.

Written authorization must be received from DEQ before water can be served to the public from either of these wells. Approvals of other portions of this project, and/or the lifting of sanitary restrictions, shall not be interpreted as authorization to serve the public.

GROUNDWATER UNDER DIRECT INFLUENCE OF SURFACE WATER

Idaho is required by federal drinking water regulations to determine whether ground water sources serving public drinking water systems are directly influenced by surface water. "Groundwater Under the Direct Influence of Surface Water" (GWUDI) may contain disease causing organisms which are normally found only in surface water, and may require additional treatment including filtration and/or disinfection and contact time.

Based on the documentation provided, it appears that both Well 1 & Well 2 will be classified as *groundwater* and no other actions are necessary for GWUDI determination. If indicators such as frequent microbial activity, or seasonal shifts in water characteristics, occur in the future, a new determination may be required.

Please call Brandon Lowder at (208) 373-0568 with any questions regarding this classification.

PROJECT SPECIFIC CONDITIONS

- A. All conditions of this letter must be met. Supporting reports or documents are considered to be part of the approved documents.
- B. This approval applies to the referenced *sources* only. Separate plans and specifications (P&S) for the pumps, pump houses, and related appurtenances, must be approved by DEQ prior to construction. No construction can begin until detailed P&S have been reviewed and approved by DEQ.
- C. A preliminary engineering report (PER) for the wellhouses must be approved by DEQ prior to the submittal of P&S for wellhouses or any other water system components.
- D. Results of bacteria sampling to confirm disinfection of the production pumps, as required by AWWA C654-21, will be required before these sources can be authorized to serve the public.
- E. A final inspection, and/or initial sanitary survey, will be required prior to granting final authorization to serve the public. Please contact DEQ once eventual wellhouse construction is complete to schedule an inspection.
- F. An operation and maintenance (O&M) manual for the wellhouses must be submitted to DEQ for review and approval prior to receiving authorization to serve the public.

Please feel free to call me with any questions at (208) 373-0281, or contact me via e-mail at Dan.M.Smith@deq.idaho.gov.

Sincerely,



Dan Smith, PE
Senior Water Quality Engineer

Attachment(s): Approval Stamped Well Conversion Request Cover Page

c: Jason Thompson, PE, HDR Engineering (w/ enclosure)
Valerie Greear, PE, Brandon Lowder, DEQ Boise Regional Office
2023AGD4721

E-3

**Well 3 PER, Plans and Specifications, and Well Site
Submittals and Approvals**

**WELL SITE EVALUATION, WELL ENGINEERING
REPORT, AND WELL SPECIFICATION SUBMITTAL**

**MAYFIELD TOWNSITE
WELL 3**

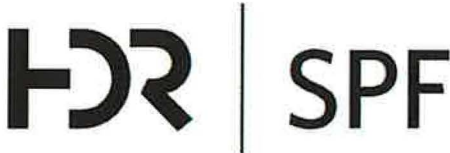
Prepared for

Mayfield Ranch, LLC
328 S 9th Street
Boise, ID 83702

Prepared by

HDR Engineering
412 E Parkcenter Blvd, Suite 100
Boise, ID 83706

April 24, 2023



Digitally signed
by Thompson,
Jason W
Date:
2023.04.24
14:43:18 -06'00'

WELL SITE EVALUATION, WELL ENGINEERING REPORT, AND WELL SPECIFICATION SUBMITTAL

MAYFIELD TOWNSITE WELL 3

APPROVED

By: *Dan Smith*
State of Idaho
Department of Environmental Quality
Date: *Jun 07, 2023*

Prepared for

Mayfield Ranch, LLC
328 S 9th Street
Boise, ID 83702

Prepared by

HDR Engineering
412 E Parkcenter Blvd, Suite 100
Boise, ID 83706

REVISED

June 5, 2023





June 7, 2023

Tom Claridge
Mayfield Ranch LLC
398 South 9th Street
Boise, Idaho 83702
tclaridge@mayfieldranch.us

RE: Mayfield Townsite Public Water System – Well 3 (Elmore County)
a. Well Engineering Report
b. Well Plans & Specifications

Dear Mr. Claridge:

The referenced documents submitted for this project appear to meet State of Idaho standards and are approved based on the conditions listed below.

PROJECT SPECIFIC CONDITIONS:

- A. All conditions of this letter must be met. The standard conditions on the Department of Environmental Quality (DEQ) review stamp are part of this approval. Supporting reports or documents are considered to be part of the approved documents.
- B. No work may begin until copies of this approval letter and the plans and specifications bearing the DEQ approval stamp are delivered to, and kept on, the job site. As the project owner, you must ensure the contractor, the construction inspector, and the certifying engineer are aware of the approval conditions.
- C. This approval will be voided if: 1) the well is not completed within one calendar year of the date of this letter; 2) the well is improperly constructed, operated, or maintained; or 3) the well fails to function as intended.
- D. No material deviations can be made from the approved plans without DEQ's prior written approval.
- F. Per the project documents, the land developer or owner, or their representative, shall ensure that a professional engineer, or professional geologist, provides supervision of construction and written documentation of the construction and testing of the wells in the form of a *well completion report* compliant with all provisions listed in the "Idaho Rules for Public Drinking Water Systems" (IDAPA 58.01.08 Section 510.05).
- G. The Application for Drilling Permit, approved by the Idaho Department of Water Resources (IDWR), contains conditions that are an essential part of the subject plans and specifications. A copy of the Application for Drilling Permit approved by IDWR, and the DEQ approved plans and specifications, must be maintained at the drill site.

Tom Claridge
Mayfield Ranch LLC
June 7, 2023
Page 2 of 2

- H. The project engineer must stake where the well will be drilled in accordance with the DEQ approved well site plan.
- I. Before this well can be put into service and the water distributed to the public, DEQ must issue a final approval of the well and/or water system, **and DEQ must issue written authorization to serve water to the public.** Approvals of other portions of this project, and/or the lifting of sanitary restrictions, shall not be interpreted as authorization to serve the public.
- J. Before DEQ can issue final approval, a *well completion report* must be submitted to, and approved by, DEQ. The *well completion report* must at a minimum include:
 - 1. Results of new source monitoring samples collected by the owner and tested by a certified laboratory.
 - 2. Results from pump tests conducted after construction. These results shall include the requirements listed in section 510.06.c of IDAPA 58.01.08.
 - 3. Documentation that the project was completed as approved, an as-built schematic of the well, and the well drillers log.
- K. The *well completion report*, mentioned in Conditions F & J, must be submitted to DEQ prior to, or concurrent with, the preliminary engineering report (PER) for the wellhouse construction associated with the well. The *well completion report* contains information that is necessary for the preparation and review of the wellhouse PER.
- L. DEQ will conduct a final engineering inspection and/or initial sanitary survey prior to final approval of this source. This can be scheduled after the well and wellhouse have been constructed according to approved plans and specifications.

Please feel free to call me with any questions at (208) 373-0281, or contact me via e-mail at Dan.M.Smith@deq.idaho.gov.

Sincerely,



Dan Smith, PE
Senior Water Quality Engineer

Attachment(s): Approval Stamped Well Site Evaluation, Engineering Report & Plans

e: Jason Thompson, PE, HDR Engineering (w/ enclosures)
Aaron Skinner, IDWR Western Regional Office (w/ enclosures)
Valerie Greear, PE, DEQ Boise Regional Office
Richard Lee, DEQ Boise Regional Office
2023AGD2981

E-4

Well 3 Completion Report Submittals and Approval

WELL COMPLETION REPORT

MAYFIELD TOWNSITE WELL 3

Prepared for

Mayfield Ranch, LLC
328 S 9th Street
Boise, ID 83702

Prepared by

HDR Engineering, Inc.
412 E. Parkcenter Blvd., Suite 100
Boise, ID 83706

March 12, 2024



Digitally signed
by Thompson,
Jason W
Date:
2024.03.12
14:48:16 -06'00'

APPROVED

By: Dan Smith
State of Idaho
Department of Environmental Quality
Date: Apr 11, 2024

WELL COMPLETION REPORT

MAYFIELD TOWNSITE WELL 3

Prepared for

Mayfield Ranch, LLC
328 S 9th Street
Boise, ID 83702

Prepared by

HDR Engineering, Inc.
412 E. Parkcenter Blvd., Suite 100
Boise, ID 83706

REVISED

April 11, 2024





April 12, 2024

Tom Claridge
Mayfield Ranch LLC
398 South 9th Street
Boise, Idaho 83702
tclaridge@mayfieldranch.us

**RE: Mayfield Townsite – Proposed Public Water System – Well No. 3 (Elmore County)
Well Completion Report Approval**

Dear Mr. Claridge:

Mayfield Townsite's consultant, HDR Engineering, has provided the well driller's report, an as-built schematic, pump test results, and water quality test results (initial source monitoring), for the above-referenced well. Construction and initial source monitoring of the referenced well appear to meet State of Idaho standards, and the well completion report is approved based on the conditions listed below.

Before this well can be put into service and the water distributed to the public, the Department of Environmental Quality (DEQ) must issue written authorization to serve water to the public. Approvals of other portions of this project and/or the lifting of sanitary restrictions shall not be interpreted as authorization to serve the public.

PROJECT SPECIFIC CONDITIONS

- A. All conditions of this letter must be met. Supporting reports or documents are considered to be part of the approved documents.
- B. This approval applies to the *source* only. Separate plans and specifications (P&S) for the pump, pump house, and related appurtenances, must be approved by DEQ prior to construction. No construction can begin until detailed P&S have been reviewed and approved by DEQ.
- C. A preliminary engineering report (PER) for the wellhouse must be approved by DEQ prior to the submittal of P&S for the wellhouse or any other water system components.
- D. Results of bacteria sampling to confirm disinfection of the production pump, as required by AWWA C654-21, will be required before the source can be authorized to serve the public.
- E. An operation and maintenance (O&M) manual for the wellhouse and other water system components must be submitted to DEQ for review and approval prior to receiving authorization to serve the public.

Tom Claridge
Mayfield Townsite Well 3
April 12, 2024
Page 2 of 2

- F. A final inspection and/or initial sanitary survey will be required prior to granting final authorization to serve the public. Please contact DEQ once eventual wellhouse construction is complete to schedule an inspection.

If you have any other questions about this approval, please feel free to call me at (208) 373-0281 or contact me via e-mail at Dan.M.Smith@deq.idaho.gov.

Sincerely,

A handwritten signature in black ink that reads "Dan Smith". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Dan Smith, PE
Senior Water Quality Engineer

Attachment(s): Approval Stamped Well Completion Report

e: Jason Thompson, PE, HDR Engineering
Valerie Greear, PE, Brandon Lowder, Kelsey Carter, DEQ
2024AGD2926

Attachment F
Preliminary Plat Extension and Approval



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT
520 E 2nd South – Mountain Home, ID 83647 – (208) 587-2142
www.elmorecounty.org
Application for Extension of Approval
\$250

Please attach additional sheets of paper if necessary. Do not fax! Please complete in INK.

Name: Mayfield Ranch, LLC dba in Idaho as Mayfield Ranch II, LLC

Address: c/o Darin Taylor 9175 W. Black Eagle Drive, Boise, ID 83709

Email / Phone: darin.taylor@deainc.com / 208-899-9556

Case # and Background: Case # PP-2023-003, See attached for "Background."

Requesting two-year extension of the preliminary plat for Settler Springs Village at
Mayfield Ranch.

Reasons for extension: See attached,

Improvements: See attached.

Previous Extensions: None,

Planned Completion Date: Per Condition of Approval 8, 72 months following date of
approval per Section 7-15-27.D.4 of Elmore County Code.

Signature: *Darin Taylor* Printed Name: Darin Taylor July 10, 2025

For Administrative Use Only	
File Number:	_____
Fee: \$250	Date Paid: _____
Receipt Number:	_____
Date Accepted:	By: _____
Date of Decision:	_____
Decision: Grant extension for _____	Denied the request: _____



**DAVID EVANS
AND ASSOCIATES INC.**

July 10, 2025

James Roddin, Acting Director
Elmore County Land Use and Building Department
520 E 2nd South
Mountain Home, Idaho 83647

RE: Request for Extension of Preliminary Plat (County Application PP-2023-03)
Mayfield Townsite Planned Community – Phase 1

Mr. Roddin:

Mayfield Ranch LLC (Mayfield Ranch) owns and is developing Mayfield Townsite Planned Community Phase 1 (Phase 1). On behalf of Mayfield Ranch, and pursuant to Elmore County Code 7-3-17 and/or 10-1-3.J, and PP-2023-03 Condition of Approval 8, we are requesting county approval of a time extension of the preliminary plat unanimously approved by the Elmore County Planning and Zoning Commission (Commission) on December 6, 2023.

Case # and Background

A copy of the Commission's written decision for PP-2023-03 is attached as **Exhibit A** and a copy of the preliminary plat Overall Plan is attached as **Exhibit B**. The Overall Plan shows Planning Areas 1 – 14 that comprises Phase 1, and the preliminary plat for each Planning Area was approved as part of the Commission's preliminary plat approval decision and are collectively referred to as the "Preliminary Plat" (Preliminary Plat).

Reasons for Extension

An extension is needed because compliance with Condition of Approval 27.g. is still in process and, the way the condition is worded, no site-improvement trenching or rough-grading can begin, even away from the Indian Creek floodplain area, until FEMA approval particular to a final plat is obtained.

27. Prior to any site improvements including trenching, rough grading, or vertical construction the Applicant shall obtain written approval from the following agencies for the improvements noted.

g. Federal Emergency Management Agency (FEMA) for the Conditional Letter of Map Revision (CLOMR) as triggered by Indian Creek Floodplain Analysis, for applicable final plat.



Two consecutive filings were required because FEMA's Indian Creek floodplain data and mapping was aged and generalized. The first filing, describing and modeling existing conditions, was applied for in 2023, approved on March 7, 2025, and becomes effective July 31, 2025 (copy attached as **Exhibit C**).

The second filing is describing and modeling Indian Creek floodplain conditions assuming proposed infrastructure in Planning Area 1 is constructed, including two crossings of Indian Creek to comply with International Fire Code's multi-access standards.

The expiration date of the original approval is December 6, 2025. The Applicant requests a two-year extension of the Phase 1 Preliminary Plat for time to process the second filing and obtain the letter required to comply with Condition of Approval 27.g. If approved, the Preliminary Plat would expire on December 6, 2027.

Improvements

Completed permitting, construction, and testing of Well #3 in summer of 2024.

Received FEMA approval of existing conditions LOMR in March 2025.

Wetland delineation and functional assessment are complete.

404 permit application is about 50% complete.

Fisheries report requested by Idaho Fish and Game is about 97% complete.

Wastewater treatment plant design is about 80% complete.

Extensive work with IDEQ on wastewater and reclaimed water pre-design applications/submittals.

Draft MOU/agreement with ITD.

Draft construction agreement with Idaho Power.

Discussions for Intermountain Gas to extend across the interstate and to Phase 1.

Tentative cost-sharing agreement with Mayfield Springs for a new roundabout to improve the Indian Creek Road / Desert Wind Road / Regina Road intersection, and for a five-lane road between Exit 71 and the new roundabout.

Sincerely,

Darin Taylor, J.D., AICP
Project Manager
David Evans and Associates

EXHIBIT A



Land Use and Building Department

Findings of Fact, Conclusions of Law, and Order

Application: PP-2023-03

Hearing Dates: August 31, 2023 and November 16, 2023

BEFORE THE ELMORE COUNTY Planning and Zoning Commission

In the matter of a preliminary plat application to)	PP-2023-03
subdivide 1,468 acres within the Mayfield)	
Townsite Planned Community base zone into)	FINDINGS OF FACT,
1,740 total lots located in portions of Sections)	CONCLUSIONS OF LAW,
12, 13, 14, 15, 22, 23, 24, 25, 25, and 27 of)	AND ORDER
Township 1 North Range 4 East, and Sections 7,)	
8, 17, 18, 19, and 20 of Township 1 North,)	
Range 5 East, Elmore County.)	

In the matter of PP-2023-03, a preliminary plat application for Settler Springs Village within the Mayfield Townsite Planned Community, having come before the Planning and Zoning Commission of Elmore County, Idaho (the "**Commission**"), first on August 31, 2023, and again on November 16, 2023, for a public hearing held pursuant to public notice as required by law, on a request for a Preliminary Plat application in the Mayfield Townsite Planned Community base zone (the "**Application**") on Parcels RP01N04E236800, RP01N04E237000, RP01N04E238400, RP01N04E246010, RP01N04E246650, RP01N04E248450, RP01N04E249050, RP01N04E250715, RP01N04E253100, RP01N04E260200, RP01N04E260600, RP01N04E261205, RP01N04E262400, RP01N04E263050, RP01N04E263800, RP01N04E272100, and RP01N05E190100.

The Application seeks approval to subdivide 1,468 acres into 1,740 lots consisting of residential, commercial, mixed use, multi-family, institution, and open space lots within 14 planning areas. The Commission heard the Application and took testimony on August 31, 2023, and continued the public hearing to November 16, 2023. Upon conclusion of the public hearing, the Commission closed the record to additional evidence and testimony and deliberated on the Application. After making findings of fact and conclusions of law in accordance with the applicable law, the Commission approved the Application with conditions, as hereafter defined.

FINDINGS OF FACT

If any of these Findings of Fact are deemed to be conclusions of law, they are incorporated into the Conclusions of Law section. The following findings shall be based upon the Application

and the analysis and recommendations of the Elmore County Land Use and Building Department (the “Department”) record.

I. The Commission finds that Application is comprised of:

Application forms and materials prepared and submitted on behalf of Mayfield Ranch LLC, a Delaware limited liability company, registered in Idaho as Mayfield Ranch II LLC, represented by Jon Breckon of Breckon Land Design, Elizabeth Koeckeritz of Givens Pursley LLP, and Darin Taylor of Subdivision Maker LLC.

II. The Commission finds that the Applicant is:

Mayfield Ranch LLC, a Delaware Limited Liability Company, registered in Idaho as
Mayfield Ranch II LLC
c/o Joseph Swain
398 S. 9th St.
Boise, ID 83702

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

- A. In accordance with section § 7-3-2 (A) of the Elmore County Zoning and Development Ordinance (“Zoning Ordinance”), a pre-application meeting was conducted between the Applicant, Elmore County staff, and partner agencies on December 5, 2022.
- B. In accordance with section § 7-3-3 of the Zoning Ordinance, the Applicant mailed out Neighborhood Meeting Letters on December 19th, 2022, to neighboring property owners within one mile, giving notice of the time, date, and location of the meeting.
- C. In accordance with section § 7-3-3 of the Zoning Ordinance, the Applicant conducted the required neighborhood meeting on January 10, 2023.
- D. On January 19th, 2023, the Land Use and Building Department accepted a preliminary-plat application, and the required fees paid on January 24th, 2023.
- E. On June 2nd, 2023, the Department deemed the Application complete and set the matter for a Public Hearing on August 31st, 2023.
- F. In accordance with sections § 7-3-5 (C) of the Zoning Ordinance, the Department mailed Notice of the Public Hearing to landowners within the required one-mile radius of the property on August 17th, 2023.
- G. In accordance with section § 7-3-4 (A) of the Zoning Ordinance, the Department mailed Public Hearing Notices to agencies on June 9th, 2023.
- H. In accordance with section § 7-3-5 (A) of the Zoning Ordinance, the Public Hearing Notice was published in the Mountain Home News (newspaper) on August 16th, 2023.
- I. In accordance with section § 7-3-5 (B) of the Zoning Ordinance, the Public Hearing Notice was posted on the property on August 24th, 2023.

- J. The Commission opened the public hearing on August 31, 2023, and after deliberations the Commission voted to continue the hearing to November 16, 2023, and directed the Applicant to obtain additional documentation related to questions pertaining to the adequacy of certain public services and water resources.
- K. At the conclusion of the testimony on November 16, 2023, the Chairperson closed the public hearing and the Commission deliberated on the Application.
- L. Thereafter, the Commission moved to approve the Application with 89 conditions of approval and the Commission's decision on the Application is as set forth below.

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

- A. The Preliminary Plat Application seeks approval for a total of 1,740 dwelling units (1,410 single family dwelling lots and 330 multifamily units), 1,075,388 square feet (sf) of non-residential multi-use/commercial/office land uses, 336,501sf of mixed use, one K-12 public school accommodating ~800 students. In addition, the Applicant is proposing the construction of EMS facilities, a community sewer system and wastewater treatment plant, a community water system, parks, trails, and open space and collector and local roadways providing lot access to an existing public right of way, Indian Creek Road, owned and operated by the Mountain Home Highway District.

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

- A. **Site Description:** Township 1 North Range 4 East Section 34 & 35 Parcel Number: RP01N04E340040, RP01N04E353010, and RP01N04E341210.
- B. **The "Owner" of the Site is:**
Mayfield Ranch LLC, a Delaware Limited Liability Company, registered in Idaho as
Mayfield Ranch II LLC
398 S. 9th St.
Boise, ID 83702
- C. **Applicant's Right to the Site is:**
Applicant is the Property Owner

D. Site Characteristics:

Property Size:

The Mayfield Townsite Planned Community boundary includes 5,375 acres. The Phase 1 Settler Springs Village Preliminary plat contains 1,468 acres.

Existing Structures:

The site contains an existing farmstead including a single-family dwelling and agricultural outbuildings and corrals.

Existing Vegetation:

Much of the land has been used for agricultural purposes including pasture and hayfields. Native grasslands on the property include Basin and Wyoming big sagebrush species and antelope bitterbrush, with an understory dominated by Sandberg bluegrass, squirrel tail, blue bunch wheatgrass. Invasive species include cheatgrass and medusa head wild rye.

Slope:

According to the Applicant's Natural Features Analysis, the site contains the following slopes:

Table 3. Acreage and Percent of Project Area per Slope Classification.

Slope Class	Acres	% of Project Area
0 to 8%	4878.5	89.9%
8 to 15%	487.3	9.0%
15 to 25%	59.6	1.1%
>25%	3.8	0.1%
Total	5429.2	100.0%

Flood Zone Status:

The property includes Indian Creek and tributaries including Slater Creek and McIntyre Draw and their attendant floodplains.

Irrigation/water:

The project will be served through two water rights issued by the Idaho Department of Water Resources (IDWR). One is an irrigation water right license (63-32616), which is in the process of being converted to irrigate common open spaces of the proposal by the Department of Environmental Quality (DEQ), and the other is a municipal permit to appropriate potable municipal water (63-32225) for the proposal.

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

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

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

- A. North: BLM and State Land -- Zoned AG
- B. South: Mayfield Springs Planned Community & unplatted parcels -- Zoned AG and PC-MS
- C. East: BLM and State Land -- Zoned AG
- D. West: Danskin Properties Subdivision -- Zoned AG

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

- A. Based on the officially adopted Elmore County land use map 2017-01 and materials found in the Department's file for Application, PP-2023-03, the following facts concerning services and infrastructure, are not in dispute and are adopted as findings of fact in the Commission's Findings of Fact, Conclusions of Law, and Order (FCO):
 - i. Access Street and Designation: The proposed preliminary plat takes access from Indian Creek Road, an existing public right of way owned and operated by the Mountain Home Highway District (MHHD).
 - ii. Highway District: Mountain Home Highway District
 - iii. Fire District: None
 - iv. Sewage Disposal: Nonc
 - v. Water Service: None
 - vi. Irrigation District: None
 - vii. Drainage District: None
 - viii. Law Enforcement and Ambulance: Elmore County Sheriff's office and Ambulance Service

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

- A. 2014 Elmore County Comprehensive Plan
- B. 2011 Mayfield Townsite Comprehensive Plan (Element B of the Mayfield Townsite Planned Community)
- C. 2011 Mayfield Townsite Development Plan (Element F of the Mayfield Townsite Planned Community)
- D. Mayfield Townsite Planned Community Zoning Title 7, Chapter 15 of the Elmore County Code
- E. Elmore County Zoning Ordinance, Titles 6, 7, 8, 9, 10, and 12
- F. The Local Land Use Planning Act, Idaho Code § 67-6501 et seq.

X. With regard to the 2014 Elmore County Comprehensive Plan, the Commission finds:

All land within the boundary of the proposed preliminary plat is designated and zoned as Planned Community and is entitled to be developed in accordance with the Mayfield Townsite Comprehensive Plan and Zoning Ordinance and other provisions of the Elmore County Code as they may apply. The Application as proposed complies with the 2014 Elmore County Comprehensive Plan. In addition, approval of the Comprehensive Plan was and is subject to a Development Agreement with 72 conditions of approval, which are still in full force and effect and incorporated into this approval.

XI. With regard to the 2011 Mayfield Townsite Comprehensive Plan (Element B), the Commission finds:

B1 – Vision Statement

Section B1 establishes a vision for the development of the overall community and each component or neighborhood with the overall community. Broadly speaking, the Application materials submitted show a mix of land uses, road typologies, open space, and community services in accordance with the spirit and intent of the vision statement.

Further, the conditions of approval are consistent with the original Planned Community approval and are crafted to ensure that various components of the vision are implemented as the Phase 1 Preliminary Plat for Settlers Springs Village develops in a sequenced development planning area- by-development planning area manner.

B2 – Goals, Policies, and Objectives

The Application materials show an intent of meeting the goals, policies, and objectives in all 18 elements of the Comprehensive Plan and the conditions of approval are crafted to ensure that the project stays in compliance throughout development. Individual sections of the Application analyzed further in the Staff report also show consistency with Section B2 of the Comprehensive Plan.

B3 – Conceptual Land Use Map

It is difficult to estimate the exact land uses and intensities and densities for large-scale communities with build out projections over fifty years. Therefore, the conceptual land use map guides development and indicates basic or general land use categories i.e. residential, commercial, open space, etc. The land use map is not intended to be a “zoning or district map” only a general land use map and the Applicant is afforded latitude in the ultimate mix of land uses and intensities on a phase-by-phase basis.

The proposed mix of land uses within the proposed Settlers Springs Village (see Detailed Land Use Map) include 12 of the 14 land use districts provided for within the adopted Comprehensive Plan and Mayfield Townsite Planned Community Zoning Ordinance. The mix of said land uses is broadly consistent with area totals and percentages contemplated within the plan and/or the flexibility provided in the ordinance.

B4 – Conceptual Densities and Intensities Map

The densities and intensities as proposed by the Applicant are generally consistent with those established by Sub Element B4. The overall land area within this Application is approximately 25% of the overall PC approved land area and the proposed land uses roughly adhere to those established in Sub Section B4. The densities and intensities for Phase 1 Settler Springs Village and corresponding neighborhoods are broadly consistent with area totals and percentages contemplated within the plan and/or the flexibility provided in the ordinance.

B5 – Transportation & Mobility Plan

The Transportation and Mobility Plan establishes a future road and pathway network as

well as typical cross sections for both. The plan submitted in the Application shows the improvement of the existing Indian Creek Road as an arterial, as well as parallel arterial and collector roadways to the south of Indian Creek that are shown as stubbing for future extension to the northeast to provide connectivity to future phases of the community. This is consistent with the comprehensive plan.

In addition, the Applicant is proposing an additional connection to Indian Creek Road, labeled as Morning Sun Blvd. that will provide a third connection to Indian Creek Road and secondary access and improved connectivity to the existing public road network and internal road system. The proposed third access is currently shown on property located outside the Planned Community boundary and is conditioned to be placed on a permanent, non-revocable, public access easement.

The Applicant is proposing modifications to some of the road sections in the Comprehensive Plan and notably eliminating on-street bikeways in lieu of off-street bikeways. All proposed road sections generally comply with the approved sections in the comprehensive plan and will be checked again for compliance at the final plat stage. The master pathway plan submitted with the Application shows adequate connectivity and circulation for bicycles and pedestrians.

B6 – Central Design Concepts

Section B6 is intended to focus on the Community realm, by creating beautiful and friendly places: streets, open space, parks, villages, and neighborhoods. The provisions of this section of the Comprehensive Plan will primarily be achieved at the final plat and building permit stages of development, but insofar as the Phase I Preliminary Plat relates to this section the Application materials show general consistency and the conditions of approval are designed to further work toward compliance.

XII. With regard to the 2011 Mayfield Townsite Development Plan (Element F), the Commission finds:

F1 – Natural Features Analysis

The Phase I Preliminary Plat Application includes an update to the original Natural Feature Analysis (see Phase I Addendum to the Natural Feature Analysis at Sub-Element F1 in Exhibit 1-Application Materials). The report is an overview of the natural features within Phase 1 including hydrology, soils, topography, vegetation, sensitive plant & wildlife species, historic & cultural resources, and hazardous area.

The Phase I Addendum is generally consistent with the original F1 and concludes “There are few natural features of significance in the project area. The Indian Creek floodplain, significant rock outcroppings, and open space are the highest value natural features within the project area. The topography, land cover, precipitation and slope limit the amount of surface water that can flow through the area. Few wetlands exist, and when they do, they are associated with impoundments and the highly modified Indian Creek floodplain. Indian Creek’s wetlands and riparian vegetation likely serve as habitat for various birds and wildlife species. None of the avian species of concern listed by the USFWS as potentially being impacted by the project or existing in the area were observed during the field survey.

The lack of suitable habitat available for many of those avian species of concern in the project area indicates that the project will have minimal impacts on those species. Many years of grazing by livestock, landcover modification, invasion by non- native species, and modification of the Indian Creek floodplain result in a highly modified landscape that does not provide critical habitat. The most significant impact of the proposed project would be the conversion of agricultural land and open space into a planned community. There will be a decrease in open space, fewer rangelands, and loss of crop production. However, the conversion to suburban development will result in more trees and shrubs within the area, changing the habitat available to certain wildlife species, especially bird species that utilize such habitats.”

The effective FEMA flood map for Indian Creek is based on an approximate method dating back to the 1980’s. The Indian Creek Flood Analysis conducted for this Application will result in a more detailed determination of the flood hazard area. A Conditional Letter of Map Revision (CLOMR) will be required to be reviewed and approved by FEMA prior to final plat approval of the affected phase.

Issues of concern related to the floodplain and flood elevation for this proposal include the proposed Fire Station Site being slightly within the current flood hazard zone, which is not allowed by FEMA, an upgraded crossing of Slater Creek and Indian Creek at the entrance to Phase 1, and a new crossing of Slater/Indian (below convergence) for the proposed secondary access. These areas include both primary and secondary access for the preliminary plat and compliance with all applicable requirements are conditioned and will be enforced at the building permit stage of development.

F4 - Development and Population Trends

The Phase 1 Preliminary Plat Application includes an updated Traffic Impact Study (TIS) to reflect current development and population trends. The TIS was updated to reflect current traffic as well as projected 2028 Phase 1A (Planning Areas 1 through 11) background traffic and 2028 Phase 1A total traffic. Additionally, a planning-level analysis was also conducted under the 2040 full build-out year traffic conditions. The internal roadways within the site were also evaluated at a planning level to identify the number of lanes needed to serve the expected full build- out traffic conditions. Additional TISs will be required for each future phase of the development at the time of submission of future preliminary plat applications. Traffic impacts and mitigations for future phases will be identified in future TISs.

The TIS includes proposed improvements to segments of I-84, I-84 ramp junction improvement, improvements to various intersections, and sizing of all of the internal roads. Improvements to existing roadways including Blacks Creek Road, Indian Creek Road, Desert Wind Road, Regina Road, Baseline Road, Mayfield Road, and Slater Creek Road. Per this TIS, this project will impact traffic for the entire Mayfield vicinity including I-84 and the Mayfield/Orchard Interchange and the Simco Road Interchange. The revised TIS for this Phase 1 Preliminary Plat was submitted to the Idaho Transportation Department (ITD), MHHD, and ACHD. Agreements between the Applicant and MHHD, ACHD, and ITD will be required for proportional cost sharing of agreed upon future improvements to

the state highway system.

F5 -- Community Services and Utility Plan

Utilities

The utilities proposed for the Phase 1 Preliminary Plat are generally the same as approved in the planned community, with all elements having been updated to be consistent with the current design. Power will be supplied by Idaho Power and natural gas will be provided by Intermountain Gas. Sub Element F5 in the 2011 planned community submission indicates that Idaho Power will supply electric services; Intermountain Gas will provide natural gas services; CTC Telecom will provide telephone, internet and cable services; and Snake River Rubbish will provide trash collection services. The conditions of approval require "will serve" letters for each final plat for electricity, natural gas, and telecommunication services ensuring compliance with each utility's requirements for service.

Public Safety and Services

The Application will be serviced by Elmore County Emergency Medical Services (EMS) and Elmore County Sheriff by constructing a joint use facility of approximately 7,000sf prior to first occupancy permit and the conditions of approval require an executed Memorandum of Understanding (MOU) between all parties prior to final platting and/or issuance of any building permits. It is understood and agreed by all parties that the MOU will include a per lot fee (to be determined between the parties) to be dedicated to the staffing and equipping of the facility.

Fire Protection

Sub Element F5 in the 2011 planned community submission indicates Mayfield Townsite will create a new fire district for fire protection services. The plan includes:

1. 7,000 square foot Fire Station with amenities
2. Pumper or Tanker Truck
3. Brush Rig with Water Tank
4. Part-time Chief, volunteer EMT/Firefighters
5. PPE for staff

These conditions have not changed appreciably since the approval of the planned community. The Phase 1 Preliminary Plat submission contemplates these conditions and improvements being constructed and provided for. Conditions for approval would require the Fire Station and all apparatus/equipment be in place prior to issuance of the first non-infrastructure building permit.

Fire flows will be provided via municipal and/or reuse water pressurized systems supported by fire hydrants and above-ground domestic water storage tanks. The total required tank volume for Phase 1 is estimated to be 1.2 million gallons. The Mayfield Townsite property is not currently located within a fire district or similar jurisdiction. The conditions of approval require both the formation of a fire district and the staffing and operation of fire protection facilities and/or contract services in the interim period before a district is established.

Central Wastewater Treatment & Collection Facilities

Sanitary wastewater generated within the community will be collected, treated, and disposed of onsite. The Applicant is preparing an application for a reuse permit from the Idaho Department of Environmental Quality (IDEQ) to dispose of and reuse the water for irrigation demand. Applicant intends to dispose of the water using rapid infiltration (RI) basins and store and land apply treated wastewater to irrigate residential lawns, common areas, playing fields, and/or the golf course during the growing season. The Mayfield Townsite Wastewater Treatment Facility (WWTF) will be designed to produce Class A water for reuse and Class B water for rapid infiltration per Idaho's Wastewater Rules and Recycled Water Rules.

Community Water Facilities

The water facility plan includes anticipated demands for the water system by phase, including domestic, irrigation, and fire flow demands. The community water facilities consist of underground wells. There are two existing wells on the property that are currently used for irrigation. These wells were constructed to public water system standards. A formal request has been made to IDEQ to convert these wells to serve as sources of supply for the Mayfield Townsite public water system. Construction of a third well is planned for the near future as part of Phase 1. Above-ground storage is anticipated to meet peaking demands, operational storage, and fire flow. To meet the peak hour irrigation demand for Phase 1, both municipal water and recycled water will be required. At build-out, municipal water, surface water, irrigation groundwater, and recycled water will be needed.

According to the Water Facilities Report submitted by the Applicant, there is sufficient water under Mayfield Ranch LLC ownership to accommodate the Phase 1A (Planning Areas 1-11) but not Phase 1B (Planning Areas 12-14). Page 4 of the Water Facilities Report states: "There is a municipal water right permit appurtenant to the property that allows for a groundwater diversion of 10 cfs (4,488 gpm) and 4,320 acre-feet per year. The permit lists eight points of diversion, including the two existing irrigation wells. Mayfield Ranch II, LLC currently owns 3.48 cfs (1,559 gpm) and 1,503.48 acre-feet of the municipal permit. This is adequate to serve all of Planning Areas 1-11 (Phase 1A) residential and non-residential uses (in-home and irrigation). The total water right is considered adequate to meet the residential and non-residential domestic water demand at build-out, assuming a typical maximum day demand of 425 gpd per EDU or less." The conditions of approval require the acquisition of additional water rights prior to any replatting and/or development on Phase 1B other than public infrastructure.

Irrigation, Storm Drainage, and Flood Control Systems

A separate pressure irrigation system is being designed for the project. This system will be the primary source of irrigation for residential, non-residential, common lots, and parks. Sources of supply for the PI system are expected to include groundwater (municipal and irrigation), recycled water, and Indian Creek surface water. At build-out, winter storage is needed to meet the total irrigation demand and a storage pond is proposed within Planning Area 14 in the southeast corner of the preliminary plat.

Preliminary roadway plans have been submitted for Phase 1A which include storm drain facilities. Calculations to support the proposed storm drain facilities will be required as part of the construction plan review process for each preliminary plat. Where applicable, Elmore County Code section 7-15-23 requires the submittal of a grading plan and compliance with the Hillside Development Requirements contained in Chapter 7-5.

F6 – Open Space Plan

Element F6 of the comprehensive plan requires a minimum of 10% of the total gross area of any proposed community be dedicated as natural open space. In addition, developed open space (parks) are required at a ratio of 10 acres per 1,000 population.

Exhibit D within the Phase 1 Preliminary Plat submittal details the location of developed and natural open space along with the primary trail system and includes tables detailing the breakdown of open space within each subphase compared to the number of residential lots being platted. The 1,468 acres in this Phase 1 Preliminary Plat proposes 185 acres of natural open spaces and 162 acres of developed open spaces.

The total amount of natural open space shown in the Application documents appears to meet the standard. According to the Element F8 Phase 1 addendum to F-8 Tables T1 and T28, the Applicant anticipates a population of 3,666 in Phase 1 which would require 36.6 acres of developed park space. The Phase 1 Preliminary Plat shows a total of 74 acres of developed park space, exceeding the minimum by approximately 102%.

F7 – Wildlife Mitigation Plan

The Wildlife Mitigation Plan of the planned community, now the Wildlife and Habitat Mitigation Plan, was updated for this Phase 1 Preliminary Plat to reflect current conditions of the site and potential impacts of the updated proposed development. According to this proposal, the proposed Mayfield Ranch Planned Community (MRPC) is taking measures to address potential impacts, both direct and indirect, to resident and migrating wildlife species and plant communities within and adjacent to the proposed development site. Per the Plan, "it has been acknowledged that the MRPC development will have certain unavoidable impacts to the existing flora and fauna. Based on preliminary impacts, the developer has used recommendations from natural resource specialists as guidelines for the current concept master plan". According to the Application material, coordination with Idaho Department of Fish and Game (IDFG) staff is ongoing to finalize recommendations that have the highest level of potential benefits for wildlife species and plant communities within and adjacent to the proposed development.

F8 – Phasing Plan

The revised phasing plan documents show the Applicant's intent to final plat within the 72-month requirement of the code. Using a standard metric of 0.49 students per household, 1,740 households will result in student population of approximately 853. Initially the Planned Community anticipated the Mountain Home School District #193 (MHSD) would provide the facilities while the developer provided 80 acres of land. This information has been modified to providing MHSD with a right of first refusal for provision of services to the project. In the event that MHSD declines to provide services to the project, the developer will form a new charter school for grades K-12, which should meet the needs for

853 students.

The conditions of approval require the Applicant to enter into an agreement with the Mountain Home School District to provide reimbursement for the bussing of students to existing school locations and for the future design and construction of a public or Charter School when platting the 750th lot.

F9 – Storm Water Management Plan

The approach to storm water management has not changed from the original submitted and approved Element F9. Preliminary roadway plans have been submitted for Phase 1A which include storm drain facilities. Calculations to support the proposed storm drain facilities will be required as part of the construction plan review process for each preliminary plat. Where applicable, Elmore County Code section 7-15- 23 requires the submittal of a grading plan and compliance with the Hillside Development Requirements contained in Chapter 7-5.

XIII. With regard to the applicable provisions of the Mayfield Townsite Planned Community Zoning Ordinance, Title 7, Chapter 15 of the Elmore County Code, the Commission finds:

7-15-6.A establishes the land use districts that are allowed within the planned community. The Applicant proposes a mix of twelve different land use types distributed throughout the project as shown on the land use and intensity maps. With the flexibility afforded by the comprehensive plan and zoning ordinance, this arrangement of land uses and intensities complies with this section of code.

7-15-6.B establishes the purpose statement for each one of the land use designations. With the flexibility afforded by the comprehensive plan and zoning ordinance, the proposed arrangement of land uses as shown on the land use and intensity maps complies with this section of code.

7-15-6.C establishes the dimensional standards for each one of the land use designations including lot size, frontage, setbacks, and building height. The Applicant provided analysis of dimensional standards per land use designation in Exhibit F to the Applicant's January 19, 2023 application materials. It appears that the lots as designed comply with established standards, the conditions of approval require conformance, and each lot will be checked and verified for compliance at the final plat stage of the process.

7-15-6.D states that frontage and access may be taken from a private road, provided that a perpetual access easement is provided. Because the Mountain Home Highway District Board is refusing to take ownership of the constructed road system, all lots are proposed to obtain frontage and access from a system of private roads constructed and maintained by the developer until ownership, operation and maintenance of the road system is accepted by a public jurisdiction. Accordingly, the conditions of approval require the establishment of a road users association and attendant bylaws and road maintenance plan prior to the approval of the first final plat. For the purposes of this section of code, all lots are afforded

road frontage and access and comply with the requirements. The conditions of approval further require compliance, and all lots will be checked and verified for proper frontage and access in accordance with the standards of the appropriate land use district prior to approval of a final plat.

7-15-19.A requires that all phases of development be consistent with the Mayfield Townsite Open Space, Parks and Trails Plan and includes six provisions relating to the development of the same on a phase-by-phase basis. The Applicant is proposing a total of 280 acres of open space in the Phase 1 (see Figure 15) consisting of irrigated park space in the northwest portion of the project abutting Indian Creek and natural open spaces configured in a linear fashion generally running perpendicular to the two existing power transmission corridors bisecting the site from southeast to northwest. The conditions of approval require the submittal of a detailed parks and opens space plan and compliance with the provisions of the comprehensive plan and zoning ordinance pertaining to the same. These plans will be submitted in conjunction with the construction plans and reviewed and approved by the Land Use and Building Department prior to the issuance of grading or non-infrastructure building permits.

7-15-23 requires the submittal of a grading plan and compliance with the Hillside Development Requirements contained in Chapter 7-5. Based on the slope analysis submitted by the Applicant, Phase 1 includes areas where the slope is 15% or greater. Accordingly, the conditions of approval require the submittal of a detailed grading and drainage plan for each final plat/phase of development and compliance with the provisions of Chapter 7-5 will be required and enforced during plan review.

7-15-27.C establishes the preliminary plat process, procedures and required submittals. The Applicant submitted the required applications fees and materials, including all the documents noted in Exhibit 1 below. The public hearing was scheduled and noticed in accordance with this section, a neighborhood meeting was conducted by the Applicant on January 10th, 2023.

7-15-27.D.2.a The plat conforms to the standards established in this Section. Based upon the Application submittals, the staff analysis, evidence and testimony on the public record and the attached conditions of approval, the Commission finds that PP-2023-03 – Settler Springs Village (Phase 1 of the Mayfield Townsite Planned Community), complies with the provisions of Title 7, Chapter 15 of the Elmore County Code.

7-15-27.D.2.b The plat complies with the Mayfield Townsite Land Use Map and Land Use Matrix. Based upon the Application submittals, the staff analysis, evidence and testimony on the public record and the attached conditions of approval, the Commission finds that PP-2023-03 – Settler Springs Village (Phase 1 of the Mayfield Townsite Planned Community), complies with the Mayfield Townsite Land Use Map and Land Use Matrix.

7-15-27.D.2.d Adequate public facilities and essential services are available to support the proposed number of lots and dwelling units contained in the plat.

In accordance with Elements F5 and F8, the Applicant has proposed the construction and operation of all essential public services including the transportation system, wastewater collection and treatment system, water distribution system, and irrigation system. In addition, the Applicant is responsible for the extension of utilities including electricity, natural gas, telecommunications, and the provision of solid waste collection and disposal. Furthermore, the Applicant will construct a fire/EMS station and participate in the construction of a public school and/or bussing of students to existing facilities in the Mountain Home School District.

Based upon the Application submittals, the staff analysis, evidence and testimony on the public record and the attached conditions of approval, the Commission finds that PP-2023-03 – Settler Springs Village (Phase 1 of the Mayfield Townsite Planned Community) will have adequate public facilities and essential services to support all development contained within the boundary of the preliminary plat.

7-15-27.D.2.e The plat complies with the dimensional standards set forth in this Chapter for the applicable Land Use District.

Based upon the Application submittals, the staff analysis, evidence and testimony on the public record and the attached conditions of approval, the Commission finds that PP-2023-03 – Settler Springs Village (Phase 1 of the Mayfield Townsite Planned Community), complies with the dimensional standards of each land use district proposed within the Phase 1 Preliminary Plat. The Commission further finds that each and every phase of development is subject to a rigorous review and approval process and that no final plat can or will be approved that does not comply with all applicable design and dimensional standards.

XIV. Decision:

Based upon the above noted findings of fact, the Commission voted to approve PP-2023-03 – Settler Springs Village (Phase 1 of the Mayfield Townsite Planned Community) subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL:

General Conditions

1. Development of PP-2023-03 is subject to the Development Agreement dated August 08, 2011, and recorded with Elmore County as Instrument #422395, including all 72 Conditions of Approval. Said conditions are hereby incorporated herein and specifically made conditions of approval for this Application. Some Development Agreement Conditions of Approval have been repeated here for convenience. Even if a Development Agreement Condition of Approval is not listed, this PP-2023-03 is still expressly conditioned on all 72 Conditions of Approval in the Development Agreement.
2. All development shall comply with the Mayfield Townsite Comprehensive Plan (Element B) and the Mayfield Townsite Zoning Ordinance Chapter 7-15 of the Elmore County Code) and the Elmore County Zoning and Development Ordinance, where applicable.
3. All development shall be in compliance with the Mayfield Townsite Development Plan (Element F).
4. All development shall adhere to the requirements of Title 7 Chapter 15 as well as Titles 7, 8, 9, 10, and 12. The Titles listed above shall supplement Title 7, Chapter 15 when incorporated by reference in Chapter 15 or when Title 7, Chapter 15 is silent as to a specific requirement.
5. Planning Areas 12-14 referred to as Phase 1B in PP-2023-03 shall be final platted as "super lots" when abutting a final plat for Planning Areas 1-11 and shall be provided with the required street frontage for the land use district in which the lot is situated. Any division or development of a super lot (excepting required public community infrastructure) is contingent upon approval of a subsequent preliminary plat and compliance with the Mayfield Townsite Comprehensive Plan and Chapter 7-15 of the Elmore County Code.
6. The Applicant and/or owners of the Mayfield Townsite Planned Community shall submit a Periodic Evaluation every two (2) years after the recordation of the first final plat, as required by the Development Agreement. The request for a biennial periodic evaluation shall be submitted on the appropriate application form and with the appropriate application fee at the time of submittal to the Department.
7. By the first biennial review (periodic evaluation) the Applicant shall provide written verification and approval from IDEQ that a peak daily demand of 425 gpd/EDU is accurate,

reasonable, and approved for the purposes of calculating water use by IDEQ within the Phase 1 Preliminary Plat.

8. The Board of County Commissioners must approve the initial final plat within 24 months of the Commission's approval of this Phase 1 Preliminary Plat. Where developments are made in successive phases in an orderly and reasonable manner, such phases if submitted within two (2) year intervals will be considered for final plat approval. The Applicant may request a one-time, one-year time extension pursuant to Section 10-1-3.J of the Elmore County Code. All lots within the approved Phase 1 Preliminary Plat must be final platted within seventy-two (72) months, beginning the month following the date of approval per Section 7-15-27.D.4 of the Elmore County Code.
9. The use of individual septic systems within the Community shall be prohibited. If existing structures with existing septic systems will remain within the Phase 1 Preliminary Plat, said septic systems shall be abandoned in compliance with Central District Health regulations and connected to the community sewer collection and treatment system in conjunction with the construction and final platting of the location where the structure is situated.
10. All developed and natural open space and trails, recreation areas, common lots, etc. shall be owned and maintained by a Homeowner's Association, unless otherwise specified.
11. Alteration of any natural watercourse will require the approval of US Army Corps of Engineers, Idaho Department of Water Resources, and the Federal Emergency Management Agency.
12. Twelve-foot (12') easements for utilities, drainage and irrigation shall be provided along all publicly accessible streets and subdivision boundaries.
13. Installation of public service facilities must comply with the requirements of the public utility providing the services. All new utilities shall be installed underground excluding water storage tanks and high voltage and main feeder electrical transmission lines. All utility easements shall be shown on the final plat and the minimum width of said easement shall be determined by the entities responsible for the construction and/or maintenance of the utility.
14. Temporary overhead powerlines may be allowed to serve the wastewater treatment plant, but they shall be placed underground prior to the approval of the final plat for that area.
15. The Applicant shall submit plans to ACHD for review and approval and obtain a ROW permit for all roadway work within ACHD right-of-way. Roadways and intersections shall be

designed meeting all ACHD standards consistent with sections 5100, 7200, 8000, 8300, and any other applicable sections of ACHD's policy manual. The Applicant shall pay all plan review fees and inspection deposits prior to plan acceptance and issuance of permits to work in ACHD right-of-way.

16. The Applicant shall obtain a permit from the County prior to the demolition and/or removal of any existing structures within the boundary the Phase 1 Preliminary Plat. Approval of demolition permits may be contingent upon preservation and/or use of historic elements within the project.
17. The Applicant shall educate the residents regarding open-range laws and shall arrange for adequate fencing as required to protect the community from domestic livestock.
18. The Applicant shall comply with Idaho Code, Title 22, Chapter 24, concerning noxious weeds.
19. A qualified archaeologist must monitor initial ground disturbing activities throughout the entire project area. If archaeological remains are discovered at any time during excavation or construction activities, all work must halt and the archaeological remains protected from disturbance until the Idaho State Historical Preservation Office evaluates them.
20. Solid waste removal and disposal service is required. All waste shall be handled and disposed of in compliance with all Federal and State requirements. No trash or other solid waste shall be buried, burned (either within or outside of any landfill) or otherwise disposed of within the Community.
21. Non-depredation language shall be incorporated into a homebuyer's disclosure statement and signed by all residents of the Community. "This area has been identified as wildlife habitat and damage from wildlife shall be the responsibility of each individual lot Owner and shall not be the responsibility of the State of Idaho or Elmore County. Neither Elmore County nor the State of Idaho will be liable for wildlife depredation."
22. Any pond or water features in the Community shall be managed properly to reduce the potential for mosquito habitat.
23. The Applicant shall enter into an agreement with the County regarding Ordinance 2009-4 to address how future growth may impact the Pest Abatement District and Pest Abatement Advisory Board.
24. All landscaping within public street rights-of-way shall comply with the standards of the applicable highway district.

25. Streetlights shall comply with the Elmore County Code or the current edition of the ISPWC, whichever is more restrictive.
26. Pursuant to Elmore County Code 7-15-27(B)(4) no residential building permits will be issued for any lot, until a final plat is recorded through the County Recorder's Office and parcel numbers have been issued by the County Assessor's Office. This provision shall not prohibit the issuance of a building permit for required public infrastructure including but not limited to the water storage reservoir, the wastewater treatment facility, and the public safety building(s).

Site Improvements

27. Prior to any site improvements including trenching, rough grading, or vertical construction the Applicant shall obtain written approval from the following agencies for the improvements as noted:
 - a. Department of Environmental Quality for water quality, potable water system, collection system, and wastewater treatment facility plans;
 - b. Elmore County Land Use and Building Department for the Community Landscape Plan that provides native landscaping material and delineates Wildland Urban Interface areas within the community;
 - c. Elmore County Engineer for:
 - i. Indian Creek Flood Analysis;
 - ii. fire access roads, cul-de-sac lengths and turnarounds, and compliance with Title 8 Chapter 1 of the Elmore County Code;
 - iii. drainage plan and study;
 - iv. site grading plans;
 - v. review and approval of pressurized irrigation system construction plans.
 - d. Mountain Home Highway District for improvements to Indian Creek Road;
 - e. Ada County Highway District for improvements to ACHD facilities;
 - f. Idaho Transportation Department for improvements to ITD facilities;
 - g. Federal Emergency Management Agency (FEMA) for the Conditional Letter of Map Revision (CLOMR) as triggered by Indian Creek Floodplain Analysis, for applicable final plat;
 - h. "Will Serve" letters from the applicable utilities including but not limited to:
 - i. Idaho Power,
 - ii. Intermountain Gas
 - iii. Solid waste collection & disposal service

28. The location of fire hydrants and minimum fire flow shall be in accordance with the current addition of the ISPWC.
29. Within any final plat requiring grading or filling of slopes greater than fifteen percent (15%), the Applicant shall receive an approval letter from the Elmore County Engineer for a Hillside Development application.
30. Within any final plat requiring grading or filling of slopes greater than fifteen percent (15%), the Applicant shall demonstrate that any crossing or grading over gullies that drain more than ten (10) acres within such plat is designed to minimize sediment transport for the flood flows and velocities anticipated in a 100-year flood event. The Indian Creek Flood Analysis shall identify which drainage areas drain more than ten (10) acres.
31. Within any final plat, the Applicant shall provide a copy of, or proof of exemption from, Total Maximum Daily Load permit and shall submit documentation of construction best management practices (BMPs) that will be used during construction to minimize surface water runoff and contamination.
32. Prior to the approval of all subsequent final plats, the Applicant shall submit a Landscape Plan to Elmore County Land Use and Building Department for review and approval. The landscape plan shall include all parks, all improved open spaces, common areas, trails, drainage swales, and street buffers within the applicable phase. The landscape plan shall include permanent automated underground irrigation system for the applicable phase.
33. The Applicant shall provide reports to the Department of Environmental Quality and Central District Health demonstrating compliance with all applicable federal, state, and local rules and laws for wastewater treatment, including Idaho Administrative Rules IDAPA 58.01.02 (Water Quality Standards), 58.01.03 (Individual Subsurface Sewage Disposal Rules), 58.01.16 (Wastewater Rules) and 58.01.17 (Recycled Water Rules). The Applicant shall receive the necessary approvals and provide a copy to Elmore County Land Use and Building Department for their proposed collection system and wastewater treatment facilities.
34. The Applicant shall demonstrate to Elmore County Land Use and Building Department that they have received approval of Technical, Financial and Managerial Review to construct, operate and maintain the approved collection system and wastewater treatment facilities from the Department of Environmental Quality.
35. The Applicant shall provide reports to the Department of Environmental Quality demonstrating

compliance with all applicable federal, state, and local rules and laws for potable water system, including Idaho State Administrative Rules IDAPA 58.01.08 (Public Potable Water Systems) and 58.01.02 (Water Quality Standards). The Applicant shall receive the necessary approvals and provide a copy to Elmore County Land Use and Building Department for their proposed potable water system.

36. The Applicant shall demonstrate to Elmore County Land Use and Building Department that they have received approval of Technical, Financial and Managerial Review to construct, operate and maintain the approved potable water system from the Department of Environmental Quality.
37. Within each applicable final plat affecting federal waters, the Applicant shall provide a copy of 404 permit approval from the US Army Corp of Engineers and Idaho Department of Water Resources if applicable.
38. Within each final plat, the Applicant shall develop and submit the following documents:
 - a. Dust Control Plan to Elmore County Land Use and Building Department;
 - b. Compliance with Rules for the Control Air Pollution (IDAPA 58.01.01) to Idaho Department of Environmental Quality (IDEQ); and
 - c. Compliance with IDAPA 58.01.05 (Hazardous Waste) and 58.01.06 (Solid Waste Management) from IDEQ.
39. The Engineer of Record shall coordinate with the County Engineer and submit construction drawings to ensure slope stability, grading, drainage improvements, erosion control, dust abatement, etc. of the construction site. The County Engineer may subsequently request as-built drawings where reasonably required to confirm the foregoing or to confirm completion of improvements.

Final Plat

Prior to applicable final plat approval:

40. Secondary access in compliance with Section D107 of the 2018 Idaho Fire Code is required. Each plat including 30 or more lots shall be provided with two separate fire apparatus access roads as defined therein.
41. The collector road depicted as Morning Sun Blvd. shall be fully constructed and connected to Indian Creek Road before or in conjunction with the construction and final platting of the area depicted as Planning Area 7/Sequence 4 on the Preliminary Plat/Sequencing Map (or sooner if

needed to provide secondary access for an earlier phase as required by Condition #40). If the road crosses any land not included within the boundary of the preliminary plat, a permanent, non-revocable public access easement shall be recorded, and the instrument number noted on the final plat including the road.

42. Each final plat shall conform in form and substance with the final plat specifications listed in Section 7-15-27.I of the Elmore County Code.
43. Each final plat application shall be submitted with a report approved by the County Engineer that all necessary site improvements within that final plat are completed, and record drawings have been submitted or a surety agreement application is submitted with the final plat application to ensure that those improvements be completed in a timely manner. All improvements within a final plat shall be completed or bonded for prior to applying for the next final plat.
44. The Applicant shall provide a memorandum of agreement with Idaho Transportation Department ("ITD") and demonstrate how hundred percent (100%) proportional share funding contribution will be made for interchange improvements to ITD.
45. The Applicant shall establish a road users association with attendant bylaws and recorded covenants, conditions and restrictions and road maintenance plan including a funding mechanism for the long-term ownership, operation, and maintenance, of the Mayfield Townsite private road system. The proposed entity/mechanism shall be approved by the Elmore County Board of Commissioners.
46. The Applicant shall receive approval of subdivision street names from the Elmore County Street Name Committee in accordance with the Elmore County Code.
47. The Applicant shall provide master Covenants, Conditions and Restriction (CC&Rs) to the Land Use and Building Department for review and approval to ensure incorporation of at least the following information:
 - a. Wildlife Mitigation provisions,
 - b. Wildland Urban Fire Interface provisions,
 - c. Flood Hazard provisions,
 - d. Hillside provisions,
 - e. Wildlife provisions,
 - f. Pressurized irrigation system operation & maintenance
 - g. Road system operation, maintenance, and funding,
 - h. Wastewater system, and
 - i. Potable water system.

48. The Applicant shall demonstrate that the collection system and wastewater treatment facilities are constructed to adequately serve the applicable plat area and managed by a private wastewater treatment company or a sewer district as set forth in Idaho Code Section 42-3202. The Applicant shall ensure that the Department of Environmental Quality and Central District Health have completed their construction inspections and provided a Final Systems Approval Letter and a written authorization to that private company/district to serve the public. A copy of this letter shall be provided to Elmore County Land Use and Building Department.
49. The Applicant shall demonstrate that the potable water system is constructed to adequately serve the applicable plat area and managed by a private potable water company or district as set forth in Idaho Code Section 42-3202. The Applicant shall ensure that the Department of Environmental Quality has completed their construction inspections and provided a Final Systems Approval Letter and a written authorization to that private company/district to serve the public. A copy of this letter shall be provided to Elmore County Land Use and Building Department.
50. Where pressurized irrigation is planned, the Applicant shall demonstrate to the Elmore County Engineer that the pressurized irrigation system is constructed to adequately serve the applicable plat area and managed by a private entity.
51. A Community Conservation Director (CCD) shall be appointed to monitor funding levels required to implement the Wildlife Mitigation Plan. The CCD shall establish a Wildlife and Habitat Mitigation Advisory Committee (WHMAC). The Board of County Commissioners shall approve all appointments to the WHMAC as required by the Development Agreement.
52. The Applicant shall establish a dedicated account and deposit \$50,000 seed money for implementation of the Wildlife and Habitat Mitigation Plan and a IDFG approved ongoing monitoring plan. The monitoring plan shall be included in the WHMP in order to ensure mitigation actions are creating the desired outcomes, or to adapt if they are not.
53. Trail development and expansion onto adjacent public lands shall be reviewed and approved on a case-by-case basis by Elmore County Land Use and Building Department staff and the applicable resource agency.
54. Each final plat shall contain the following certificates and/or endorsements:
 - a. Certificate of the owner (s);
 - b. Certificate of the plat surveyor;

- c. Certificate of the County Surveyor;
 - d. Endorsement of the Central District Health Department;
 - e. Approval and acceptance of the Mountain Home Highway District (when the plat contains public roadways to be owned and maintained by MHHD);
 - f. Planning and Zoning Commission;
 - g. County Assessor;
 - h. County Treasurer; and
 - i. Board of County Commissioners.
55. The Applicant shall submit an application and fee along with a digital version of the final plat in a format as specified by Land Use and Building Department.
56. In any final plat encompassing or adjoining Indian Creek or adjoining tributary floodways, the Applicant shall demonstrate compliance with the Elmore County Flood Hazard Overlay District standards as set forth in Title 8, Chapter 2 of the Elmore County Code. A floodplain development permit is required for any manmade change to improved or unimproved real-estate, including, but not limited to, structures, filling, mining, dredging, grading, or excavation within areas of special flood hazard. No construction or grading within the FEMA floodplain is allowed until a floodplain application is submitted and approved by the Land Use and Building Department.
57. The Applicant shall show a minimum structural set-back of thirty feet (30') from the normal high-water line of Indian Creek as established by the Indian Creek Floodplain Analysis.
58. Applicant shall submit an application to FEMA for a Conditional Letter of Map Revision (CLOMR) for Indian Creek and provide Elmore County Land Use and Building Department a copy.
59. In any final plat (s) with the Unnumbered A Flood Zone, the Applicant shall receive a Letter of Map Revision (LOMR) from Federal Emergency Management Agency (FEMA) and submit it to Elmore County Land Use and Building Department.
60. The Applicant shall identify all tributary floodways and demonstrate that notifications will be provided, by deed restriction or other similar method, to prospective buyers if the property is within a floodplain, tributary floodway or wetlands/alluvial fan.
61. The Applicant shall develop, or bond for, pathways, trails, trailheads, parks, and recreation areas located within such final plat in accordance with Element B5 (Transportation & Mobility Plan) of the Mayfield Townsite Comprehensive Plan. All developed open space and recreation areas, including common lots, shall be owned and maintained by a Homeowner's Association unless otherwise specified.

62. The Applicant shall record easements on the publicly accessible open spaces and trails.
63. All public rights-of-way shall be dedicated and constructed to the applicable transportation department/highway district standards. No public street/road construction can begin without approval from the appropriate agency.
64. Prior to the approval of the first final plat, the Applicant shall submit written approval from the Ada County Highway District, Mountain Home Highway District and Idaho Transportation Department requirements demonstrating compliance with their respective requirements for off-site improvements.
65. A note shall be placed on the face of final plats with double-fronted lots restricting access to one street frontage. The note shall also identify which street from which the lot will take access. No residential lots shall take access from Indian Creek Road.
66. In the event that a public utility is not formed, a note shall be placed on the face of each final plat and included in the approved and recorded Covenants, Conditions and Restriction (CC&Rs) that discloses the ownership and management structure of the wastewater treatment facilities to buyers: "This subdivision is serviced by a private sewer company or district, which is not regulated by the Idaho Public Utilities Commission. And fees, including user fees and maintenance fees, are subject to fluctuation."
67. In the event that a public utility is not formed, a note shall be placed on the face of each final plat and included in the approved and recorded Covenants, Conditions and Restriction (CC&Rs) that discloses the ownership and management structure of the potable water system to buyers: "This subdivision is serviced by a private potable water system, which may be regulated by the Idaho Public Utilities Commission. Fees, including user fees and maintenance fees, are subject to fluctuation."
68. A note shall be placed on the face of each final plat and included in the approved and recorded Covenants, Conditions and Restriction (CC&Rs) 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”.

69. A note shall be placed on the face of each final plat and included in the approved and recorded Covenants, Conditions and Restriction (CC&Rs): “There is wildlife habitat in the area of Mayfield Townsite. Damage to landscaping from wildlife shall be the responsibility of each individual lot owner and shall not be the responsibility of the State of Idaho or Elmore County. Neither Elmore County nor the State of Idaho will be liable for wildlife depredation.”
70. A note shall be placed on the face of each final plat containing a 100-year floodplain that no development is allowed within the designated floodway and that development within the floodplain requires approval of a floodplain application and permit.
71. Prior to County signature of the first final plat, the Applicant shall enter into a Memorandum of Understanding with the Mountain Home School District to provide reimbursement of bussing students to existing school locations.
72. Prior to County signature of the final plat containing the 750th dwelling unit, the Applicant shall receive a letter of intent or refusal from the Mountain Home School District (“MHSD”) to the Department to provide educational services as further set forth in Element F5 of the Development Plan.
73. Prior to County signature of the final plat containing the 750th dwelling unit, the Applicant shall enter into a Memorandum of Agreement with a medical services provider to ensure medical services.
74. Prior to the approval of the 2nd final plat, a fire district encompassing the entirety of the planned community boundary and any additional lands or development wishing to be included within the district, shall be formed in accordance with the Idaho Statutes. Evidence shall be provided that the Fire District is operational in accordance with Element F5 of the Development Plan and Condition #7 of the Development Agreement.

Building Permits

75. Prior to the issuance of a building permit for the construction of the EMS facilities, the Applicant shall enter into a binding Memorandum of Understanding with the Elmore County Sheriff's Office and the Elmore Ambulance Services for the construction of a shared use facility and staffing of the same and shall include a one-time “per dwelling unit” fee to be dedicated to the hiring, training, and staffing of the facility.
76. Prior to the issuance of any commercial or residential building permit, the emergency shared

facilities shall be complete and operational.

77. Prior to approval of the first residential building permit, the Applicant shall provide evidence of a contractual agreement with a qualified entity to operate the fire protection facilities until a fire district is formed and staffed to provide adequate fire protection to all lots and land uses within the boundary of the Phase 1 Preliminary Plat.
78. No building permits within a FEMA designated floodplain may be issued prior to FEMA's issuance of the Letter of Map Revision (LOMR) if applicable.
79. As proposed by the Applicant, ongoing fire district operations shall be supported by a \$1,000 per unit fee to be charged at the time of each building permit and remitted to the District.
80. As proposed by the Applicant, Sheriff service will be supported with a \$1,000 per unit fee to be charged at the time of each building permit and remitted to the Elmore County Sheriff Department.
81. As proposed by the Applicant, Elmore County Emergency Medical Service will be supported with a \$1,000 per unit fee to be charged at the time of each building permit and remitted to the Elmore County Ambulance Service.
82. Prior to the first building permit for dwelling unit, the Applicant shall enter into an agreement with the MHSD or a Charter School and provide a copy to the Land Use Department to ensure their participation in design of a school facility.
83. The Applicant shall establish a library district within the project and provide library services in accordance with the requirements of the planned community standards of Elmore County by:
 - (i) annexation into an existing library district (e.g., Elmore Community Library);
 - (ii) formation of a new library district as soon as Idaho Code permits; and/or
 - (iii) providing library services in a homeowners' association facility, to be funded by homeowners' association fees.
 - (iv) Per Elmore County Library District procedures.
84. In accord with the phasing schedule set forth in the Traffic Impact Study, and unless otherwise agreed to in writing with entity having road jurisdiction, construct Indian Creek Road from I-84 to Desert Wind Road as a 5-lane arterial roadway with five 11-foot wide travel lanes, gutter, an 8-foot wide planter strip/buffer area, and 10-foot wide multi-use pathways on both sides of the roadway within 100-feet of right-of-way. The Applicant shall coordinate construction and funding with the developers of Mayfield Springs as appropriate.

85. In accord with the phasing schedule set forth in the Traffic Impact Study, and unless otherwise agreed to in writing with entity having road jurisdiction, construct Desert Wind Road from Indian Creek Road to the Elmore County line as a 3-lane collector roadway with three 11-foot-wide travel lanes, gutter, an 8-foot wide planter strip/buffer area, and 10-foot wide multi-use pathways on both sides of the roadway within 74-feet of right-of-way. The Applicant shall coordinate construction and funding with the developers of Mayfield Springs as appropriate.
86. In accord with the Traffic Impact Study, and unless otherwise agreed to in writing with entity having road jurisdiction, construct a multi-lane roundabout at the Indian Creek Road/Desert Wind Road intersection. The roundabout shall be designed and constructed consistent with ACHD's Roundabout Design Guide; section 5188 of ACHD's policy manual. See attached template. The Applicant shall coordinate construction and funding with the developers of Mayfield Springs as appropriate.
87. Construct any required improvements to Blacks Creek Road between I-84 and the site as needed with future phases of the development as determine by the transportation agency. The Applicant shall coordinate construction and funding with the developers of Mayfield Springs as appropriate.
88. ACHD will not acquire right-of-way to accommodate the construction of improvements needed to serve the Settlers Springs Village at Mayfield Ranch development. If the Applicant is unable to make the necessary improvements due to right-of-way constraints in Ada County, then the development phase shall be scaled back to maintain acceptable level of service planning thresholds on ACHD roadways until improvements can be made.
89. As illustrated in the traffic impact study, construct necessary improvements at the I-84 interchange ramps which will provide access to the site including, the Blacks Creek and Mayfield/Orchard ramps in Ada County. The Applicant shall coordinate with ITD and Mayfield Springs to ensure improvements are made at the interchange ramps when warranted. Applicant shall provide a letter of approval from ITD noting that improvements have been made to satisfy their requirements.

CONCLUSIONS OF LAW

Based upon the above noted findings of fact, the Commission concludes that PP-2023-03 fully complies with the applicable law as found in the 2014 Elmore County Comprehensive Plan; the 2011 Mayfield Springs Comprehensive and Development Plans, and the Elmore County Code. If any of the conclusions of law are deemed to be findings of fact, they are incorporated in the Findings of Fact section.

Dated this 6th day of December, 2023

COMMISSION VOTE:

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



Patti Osborn, Chairperson

ATTEST:



Kacey Ramsauer, Planner

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

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

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

A decision made by the Elmore County Planning and Zoning Commission may be appealed to the Board of Elmore County Commissioners provided the appeal application is complete and appeal fee is submitted to the Land Use and Building Department within fourteen (14) calendar days of Commission action. Questions concerning appeals or deadlines should be asked of the Elmore County Land Use and Building Department.
4874-8491-5348, v 4



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT
520 E 2nd South – Mountain Home, ID 83647 – (208) 587-2142
www.elmorecounty.org
Application for Extension of Approval
\$250

Please attach additional sheets of paper if necessary. Do not fax! Please complete in INK.

Name: Mayfield Ranch, LLC dba in Idaho as Mayfield Ranch II, LLC

Address: c/o Darin Taylor 9175 W. Black Eagle Drive, Boise, ID 83709

Email / Phone: darin.taylor@deainc.com / 208-899-9556

Case # and Background: Case # PP-2023-003, See attached for "Background."

Requesting two-year extension of the preliminary plat for Settler Springs Village at
Mayfield Ranch.

Reasons for extension: See attached.

Improvements: See attached.

Previous Extensions: None.

Planned Completion Date: Per Condition of Approval 8, 72 months following date of
approval per Section 7-15-27.D.4 of Elmore County Code.

Signature: _____ Printed Name: Darin Taylor July 10, 2025

For Administrative Use Only	
File Number:	_____
Fee: \$250	Date Paid: _____
Receipt Number:	_____
Date Accepted:	By: _____
Date of Decision:	_____
Decision: Grant extension for _____	Denied the request: _____

EXHIBIT B

See 11th 17"

EXHIBIT C



Federal Emergency Management Agency

Washington, D.C. 20472

March 7, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Bud Corbus
Chairperson, Elmore County
Board of Commissioners
150 South Fourth East Street
Mountain Home, ID 83647

IN REPLY REFER TO:

Case No.: 24-10-0107P
Community Name: Elmore County, ID
Community No.: 160212
Effective Date of
This Revision: **July 31, 2025**

Dear Bud Corbus:

The Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Bothell, Washington, at (425) 487-4543, or the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Angela Michaels, P.E., CFM
County Engineer
Elmore County

Karl Gebhardt, P.E., P.H.
Hydrologist/Environmental Engineer
Resource Systems, Inc.

Peter Jackson, CFM
State NFIP Coordinator
Idaho Department of Water Resources

Joseph A. Swain
Mayfield Ranch, LLC



Land Use and Building Department

2280 American Legion Blvd
Mountain Home, ID 83647
Phone: (208) 587-2142 ext. 1255
Fax: (208) 587-2120
www.elmorecounty.org

Vacant
Director

James Roddin
Interim Director

Johnny Hernandez
Building Official

David Abrahamson
Planner I

Andrew Meek
Planner II

Colton Janousek
Building Inspector

Joshua Proffit
Building Inspector

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Elizabeth Elliott
Administrative Assistant

October 15th, 2025

Mayfield Ranch, LLC dba in Idaho as Mayfield Ranch II, LLC
C/O Darin Taylor 9175 W. Black Eagle Drive
Boise, ID 83709

Dear Mr. Taylor,

The purpose of this letter is to inform you that your request for a time extension for PP-2023-03 – Mayfield Townsite Phase 1 has been reviewed.

In accordance with Title 7, Chapter 15-27(E), the applicant or owner may apply for a one-time, two (2) year extension by submitting a written request to the Director at least sixty (60) days prior to the expiration of the preliminary plat approval.

Your request has been granted. The new expiration date for the preliminary plat approval is Monday December 6th, 2027.

If you have any questions regarding this letter or the extension, please feel free to contact me.

Thanks,

James Roddin
Land Use and Building Department
Interim Director
2280 American Legion Blvd
Mountain Home, ID 83647
208-587-2142