



Bingham County, ID

Aug 20, 2024

FDP-24-4

Application Review

Floodplain Development Permit

Status: Complete

Became Active: Jul 16, 2024

Assignee: Amanda Willard

Completed: Aug 15, 2024

Applicant

Aaron Redd
redd.glc@gmail.com
301 N 700 W
Blackfoot, ID 83221
208-716-7050

Primary Location

365 ARCHERY RANGE RD
BLACKFOOT, ID 832210000

Owner:

GALE LIM CONSTRUCTION LLC
301 N 700 W BLACKFOOT ID 83221-0000, ID
83221

Comments

Aaron Redd, Jul 16, 2024

Please let me know if you have any questions. 208-716-7050

FDP-24-4
Floodplain Development
Permit
Status: Complete
Submitted On: 7/16/2024

Primary Location
365 ARCHERY RANGE RD
BLACKFOOT, ID 832210000


Owner
GALE LIM CONSTRUCTION LLC
301 N 700 W BLACKFOOT ID
83221-0000, ID 83221

Applicant
 Aaron Redd
 208-716-7050
 redd.glc@gmail.com
 301 N 700 W
Blackfoot, ID 83221

Application Acknowledgement

Applications are processed in the order received. A complete Application includes all required information, details, and documents. Please note incomplete Applications will not be processed until all required information and documents are received and this may cause unnecessary delays in the permitting process. All Applications become null and void if the Application is not issued within 180 days from the date of submission.

This Application is not a Permit. A Permit will only be issued when the Application is found to be complete and compliant with Bingham County Codes. I agree that I will not begin construction until a Permit is issued.

I understand and acknowledge the statement 
above*



Building Permit Number

Building Permit Number* 

N/A

Property Owner Information

Full name as shown on recorded Deed to property*

Gale Lim Construction, L.L.C. an Idaho
Limited Liability Company

Property Owner First Name*

Gale

Property Owner Last Name*

Lim

Secondary Property Owner First Name

Secondary Property Owner Last Name

Mailing Address*

301 North 700 West

City | State | Zip*

Blackfoot, ID 83221

Property Owner Phone #*

208-684-9299

Property Owner Email*

redd.glc@gmail.com

Floodplain Development

Development is defined by FEMA as: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Provide a concise description of your proposed development: (i.e. subdivision with # of lots; dredging of "x" amount of material over "x" period of time; etc.)*

Will you be placing or constructing a building or structure in the floodplain?*

No

Fill the swell in the property per attached site plan. Leveling the ground.

Is this development for 50 lots or more?*

Is this development 5 acres or more?*

No

No

Please indicate all development activity requested to be permitted in this application.

Type of Structures Check all that apply. More than one may be selected.

Residential (1 to 4 families)

Residential (More than 4 families)

Non-Residential/Commercial

Multiuse (Residential & Non-Residential)

Manufactured Home

Detached Accessory Structure

Fencing

Equipment or Vehicles

Please obtain a dimensioned site plan encompassing the complete proposed development activity. This site plan is required for this application submission. Failure to provide complete information will delay processing. Any future development should be indicated on plans to the extent possible. Development not indicated may result in revocation of permit. If revoked, all work must cease until a permit is re-issued.

Type of Structural Activity

New Structure

Addition to Existing Structure

Relocation of Existing Structure

Repair/Alteration of Existing Structure

Demolition of Existing Structure

Replacement of Existing Structure

Other Development Activities

Excavation

Clearing

Placement to Fill Material

Grading

Mining, Drilling, or Dredging

Bulkhead, Retaining Wall, Fence

Dock, Pier, or Marina

Watercourse Alteration

Drainage improvement (including culvert work)

Individual Water/Well or Sewer/Septic System

Other not listed

Roadway or bridge construction

Have you contacted the Idaho Department of Water Resources and/or the Army Core of Engineers to apply for a Joint Permit?*

No

You may be required to obtain a Joint Permit from the Idaho Department of Water Resources, Idaho Department of Lands, and US Army Corps of Engineers.

Primary Contractor Information

IDAHO CODE TITLE 54 CHAPTER 52 IDAHO CONTRACTOR REGISTRATION ACT 54-5204.

REGISTRATION REQUIRED. (1) On and after January 1, 2006, it shall be unlawful for any person to engage in the business of, or hold himself out as, a contractor within this state without being registered as required in this chapter. (2) It shall be unlawful for a contractor to engage any other contractor who is required by this chapter to be registered as a contractor unless such other contractor furnishes satisfactory proof to the contractor that he is duly registered under the provisions of this chapter. (3) Any person who engages in the business or acts in the capacity of a contractor, whether or not duly registered, has thereby submitted to the jurisdiction of the state of Idaho and to the administrative jurisdiction of the Idaho contractors board, and shall be subject to all penalties and remedies available under Idaho law for any violation of this chapter.

Are you the Property Owner (not a licensed contractor) doing the work yourself?*

Yes

As the Property Owner, I understand I am responsible for all work under an issued permit. Specifically, I understand I am responsible for:

- 1) Notifying Bingham County when work is ready for inspection;
- 2) Requesting inspections with a minimum 24-hour notice for scheduling;
- 3) Ensuring all work will be 100% ready for inspection before the inspector arrives onsite;
- 4) Ensuring work that requires correction is not covered or concealed until approval of corrections are given.
- 5) Should work not be ready for inspection, corrections not be remedied and approved by reinspection, and/or if corrections are covered or concealed without a reinspection approval, penalties may be assessed.

I understand and agree to abide by the above statement.*



Acknowledgement

I hereby certify that as the Applicant for Permit, I am the*

Owner's authorized agent

By signing below, I hereby acknowledge that I fully understand the statements and answers given in this permit application and understand and agree to the following:

Issued permits shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between the inspections listed on the permit. Extension of the permit must be requested in writing and justifiable cause demonstrated. If granted, extensions are for periods not more than 180 days. (IRC R105.5)

I understand that the statements and answers in this application become a part of the permit to be issued. I consent to staff review and correction of minor discrepancies on my behalf on this application. Major discrepancies will require correction and re-submission which will impact the time required to process this application.

Issued permits may be suspended or revoked if they are issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of Bingham County Codes and Ordinances. (IRC R105.6)

I hereby certify that the information herein and attached hereto is both complete in its representation of the work and true and correct to the best of my knowledge. The issuance of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of Bingham County Codes and Ordinances. (IRC R105.4)

I understand that I am responsible to ensure that all construction or other work will be completed in compliance with all Federal, State, and Local laws as well as all Codes and Ordinances (IRC R105.8). I hereby authorize the filing of this application and grant approval of on-site review of the development described herein.

Electronic Signature (typed name of applicant)*

Aaron Redd

I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction*



Attachments



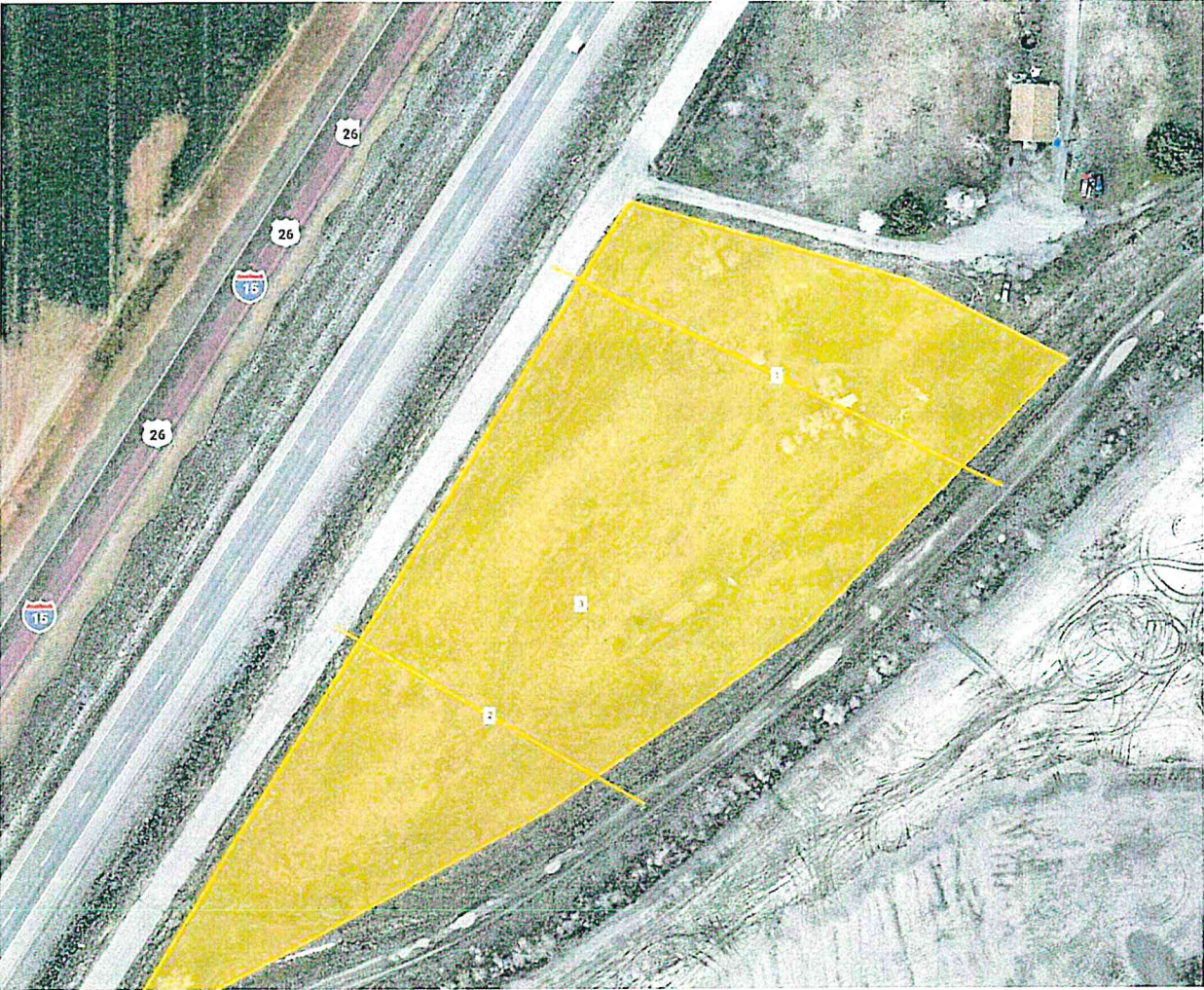
Site Development Plan

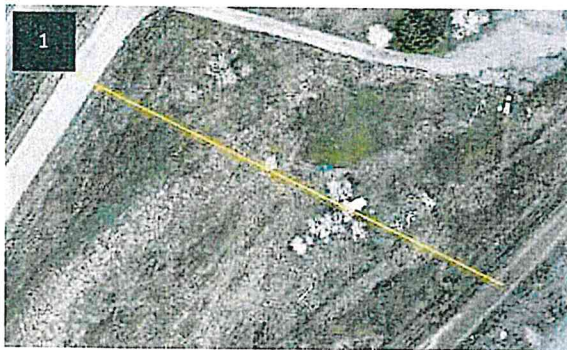
Rose Property South House Fill Area.pdf

Uploaded by Aaron Redd on Jul 16, 2024 at 8:30 AM

REQUIRED

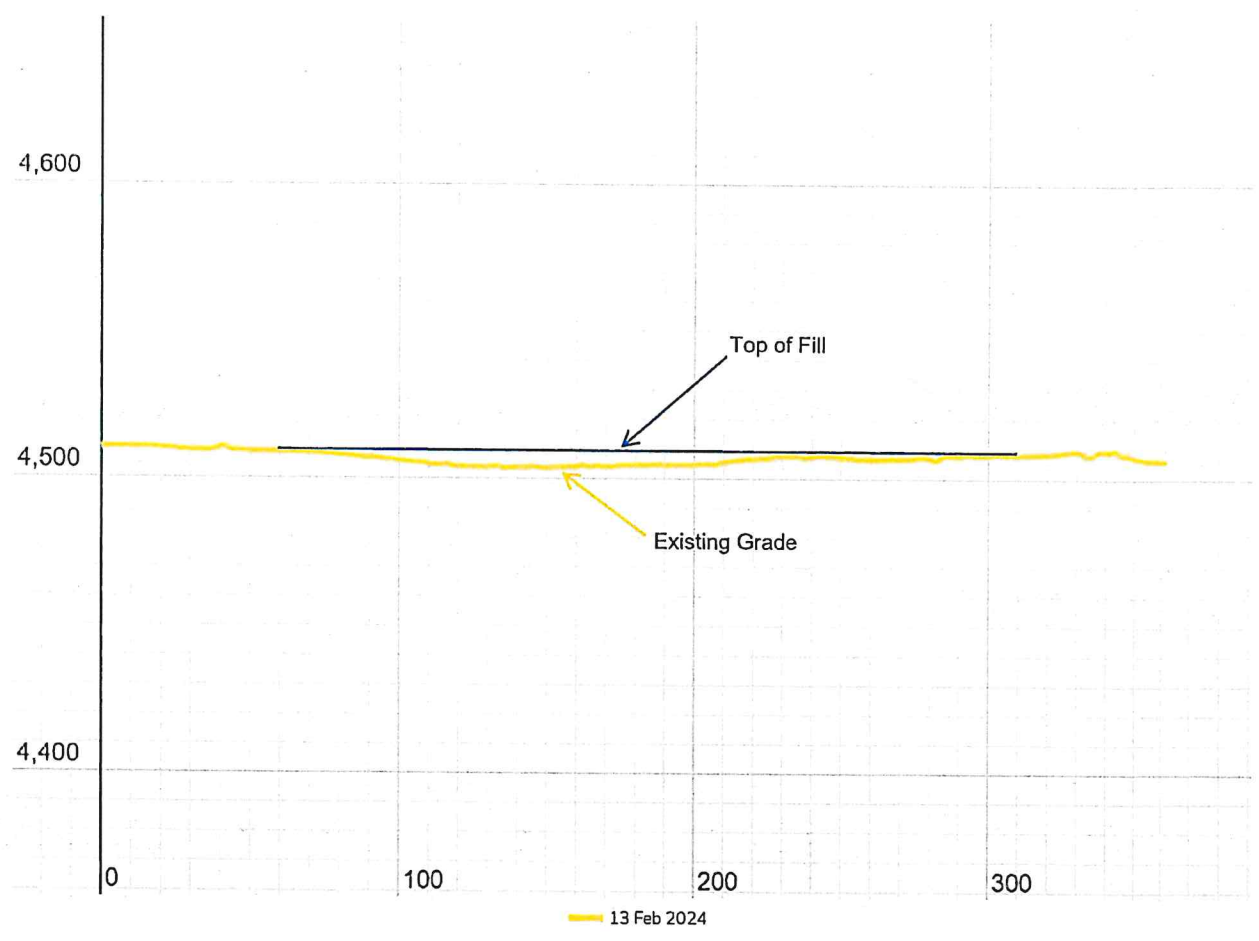
Surveyed Feb 13, 2024





Cross Section Fill Area

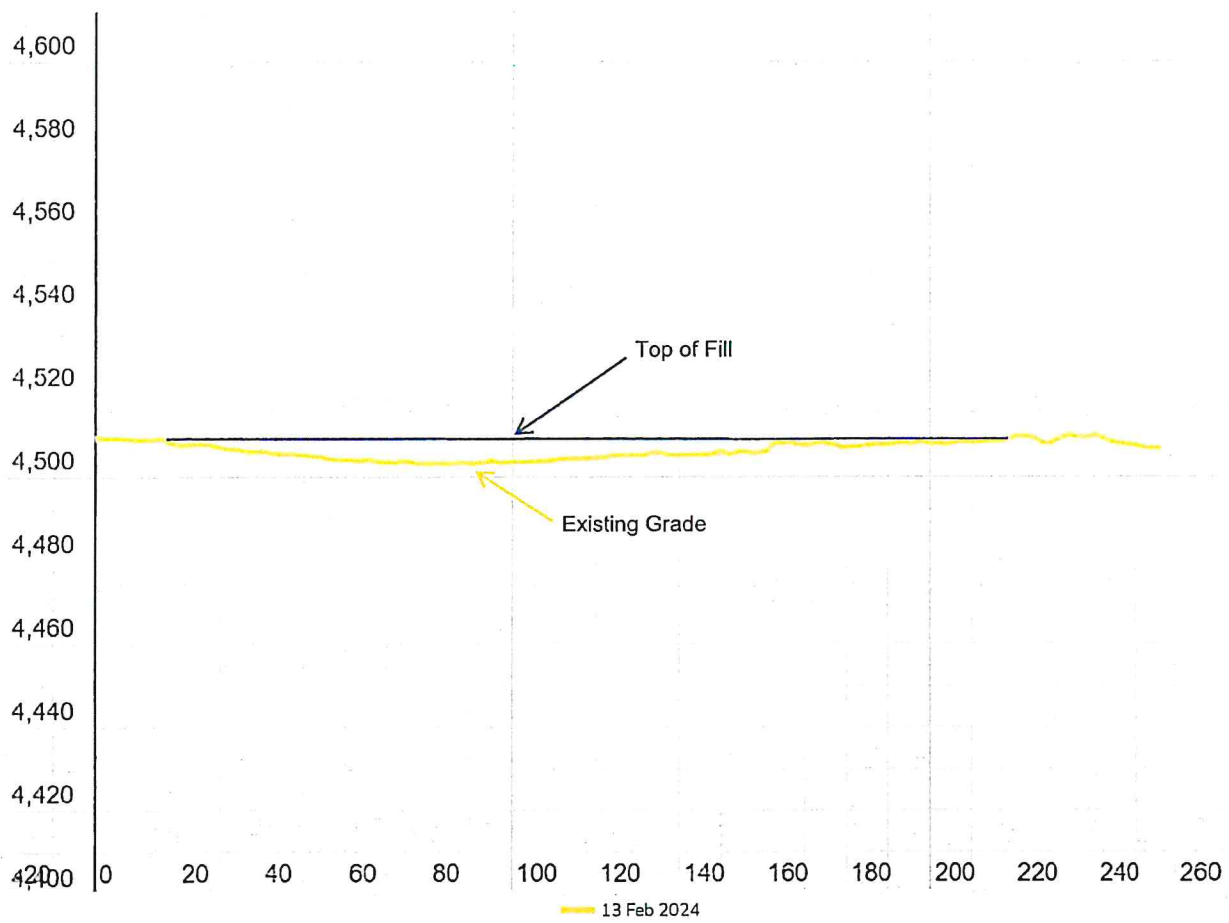
Map reference / legend 1
Measurement name Cross Section Fill Area
Created date Jul 15, 2024
Created by Aaron Redd
Description



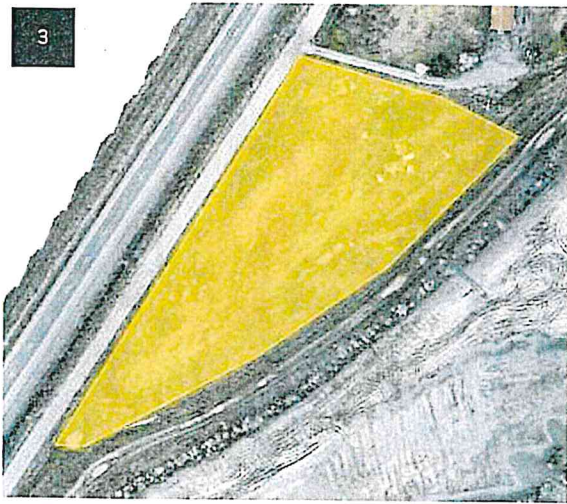


Cross Section 2

Map reference / legend 2
Measurement name Cross Section 2
Created date Jul 15, 2024
Created by Aaron Redd
Description



3



Fill Location (Leveling)

<i>Map reference / legend</i>	3
<i>Measurement name</i>	Fill Location (Leveling)
<i>Created date</i>	Jul 15, 2024
<i>Created by</i>	Aaron Redd
<i>Surface Area (ft²)</i>	146,882 ft ²
<i>Horizontal Area (ft²)</i>	143,748 ft ²
<i>Description</i>	



Bingham County, ID

Aug 20, 2024

FDP-24-4

Floodplain Development Permit

Floodplain Development Permit

Status: Issued

Issued by: Aaron Redd

Became Active: Aug 16, 2024

Completed: Aug 16, 2024

Applicant

Aaron Redd
redd.glc@gmail.com
301 N 700 W
Blackfoot, ID 83221
208-716-7050

Primary Location

365 ARCHERY RANGE RD
BLACKFOOT, ID 832210000

Owner:

GALE LIM CONSTRUCTION LLC
301 N 700 W BLACKFOOT ID 83221-0000, ID
83221

Floodplain Development Permit

Issued: Aug 16, 2024

Expires:



FP-24-3

Application Review

Floodplain Development Permit

Status: Active

Became Active: Jul 9, 2024

Assignee: Amanda Willard

Completed:

Applicant

Aaron Redd
redd.glc@gmail.com
301 N 700 W
Blackfoot, ID 83221
208-716-7050

Primary Location

0
BLACKFOOT, ID 832210000

Owner:

GALE LIM CONSTRUCTION LLC
301 N 700 W BLACKFOOT ID 83221-0000

Comments

Aaron Redd, Jul 9, 2024

Please let me know if you have any questions while reviewing. Cell 208-716-7050
redd.glc@gmail.com

Amanda Willard, Jul 9, 2024

Aaron, I submitted some changes for you to answer additional questions that should have appeared and did not. Thank you.

Aaron Redd, Jul 9, 2024

Amanda, Let me know if you have any questions on the updated information.

Amanda Willard, Jul 11, 2024

Aaron, After some review, there is one document missing, it is the Site Development Plan. If you have any questions, please let us know.

Amanda Willard, Aug 15, 2024

Aaron, do you have a site development plan for this application location?

FP-24-3
Floodplain Development
Permit
Status: Active
Submitted On: 7/9/2024

Primary Location
0 NO STREET
BLACKFOOT, ID 832210000


Owner
GALE LIM CONSTRUCTION LLC
301 N 700 W BLACKFOOT ID
83221-0000

Applicant
 Aaron Redd
 208-716-7050
 redd.glc@gmail.com
 301 N 700 W
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I understand and acknowledge the statement 
above*



Building Permit Number

Building Permit Number* 

N/A

Property Owner Information

Full name as shown on recorded Deed to property*

Gale Lim Construction, L.L.C. an Idaho
Limited Liability Company

Property Owner First Name*

Gale

Property Owner Last Name*

Lim

Secondary Property Owner First Name

Secondary Property Owner Last Name

Mailing Address*

301 North 700 West

City | State | Zip*

Blackfoot, ID 83221

Property Owner Phone #*

208-684-9299

Property Owner Email*

redd.glc@gmail.com

Floodplain Development

Development is defined by FEMA as: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Provide a concise description of your proposed development: (i.e. subdivision with # of lots; dredging of "x" amount of material over "x" period of time; etc.)*

Open a 96 Acre parcel for use as a gravel pit. Projected life 30+ years. Pit will be opened up in approx 5-10 Acre increments. Each increment is estimated to last 1-5 years dependent upon public and private enterprise demand.

Will you be placing or constructing a building or structure in the floodplain?*

No

Is this development for 50 lots or more?*

No

Is this development 5 acres or more?*

No

Please indicate all development activity requested to be permitted in this application.

Type of Structures Check all that apply. More than one may be selected.

Residential (1 to 4 families)

Residential (More than 4 families)

Non-Residential/Commercial

Multiuse (Residential & Non-Residential)

Manufactured Home

Detached Accessory Structure

Fencing

Equipment or Vehicles

Type and number of equipment and/or vehicles*

Temporary Crusher as needed
Temporary Hot Plant as needed
Loader(s) as needed
Dozer(s) as needed
Truck(s) as needed to facilitate public and private enterprise demand
Work is seasonal

Please obtain a dimensioned site plan encompassing the complete proposed development activity. This site plan is required for this application submission. Failure to provide complete information will delay processing. Any future development should be indicated on plans to the extent possible. Development not indicated may result in revocation of permit. If revoked, all work must cease until a permit is re-issued.

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Addition to Existing Structure

Relocation of Existing Structure

Repair/Alteration of Existing Structure

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Excavation

Clearing

Placement to Fill Material

Grading

Mining, Drilling, or Dredging

Bulkhead, Retaining Wall, Fence

Dock, Pier, or Marina

Watercourse Alteration

Drainage improvement (including culvert work)

Individual Water/Well or Sewer/Septic System

Other not listed

Roadway or bridge construction

Please describe other development not listed*

Berms along the West Side of the property along the interstate. Trees planted as per recommendations of the Hydrologic study and as per the CUP.

Have you contacted the Idaho Department of Water Resources and/or the Army Core of Engineers to apply for a Joint Permit?*

No

You may be required to obtain a Joint Permit from the Idaho Department of Water Resources, Idaho Department of Lands, and US Army Corps of Engineers.

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Are you the Property Owner (not a licensed contractor) doing the work yourself?*

Yes

As the Property Owner, I understand I am responsible for all work under an issued permit. Specifically, I understand I am responsible for:

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Electronic Signature (typed name of applicant)*

Aaron Redd

I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction*



Attachments



Hydraulic and Hydrologic Analysis (Idaho Engineer Seal)

Memo.pdf

Uploaded by Aaron Redd on Jul 9, 2024 at 1:03 PM



HEC RAS.zip

HEC RAS.zip

Uploaded by Aaron Redd on Jul 9, 2024 at 1:03 PM



EXHIBITS 1-8 LowRes.pdf

EXHIBITS 1-8 LowRes.pdf

Uploaded by Aaron Redd on Jul 9, 2024 at 1:04 PM



STUDIES - MASTERPLANS - DESIGNS - CONSTRUCTION SERVICES - REVIEWS

WILLIAMS ENGINEERING, INC.

Serving the Rocky Mountain Region Since 1992

Memorandum

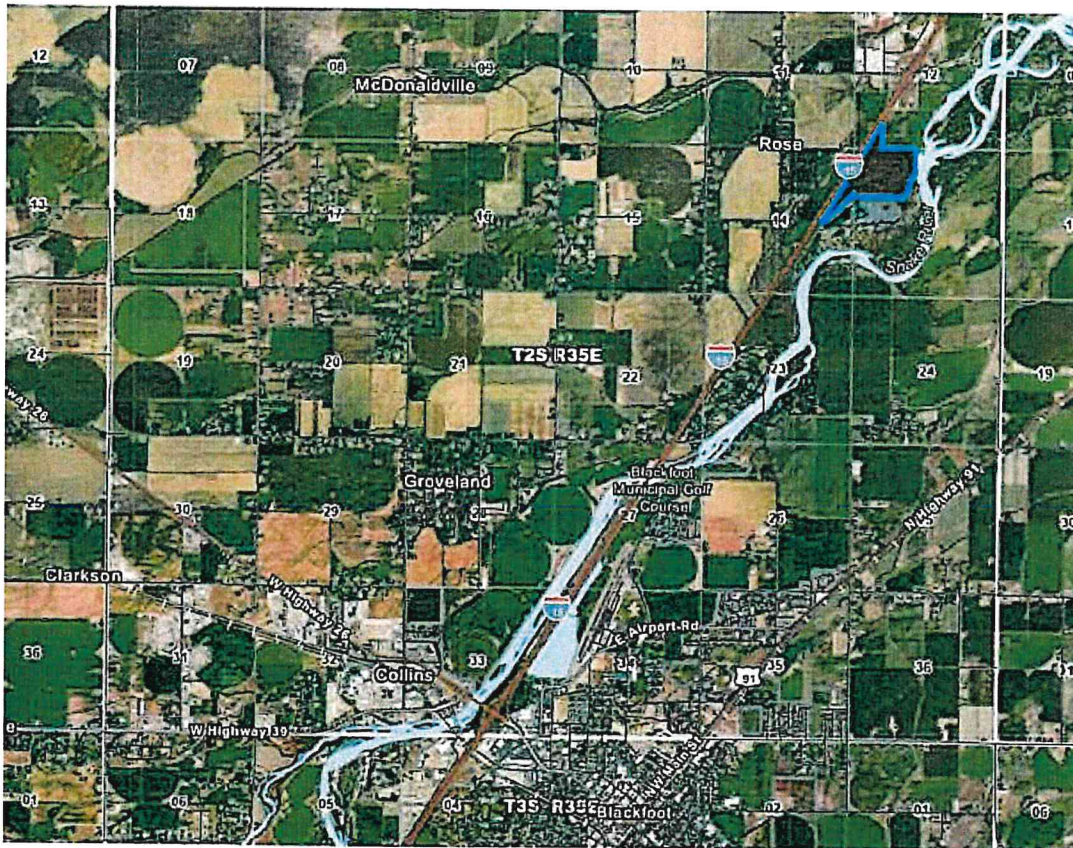
To: Aaron Redd
Gale Lim Construction

From: Gerald R Williams, P.E.

Date: June 14, 2024

Re: Proposed Gravel Pit on Parcels RP029001, RP0294202, RP0292000, RP0290300
301 N 700 W
Blackfoot, ID, 83221

General Project Description and Purpose A gravel pit is proposed to be excavated in the subject property without adversely affecting the natural floodplain. The property is located along the west side of the Snake River in Rose Idaho, north of Blackfoot. Reference is made to the map below with the site outlined in blue.





General Floodplain and Site-Specific Information

The subject parcels are in a FEMA mapped Zone A Floodplain from the Snake River, as shown on panel 1600180265B. The FIRM panel and property location are shown on *Exhibit 1*.

Vertical Datum FEMA flood information for this area is all on the NGVD29 vertical datum. However, since this is not a remapping project and the LiDAR terrain is on the NAVD88 vertical datum, all grades presented in this memorandum and accompanying exhibits and HEC-RAS models are based on the NAVD88 vertical datum.

Terrain Data The Southern Idaho 2018 LiDAR DEM data, which is on the NAVD88 datum, was used to create the model. Reference is made to *Exhibit 2*.

Flow Rate The property in question is just west of the Snake River between upstream Firth and downstream Blackfoot. The FIS study has, for the Snake River upstream of Firth, a 100-year peak discharge of 32,000 cfs. Downstream of Blackfoot, the FIS has a 100-year discharge of 29,900 cfs despite the larger watershed area. The 32,000 cfs flow rate is more conservative and therefore was used in the hydraulic floodplain model created to determine water surface elevations. Additional FIS flow rates upstream of Firth are a 50-year peak discharge of 29,000 cfs and a 10-year peak discharge of 23,400 cfs.

Engineering Design Approach It is customary to build a berm surrounding a gravel pit for visual, noise and dust screening. To avoid affecting the floodplain, it is necessary to not build a berm along the north or south boundaries of the property because the berms would block flow conveyances. Instead, WEI's design approach involves planting a line of trees trimmed to the flood depth to accomplish the same purpose without affecting the natural flow of water.

The owner prefers to have a berm around earlier phases when the pit is smaller to prevent floodwaters from filling the pit with water. WEI looked at the impact of smaller pits with a berm to determine if that would be acceptable.

Hydraulic Modeling Approach The existing and proposed condition HEC-RAS 2D hydraulic models were created with the inflow perpendicular to the flow located where the main branches of the Snake River converge approximately 1.2 miles northeast of the property boundary. The outflow is located downstream of the property at the end of Rose Ponds. Starting well above the site with the inflow and ending well below the site allows floodwaters to be normalized in the area of the site and thus provide realistic results in the area of interest. The 2D mesh was refined within the property boundaries, along the main channels of the Snake River, and along the levee bordering the east side of the property. Reference is made to *Exhibit 3*.

Despite the refinement regions of smaller grid cells along the levee on the east side of the property, the model continues to show flow entering the site along the east side through the levee. It is probable that this is an error of precision in the LiDAR data. Showing inflow to the property through the levee is a more conservative approach, so this was accepted.

A Manning's n value of 0.05 was used as a base for the model, but the river was given a value of 0.035,



STUDIES - MASTERPLANS - DESIGNS - CONSTRUCTION SERVICES - REVIEWS

WILLIAMS ENGINEERING, INC.
Serving the Rocky Mountain Region Since 1992

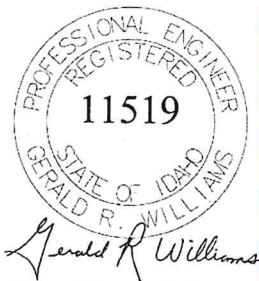
farmed land and lightly vegetated areas were given a value of 0.04, and the dense area of trees within the property was given a value of 0.15.

Existing Condition Model Results 100 -year flood elevations per WEI's hydraulic model are shown on *Exhibit 4*. *Exhibits 5* and *6* show the 50-year and the 10-year flood levels respectively.

Potential Future Condition Model Results The HEC-RAS model was run with an initial pit approximately 1290 ft by 230 ft in size proposed on the south end of the property. Surrounding the pit is a berm with the top above the 100-year flood level. *Exhibit 7* shows that berms of this size and height at the south end of the property would not affect flood elevations anywhere outside of the property.

The model was run again to demonstrate how a potential pit along the north property line would affect the floodway. The pit analyzed was approximately 350 ft wide and 1000 ft long. This conceptual pit is also surrounded by a berm with a top above the 100-year floodplain. Results of this model, shown on *Exhibit 8*, indicate the floodplain would be raised somewhat in the farm land north of the property and in the river itself. This result shows that there are limitations to berms, more so at the north end of the site, than at the wider floodplain at the south end of the site.

Recommendation If an initial pit similar to that shown on *Exhibit 7* is excavated on the south end of the property, it would be acceptable to build a berm around the pit. It is recommended that before enlarging the pit to include area to the east or in the north half of the site, actual surrounding berm dimensions should be added to the model to determine if it would unacceptably affect the floodplain.



June 14, 2024

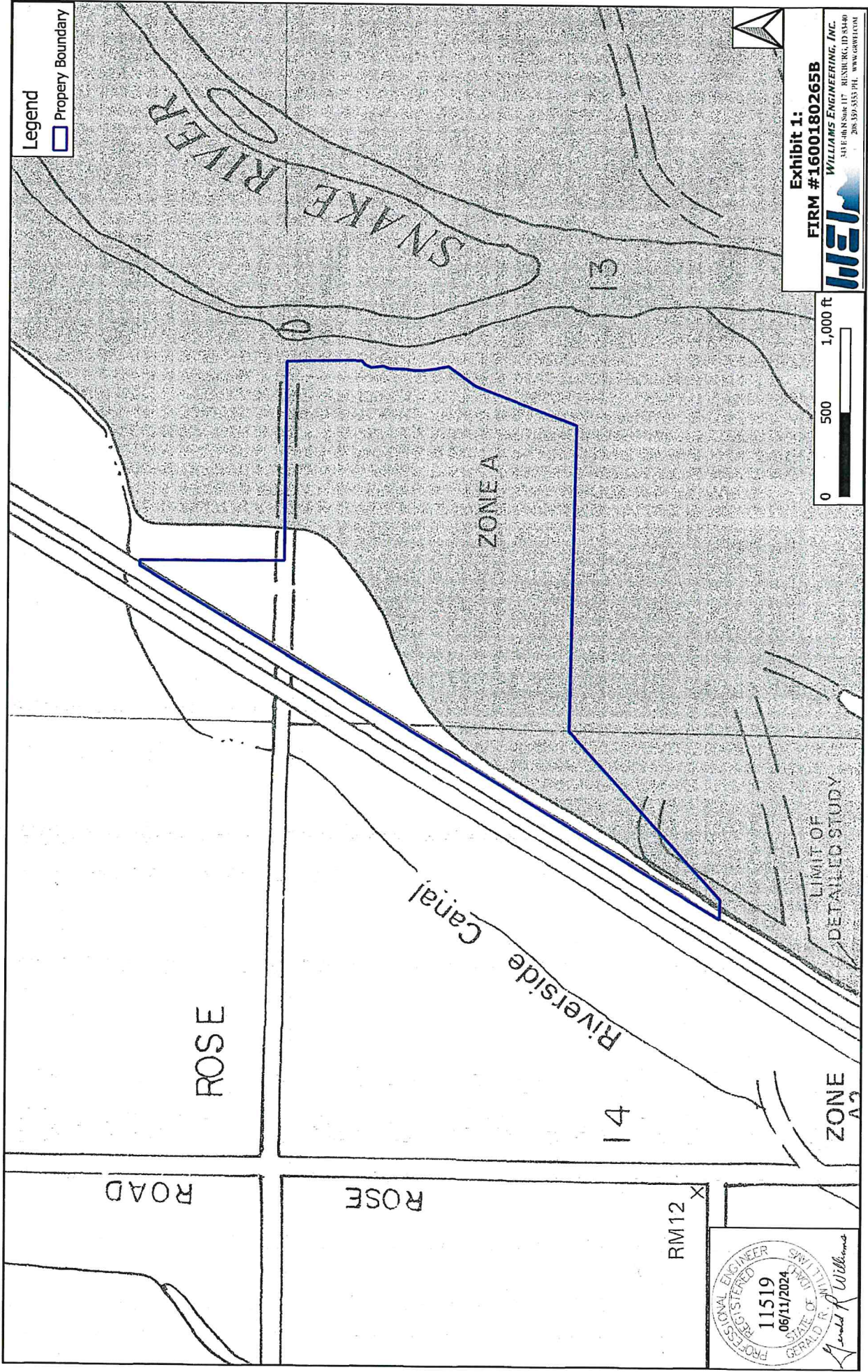
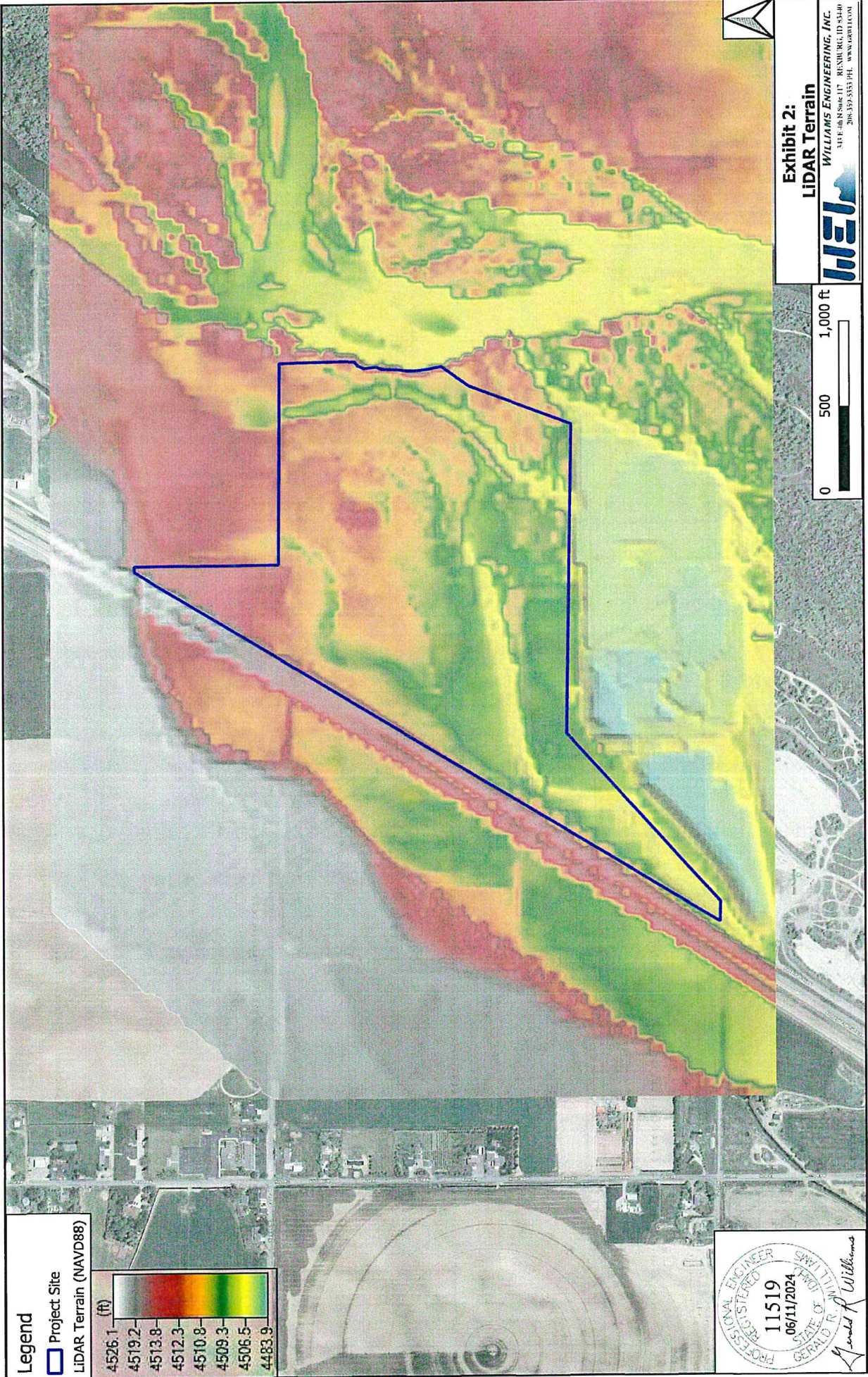
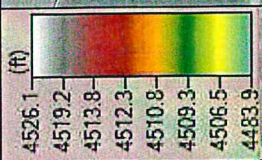


Exhibit 1:
FIRM #1600180265B
WILLIAMS ENGINEERING, INC.
 317 E. MAIN ST. SUITE 117 RENO, NV, ID 83440
 775.339.5553 PHE. WWW.WEENR.COM

PROFESSIONAL ENGINEER
 REGISTERED
 11519
 06/11/2024
 STATE OF NEVADA
 GERRALD R. Williams
 RM12 X

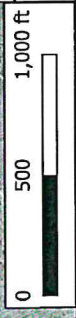


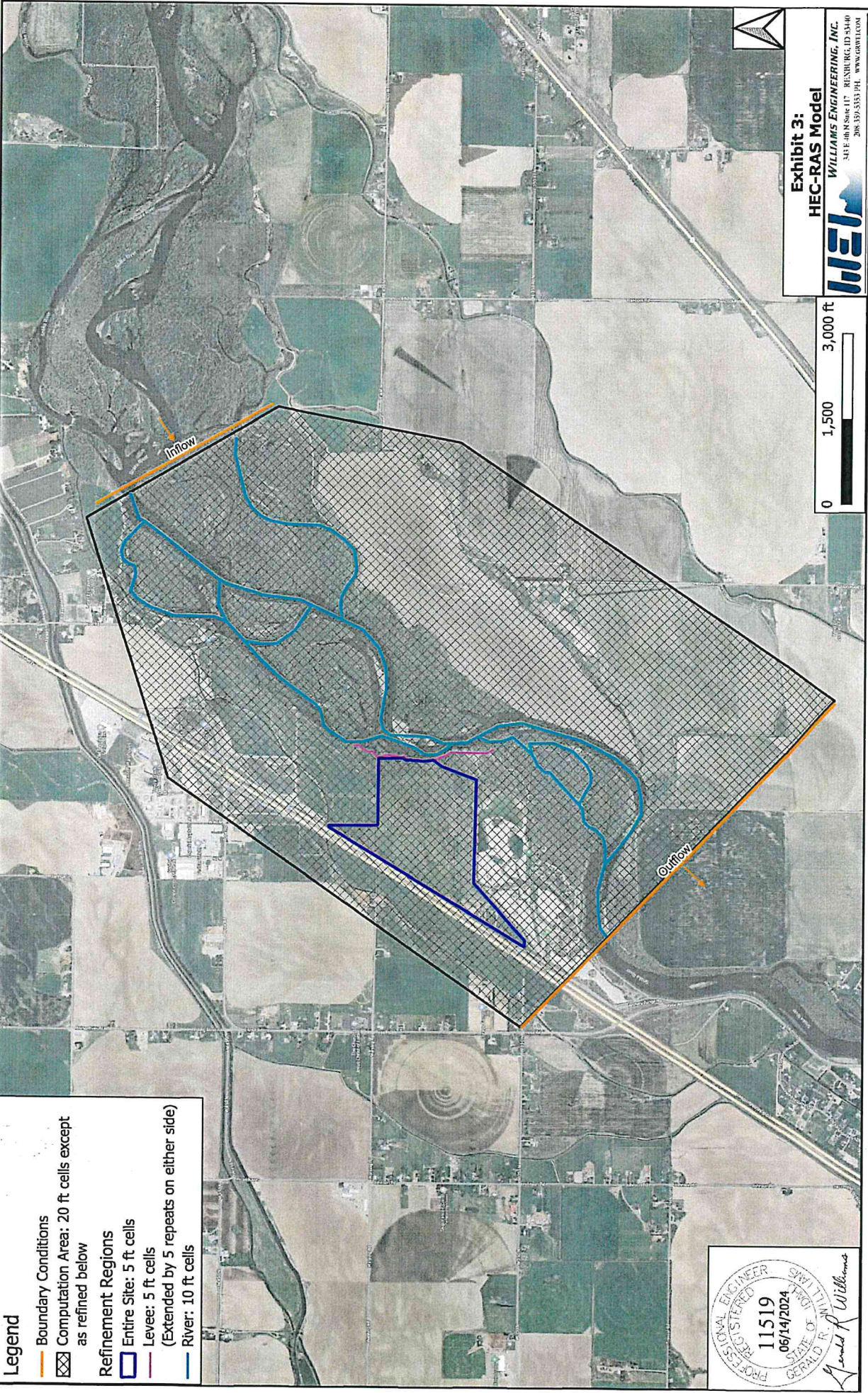
Legend
Project Site
LIDAR Terrain (NAVD88)








PROFESSIONAL ENGINEER
REGISTERED
11519
06/11/2024
STATE OF
GERALD R. Williams

Exhibit 2:
LIDAR Terrain
WEL
WILLIAMS ENGINEERING, INC.
315 E. 4th St. Suite 117 Bismarck, ND 58101
701.251.5553 PH. www.welinc.com





Legend

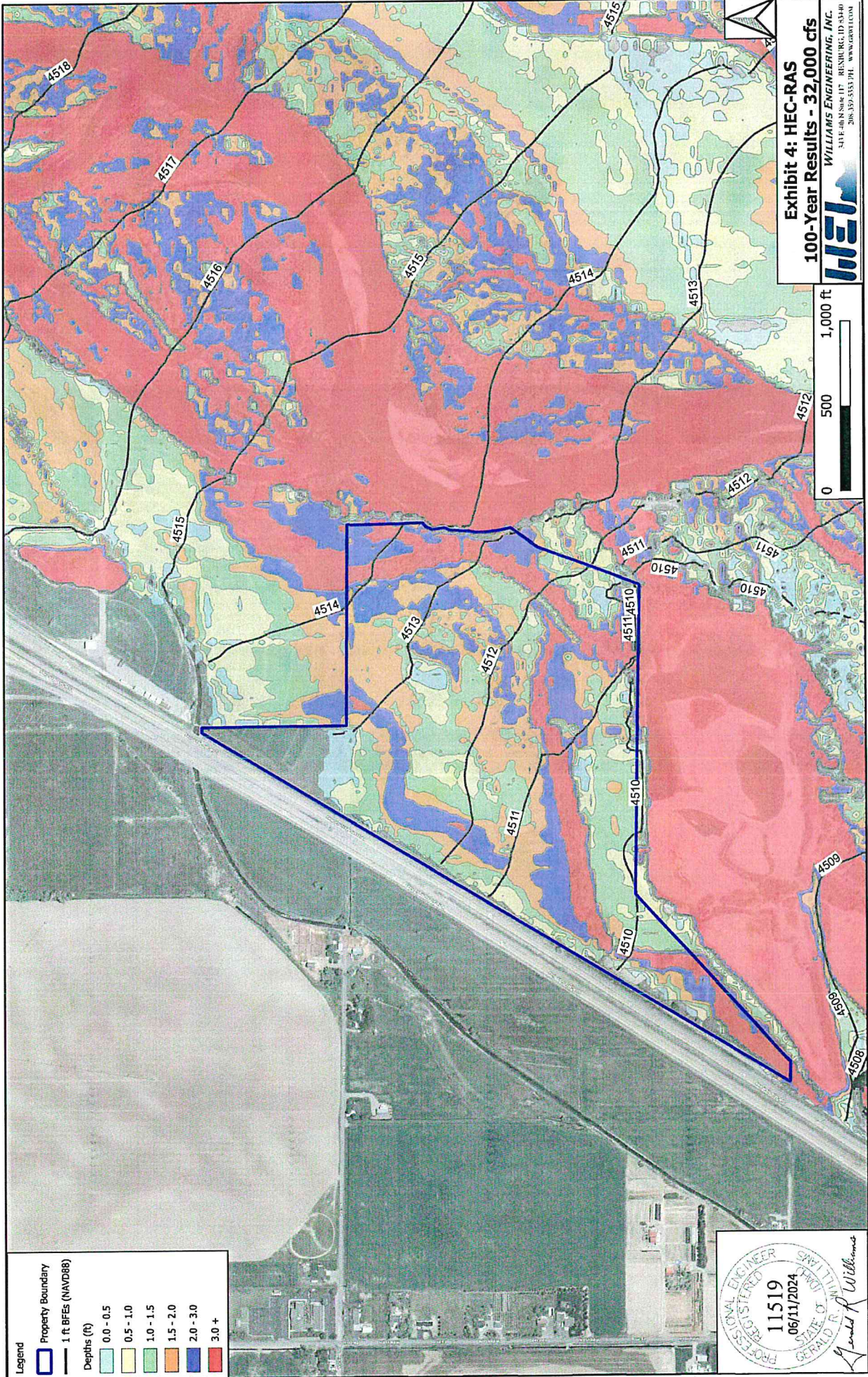
-  Boundary Conditions
-  Computation Area: 20 ft cells except as refined below
- Refinement Regions**
-  Entire Site: 5 ft cells
-  Levee: 5 ft cells (Extended by 5 repeats on either side)
-  River: 10 ft cells

PROFESSIONAL ENGINEER
 REGISTERED
 11519
 06/14/2024
 STATE OF
 IOWA
 GERRALD R. WILLIAMS
Gerrald R. Williams

HEC
 WILLIAMS ENGINEERING, INC.
 543 E. 4th Street 117 RENO, IOWA, ID 53440
 208.339.5353 PH. WWW.GRWEL.COM

Exhibit 3:
 HEC-RAS Model

0 1,500 3,000 ft



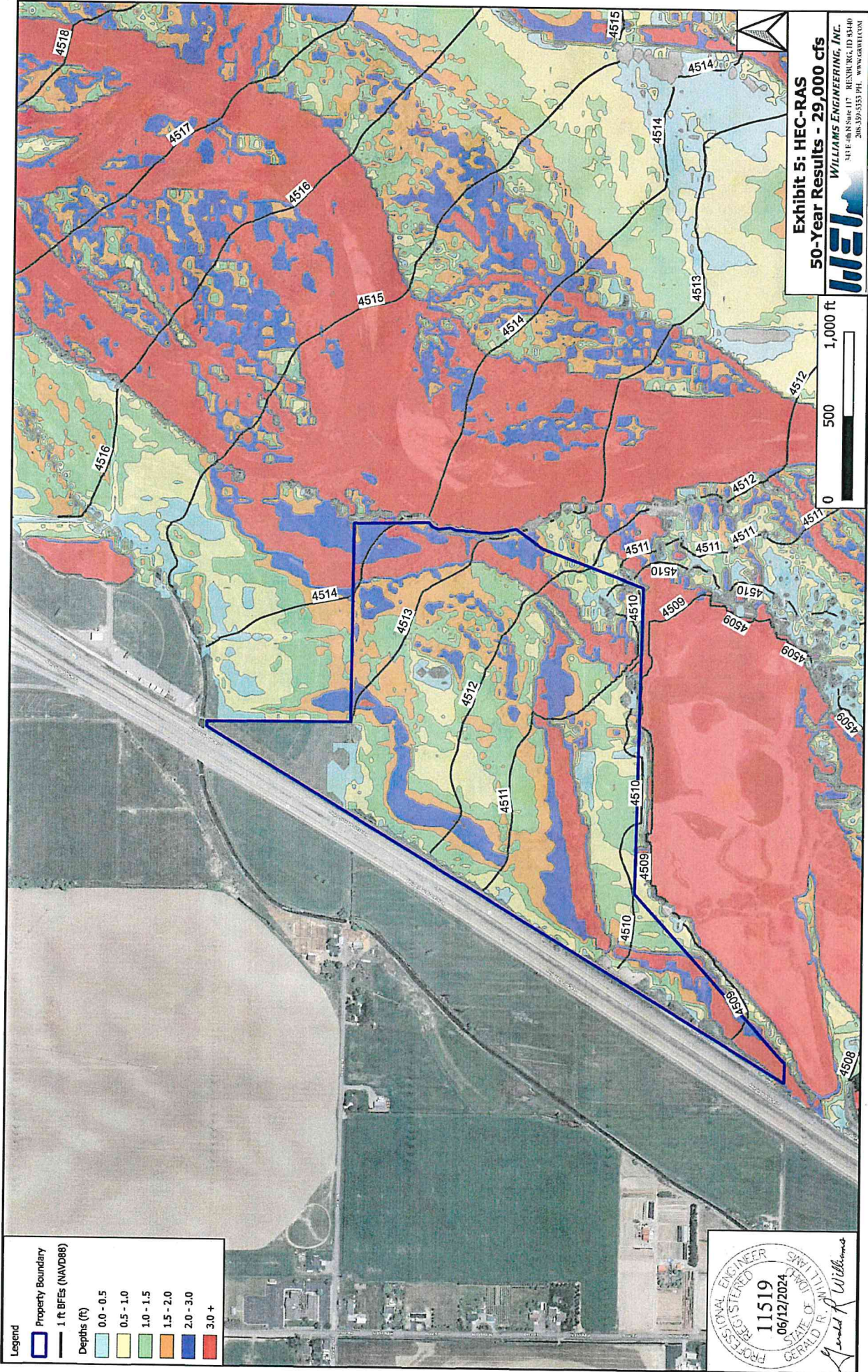
Legend

	Property Boundary
	1 ft. BFEs (NAVD88)
Depths (ft)	
	0.0 - 0.5
	0.5 - 1.0
	1.0 - 1.5
	1.5 - 2.0
	2.0 - 3.0
	3.0 +

Exhibit 4: HEC-RAS
100-Year Results - 32,000 cfs
 WILLIAMS ENGINEERING, INC.
 3415 48th St. E. Bismarck, ND 58104
 701.251.5553 PH. www.wengr.com



PROFESSIONAL ENGINEER
 11519
 06/11/2024
 STATE OF NORTH DAKOTA
 GERALD R. Williams
Gerald R. Williams



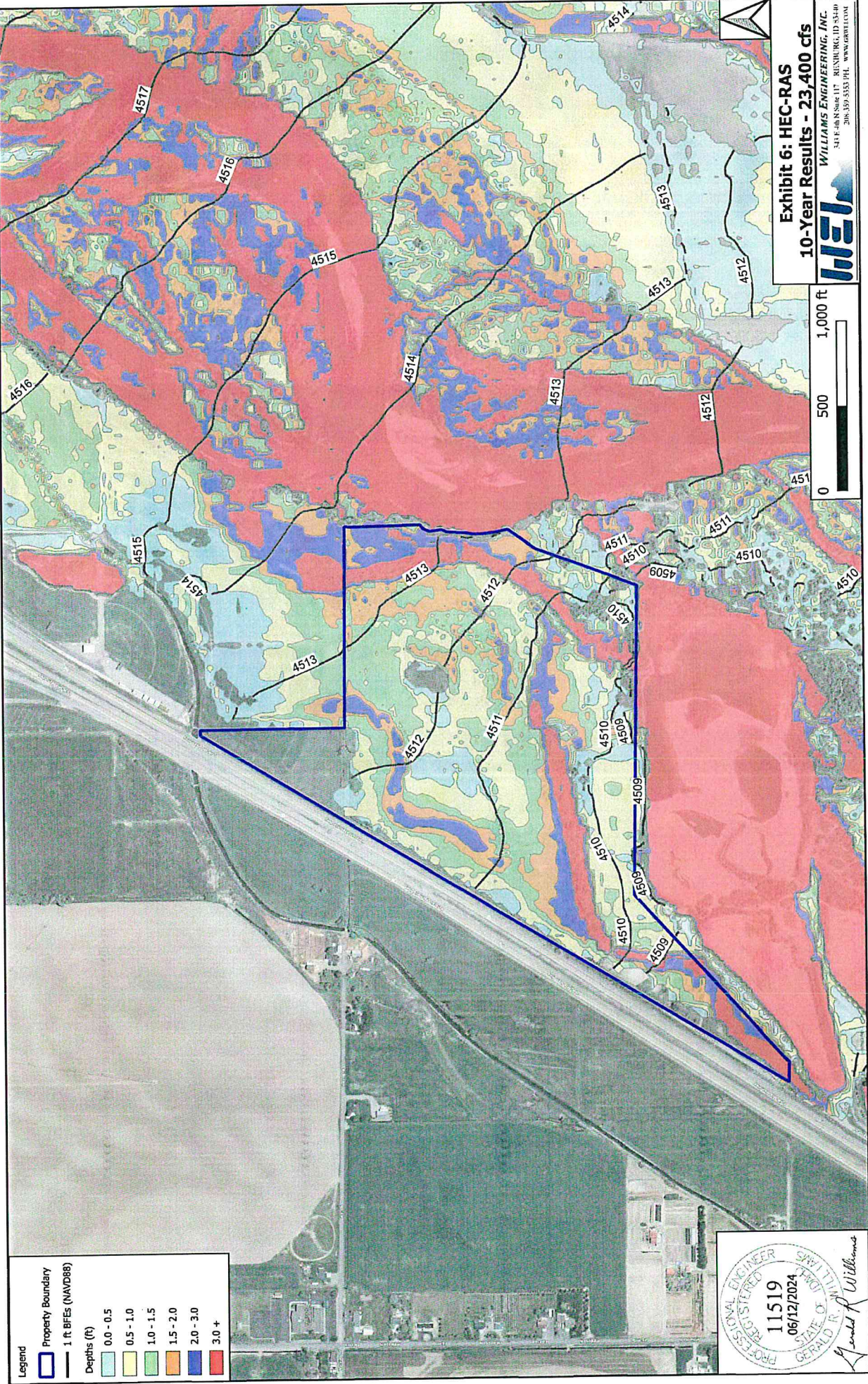
Legend

	Property Boundary
	1 ft BFEs (NAVD88)
Depths (ft)	
	0.0 - 0.5
	0.5 - 1.0
	1.0 - 1.5
	1.5 - 2.0
	2.0 - 3.0
	3.0 +

PROFESSIONAL ENGINEER
 REGISTERED
 11519
 06/12/2024
 STATE OF
 ILLINOIS
 GERALD R. Williams
 Gerald R. Williams

HEC-RAS
 WILLIAMS ENGINEERING, INC.
 315 E. 4th N. Suite 117 BEND, OR 97701
 503-339-5333 PH. WWW.GRINT.COM

Exhibit 5: HEC-RAS
50-Year Results - 29,000 cfs
 0 500 1,000 ft



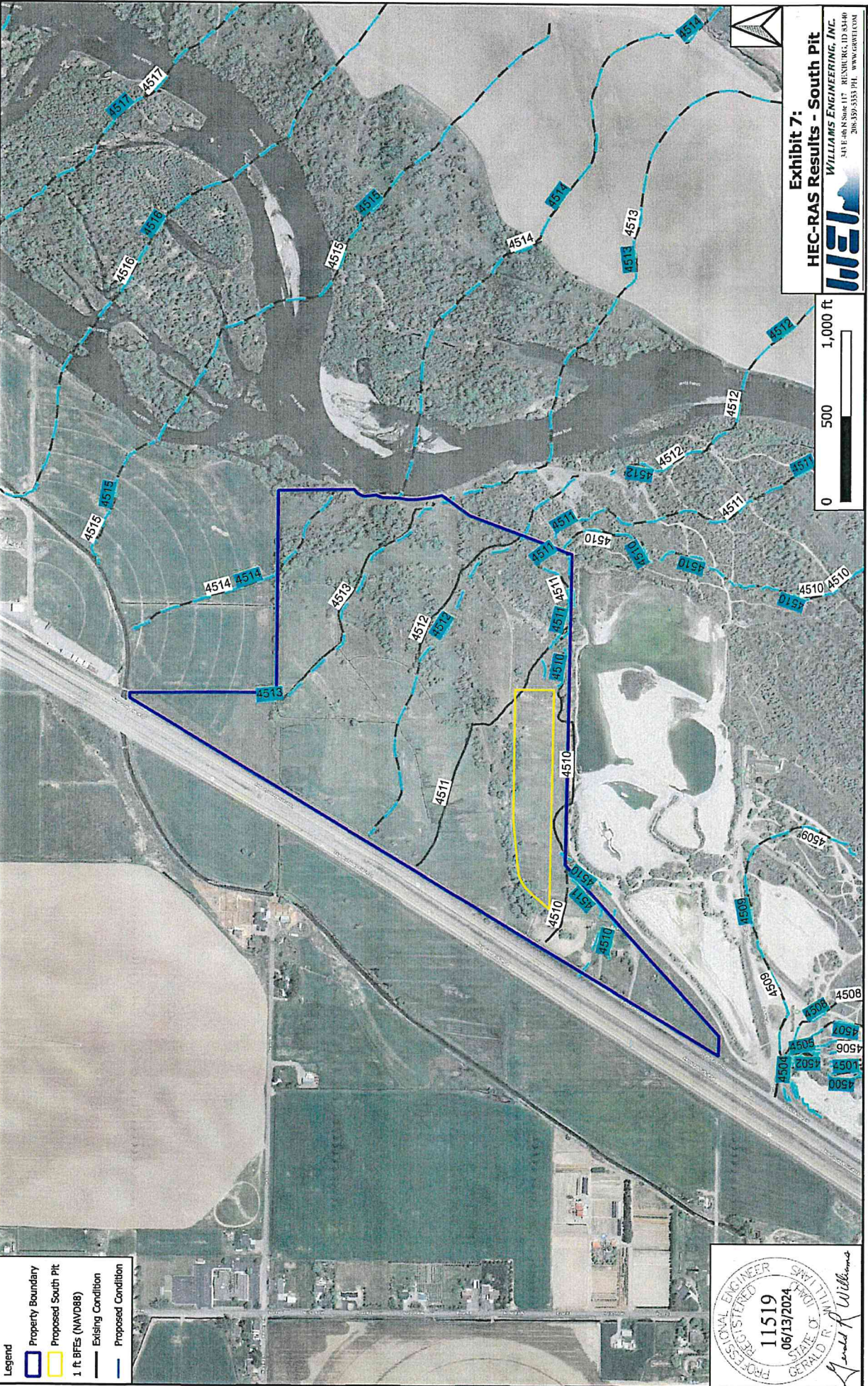
Legend

	Property Boundary
	1 ft. BFEs (NAVD88)
Depths (ft)	
	0.0 - 0.5
	0.5 - 1.0
	1.0 - 1.5
	1.5 - 2.0
	2.0 - 3.0
	3.0 +

PROFESSIONAL ENGINEER
 STATE OF MISSISSIPPI
 11519
 06/12/2024
 Gerald R. Williams

Exhibit 6: HEC-RAS
10-Year Results - 23,400 cfs

 WILLIAMS ENGINEERING, INC.
 3417 HANCOCK ST. BIRMINGHAM, MS 35209
 205.939.5353 PH. WWW.WEIRTEL.COM



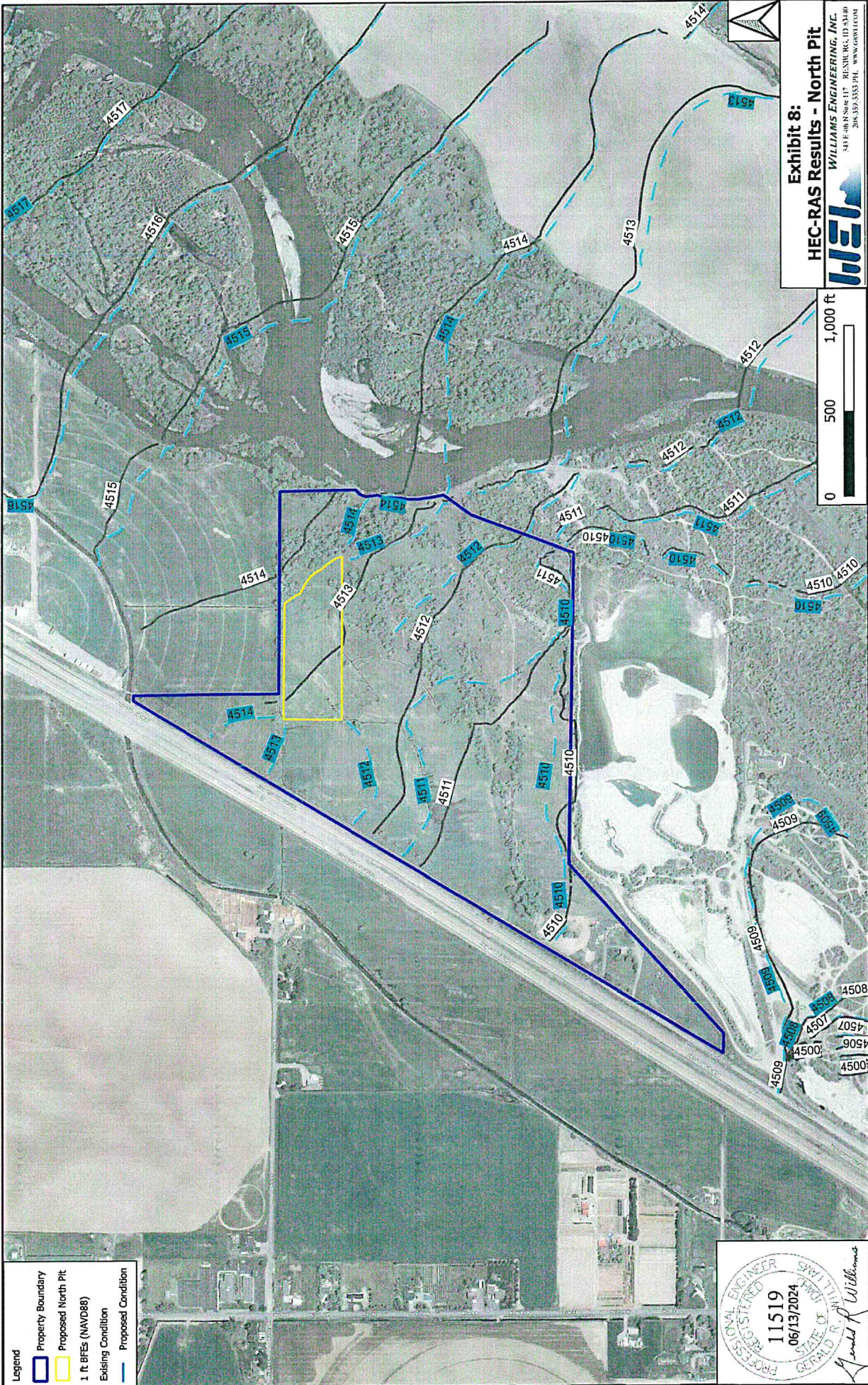
- Legend**
- Property Boundary
 - Proposed South Pit
 - 1 ft BMPs (MVD088)
 - Existing Condition
 - Proposed Condition

PROFESSIONAL ENGINEER
 11519
 REGISTERED
 06/13/2024
 STATE OF
 KENTUCKY
 GERALD R. Williams
Gerald R. Williams

Exhibit 7:
HEC-RAS Results - South Pit

WILLIAMS ENGINEERING, INC.
 341 E. 4th N. Suite 117 - REVEREND, KY 40340
 202.392.5331 PH. www.wel.com





- Legend**
- Property Boundary
 - Proposed North Pit
 - 1 ft. BFEs (NAVD88)
 - Existing Condition
 - Proposed Condition

PROFESSIONAL ENGINEER
 REGISTERED
 11519
 06/13/2024
 STATE OF
 IDAHO
 GERALD R. Williams
Gerald R. Williams

Exhibit 8:
HEC-RAS Results - North Pit
 WILLIAMS ENGINEERING, INC.
 341 E. 40th Street, Suite 117, Boise, ID 83720
 208.353.5553 PH. www.wengr.com

