

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 22-05 Gold Fork Reserve Subdivision - Preliminary Plat
HEARING DATE:	March 10, 2022
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT:	Landmark Pacific Investors LLC c/o Mark Drown P.O. Box 1939 Eagle, ID 83642
OWNER:	Estates 81 LLC P.O. Box 1939 Eagle, ID 83642
REPRESENTATIVE:	James Fronk Consulting LLC P.O. Box 576 McCall, ID 83638
ENGINEER:	ABCO Engineering 119 Midland BLVD Nampa, ID 83651
SURVEYOR:	Dan Dunn Dunn Land Surveys 25 Coyote Trail Cascade, ID 83611
LOCATION:	Gold Fork Road RP16N04E294206 in the W ½ Section 29, T.16N, R.4E, Boise Meridian, Valley County, Idaho
SIZE:	80 acres
REQUEST:	Single-Family Residential Subdivision
EXISTING LAND USE:	Agricultural – Productive Forest Land

Landmark Pacific Investors LLC is requesting a conditional use permit for a 28-lot single-family subdivision on 80 acres. The proposal includes an additional six open space lots.

Access would be from private roads at one access point onto Gold Fork Road (public). Shared driveways are proposed. Road right-of-way for Gold Fork Road would be dedicated to Valley County.

Proposed lot sizes range from 1.2 acres to 2.99 acres. Individual wells and individual septic systems are proposed.

Wetlands and easements are shown on the plat.

A Wildfire Mitigation Plan will be submitted.

FINDINGS:

1. The application was submitted on January 28, 2022.
2. Legal notice was posted in the *Star News* on February 17, 2022, and February 24, 2022. Potentially affected agencies were notified on February 8, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent February 8, 2022. The site was posted on February 23, 2022. The notice and application were posted online at www.co.valley.id.us on February 8, 2022.

3. Agency comment received:

Jeff McFadden, Road Department Superintendent, stated Davis Creek Road is paved to the intersection with Gold Fork Road. Gold Fork Road is gravel and is wide enough to pass two vehicles. There is a narrow cattle guard about where the southern property boundary crosses Gold Fork Road; this could cause some issues with added traffic. The cattle guard should be removed, or a new, wider guard installed. A driveway permit / approach permit is required. (Feb. 11, 2022)

Central District Health requires application, test holes, engineering report, and groundwater monitoring. (Feb. 8, 2022.)

Jess Ellis, Donnelly Fire Department Fire Marshal, listed requirements for roads, driveways, addressing, liquified petroleum gas, and fire protection. The approved fire protection water supply shall be three 10,000-gallon underground water storage tanks connected to a well with automatic fill capability. (Mar. 2, 2022)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, hazardous waste, and ground water contamination. (Feb. 18, 2022)

4. Neighbor comment received: *none*
5. Physical characteristics of the site: Timbered; rolling and mountainous topography between 4 to 25%; Designated wetlands and floodplain areas exist on the property.
6. The surrounding land use and zoning includes:
 - North: Agricultural (Grazing and Timber)
 - South: Agricultural (Timber) and Single-family Residential (Milk Can Subdivision)
 - East: Agricultural (Timber)
 - West: Agricultural (Timber) and Single-family Residential (Elk Meadows River Ranches and proposed Gold Fork River Estates)
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (c) Subdivision for single-family subdivision.

Review of Title 9 - Chapter 5 Conditional Uses and Title 10 should be done.

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:
 - 1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. (Ord. 10-06, 8-23-2010)
 - 2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans. (Ord 10-06, 8-23-2010)

9-5A-2: ROADS AND DRIVEWAYS:

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance and any policies adopted by the board of county commissioners.
- D. Cattle Guards: Cattle guards shall not be installed in public roads within residential developments.

9-5A-5: FENCING:

- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee

shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.

9-5A-6: UTILITIES:

- A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
- C. Probability Of Water Supply: Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.
- D. Individual Septic Systems: If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.
- E. Easements Or Rights Of Way: Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.
- F. Utility Plan: A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit. (Ord. 10-06, 8-23-2010)

9-5B-4: EMISSIONS:

- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

9-5C-2: MINIMUM LOT AREA:

- B. New Subdivisions:
 - 1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
 - a. One acre where individual sewage disposal systems and individual wells are proposed.
- C. Frontage On Public Or Private Road: Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90').

9-5C-6: DENSITY:

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation. (Ord. 11-5, 6-6-2011; amd. Ord. 20-12, 7-6-2020)

10-5-1: STREET AND UTILITY IMPROVEMENTS:

- A. Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set

forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).

- B. **Acceptance By County:** The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed. All plats shall contain in their notes this statement: "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

Dedication of public rights-of-way does not guarantee that the public road will be maintained by Valley County. Public rights of way are allowed with roads that are maintained by homeowners. Public rights of way shall be provided through properties to adjacent lands for the purpose of circulation, when reasonable.

- C. **Private Road Declaration:** In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- D. **Declaration Of Installation Of Utilities:** A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +_____.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).

STAFF COMMENTS / QUESTIONS:

1. This site is within the Donnelly Fire District
2. This site is not within irrigation district; it is near the boundary of the Gold Fork Irrigation Co LTD.
3. This site is not within a herd district.
4. Part of the property is within a designated floodplain.
5. Where will the water storage tank be located and who will maintain it?
6. Who will have access to the platted open space? Will the HOA maintain the open spaces in consideration of noxious weeds and fire mitigation?

7. May need to do a Letter of Map Revision to have the Base Flood Elevations published.
8. Will all utilities be underground?
9. Floodplain and wetlands shall be designated on the final plat.
10. A note limiting each lot to one wood-burning device should be added to the plat.
11. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood-burning device. CCR's shall also address septic systems and long-term management of the septic systems as an education piece.
12. A Wildfire Mitigation Plan must be submitted.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Floodplain and Wetlands Map
- Assessor Plat – T.16N R.4E Section 29
- Record of Survey 12-194
- Preliminary Plat
- Pictures Taken February 23, 2022
- Responses

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat shall be recorded within two years, or this permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
6. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat.
7. Must bury conduit for fiber optics in the roadway.
8. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are

not in place at the time of recordation.

9. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
10. Wetlands and floodplain shall be marked as "no-build areas" on final plat. Will need to apply for a LOMR in order to publish the established Base Flood Elevations.
11. CCR's should address, lighting, wildfire prevention, noxious weeds, septic maintenance, and limit each lot to one wood burning device.
12. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.
13. Must have a fencing plan with neighboring properties if they run cattle for over 30 days per year.
14. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.
15. The following notes shall be placed in the notes on the face of the final plat:
 - "No lots shall be divided without an approved subdivision plat."
 - "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
 - "All lots shall be accessed from the internal private road, not Gold Fork RD."
 - "All lighting must comply with the Valley County Lighting Ordinance."
 - "Only one burning device is allowed on each lot."

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) _____ X 4 _____

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) _____ X 2 _____

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2) _____ X 1 _____

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) _____ X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) _____ X 1 _____

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2) _____ X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) _____ X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) _____ X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) _____ X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ($\frac{1}{2}$) of the adjacent uses and one-fourth ($\frac{1}{4}$) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 8:

1. In determining the response values for questions 4 through 8, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL	1	+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	3
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	4
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2		+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	5
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2		+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	6
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2			+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	7
8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	8
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	9
10. PUBLIC UTIL. (IA-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	+1	+1	+1	+1	+1	+2	10
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+1	+1	+1	+1	+1	-1	11
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	12
13. LANDFILL or SWR PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	13
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	14
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	15
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	16
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	+1	+1	+1	-2	17
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2		+2	+2	+1	+1	21
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+2	+2		+2	+2	-2	19
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	20
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+1	+2	+2		+1	21
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	+1	+1	22
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-1	-2	-1	-2	+1	+1	23

THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #3
S.F. Subdivision

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +2 X 4 +8

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) -1 X 2 -2

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2) +1 X 1 +1

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

See 1+2

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

Yes - it is large and there are lots of trees & varying topography. Arcols along road will be open space.

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes - s.f. residential

(+2/-2) +2 X 2 +4

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Yes, same

(+2/-2) -1 X 2 -2

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

will ↑ noise and ↑ dust

(+2/-2) +1 X 2 +2

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

it is a longer distance but a maintained public road. Ctd to be weekenders.

(+2/-2) +2 X 2 +4

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

↑ taxes versus use Ctd Home

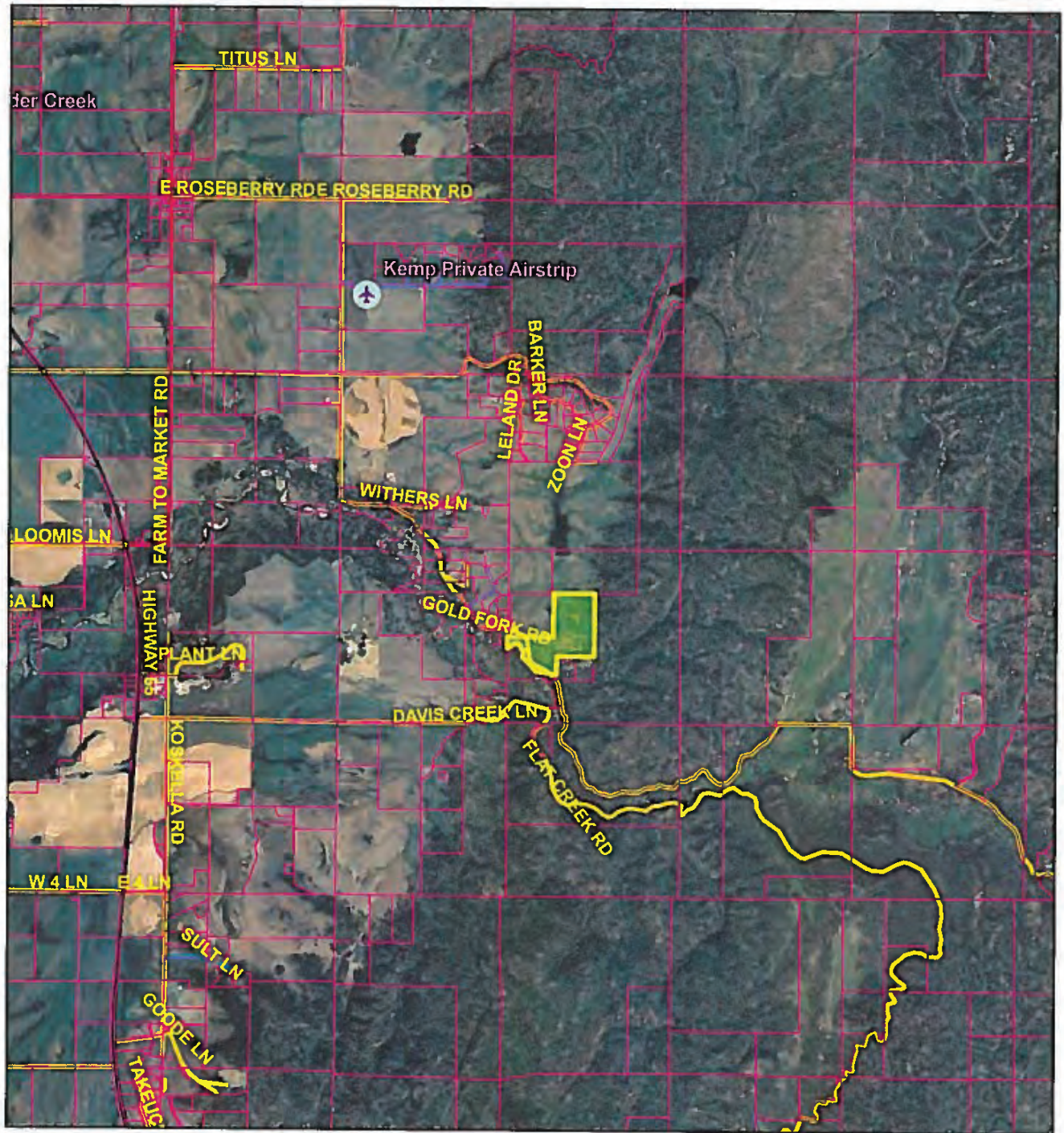
Sub-Total (+) 27

Sub-Total (--) 4








Total Score +23

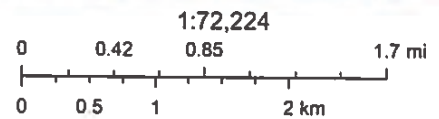
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 22-05 Vicinity Map



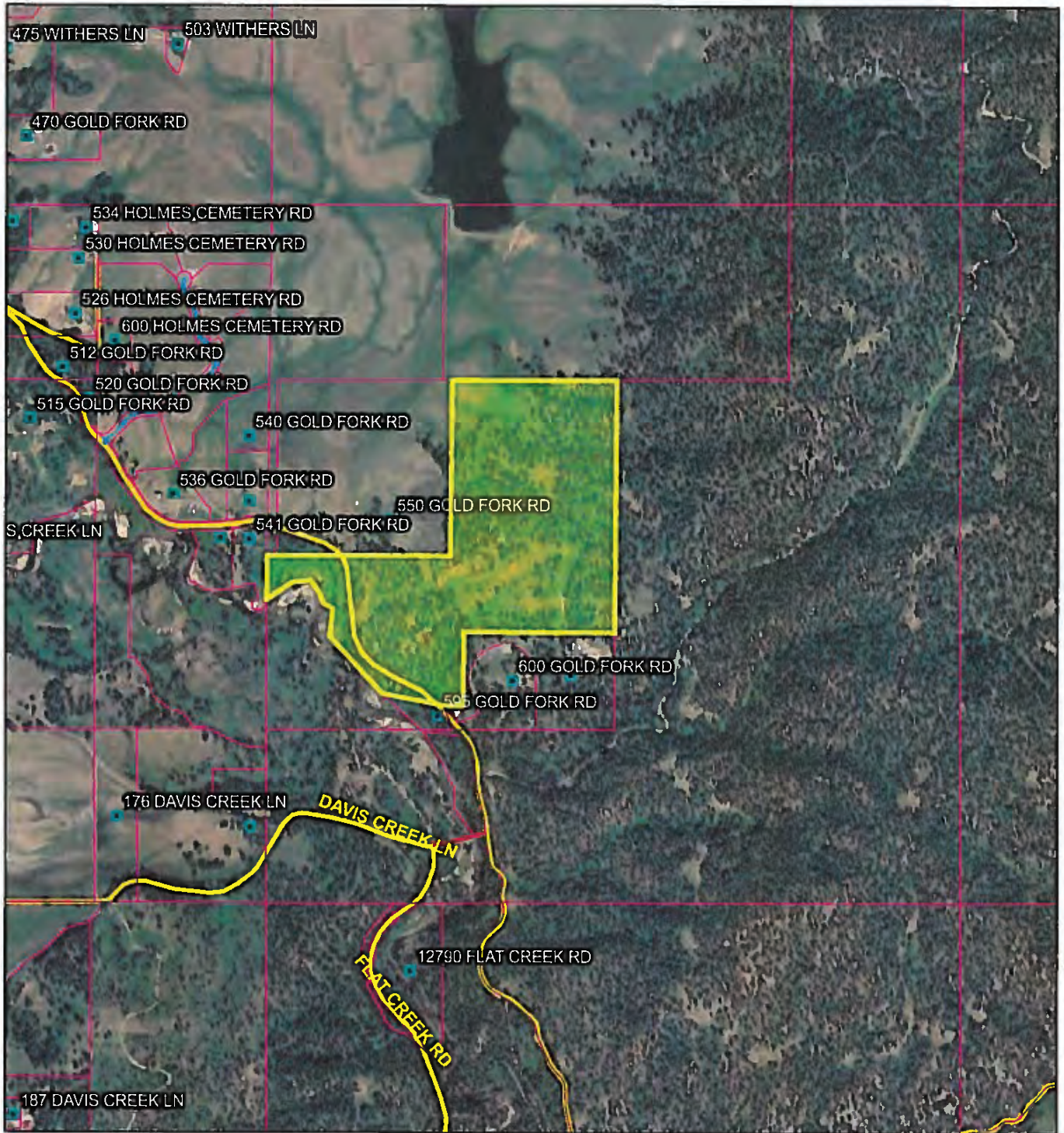
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-  Airstrips
-  Parcel Boundaries
- All Road Labels
- Roads
-  MAJOR
-  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE

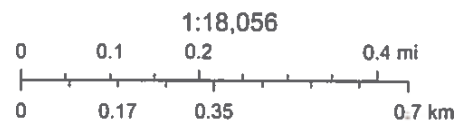
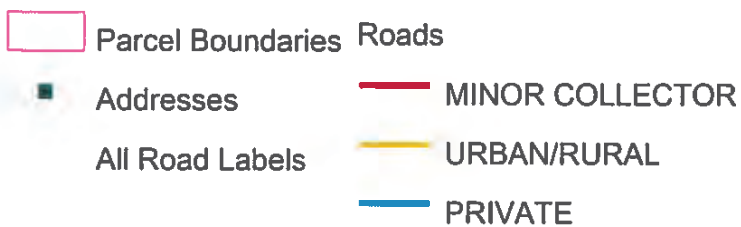


Earthstar Geographics

C.U.P. 22-05

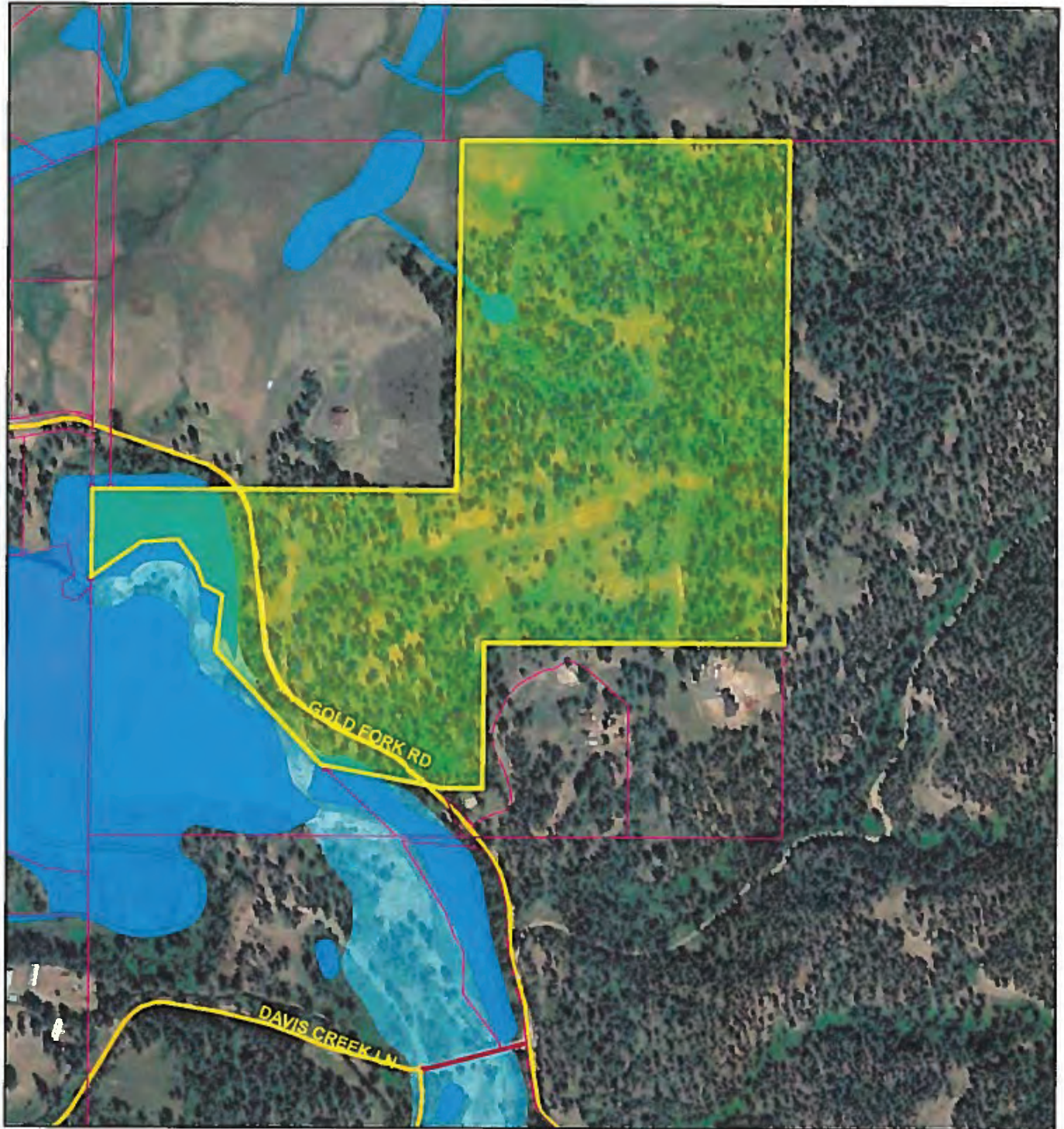


1/28/2022, 4:53:44 PM



Maxar

C.U.P. 22-05 Floodplain & Wetlands



1/28/2022, 4:55:44 PM

Floodplain

- A (1% Annual Chance, 100-Year)
- AE (1% Annual Chance, 100-Year)
- Floodway (1% Annual Chance, 100-Year)
- 500-Year Floodplain (0.2% Annual Chance)

■ Parcel Boundaries

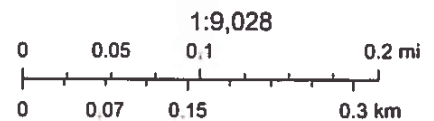
■ Wetlands (USFWS)

All Road Labels

Roads

■ MINOR COLLECTOR

■ URBAN/RURAL



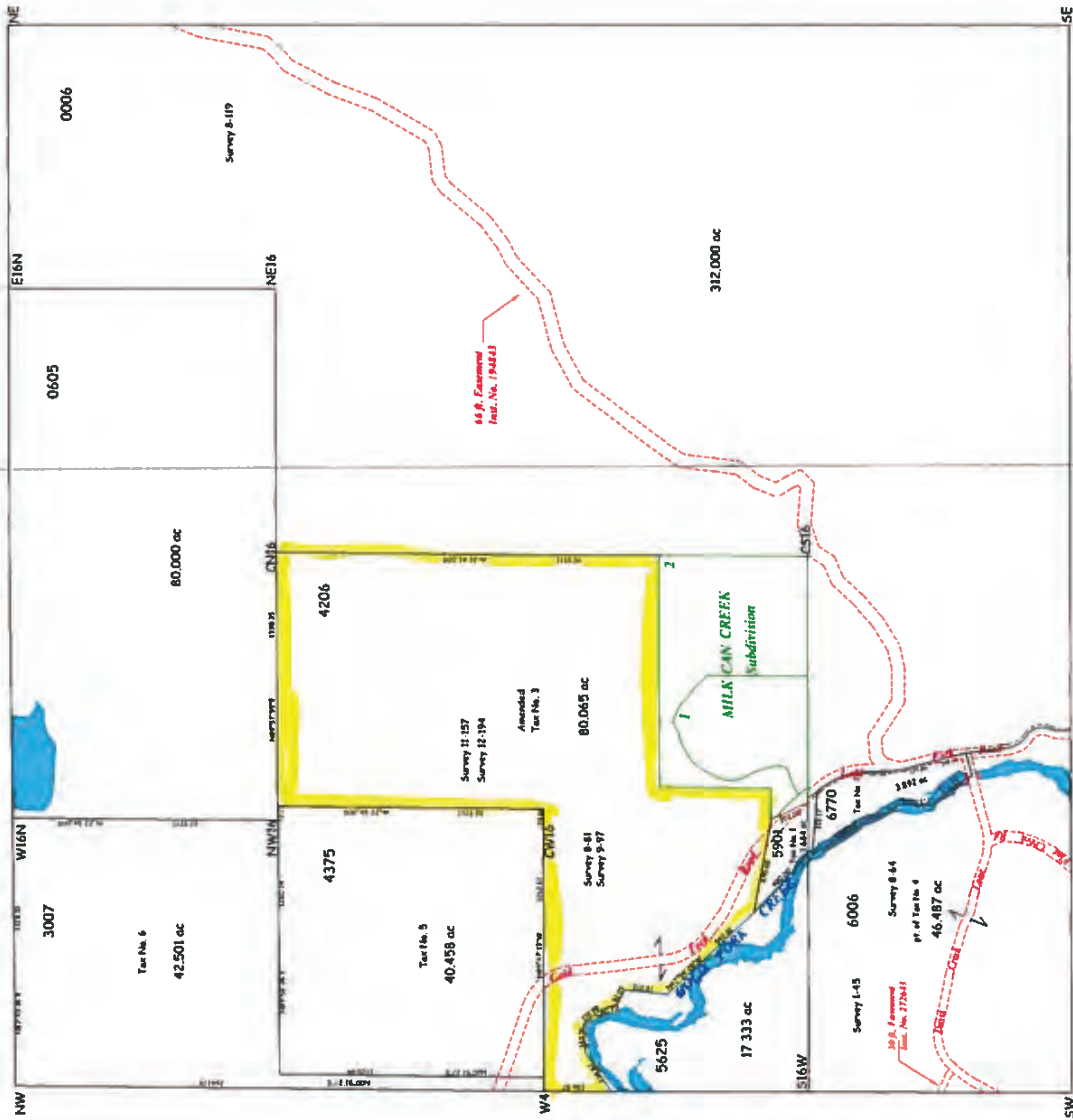
Valley County IT, Maxar

PLAT TITLE

T W P . 1 6 N R O 4 E S E C . 2 9

VALLEY COUNTY
Assessor's Office
Cartography Dept.
Cascade, ID 83611

Filename:
H:\Assets\Valley County Maps
Scale: 1" = 400 ft.
Date: 12/15/17
Drawn by: L. Frederick



RECORD OF SURVEY A PART OF THE NW 1/4 AND A PART OF THE SW 1/4, SECTION 29, T. 16 N., R. 4 E., B.M., VALLEY COUNTY, IDAHO 2015

Instrument # 304818
VALLEY COUNTY, CASADIE, BANG
W-27-2015 01/25/2015 No. 4 of 10
DONALD A. MILLER
1000 N. Main Street, Suite 100
Boise, Idaho 83724



LEGEND

- Calculated point
- Found brass cap monument
- Set 5/8 inch dia. x 30 inch iron pin w/plastic cap PLS 9366
- Found 5/8 inch dia. iron pin
- Dead line
- Adjacent parcel line
- Section line
- Fence line
- Edge of gravel road

RECORD DATA

Simpco Estates Inst. No. 205957 Book 8 Page 52
Record of Survey Inst. No. 289929 Book 8 Page 119
Record of Survey Inst. No. 286791 Book 8 Page 81
Record of Survey Inst. No. 285178 Book 8 Page 64
Record of Survey Inst. No. 313080
Quitclaim Deed Inst. No. 302534
Quitclaim Deed Inst. No. 302535
Warranty Deed Inst. No. 264229
Warranty Deed Inst. No. 290656
Personal Representative's Deed Inst. No. 262755



Darin Holzhey

PLS License No. 9366

INDEX NO.

SURVEY FOR:

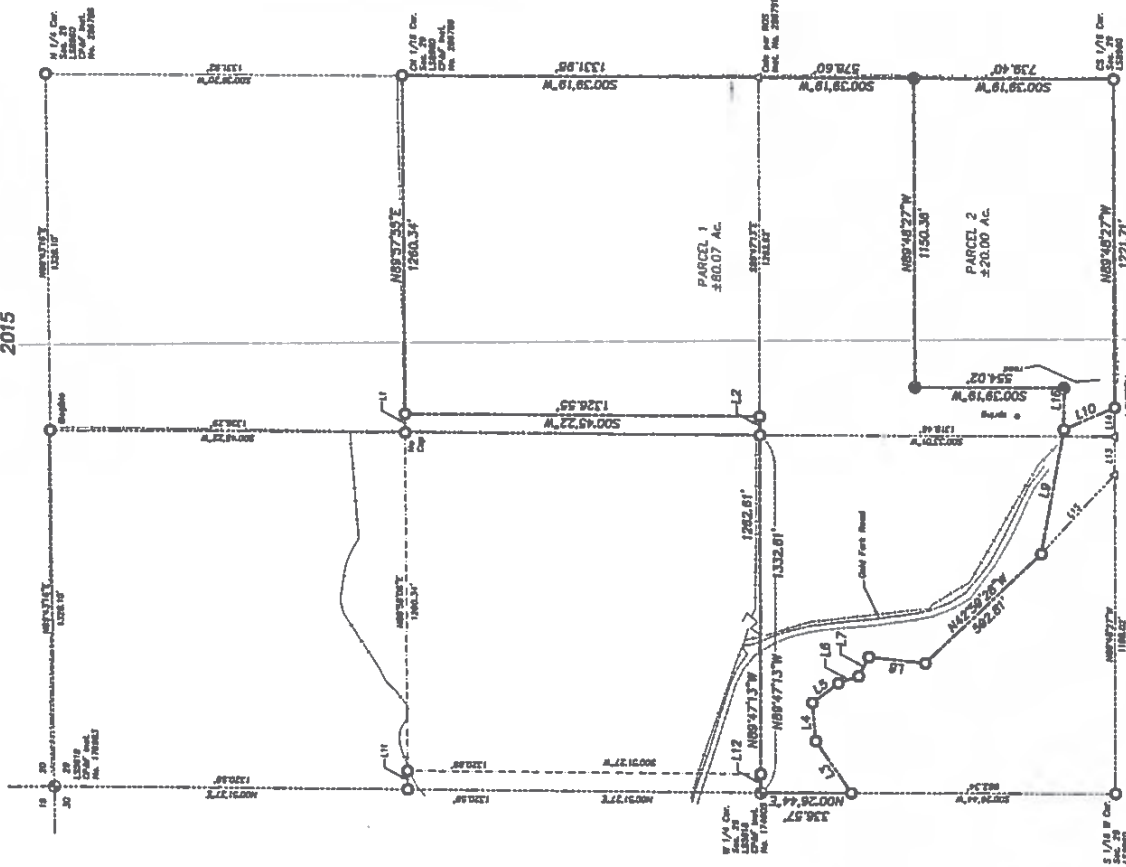
CRAIG COASH

JOB NO.	SE0911
PROFESSIONAL ENGINEER	SE0911ROS
LAND SURVEYOR	SE0911ROS
SCALE	1"=300'
TRAIL BOOK NO.	
DATE OF JOB	02/26/15
DATE OF PLOT	02/26/15

Mason & Stanfield, Inc.

This drawing does not necessarily show all of the physical features of the property. Mason & Stanfield, Inc. assumes no liability for present or future compliance or non-compliance with governing jurisdictional restrictions pertaining to building permits, vehicle access permits or septic permits.

The recording of this Record of Survey does not enable the owner of the Parcel to determine the exact location of the Parcel. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown on this map.



LINE	BEARING	LENGTH
1	N 89° 47' 13" W	1326.81'
2	S 89° 47' 13" E	1326.81'
3	N 89° 47' 13" W	1326.81'
4	S 89° 47' 13" E	1326.81'
5	N 89° 47' 13" W	1326.81'
6	S 89° 47' 13" E	1326.81'
7	N 89° 47' 13" W	1326.81'
8	S 89° 47' 13" E	1326.81'
9	N 89° 47' 13" W	1326.81'
10	S 89° 47' 13" E	1326.81'
11	N 89° 47' 13" W	1326.81'
12	S 89° 47' 13" E	1326.81'
13	N 89° 47' 13" W	1326.81'
14	S 89° 47' 13" E	1326.81'
15	N 89° 47' 13" W	1326.81'
16	S 89° 47' 13" E	1326.81'
17	N 89° 47' 13" W	1326.81'
18	S 89° 47' 13" E	1326.81'
19	N 89° 47' 13" W	1326.81'
20	S 89° 47' 13" E	1326.81'
21	N 89° 47' 13" W	1326.81'
22	S 89° 47' 13" E	1326.81'
23	N 89° 47' 13" W	1326.81'
24	S 89° 47' 13" E	1326.81'
25	N 89° 47' 13" W	1326.81'
26	S 89° 47' 13" E	1326.81'
27	N 89° 47' 13" W	1326.81'
28	S 89° 47' 13" E	1326.81'
29	N 89° 47' 13" W	1326.81'
30	S 89° 47' 13" E	1326.81'

PRELIMINARY PLAT
GOLD FORK RESERVE

SITUATE IN A PORTION OF THE W1/2 OF SECTION 29
T 16N., R.4E., B.M.
VALLEY COUNTY, IDAHO

[illegible]

P.M. DTD
DEAN WY. DTD
CHG (LTD) P. 580
DATE 1/14/202
REF NO: 1471

— **LEADS** —

1 of 1

Sutton

1. The following information was obtained from the records of the
 2. Federal Bureau of Investigation, Bureau of Prisons, and the
 3. United States Department of Justice, Office of the Inspector
 4. General, regarding the activities of the following individuals:
 5. (a) JAMES EARL RAY, born January 5, 1928, at Jackson, Tennessee;
 6. (b) ALVIN KARPIS, born July 17, 1901, at Greenvale, Illinois;
 7. (c) EDWARD GEORGE BREMER, born December 14, 1896, at Chicago, Illinois;
 8. (d) JOHN DILLON, born December 14, 1896, at Chicago, Illinois;
 9. (e) ALVIN KARPIS, born July 17, 1901, at Greenvale, Illinois;
 10. (f) EDWARD GEORGE BREMER, born December 14, 1896, at Chicago, Illinois;
 11. (g) JOHN DILLON, born December 14, 1896, at Chicago, Illinois;
 12. (h) ALVIN KARPIS, born July 17, 1901, at Greenvale, Illinois;
 13. (i) EDWARD GEORGE BREMER, born December 14, 1896, at Chicago, Illinois;
 14. (j) JOHN DILLON, born December 14, 1896, at Chicago, Illinois;
 15. (k) ALVIN KARPIS, born July 17, 1901, at Greenvale, Illinois;
 16. (l) EDWARD GEORGE BREMER, born December 14, 1896, at Chicago, Illinois;
 17. (m) JOHN DILLON, born December 14, 1896, at Chicago, Illinois;
 18. (n) ALVIN KARPIS, born July 17, 1901, at Greenvale, Illinois;
 19. (o) EDWARD GEORGE BREMER, born December 14, 1896, at Chicago, Illinois;
 20. (p) JOHN DILLON, born December 14, 1896, at Chicago, Illinois;
 21. (q) ALVIN KARPIS, born July 17, 1901, at Greenvale, Illinois;
 22. (r) EDWARD GEORGE BREMER, born December 14, 1896, at Chicago, Illinois;
 23. (s) JOHN DILLON, born December 14, 1896, at Chicago, Illinois;
 24. (t) ALVIN KARPIS, born July 17, 1901, at Greenvale, Illinois;
 25. (u) EDWARD GEORGE BREMER, born December 14, 1896, at Chicago, Illinois;
 26. (v) JOHN DILLON, born December 14, 1896, at Chicago, Illinois;
 27. (w) ALVIN KARPIS, born July 17, 1901, at Greenvale, Illinois;
 28. (x) EDWARD GEORGE BREMER, born December 14, 1896, at Chicago, Illinois;
 29. (y) JOHN DILLON, born December 14, 1896, at Chicago, Illinois;
 30. (z) ALVIN KARPIS, born July 17, 1901, at Greenvale, Illinois;

PARCIEL NO

Self-Management

ANITA

[illegible]

00175-2018-00000000

DATE OF SUBMISSION

18571 03/25/2007

THESE RESULTS ARE



FORM 990

HORIZONTAL SCALE IN FEET

UNIT-VIII-10515VH

[illegible]

E. J. Connelley

Part 1 (10)


 DEPARTMENT OF HEALTH AND HUMAN SERVICES
 FROM THE NIH

 The University of Michigan Press logo, featuring a stylized 'U' and 'M' intertwined.





CUP's
Jeff McFadden <jmcfadden@co.valley.id.us>
Fri 2/11/2022 9:53 AM

To:
Cc:

My thoughts and recommendations.

1. CUP 17-03 No comments
2. CUP 22-01 No comments
3. CUP 22-02 No comments
4. CUP 22-03 The driveway has already been approved and constructed in the last 5 years. Good visibility coming onto Warm Lake Highway. The pavement striping through that area is marked in both directions for passing (dashed lines). I would require some signage posted in both directions for "Turning Traffic Ahead". I would have to do some investigating to determine where these signs would be placed according to the MUTCD manual, or better yet, have them do the investigating for legal placement and have them installed. It is marked as a 50 MPH road but traffic through that area can be upwards of 60 MPH.
5. CUP 22-04 I have approved one approach already off of Johnson Lane for this site. This section of Johnson Lane is a gravel road. The approach for the private road onto Norwood will have to be constructed in an area where visibility is the greatest. There are a couple of vertical curves on Norwood in that area where visibility could be an issue. Speed limit on Norwood Road is 45 MPH.
6. CUP 22-05 Davis Creek road is paved to Gold Fork Road. Gold Fork Road is gravel and is wide enough to pass two vehicles. There is a narrow cattle guard about where the southern property boundary crosses Gold Fork Road. This could cause some issues with the added traffic on that road. The cattle guard necks the road down to one lane. This either needs to be removed or a new, wider guard needs to be installed. I am not sure if it is still needed to control cattle in the area. The developer will need to apply for a driveway permit/approach permit through the road dept.
7. CUP 22-06 I have spoken with the applicant on the accesses that will use Spink Lane. I told him it would be advisable to apply dust control/stabilizer on Spink between the highway and the corner on Spink. He was willing to do this. The driveways will be installed where the visibility is good in both directions. I told him that the county only plows this road once a day and the snow drifting can be bad on this section of Spink. We would enter into an agreement with him so he can keep this section of road clear from snow when needed.

Thank you,

Jeff McFadden, Superintendent
Valley County Road Department



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUP 22-05

Preliminary / Final / Short Plat Gold Fork Reserve Sub

Sec 29

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☒ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☒ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☒ high seasonal ground water ☐ waste flow characteristics
☒ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 14. Application, Test Holes, Engineering Report, & ground water monitoring required before we can comment on approval

Reviewed By: [Signature]

Date: 2 8 22



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

March 2, 2022

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: C.U.P. 22-05 Gold Fork Reserve Preliminary Plat

After review, the Donnelly Rural Fire Protection District will require the following.

- All roads shall be built to Valley County Road Department standards or **Section 503.2 IFC 2018**
- **Section 503.2.7** maximum grade for all roads shall not exceed 10 percent unless approved by the Fire Code Official
- All fire apparatus access roads shall comply with **Section D103.4 IFC 2018**
- All roads shall be inspected and approved by the DRFPD prior to final plat
- Slash, dead timber, ladder fuels and debris shall be removed throughout the subdivision
- Developer shall submit a wildfire mitigation plan
- **Section 507.1 IFC 2018** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction
- The approved fire protection water supply shall be three 10,000 gallon underground water storage tanks, water tanks shall be connected to a well and have automatic fill capability. Fire Department connections shall be a minimum of 4 inch diameter pipe and have a 5 inch Storz connector
- Water tanks shall be installed in an approved location. Tank design and specifications shall be submitted for review prior to installation
- **Section 503.7 IFC 2018** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
- **Section 503.7.5 IFC 2018** all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter.

- **Section 503.7.8 IFC 2018** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities
- In accordance with **Section 503.7.6 IFC 2018** the gradient for driveways cannot exceed 10 percent unless approved by the fire code official
- Driveways shall be inspected and approved by Donnelly Rural Fire Protection District personnel prior to certificate of occupancy being issued
- Any residence utilized as a short term rental shall comply with Valley County Ordinance 19-09 Liquefied Petroleum Gas

Please call 208-325-8619 with any questions.

Jess Ellis



Fire Marshal
Donnelly Fire Department



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

February 18, 2022

By e-mail: cherrick@co.valley.id.us

Valley County Planning & Zoning
219 N. Main Street
Cascade, ID 83611

Subject: Gold Fork Reserve, CUP 22-05

Dear Ms. Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment
February 18, 2022
Page 5

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK321



Valley Soil & Water Conservation District
PO Box 580
209 N Idaho Street
Cascade, ID 83611

(208) 382-3317
www.ValleySWCD.org

March 3, 2022

Valley County Planning & Zoning
PO Box 1350
Cascade, ID 83611

Dear Planning & Zoning Commissioners:

Valley Soil & Water Conservation District has concerns with the following P & Z applications:

1. CUP 22-04 Curved Horn Subdivision – Preliminary Platt Irrigation and wetland concerns
Please see **TITLE 67 State Government and State Affairs Idaho Statue Chapter 65 LOCAL LAND USE PLANNING 67-6537 USE OF SURFACE AND GROUNDWATER** “All applicants proposing to make land use changes shall be required to use surface water, where reasonably available, as the primary water source for irrigation.” This property does have irrigation rights through Lake Irrigation District.

Essential wetland or riparian areas contribute to the cumulative health of Valley County waterways and North Fork Payette River Watershed. Minimizing or discouraging riparian areas not only affects our NFPR watershed health but affects supply to downstream water users as well.

2. CUP 22-05 Gold Fork Reserve – Gold Fork River currently exceeds TMDL standards for phosphorus, sediment, and temperature not supporting cold water aquatic life. Gold Fork River currently requires bank cover rehabilitation and stabilization to decrease inputs to Lake Cascade that contribute to harmful algal blooms. Again, the cumulative effect of Gold Fork River changes creates additional inputs for the harmful algal blooms in the reservoir. Though this application proposes open space along the river, it is important to understand the conditions currently affecting Gold Fork and voluntary measures that may be taken to ensure watershed viability.

3. CUP 22-06 Schafer Subdivision Variance from 100-year flood plain and variance from 100-ft setback from Highway 55. **Valley Soil & Water Conservation District does not support granting the variance for the proposed storage building within the flood plain setback zone.** Once built the building may be used for storage of materials or contaminants that in a storm event would prove harmful to the riparian area. Keeping the flood plain buffer intact is important for the long-term health of Valley County waterways and NFPR watershed.

Sincerely,

Valley Soil & Water Conservation District Board

Art Troutner, Chairman; Paul Kleint, Vice Chairman; John Lillehaug Treasurer,
Bill Leaf, Secretary; Colt Brown, Supervisor
Contact: Durena.Farr@id.nacdnet.net

