

## Valley County Planning and Zoning

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**STAFF REPORT:** C.U.P. 22-06 Schafer Subdivision - Preliminary Plat  
**HEARING DATE:** March 10, 2022  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT/OWNER:** Big Cabin Properties LLC  
PO Box 1029  
Coeur d'Alene ID 83816  
**REPRESENTATIVE:** James Fronk Consulting LLC  
P.O. Box 576  
McCall, ID 83638  
**ENGINEER:** Crestline Engineers INC  
PO Box 2330  
McCall, ID 83638  
**SURVEYOR:** Secesh Engineering, Inc.  
PO Box 70  
McCall, ID 83638  
**LOCATION:** 13526 Highway 55  
RP17N03E270606 in the NWNE Section 27, T.17N, R.3E,  
Boise Meridian, Valley County, Idaho  
**SIZE:** 14.67 acres  
**REQUEST:** Mixed-Use Subdivision  
**EXISTING LAND USE:** Rural Industrial (Grandfathered Sawmill) and Bare Land

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The property currently has a "grandfathered" sawmill and log-yard.

Big Cabin Properties is requesting a conditional use permit for a 4-lot, mixed-use subdivision that includes heavy industrial (lumber mill), light industrial, multiple-residence, and single-family residential uses.

A craftsman learning academy with housing is proposed.

Proposed lot sizes range from 2.4 acres to 4.9 acres.

Lot 1 – Continuation of log yard and log home manufacturing business. Additional buildings planned. Access from Highway 55.

Lot 2 – Light industrial building to be used as shop and/or storage. Six 1-bedroom housing units

located on the second level. Future additional building proposed. Access from Spink Lane and Lot 1.

Lot 3 – Single-family residence to be used as a model home. May be sold for a private residence in the future. Access from Spink Lane.

Lot 4 – Light industrial building to be leased or used as storage with six 1-bedroom housing units located on the second level. Additional storage/covered parking building possible in future. Access from Spink Lane.

A variance from the 100-year flood plain and a variance from the 100-ft setback from Highway 55 are requested. The right-of-way for Highway 55 has already been widened at this location as shown on the maps in the application.

Individual wells and individual septic systems are proposed.

Wetlands and floodplain designation is shown on the plat.

#### **FINDINGS:**

1. The application was submitted on January 31, 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](http://www.co.valley.id.us) on February 8, 2022.

3. Agency comment received:

Jeff McFadden, Road Department Superintendent, has spoken with the applicant regarding dust control/stabilizer on Spink Lane. The driveways will be installed where the visibility is good in both directions. The County only plows this road once a day. The applicant would enter into an agreement to snow plow this section of road when needed. (Feb. 11, 2022)

Central District Health requires application, test holes, engineering report, and groundwater monitoring. A mixed-use multiple residential use can exceed the threshold triggering a nutrient pathogen study by DEQ and require a public water system. Exact proposed use and number of people served will need to be provided. (Feb. 8, 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:

Kathleen Trever and Tom Peppersack, owners of 32 acres immediately to the north of the proposed subdivision, request denial or postponement until additional information is provided. They have two spring water rights for domestic and irrigation use. They are most concerned with sanitary waste management, water usage, and solid waste management for the proposed uses. Based on available information from CDH and DEQ, they believe

septic permit and drainfield requirements make the mixed-use proposal infeasible. The preliminary plat does not identify surface water from springs that is present along the northern edge of Lot 4. Nor does it identify the buried irrigation pipeline crossing Lot 4. The application does not identify what water use may occur for business or residential use. Solid waste disposal methods is also a concern. A lighting plan, landscaping plan, and site grading plan have not been submitted. (Mar. 2, 2022)

5. Physical characteristics of the site: Sloped with both timbered and open areas. Part of the site has been graded for work area, parking, and buildings.
6. The surrounding land use and zoning includes:
  - North: Single-family Residential Parcels
  - South: Agricultural (Irrigated Grazing)
  - East: Single-family Residential Parcels and Agricultural (Timber and Grazing)
  - West: Single-family Residential and Agricultural (Timber and Grazing)
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.
  - 2. Residential Uses (j) Multiple Residences on One Parcel
  - 6. Industrial Uses, b. Heavy Industry: (5) Lumber Mill

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

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#### **9-5A SITE IMPROVEMENTS**

##### **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.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required. (Ord. 10-06, 8-23-2010)

**9-5A-3: PARKING AND OFF STREET LOADING FACILITIES:**

- A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.
- B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.
- C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.
- D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes <sup>1</sup>:
  - 1. Parking Area Dimensions:
    - a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
    - b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
    - c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').
  - 2. End Parking Space Maneuvering: A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.
  - 3. Vehicle Overhang:
    - a. Recreational Vehicles And Parking Spaces: Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.
    - b. Standard Size Parking Spaces:
      - (1) Landscaped Areas: Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.
    - c. Access To And From Streets: Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.
    - d. Driveways: All driveways shall be designed and constructed in accordance with the county approach policies.

- e. Surface: Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.
- f. Surface Water Drainage: Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.
- g. Screening: Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.
- h. Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.
- i. Off Street Loading Facilities: Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.
- j. Maintenance: Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.
- k. Lighting: Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter. (Ord. 10-06, 8-23-2010)

Notes

- <sup>1</sup> 1. See parking diagram in section 9-5-4 of this chapter.

**9-5A-4: LANDSCAPING:**

**B. Landscaping; Standards Of Design:**

- 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
  - a. Multi-Family Use: Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.
  - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
  - c. Industrial Use: Each site for a proposed industrial use shall have a minimum of ten percent (10%) of the net site in landscaping.
  - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
- 2. Future Commercial And Industrial Development: Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.
- 5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
- 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
  - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
  - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
  - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
- 7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.

8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
  - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
  - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock. (Ord. 10-06, 8-23-2010)

**9-5A-5: FENCING:**

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- 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 PERFORMANCE STANDARDS**

**9-5B-1: NOISE:**

- A. Commercial Or Industrial Activity: The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line if adjacent uses are not the same.

**9-5B-4: EMISSIONS:**

- A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust 1. State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.
- 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.

**9-5B-5: DUST:**

- A. Minimization Required: Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.
- B. Created By Approved Operation: Dust created by any approved operation shall not be exhausted or wasted into the air. The standards in appendix C, fugitive dust 1 along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission. (Ord. 10-06, 8-23-2010)

**9-5B-6: OPEN STORAGE:**

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed. (Ord. 10-06, 8-23-2010)

**9-5C RESIDENTIAL USES****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-3: MINIMUM SETBACKS:**

The minimum building setbacks shall be thirty feet (30') from front, rear, and side street property lines and fifteen feet (15') from all side property lines. Setbacks for mobile homes in subdivisions or parks shall be in accordance with title 12, chapter 1 of this code. A PUD, condominium or other cluster development may include zero lot line development and other reduced setbacks in accordance with the approved development plan or plat. (Ord. 11-5, 6-6-2011)

**9-5C-4: MAXIMUM BUILDING HEIGHT AND FLOOR AREA:**

- A. Maximum Height: Building heights, except as may be modified by a PUD, shall not exceed thirty five feet (35') above the lower of existing or finished grade.
- B. Building Size Or Floor Area: The building size or floor area, except as may be modified by a PUD, shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
- C. Lot Coverage: No structure or combination of structures, except as may be modified by a PUD, may cover more than forty percent (40%) of the lot or parcel. (Ord. 11-5, 6-6-2011)

**9-5C-5: SITE IMPROVEMENT:**

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.

**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)

**9-5F COMMERCIAL AND INDUSTRIAL USES**

**9-5F-2: INDUSTRIAL USES; SITE OR DEVELOPMENT STANDARDS:**

Industrial uses requiring a conditional use permit shall meet the following site or development standards:

- A. Minimum Lot Area:
  - 1. The minimum lot area shall be adequate to accommodate the use, associated activities or use, and to adequately contain adverse impacts.
  - 2. The minimum frontage along a public or private road shall not be less than seventy five feet (75').
- B. Minimum Setbacks:
  - 1. Light Industrial Uses: The minimum building setbacks for light industrial uses shall be fifty feet (50') from front, rear, and side street property lines and thirty feet (30') from side property lines.
  - 2. Heavy Industrial Uses:
    - a. The minimum building or use setbacks for heavy industrial uses shall be one hundred fifty feet (150') from front and side street property lines, one hundred feet (100') from rear property lines, and seventy five feet (75') from side property lines. Heavy industrial uses shall be located not less than one thousand feet (1,000') from any residential development, civic, or community service use or commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
    - b. The current use of vacant adjacent property shall be presumed to be its highest and best permitted use.
    - d. The above specified minimum setback from any residential development, civic or community service use, or commercial use shall not apply to those extractive industry uses specifically related to gravel and other building or landscape materials including excavation, stockpiling, and/or hauling said materials at sites approved by the county for said purposes that are located outside the North Fork of the Payette River drainage of the county.
- C. Maximum Building Height And Floor Area:
  - 1. Building heights shall not exceed forty five feet (45') for light industrial uses, and shall be unlimited herein for extractive industrial uses. Building heights for heavy industrial uses shall not exceed forty five feet (45').
  - 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
  - 3. No building or combination of buildings may cover more than forty percent (40%) of a lot for light industrial uses and thirty percent (30%) of a lot for heavy industrial uses.
- D. Site Improvements:
  - 1. Applications for extractive industry uses proposing excavations exceeding fifteen feet (15') below the average surface grade shall include an operations plan and a final reclamation plan according to the guidelines in subsection E of this section.
  - 2. Fencing shall be installed in heavy industrial and extractive industry uses where hazardous conditions or operations are proposed. The fencing shall be adequate in height and construction to secure against random entry into such areas.
  - 3. Parking spaces shall be provided at the rate of one plus one per two hundred fifty (250) square feet of floor area where applicable for light industrial uses; and one plus one per four hundred (400) square feet of floor area for heavy industrial uses. In any event the parking area shall be adequate to provide parking for employees and visitors.

## **TITLE 10 SUBDIVISION REGULATIONS**

### **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."
- C. 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.
- 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".

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### **SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +26.

**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.
3. This site is within a herd district.
4. Road right-of-way for Spink Lane would be dedicated to Valley County; this should be shown on the final plat.
5. Will debris from the sawmill be burned? If so, how much product, and how often?
6. Part of the property is within a designated floodplain; the applicant may need to do a Letter of Map Revision to have the Base Flood Elevations published.
7. Much of the parcel appears to be mapped wetlands; has the applicant contacted the U.S. Army Corps of Engineers?
8. Floodplain and wetlands shall be designated on the final plat.

9. A note limiting each lot to one wood-burning device should be added to the plat.
10. 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.
11. A Wildland Urban Interface Fire Protection Plan must be submitted (VCC 10-7.
12. Landscaping Plan is required.
13. Lot 1, Phase 2: Where will the dry storage/equipment production shed be located?
14. Lot 2 and 4, Phase 2: Will the storage/parking area be associated with the industrial use or the residential use?
15. What are the light industrial uses proposed for Lot 1, Lot 2, and Lot 4? There should be a parameter of allowed uses.

**ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Floodplain and Wetlands Map
- Assessor Plat – T.17N R.47 Section 27
- Record of Survey 12-98 and 10-26
- 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. All uses shall be established within five years or a new conditional use permit for the uses will be required.
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. Lots 2, 3, and 4 shall access from Spink Lane.
7. 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.
8. Must comply with Central District Health requirements.
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
11. All lighting must comply with the Valley County Lighting Ordinance.
12. A landscaping plan is required.
13. CCR's should address, lighting, wildfire prevention, noxious weeds, septic maintenance, and limit each lot to one wood burning device.
14. Shall place addressing numbers at the residence and at the driveway entrance if the address numbers are not visible from the road.
15. 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.
16. The following note shall be placed in the notes on the face of the final 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."
17. New structures, including fencing greater than 6-feet tall, must have building permits and be approved as part of a conditional use permit.
18. The site must be kept neat and orderly.
19. Shall obtain a sign permit prior to installation of a sign.
20. Hours of operation are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
21. Shall have the variance approved for the setbacks from Highway 55 and from floodplain by the Board of County Commissioners. Will not require a public hearing if a unanimous P&Z Commission decision.

#### **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 ( $1/2$ ) of the adjacent uses and one-fourth ( $1/4$ ) 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		+2	-1	-2	-2	-2			+1	+1	+1	+2	+1	+1	-1	-1	-1	-2	-1	-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	+1	-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	-2
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	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2		+1	+1	-1	+2	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2		+1	+1	-1	+2	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2			+1	+1	-1	+2	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
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	-1
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	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
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	+2
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	+1
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	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	+1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2		+2	+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+2	+2		+1	+2	-2	-2
20. REC BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1	+1	+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+1	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	-1	-1	-1	-1	-2	-1	-2	+1		+2
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	+2

THE SOLID SQUARES AS +2

# Compatibility Questions and Evaluation

Matrix Line # / Use:

22, 21, 5, and 2

Prepared by:

CH

Heavy Industry, Light Industry,  
Multi-Family

YES/NO

X

Response  
Value

Use Matrix Values:

(+2/-2) +1 X 4 +4

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

S.F. Residential

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

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

Agricultural

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

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

See 1 and 2 with area business across highway and south.

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?

Lots of trees and large

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

5.

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

Larger than a residence.

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

Existing Heavy Industrial Use;  
↑ traffic

(+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?

The sawmill is existing. will be increased activity.

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

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?

Yes

(+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?

Will provide workforce housing.

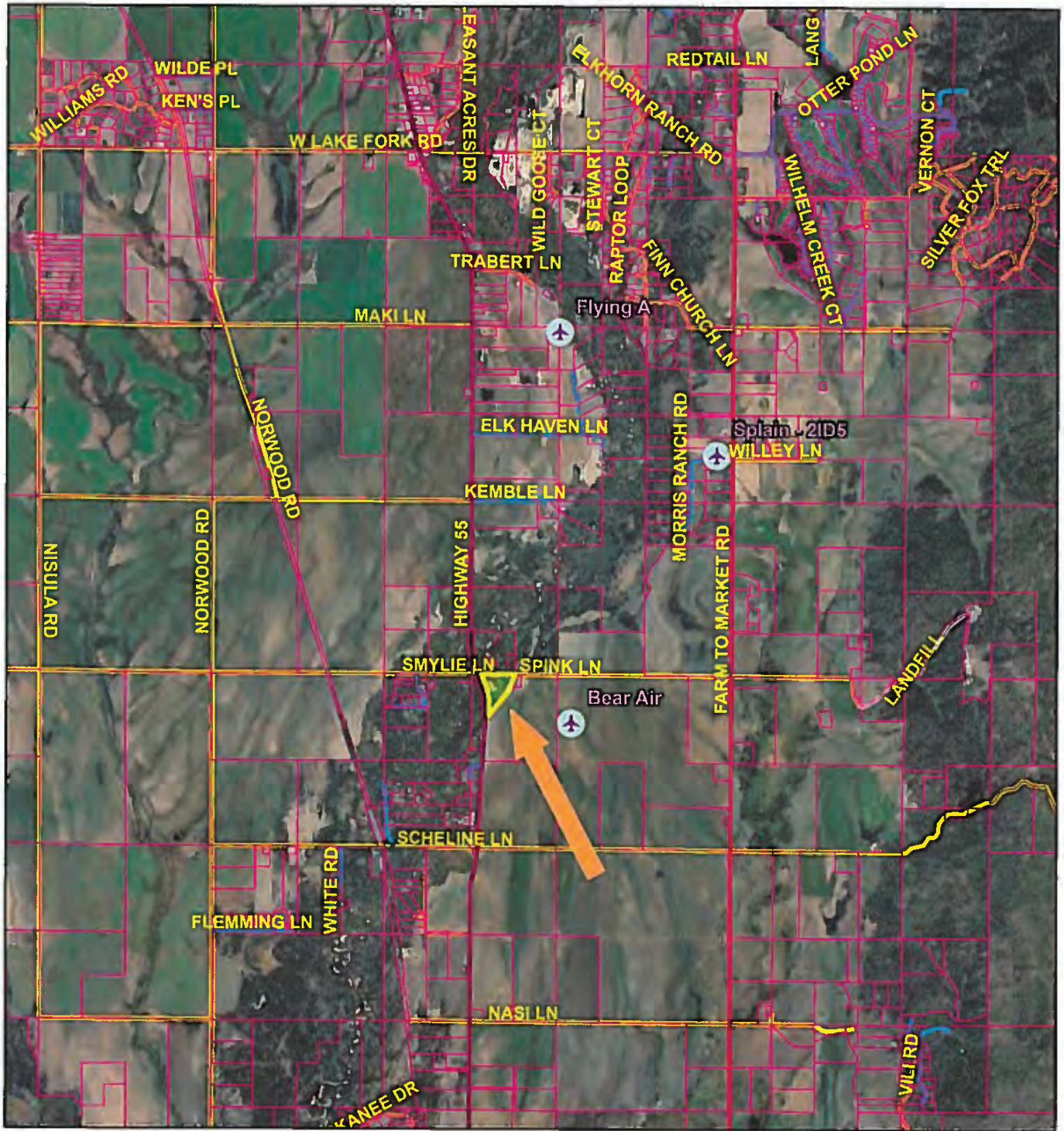
Sub-Total (+) 26

Sub-Total (--) —

Total Score +26

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. 22-06 at 13526 Highway 55



2/3/2022, 10:20:42 AM

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



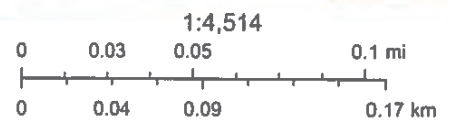
Earthstar Geographics

## C.U.P. 22-06 at 13526 Highway 55



2/3/2022, 10:18:15 AM

- Parcel Boundaries
- Addresses
- All Road Labels
- MAJOR
- URBAN/RURAL



Maxar

# C.U.P. 22-06 - Wetland Layer Map



2/28/2022, 3:38:17 PM

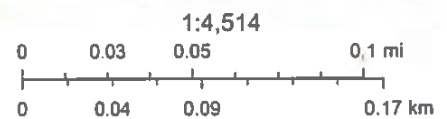
## Permits

- ◆ FP
- Parcel Boundaries
- Addresses
- Wetlands (USFWS)

## Roads

- MAJOR
- URBAN/RURAL
- County Boundaries
- VALLEY COUNTY

## All Road Labels

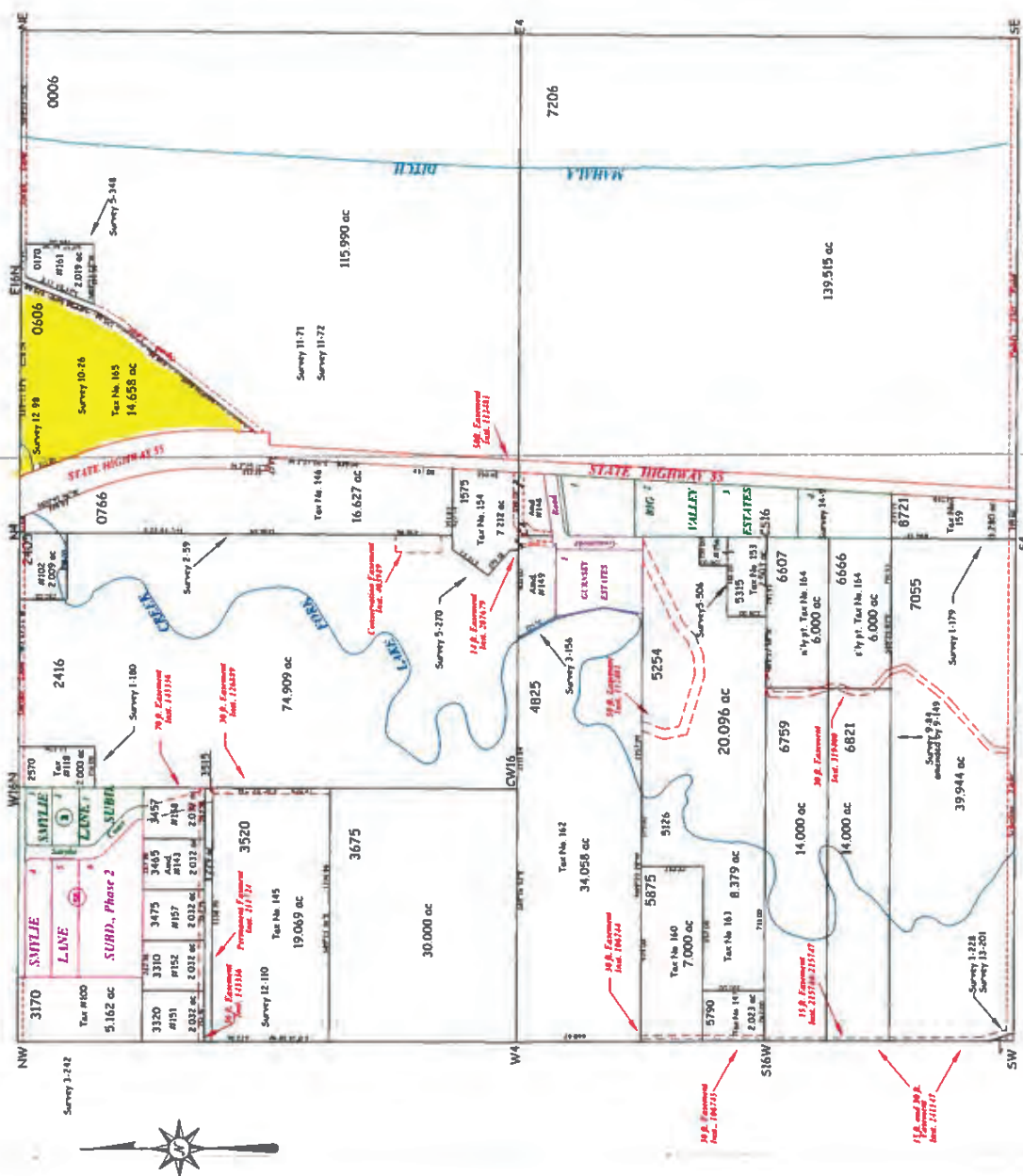


Maxar

## TWP. 17N ROSE SEC. 22

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

Filename: Valley County Rate Map  
Scale: 1" = 400 ft.  
Date: 5/4/2021  
Drawn by: L. Friedenck



Instrument # 385049  
VALLEY COUNTY, IDAHO, BOUND  
SHEET # 14-031 (13-27, 12-28)  
DRAWING: 14-31B.dwg ROS tab  
RSL # 14-031 (13-27, 12-28)  
DRAWING: 14-31B.dwg ROS tab  
RSL # 14-031 (13-27, 12-28)  
DRAWING: 14-31B.dwg ROS tab  
RSL # 14-031 (13-27, 12-28)

RECORDERS STAMP

Book 12, Page 98  
of Records of Surveys.

FIRM NOTE: Zone A Shets based upon an actual  
topographic survey. In accordance with the published  
FIRM.

PC 4417716  
100' 0.00  
100' 0.00  
100' 0.00

SMILEY  
LANE

1984 Highway  
Bridge

west boundary line  
N20°42'20"W 311.01

STATE HWY. #55 FAP BR-F-3271 (31)

See Record of Survey  
at Blk. 10 Pg. 26  
Inst. # 323754  
Parcel #0606  
14.6582 acres total  
See Deed Bk. 12716, 49071, 5111, 123028, 210917, 154486

S89°21'23"E 1008.03

north boundary line

552°18'27"E  
544.67

Log Pond

rough grading

PC 651771  
100' 0.00  
100' 0.00  
100' 0.00



SCALE: 1" = 50'  
Bearings based on GPS derived State Plane Grid  
Elevations based on Geoid 03

SURVEY NOTES:  
This survey was conducted with Trimble 5600 RTK-GPS with and  
Surveying Tripod Station. GPS base station VCS was corrected  
using NAD 83 CORS solutions for 7 occupations from 2008-2012.  
State Plane Coordinates NAD 83 have been modified. To do so use a  
Combined Factor of 1.000291010, applied at the Elfin corner.  
Distances and Elevations shown are at ground, derived from the  
Geoid03 model. Bearings are GCS. Sighting angle is 20°15'30"1109°

LEGEND

- ⊕ = Found 1/4, or 1/16 Corner
- KH = KC Monies monument
- RF = Bob Fieders monument
- = Found 5/8" rebar mtd. PLS 6021
- = Found Right of Way Monument
- ▽ = GPS Base Station

I, John Russell, Idaho Professional Land Surveyor  
#6021, do hereby certify that this plot was prepared from  
notes taken during an actual survey made by me or under  
my direct supervision, from 2008 to 2012, and that  
this plot correctly represents the points, courses,  
and distances as recorded in said field notes.



DRAWN: JRussel DATE: 12/14/13 SHEET: 1 of 1  
REV: 5/21-24/14  
RSL # 14-031 (13-27, 12-28) Drawing: 14-31B.dwg ROS tab  
(C) MIBTE, Russell Geometric Corp. (2014) All Rights Reserved

RECORD OF SURVEY  
**Ken Allard & Kim Helmich**  
showing FIRM Zone A Limit

situated in the  
southeast 1/4 Section 27  
T.17N., R.3E., B.M.  
Valley County, Idaho

Russell Surveying, Inc. 2014  
May

5/24/14 Sheet 1 of 1

Book 10, Page 26  
of Records of Surveys.  
Instrument No. 323754

**DRAWING NOTES:**  
Assumed coordinates were translated at H/146 to the State Plane Coordinate system. This was extended from Base Station V03, CPUV, adjusted, generated there. The SPC section lines were then scaled at E/18 to the SPC section lines. The survey area was then rotated 07.31° clockwise to place them on State Plane. The mapping angle is -07.31S.27879°. The only point on State Plane is the H/146 station. This drawing is on a modified SPC coordinate base, at ground elev., by NAD83. A State Plane Grid base of bearings generated from static GPS sessions, highway routeage is 1.2771 i.e., County road routeage is 1.482 i.e.

RECORD OF SURVEY  
situated in the  
NE 1/4 of  
Sec. 27, T.17N., R.3E., B.M.,  
Valley County, Idaho  
for  
*Ken & Sherda Allard  
and  
Kim & Terri Helmick*  
by Russell Surveying, Inc.  
McCall ~ Idaho  
June ~ 2007

Bearings based on GPS derived State Plane Grid  
Elevations based on Geoid 99

**LEGEND**

- Found Section, 1/4, 1/10 Corner
- Calculated point, nothing set
- Set metal fence post on line
- Set 5/8"x30" rebar, marked LS 6021 or as noted
- Found unmortared rebar
- Rebar, Fdgrod, PLS # 5518
- K.C. Hanes, PLS # 4996
- Utility Pole
- Phone Pedestal
- Heavy ROW monument with slobbing
- Railroad tie fence post

I, John Russell, Idaho Professional Land Surveyor #5021, do hereby certify that this plat was prepared from the original notes taken during an actual survey made by me or under my direct supervision, from June 2006 through June 2007 and that it correctly represents the points, courses, and distances as recorded in said field notes.

DRAWN: J.Russell DATE: 7/2/06 SHEET: 1 of 1  
 REVISD: JER, 6/16-18, 7/18/07  
 RSI #6-04B Drawing: 6-04BG.dwg  
 (C) LEFAYETTE MAP, John Russell (2007) All Rights Reserved

[illegible][illegible]

Curve	Amplitude	Length	Rate	Heading	Count
1	425.0000	100.0117	17.2727	5.811710°	176.7852
2	370.0000	76.0000	9.7917	5.811710°	74.5007
3	700.0000	244.0000	17.1737	109.2837°	241.7796

NOTE: Chord bearing vs Tangent bearings yields a non-tangent curve. radius was not changed

Instrument # 406553

VALLEY COUNTY, CASCADE, IDAHO

6-26-2017 10:23:27 AM No. of Pages: 1

Recorded for : JOHN RUSSELL

DOUGLAS A. MILLER

Fee: 10.00

Ex-Officio Recorder Deputy

Indav to AFFIDAVIT

*mm*

**AFFIDAVIT**

STATE OF IDAHO }  
County of Valley }

To: *Whom it May Concern:*

I, John Russell, Idaho PLS 6021, do hereby certify that there are scrivener's errors in bearing and distance on the face of that Record of Survey filed by me at Book 10, Page 26 as Instrument # 323754 on July 30, 2007 on behalf of Ken Allard and Kim Helmich.

Line segment L2 should be 18.01 feet at S.89°21'23"E.

Line segment L8 should be 73.41 feet at N.3°22'34"E.

Line segment L9 should be 114.05 feet at N.39°14'07"E.

Line segment L11 should be 14.66 feet at N.3°22'34"E.

*John Russell*  
Affiant

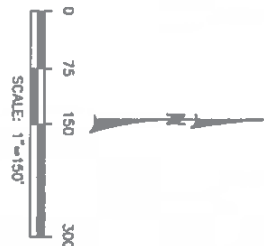
6/26/17  
Date

STATE OF IDAHO }  
County of Valley } ss

Subscribed and sworn to before me this 26 day of June, 2017.

*Billi Hall*  
Notary Public for Idaho  
Residing at 905 N. 2nd McCull, ID  
My commission expires on 01/24/2019

BILLI HALL  
Notary Public  
State of Idaho









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 22-06

Preliminary / Final / Short Plat Schater Subdivision

Sec 27

- ☐ 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. *light industrial use & Craftsman Learning Academy will need to be defined.*
- ☒ 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 & groundwater monitoring required. mixed use multiple residential use can exceed the thresholds triggering a nutrient pathogen study by POTA and require a public water system. Exact proposed use and # of people served will need to be provided.*
- Reviewed By: End M  
Date: 2.8.22



**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](mailto:cherrick@co.valley.id.us)

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

Subject: Shafer Subdivision, CUP 22-06

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#: 2022AEK322

**To: Valley County Planning & Zoning Commission**

**Re: Comments re C.U.P. 22-06 Schafer Subdivision -- Preliminary Plat**

**From: Kathleen Trever & Tom Peppersack (contact [REDACTED] phone [REDACTED])**

**Date: March 2, 2022**

We request the Commission deny, or postpone action on Conditional Use Permit Application CUP 22-06 (Shafer Subdivision) until Mr. Schafer or his agent provides additional information that concerns the technical feasibility of the project.

We own 32 acres (single family residential use) immediately to the north of the proposed subdivision. We have two spring water rights for domestic and irrigation use. We are most concerned with sanitary waste management (septic and drainfields), water usage, and solid waste management as proposed for new residential use and increased industrial use in the conditional use permit application.

Based on available information, we believe septic permit requirements make the mixed use proposal infeasible as described. The undivided parcel currently has a permit issued in 2018 for a single residential septic system, but that has not been installed.

The C.U.P. application and preliminary plat do not identify the proposed locations of sanitary waste facilities (septic and drainfields) for individual lots (Ord. 9-5H E. 12). However, the existing 2018 permit information from Central District Health (attached) is for septic and drainfields proposed for installation on proposed Lot 2 on the bench by Spink Lane to serve buildings on proposed Lot 1. The soils report indicates that the site was small and narrow and would require the primary and replacement drainfields being placed end to end. The report also indicated suitability for a single residence but not a large capacity system exceeding 2,500 gallons or more per day. Each multiple residential unit building proposed for Lots 2 and 4 (exclusive of academy/milling/other commercial use) appears to require a large capacity system (Idaho Department of Environmental Quality Rules, IDAPA 58.01.03.007).

IDEQ rules establish minimum distances for septic tanks and drainfields from various features based on soil type. Separation distances between drainfields and permanent or intermittent surface water other than irrigation canals or ditches range from 100' – 300', with type B soils requiring 200' separation. Minimum septic tank distances from permanent or intermittent surface water are 50'. The preliminary plat identifies surface water at the log pond and Lake Fork Creek. The preliminary plat does not identify surface water from springs that is present along the northern edge of proposed Lot 4, and which forms a wetland area with cattails and similar wetland vegetation. Current snow conditions prevent us from readily documenting this condition. One of our parcel survey markers at the intersection of the Schafer parcel, our parcel, and the 3-acre parcel (owned by Cindy Squires) was placed in a location with surface water, and the wetlands/surface water continues downslope to the west, spanning our property boundary.

The preliminary plat also does not identify the buried irrigation pipeline crossing proposed Parcel 4 (as indicated in the 2017 site survey provided with the S.U.P. application; we understand this to be the Mahala Ditch Company pipeline from a pump on our property). There are also downslope cut/scarp requirements limiting septic/drainfield locations in Lots 2 and 3 along Spink Lane. The C.U.P. application (p. 5) indicates the use of pre-treatment sediment basins for processing stormwater, but it is unclear where these would be located. They would further complicate the lack of acceptable septic locations.

Based on our understanding of IDEQ septic rules and the lot characteristics, there are not septic and drainfield locations that can independently accommodate each of the 4 lots, thus affecting the technical feasibility of the subdivision as proposed.

The entire parcel has only recently (~November 2021) had a single groundwater well installed as a domestic well, and does not have any water rights. The C.U.P. application indicates the land is dry and has no water rights available. The “domestic purposes” exemption for water appropriation for businesses under Idaho Code 42-111(1)(b) is 2,500 gallons per day, and a business may not establish multiple water rights to satisfy a single combined use or purpose without complying with mandatory application for water rights. The C.U.P. application does not identify what water use may occur for business use for milling/manufacturing, craftsman academy purposes, or the model home and multiple residential buildings, which may include some irrigation for landscaping use.

The C.U.P. application did not identify solid waste disposal methods (Ord. 9-5H-2). We have not had problems with the current business’ waste disposal, but have concern for waste disposal for the mixed use proposal.


Although the C.U.P. application cover sheet indicates a requirement to submit a lighting plan, landscaping plan, and site grading plan, P&Z staff let us know that those planning documents are considered in conjunction with final plat or building permit approval, so we reserve any comments we may have as to such plans, building heights, shade/solar effects, etc.

Because the front portion of the application did not summarize information on residential/nonresidential square footage, we interpreted the application using the following information based on the supplied narrative and preliminary plat:

<b>Lot No.</b>	<b>Proposed New Residential Structural Square Footage</b>	<b>Proposed New Non-Residential Structural Square Footage</b>
<b>1</b>	<b>Phase 1:</b> 1 residential unit (size unclear; 3,600 s.f. reference; preliminary plat indicates second floor of dry storage shed)	<b>Phase 1:</b> <ul style="list-style-type: none"> <li>• 5,400 s.f. (Open Milling Shed)</li> <li>• 5,000 s.f. (Dry Storage Shed) (preliminary plat and narrative conflict)</li> </ul> <b>Phase 2:</b> 5,000 s.f. (additional dry storage shed; preliminary plat and narrative conflict)
<b>2</b>	<b>Phase 1:</b> 5,000 s.f. (second story) – multiple residential units (narrative indicates six one-bedroom apartment units)	<b>Phase 1:</b> 5,000 s.f. (first story)  <b>Phase 2:</b> Additional storage/covered parking building
<b>3</b>	<b>Phase 1:</b> 3,500 s.f. single family residence  (Narrative indicates initially model home & 3 workforce housing in bedrooms)	“Model Home” – commercial use & workforce housing – transitions to residential use as described in column to left
<b>4</b>	<b>Phase 1:</b> 5,000 s.f. (second story) – multiple residential units (narrative says six one-bedroom apartment units)	<b>Phase 1:</b> 5,000 s.f. (first story)  <b>Phase 2:</b> Additional storage/covered parking building

We appreciate the Commission’s consideration of our input and request. Please let us know if you have any questions regarding our comments.

Schafer #0164453

APPLICATION - Subsurface Sewage Disposal			
 <b>Public Health</b> <small>Prevent. Promote. Protect.</small> <b>Idaho Public Health Districts</b>	<b>Central District Health Department</b> Valley County 703 North 1st McCall, ID 83638 (208) 634-7194	Permit Fee: <u>173</u> Date: <u>7-22-18</u> Receipt # <u>28493</u> File #: <u>0164453</u> (Official Use Only)	
Property Address (If Available): Street: <u>13526 HWY SS</u> Acres: <u>14.67</u> City: <u>McCall</u> Zip: <u>83638</u> County Parcel # <u>RP17N03E270606</u>			
Legal Description: <u>1/4 SW 1/4 NE</u>		Section: <u>27</u> Township: <u>17N</u> Range: <u>3E</u>	
Subdivision: _____		Lot: _____ Block: _____	
Directions (nearest crossroad): <u>Nearest crossroad is Spink Rd (to the south).</u>			
<u>PARCEL # 0606</u>			
Applicant's Name: <u>Big Cabin Properties, LLC (BRIAN SCHAFFER)</u>		E-mail: _____	
Mailing Address: <u>13526 HWY SS</u>		Phone #: _____	
City: <u>McCall</u>		State: <u>ID.</u> Zip Code: <u>83638</u>	
Applicant is: <input checked="" type="checkbox"/> Landowner <input type="checkbox"/> Contractor <input type="checkbox"/> Installer <input type="checkbox"/> Other _____			
Owner's Name: <u>Big Cabin Properties, LLC</u>		E-mail: _____	
Mailing Address: <u>13526 HWY SS</u>		Phone #: _____	
City: <u>McCall</u>		State: <u>ID</u> Zip Code: <u>83638</u>	
Type of Septic Installation: <input checked="" type="checkbox"/> New <input type="checkbox"/> Upgrade/Enlargement <input type="checkbox"/> Replacement <input type="checkbox"/> Tank Only			
Proposed Usage: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Other (i.e. barn, shop etc.)			
<input type="checkbox"/> Central (more than two dwellings) <input type="checkbox"/> Large Soil Absorption (2,500 gal/day or ten or more dwellings) # of Units: _____			
Is there an existing structure on this parcel? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Year Built: <u>unknown</u>			
New - To be installed Number of Bedrooms (residential only): <u>2</u>		Number of Bathrooms: <u>3</u>	
Number of People: <u>2</u>		Square Footage: <u>960 SF</u> Garbage Disposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Foundation Type: <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Crawl Space <input type="checkbox"/> Split Level <input type="checkbox"/> Slab			
Property is Located: <input type="checkbox"/> Inside City <input checked="" type="checkbox"/> Inside County			
City sewer or central wastewater collection system 200 feet or less to structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Water Supply: <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> PWS, Number: _____ <input type="checkbox"/> Other: _____			
Signature: <u>Brian Schaffer</u>		Date: <u>7-20-18</u>	
<p>By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I accept the responsibility to notify the Health District of any changes to the above information if performed prior to completion of the permitted system. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation. I understand that this application and the subsequent permit is non-transferable between property owners and/or project sites. I understand that the application will expire one (1) year from date of purchase. The permit, may be renewed if the renewal is applied for on or</p>			



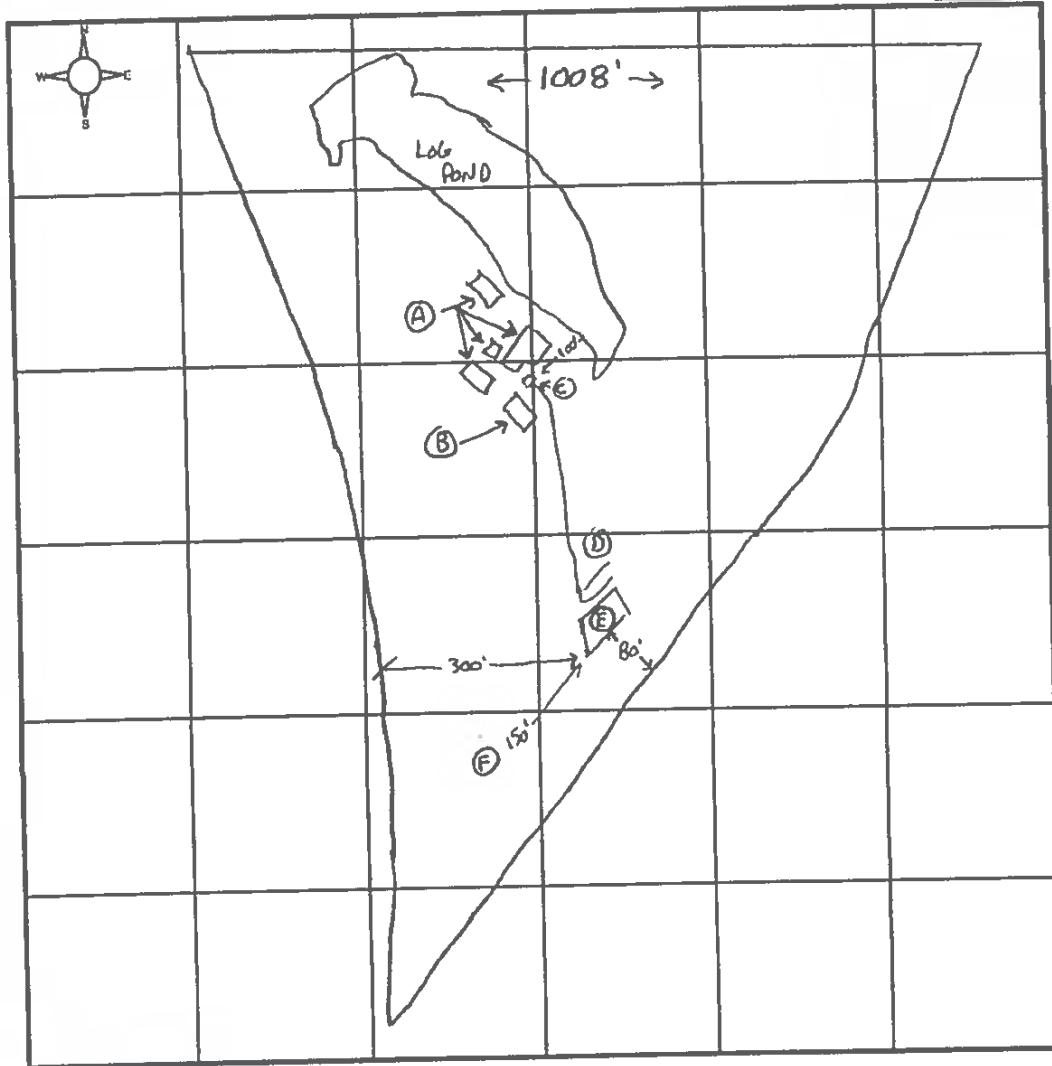
Public Health  
Prevent. Promote. Protect.

Idaho Public Health Districts

Please draw an aerial view of the property showing the outline of buildings, property lines, well location(s), water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, driveway and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield.

Plot Plan

Scale: 1" = 100'



Signature: B. L. S. S.

Date: 7-20-18

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation.

A = EXISTING STORAGE, SHOP BUILDINGS, NO PLUMBING

B = NEW STRUCTURE

C = NEW SEPTIC TANK

D = NEW DRAINFIELD

E = REPLACEMENT DRAINFIELD F = NEW WELL

(Official Use Only)

Plot Plan Approval Date: \_\_\_\_\_ EHS Name: \_\_\_\_\_ EHS #: \_\_\_\_\_

## ASSOCIATED EARTH SCIENCES, Inc.

SEPTIC SOIL INVESTIGATIONS - STORM DRAIN SOILS DATA - SOIL SURVEYS - SOIL WELL AND INVESTIGATIONS  
RVAULT SAMPLING - GEOLOGY INVESTIGATIONS - SITE INVESTIGATION

Glen H. Logan 6238 Edgewater Drive Boise, Idaho 83709 Phone (208) 672-9213 FAX (208) 672-9214 Cell (208) 941-7284  
Harley R. Noe 5740 N Applebrook Way Boise, Idaho 83713 Phone (208) 850-4926 FAX (208) 939-8602  
Mark E. Johnson 1886 N Greenfield Avenue Meridian, Idaho 83642 Phone & FAX (208) 898-9541 Cell (208) 869-9099

July 11, 2007

Ken Allard  
PO Box 1651  
McCall, ID 83634

**RE: Soil test holes for potential septic drainfield location**

Three soil test holes were excavated and described on the Ken Allard property located in a part of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 27, Township 17 North, Range 3 East, Boise Meridian, Valley County, Idaho. The purpose of the test holes is to locate and analyze the soils for septic drainfield suitability. The soil descriptions and a photo base location map for the test holes are attached to this report.

The area where the test holes are located is relatively long and narrow, bordered by a county road on the south side and a steeply sloping scarp on the north. A septic drainfield system on this area would need to be placed at least 50 feet south of where the scarp breaks sharply from the nearly level potential area and 5 feet north of the property boundary near the road. Due to the narrowness of this site the primary drainfield system and an equal sized replacement area would need to be placed end to end.

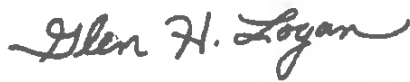
This site is relatively small. It appears to be large enough for a standard residential septic drainfield system, but not large enough for a commercial Large Drainfield that could treat in excess of 2500 gallons of effluent per day.

There was no free groundwater to a depth of 96+ inches in the test holes at the time of excavation; however, mottled colors that were observed below depths of 47 to 61 inches would indicate groundwater will fluctuate to that height in the soil during spring snowmelt.

PVC pipes were installed in all three test holes prior to backfilling, to make possible groundwater monitoring. This monitoring (measurement and recording of depths to groundwater from the ground level) is required by the Health Department. The monitoring must be done on a weekly basis from February 15<sup>th</sup> through June 15<sup>th</sup>, 2008. To complete the septic system permitting process, a written record of monitoring must be available for the Health Department to review.

At this point in time, prior to monitoring; it appears that a Capping Fill Trench system would be suitable for this site. Monitoring results could change this assessment to a more restrictive system.

If you have questions or need more assistance, please call me at (208) 941-7284, cell or (208) 672-9213, office. Thank you.

A handwritten signature in cursive script that reads "Glen H. Logan".

GLEN H. LOGAN  
Professional Soil Scientist

# Associated Earth Sciences, Inc.

## Septic Drain Field Test Hole Description & Evaluation

Date Of Evaluation: 7/9/2007 Evaluated by: Glen H. Logan, Certified Professional Soil Scientist  
 Requested By: Ken Allard Phone: 208-6495  
 Address: PO Box 1651 State: Idaho Zip: 83638  
 City: McCall  
 Legal Desc: Part of NW 1/4 NE 1/4, Section 27, Township 17 North, Range 3 East, Boise Meridian, Valley County, ID  
 General Desc: 3 miles north of Donnelly, Idaho Physical address: 13526 Hwy 55

Depth (inches)	Moist Color	Texture	Clay %	Roots	Mottles	Est. Permeability (in/hr)	Design Group	Comments
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### Hole Number & Location: **1-07**

**7213**

0 to 10	10YR 2/3	fine sandy loam	8 to 10	many very fine & fine	none	2 to 4	B-1	friable moist
10 to 24	10YR 3/3	fine sandy loam	10 to 12	few very fine	none	2 to 4	B-1	friable moist
24 to 42	10YR 3/4	fine sandy loam	8 to 10	few very fine	none	2 to 4	B-1	very friable moist
42 to 61	10YR 5/4	loamy fine sand	5 to 7	few very fine	none	6 to 8	B-1	very friable moist; loose
61 to 96+	2.5Y 6/3	loamy coarse sand	<2	none	50% distinct 7 5YR 5/6 & 5/8	12 to 15	A-2b	loose moist

General Notes: Slope: 0 to 1 percent. No free water to 96 inches. WP-001.

### Hole Number & Location: **2-07**

**7214**

0 to 11	10YR 3/3	fine sandy loam	10 to 12	many very fine & fine	none	2 to 4	B-1	friable moist
11 to 26	10YR 3/4	fine sandy loam	10 to 12	few very fine & fine	none	2 to 4	B-1	friable moist
26 to 43	10YR 4/4	fine sandy loam	8 to 10	few very fine & fine	none	2 to 4	B-1	very friable moist
43 to 60	10YR 5/4	very fine sandy loam	8 to 10	few very fine & fine	none	1 to 3	B-1	very friable moist
60 to 79	2.5Y 6/3	silt loam	10 to 12	few very fine & fine	20% faint 7 5YR 5/6	1 to 2	B-2	very friable moist
79 to 92	2.5Y 6/4	silty clay loam	27 to 30	none	80% distinct 7 5YR 5/6 & 5/8	0.2 to 0.6	C-1	slightly firm moist
92 to 100+	2.5Y 6/2	loamy fine sand	<3	none	25% distinct 7 5YR 5/6	6 to 8	B-1	loose moist

General Notes: Slope: 0 to 1 percent. No free water to 100 inches. WP-002.

# Associated Earth Sciences, Inc.

## Septic Drain Field Test Hole Description & Evaluation

### Continuation Sheet

Date Of Evaluation: 7/9/2007

Project: Allard Property

Depth (inches)	Moist Color	Texture	Clay %	Roots	Mottles	Est. Perm. (in/hr)	Design Group	Comments
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7215

Hole Number & Location:

3-07

0 to 11	10YR 2/3	fine sandy loam	10 to 12	many very fine & fine, few medium & coarse	none	2 to 4	B-1	friable moist
11 to 22	10YR 2/3	fine sandy loam	8 to 10	common very fine & fine; few medium & coarse	none	2 to 4	B-1	friable moist
22 to 47	10YR 3/4	fine sandy loam	8 to 10	few of all sizes	none	2 to 4	B-1	very friable moist
47 to 58	10YR 4/6	silt loam	14 to 16	few very fine & fine	5% faint 7.5YR 5/6	1 to 2	B-2	friable moist
58 to 78	2.5Y 6/4	very fine sandy loam	12 to 14	few very fine	40% distinct 7.5YR 5/6	1 to 3	B-1	very friable moist
78 to 100+	variegated	loamy coarse sand	<2	none	80% distinct 7.5YR 5/6 & 5/8	10 to 15	A-2b	loose moist

General Notes: Slope: 0 to 1 percent. No free water to 100 inches. WP-003.

# ALLARD/HENWICH PROPERTY - MEASUREMENT OF TEST HOLE GROUND WATER

	TEST HOLE #1	TEST HOLE #2	TEST HOLE #3		TEST HOLE #1	TEST HOLE #2	TEST HOLE #3
2008							
FEB 16	0	0	0	JUNE 20	0	0	0
FEB 22	0	0	0	AUG 17	0	0	0
FEB 29	0	0	0	AUG 25	0	0	0
MARCH 7	0	0	0	SEP 5	0	0	0
MARCH 14	0	0	0				
APR 22	0	0	0				
APR 27	0	0	0				
APR 4	0	0	0				
APR 12	0	0	0				
APR 20	0	0	0				
APR 24	0	0	0				
MAY 3	0	0	0				
MAY 9	0	0	0				
MAY 16	0	0	0				
MAY 23	0	0	0				
MAY 30	0	0	0				
JUNE 8	0	0	0				
JUNE 15	0	0	0				

## Test Hole Sheet

 <b>Public Health</b> <small>Protect. Promote. Prevent.</small>	<b>Central District Health Department</b> 707 N. Armstrong Place Boise, ID 83704 (208) 327-7499	File # <u>164453</u> 
Idaho Public Health Districts		

Owner's Name:	Big Cabin Properties - Brian Schafer	Phone # 208-661-9184
Property Address:	13526 Highway 55 McCall, ID 83638	

Legal Description	1/4 SW	1/4 NE	Section: 27	Township: 17N	Range: 03E
Subdivision:	0 No Subdivision		Lot:	Block:	Size(acres) 14.67

Sewer within 1000 ft:		
Water Supply: Private Water	Inspected By: <u></u>	Date: <u>7/7/19</u>

### TEST HOLE SOIL DESCRIPTION:

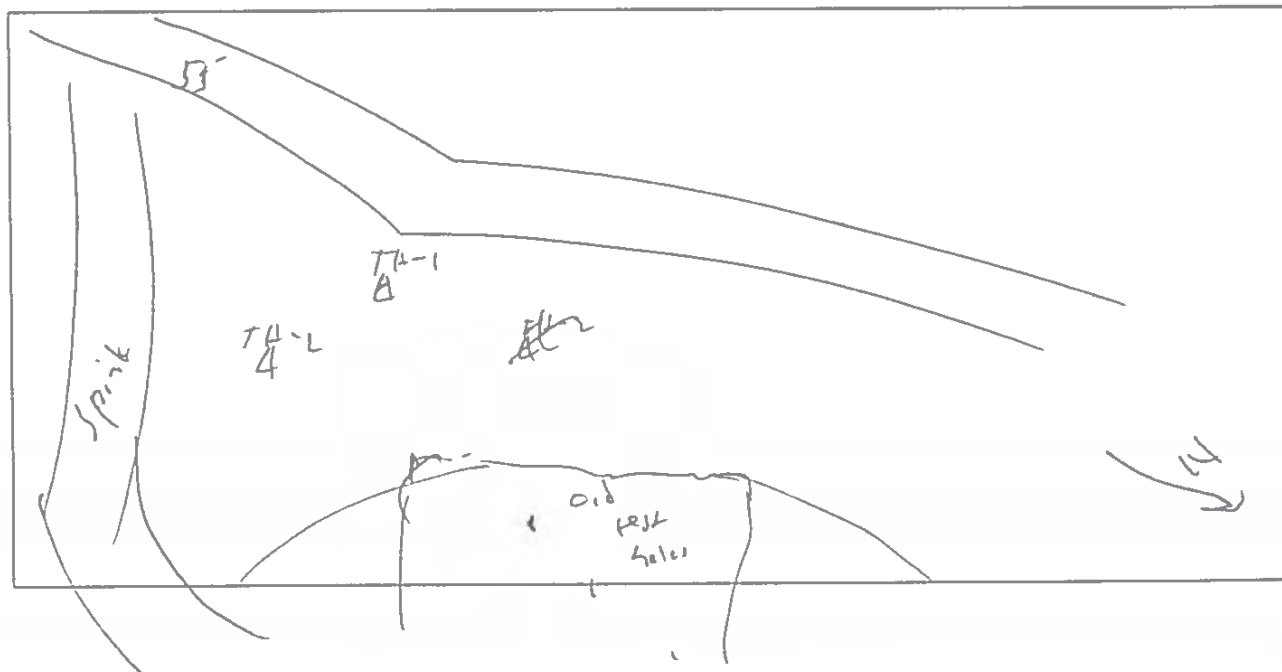
	5	6	7	8	9	10	11
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

# Test Hole Soil Description:

	1	2	3	4
1	B-2 silt/loam	B-2 silt/loam		
2	21" B-1 sandy loam	B-1 sandy loam		
3				
4				
5		Moist sandy		
6	24" (moist sandy)	24" (H <sub>2</sub> O)		
7				
8	Bottom + 60" to 64"	Bottom		
9	<del>Bottom</del> <del>to 64"</del>			
10				

# Recommendations

Surface Water:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Depth of Rock or Limiting Layer:		
Depth of Ground Water:	Normal	Seasonal
Maximum Depth of Drainfield:		
Soil Type: B-1		
Tank Size: 2 (1000 gal) 2 1/4' deep		



Parcel Approval for  
Central District Health Department

Information Sheet

Return form to  
Valley County Planning & Zoning  
PO Box 1350, Cascade, ID 83611  
Phone: 208-382-7115  
Fax: 208-382-7119

This form does not apply to property located within the boundaries of the City of McCall, the City of McCall Impact Area, the City of Donnelly, or the City of Cascade.

Parcel Number RP17N 03E27 0606 Size of Property 14.67 Sq. Ft. or (Acres)  
Subdivision Name \_\_\_\_\_ Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_  
Physical Address of Parcel 13526 Hwy 55, McCall 83638  
Original Date of Parcel \_\_\_\_\_ From Deed \_\_\_\_\_ From Assessor's Companion Book \_\_\_\_\_  
Name of Owner Big Cabin Properties - Brian Schafer  
Mailing Address 13526 Hwy 55, McCall 83638  
City, State, Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_

*Sawmill site*

Name of Applicant (if Different) \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City, State, Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_

Agent \_\_\_\_\_  
Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City, State, Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_

Does this parcel have preliminary approval from Central District Health? ☐ Yes ☒ No  
What improvements or structures currently exist on the property? Existing structure  
Number of bedrooms? \_\_\_\_\_  
What improvements or structures are proposed on the property? septic - shop  
Number of bedrooms? 2  
Is there a septic system already located on the property? ☐ Yes ☒ No  
This application to CDHD is for a: ☒ new system ☐ replacement system ☐ second system ☐ privy  
Of the above improvements, which will be served by the proposed septic system? \_\_\_\_\_

.....  
\_\_\_\_\_ Planning & Zoning does NOT authorize approval of a septic tank permit for the following reasons:  
\_\_\_\_\_

☒ Planning & Zoning approves this parcel for a septic tank permit.

Gordon W. W. W. 7/31/2018  
Signed: Valley County Planning & Zoning Staff Dated

.....  
The Administrator may, in writing, suspend or revoke this approval if it is found that the parcel does not meet local, state, or federal regulation, code, or ordinance. Approval is for the subject parcel and proposed land use only. A division of the parcel or a change in land use may void this approval. The proposed land use may also be subject to provisions of restrictive covenants of the subdivision, the Valley County Building Ordinances, the Valley County Land Use & Development Ordinance, or other regulations, codes, or ordinances.

*Need conditional use permit except for a residential use and remodel of the existing shop to an office with a restroom. ab*



Serving Ada, Boise, Elmore and Valley Counties  
cdh.idaho.gov

June 03, 2020

20-0412

BIG CABIN PROPERTIES - BRIAN SCHAFER  
13526 HWY 55  
MCCALL, ID 83638

RE: Application For On-Site Sewage System Installation File #164453

Good Afternoon,  
Your *Application For A Sewage System Installation Permit* for SW NE Section 27 Township 17N Range 03E, identified as 13526 Highway 55, will expire on July 26, 2020.

To prevent the Application's expiration, the following options are available to you:

- (1) Complete the *issuance* of the Sewage System Installation Permit before the expiration date, or
- (2) Renew the application for another twelve months.

In order to renew the Application, a *renewal fee of \$90* must be paid by July 26, 2020.  
If the application expires, a new application and a new fee of *\$740* will be required.

**Renewal fees can be paid in the following ways:**

- By phone
- In person at the CDH office nearest you
- By mail to the CDH office nearest you
- Online – cdh.idaho.gov – scroll down; on right hand side (Note: not mobile-compatible)

**Central District Health provides an annual written notice to applicants of permits nearing their expiration date. This notice is provided only as a courtesy to the applicant. We cannot guarantee that notice of expiration will always be provided. As the applicant on the above named installation application, it is your responsibility to assure that this application does not expire.**

The following are citations from the Idaho Department of Environmental Quality's Rules,  
IDAPA 58.01.03, Individual/Subsurface Sewage Disposal Rules:

**IDAPA 58.01.03.005.08. *Application and Permit Valid for One (1) Year.***

Unless otherwise stated on the application or permit, it shall become invalid if the authorized construction or activity is not completed and approved within one (1) year of this date of issuance.

**IDAPA 58.01.03.005.09. *Permit Renewal.*** At the discretion of the Director, a permit may be renewed one (1) or more times upon request by the applicant or owner provided that the request is received by the Director prior to the permit's date of expiration.

If you have any questions, please call us at 208-327-8602.

Sincerely,

Betsy Kobek  
Technical Records Specialist 2

**Ada & Boise County**  
707 N. Armstrong Pl.  
Boise, ID 83704  
208-375-5211

**Elmore County**  
520 E. 8th N.  
Mountain Home, ID 83647  
208-587-4407

**Valley County**  
703 1st St.  
McCall, ID 83638  
208-634-7194



MAIN OFFICE • 707 N. ARMSTRONG PL. • BOISE, ID 83704-0825  
PHONE (208) 375-5211 • FAX (208) 327-8500 • cdhd.idaho.gov

June 03, 2019

"Healthy People in Healthy Communities"

19-0402

BIG CABIN PROPERTIES - BRIAN SCHAFER  
13526 HWY 55  
MCCALL, ID 83638

RE: Application For On-Site Sewage System Installation Permit #164453

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If the application expires, a new application and a new fee of \$773 will be required.

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- In person at the CDHD office nearest you
- By mail to the CDHD office nearest you
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Betsy Kober  
Technical Records Specialist 2

SERVING ADA, BOISE, ELMORE AND VALLEY COUNTIES

Ada / Boise County Office  
707 N. Armstrong Place • Boise, ID 83704  
Phone: (208) 375-5211 • Fax: (208) 327-8500

Elmore County Office  
520 E. 8th Street North • Mountain Home, ID 83647  
Phone: (208) 587-4407 • Fax: (208) 587-3521

Valley County Office  
703 1st Street • McCall, ID 83638  
Phone: (208) 634-7194 • Fax: (208) 634-2174





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

**(208) 382-3317**  
**[www.ValleySWCD.org](http://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](mailto:Durena.Farr@id.nacdnet.net)

