

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT: Variances Requested for and
Appeal of PZ Commission Approval of
C.U.P. 22-06 Schafer Subdivision – Preliminary Plat
(Combined Hearings)

HEARING DATE: May 23, 2022

TO: Board of County Commissioners

STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

APPELLANT: Kathleen Trever and Tom Peppersack
332 S Thoreau Way
Boise, ID 83709

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

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

The Planning and Zoning Commission approved the conditional use permit and preliminary plat for C.U.P. 22-06 Schafer Subdivision on April 14, 2022. Kathleen Trever and Tom Peppersack are appealing this approval.

A four-lot, mixed-use subdivision that includes heavy industrial (lumber mill), light industrial, multiple-residence, and single-family residential uses as well as a craftsman learning academy was approved. The craftsman learning academy is the highlight for Lot 1 with residential uses for students proposed on Lot 2.

Lot 1 – Continuation of log yard and log home manufacturing business with the craftsman learning academy. Additional storage building with a caretaker residence on the second floor; and, an open mill shed.

Lot 2 – Light industrial building to be used as shop and/or storage with six 1-bedroom housing units located on the second level. Future additional building proposed.

Lot 3 – A model home with work-force housing and/or student housing. Can be sold separately in the future.

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.

The Planning and Zoning Commissioners also recommended approval of two requested variances:

- 1) Relaxation of 70' from 100-ft setback from the front property line along Highway 55: Highway 55 has an existing 200-ft right-of way along the property. A relaxation of 70-ft of the building setback from the front property line is requested. Buildings would not be constructed closer than 30-ft to the property line.
- 2) Relaxation of 40' for the pole building and 60' for the storage building from the high water line of the pond: Commercial uses require a 100' setback from the high water line and residential uses require a 30' setback from the high water line. Lot 1 is proposing the following:
 - a. 40' setback from the high water line of the pond for the pole building and a
 - b. 60' setback for the new storage building with the caretaker house from the high water line of the pond.

Individual wells and individual septic systems are proposed. A floodplain designation is shown on the plat. There would be no building within the floodplain or wetlands.

A site plan with specific setback measurements was submitted by the applicant on April 22, 2022 (attached).

A Wildland Urban Interface Fire Protection Plan was also submitted (Exhibit 5, April 14, 2022).

FINDINGS:

1. Planning and Zoning Commission approved C.U.P. 22-06 Schafer Subdivision at a properly noticed public hearing on April 14, 2022.
2. Appeal: An appeal was received in a timely manner on April 25, 2022, with the appropriate fee. The appeal is attached and states, "the final conditional uses for each lot are pending staff refinement and key impacts of the development are still unclear". It states specifically:

- Wetlands, surface water, wastewater, septic systems, and lot buildability,
 - Lack of conditions to address safety and infrastructure of multi-family residences in development with mixed heavy and light industrial use, and
 - Impacts of tree and vegetation removal.
3. Legal notice was posted in the *Star News* on May 5, 2022, and May 12, 2022. Potentially affected agencies were notified on April 22, 2022. Property owners within 300 feet of the property line as well as people who previously commented were notified by fact sheet sent April 26, 2022. The site was posted on April 29, 2022. The notice and application were posted online at www.co.valley.id.us on April 26, 2022.
4. **Facts and Conclusions:**
- Attached are the Facts and Conclusions that were approved by the Planning and Zoning Commission.
 - Part of the Valley County Board of Commissioners deliberation and decision should be a “reasoned statement that explains the criteria and standards considered relevant; state the relevant facts relied upon, and explain the rationale for the decision based on applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record, ‘all of which’ should be part of the motion to approve or deny, or should be developed with staff assistance for action at a subsequent meeting.” (VCC 9-5H-11.8)
 - **The following are the Conclusions of the Planning and Zoning Commission:**
 1. That the proposed use is in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety, and welfare.
 2. That the proposed use is consistent with the Valley County Comprehensive Plan.
 3. Valley County must follow the laws of the State of Idaho and in the Valley County Code.
 4. Valley County has one mixed use zone that promotes mitigation of potential impacts.
 5. The proposed use is compatible with surrounding land uses.
 6. This application is moving residential into a heavy industrial use and not a heavy industrial use next to a residential use.
 7. The log home construction academy is a good fit for Valley County due to our timber industry.
 - **Minutes with Exhibits:** Relevant portions of the minutes for the Planning and Zoning Commission meeting held on March 10, 2022, and April 14, 2022, are attached. Attached with the minutes is a Compatibility Questions and Evaluation form as determined by the P&Z Commission.
 - **Planning and Zoning Commission Staff Report is attached for review.**

5. All 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. CDH has no objection to the variance for building separations to water line or property line. (Feb. 8, 2022, April 25, 2022, and May 4, 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, and April 29, 2022)

Valley Soil and Water Conservation District Board does not support granting the variance for the proposed storage building within the floodplain setback zone. (Exhibit 1, April 14, 2022)

Donnelly Rural Fire Protection District responded with a list of requirements (Exhibit 3, April 14, 2022)

Paul Ashton, Parametrix and Valley County Engineer, stated that detailed preliminary site grading and drainage plans and drainage design documentation have not been submitted for review. (Exhibit 4, April 14, 2022)

6. All Neighbor and Public comments 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)

Lenard Long, representing Friends of Lake Cascade, is concerned about surface and subsurface drainage from site that ultimately discharges into Lake Cascade. Lake Cascade has had health advisories for harmful algal blooms as a result of nutrient loading for past four seasons. (Exhibit 2, April 14, 2022)

ATTACHMENTS:

- Conditions of Approval if approved
- Appeal
- PZ Commission Facts and Conclusions
- PZ Commission Meeting Minutes – March 10, 2022, and April 14, 2022
- Staff Report for PZ Commission
- 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
- Site Plan Received April 22, 2022
- Pictures Taken February 23, 2022, and April 29, 2022
- Responses
- Application
- Exhibit 5 – Wildland Urban Interface Fire Protection Plan

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 high water line by the Board of County Commissioners.
22. There shall be a Development Agreement memorializing the approved uses for each lot and any requirements agreed to with the road department, including dust control.
23. There shall be no rentals less than thirty days.

(Staff Added)
24. Approval of the commercial storage buildings and residential units on Lots 2 and 4 go with the current owner/applicant unless the sanitary restrictions for the specific proposed uses are released by Central District Health.
25. A wetland delineation is required.

END OF STAFF REPORT

Valley County
In the Matter of Conditional Use Permit CUP 22-06

NOTICE OF APPEAL of Planning & Zoning Commission Approval of CUP 22-06 on
April 14, 2022

Appeal Fee -- \$500.00

Persons Appealing: Kathleen Trever & Tom Peppersack

Property Address: 28 Spink Lane
McCall, Idaho 83638

Mailing Address: 332 S. Thoreau Way
Boise, ID 83709

Phone: (208) 859-7648
Email: ktrever@gmail.com



Kathleen Trever

Kathleen Trever

4/25/2022

Date

Tom Peppersack

Tom Peppersack

4/25/2022

Date

Reasons for Appeal:

- **Final Conditioned Uses Pending Staff Refinement:** P & Z Commission Conditions of Approval (COA) include staff (Administrator) refinement of allowed uses on each subdivided lot. This COA prevents us from knowing what the uses approved by the CUP are for each lot before the 10-day period for appeal of the CUP expires, and we do not know what ordinances and other requirements may apply to each lot.
- **Key Impacts of Development Still Unclear at End of CUP Appeal Period**
 - **Wetlands, Surface Water, Wastewater, Septic & Lot Buildability:** P & Z Commission CUP approval relied on incomplete/inaccurate information by applicant concerning natural features of the site, including wetlands and existing surface water drainage on at least one of the proposed subdivided lots (Lot 4) proposed for multi-residential/mixed industrial use. Based on available information, wetlands and surface water affect buildability and proposed individual septic installation of at least Lot 4.
 - **Lack of Conditions to Address Safety and Infrastructure of Multi-Family (non-employee) Residences in Development with Mixed Heavy & Light Industrial Use:** P & Z Commission approval relied on incomplete/inconsistent information regarding proposed mill employee/training academy housing versus non-employee/trainee housing. The COAs appear inadequate to address interrelated water/septic/public safety/public infrastructure resources, or negative impacts if the project is abandoned at partial completion.
 - **Impacts of Tree & Vegetation Removal:** P & Z Commission CUP approval relied on incomplete/inaccurate/inconsistent information by applicant regarding retention/removal of existing vegetation, and related effects on wetlands/springs/slope stability, and potential impacts to viewshed and noise. Although COA 12 requires a landscaping plan, the COAs do not provide a clear standard as to which requirements apply for the proposed development of mixed industrial and residential use.

Interest of Persons Appealing: We are adjacent landowners to the proposed subdivision, owning 32 acres of single-family residential use to the immediate north of the proposed subdivision. Part of our property is in the floodplain and contains wetlands important to our property ownership and wildlife values. We have two spring water rights for domestic and irrigation use, and potential negative impacts to water and wetlands, particularly along our southern boundary with the proposed subdivision, would impair our property interests. We are most concerned with proper identification of wetland areas, water and sanitary waste management (multiple new wells, septic and drainfields), water, and solid waste management as proposed for new residential use and increased industrial use in the conditional use permit application.

We recognize the existing log milling use at the project location. We also recognize the current housing shortage for construction and other trades, healthcare, and service people in Long Valley, and related effects on employment recruitment and retention. However, the Planning and Zoning Commission's conditions of approval for a mixed single-residential, heavy industrial, multi-residential, and light industrial development, with individualized septic and wells by subdivided lots at this location appear inadequate to prevent impairment of our interests, both in our private property and in the larger community. We may be negatively affected by failure or partial completion of the development, or by public safety or community planning aspects of housing families or individuals in industrial use areas by those who are not students or employees.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

SUBJECT: Conditional Use Permit No 22-06
Schafer Subdivision

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on March 10, 2022. The Commission reached a quorum. Commission members in attendance were Katlin Caldwell, Sasha Childs, Scott Freeman, Ken Roberts, and Chairman Neal Thompson.

Due to time constraints, the public hearing was continued to April 14, 2022. Commission members in attendance were Katlin Caldwell, Sasha Childs, Ken Roberts, and Chairman Neal Thompson.

Jim Fronk and Brian Schafer, representing Big Cabin Properties, were present and requesting approval for a 4-lot mixed-use subdivision on 80 acres that is identified as parcel RP16N04E294206 and is in the W ½ Section 29, T.16N, R.4E, Boise Meridian, Valley County, Idaho.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meetings dated March 10, 2022, and April 14, 2022, with the exhibits, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. That the existing use of the property described in the Petition is heavy industrial (existing sawmill) and will continue to be industrial and multi/single family residential subdivision.
2. That the land use categorization in Valley County Code (Table 9-3-1) are as follows:
 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
3. That the surrounding land uses are agricultural and single family residential.
4. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance and by the Laws of the State of Idaho.

Legal notice was posted in the *Star News* on February 17, 2022, February 24, 2022, March 24, 2022, and March 31, 2022. Potentially affected agencies were notified on February 8, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent February 8, 2022. The site was posted on February 23, 2022. The notice and application were posted online at www.co.valley.id.us on February 8, 2022.

5. Other persons in attendance expressed approval and disapproval of the proposed use.

CONCLUSIONS

Based on the foregoing findings, the Valley County Planning and Zoning Commission concludes as follows:

1. That the proposed use is in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety, and welfare.
2. That the proposed use is consistent with the Valley County Comprehensive Plan.
3. Valley County must follow the laws of the State of Idaho and in the Valley County Code.
4. Valley County has one mixed use zone that promotes mitigation of potential impacts.
5. The proposed use is compatible with surrounding land uses.
6. This application is moving residential into a heavy industrial use and not a heavy industrial use next to a residential use.
7. The log home construction academy is a good fit for Valley County due to our timber industry.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, orders that the application of Big Cabin Properties LLC, for Conditional Use Permit No. 22-06 Schafer Subdivision, as described in the application, staff report, correspondence, and minutes of the meetings be approved.

Special conditions applied to the proposed use are:

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 high water line by the Board of County Commissioners.
22. There shall be a Development Agreement memorializing the approved uses for each lot and any requirements agreed to with the road department, including dust control.
23. There shall be no rentals less than thirty days.

**NOTICE OF FINAL ACTION AND
RIGHT TO REGULATORY TAKING ANALYSIS**

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such request must be in writing and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code 9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

Please take notice that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

END FACTS AND CONCLUSIONS



Valley County
Planning and Zoning Commission, Chairman

Date: 5-12-2022

Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Neal Thompson, Chairman
Ken Roberts, Vice-Chair

Sasha Childs, Commissioner
Katlin Caldwell, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission
March 10, 2022

Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Thompson. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Sasha Childs:	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Neal Thompson:	Present
PZ Assistant Planner – Lori Hunter:	Present

B. MINUTES: Commissioner Childs moved to approve the minutes of February 10, 2022, and March 1, 2022. Commissioner Freeman seconded the motion. Motion carried unanimously.

C. NEW BUSINESS:

- 1. C.U.P. 17-03 EnergySeal Office, Shop, and Employee Housing – Extension Request:**
Joseph & Danielle Swinford are requesting a five-year extension of a conditional use permit. The approved shop and office were constructed in 2019. The extension is requested for construction of four residential units for employee housing. The 9.6-acre site is addressed at 14037 Highway 55 and is Oster Subdivision Lot 1 in the S ½ NWNE Section 33, T.18N, R.3.E, Boise Meridian, Valley County, Idaho. Action Item

Chairman Thompson introduced the item and opened the public hearing. Chairman Thompson asked if there was any *ex parte* contact or conflict of interest.

Commissioner Childs has a conflict of interest due to personal friendship and a work relationship with the applicants; therefore, she excused herself from this public hearing and left the room.

Chairman Thompson asked for the staff report. Director Herrick presented the report and displayed the GIS map of the area on the projector screen.

Chairman Thompson asked for the applicant's presentation.

Joe Swinford, McCall, replied to questions within the staff report. The driveway entrance from Highway 55 was built to Idaho Transportation Department specifications for both EnergySeal and ASAP Portable use. The Oster Subdivision plat and C.U.P. 17-03 require a shared approach abutting Highway 55 for Lots 1 and 2. Mr. Swinford spoke today with Ned Crossley, owner of ASAP Portables, who uses the adjacent driveway. The adjacent driveway will be

10:05 p.m.

Commissioner Caldwell recommend that the Commission take testimony for those in the audience. Due to the late hour, the Chairman will open the public hearing for C.U.P. 22-05 Gold Fork Reserve and C.U.P. 22-06 Schafer Subdivision, thereby allowing for testimony from anyone in the audience who wishes to comment. The staff reports, applicants' presentations, and additional public testimony will occur during the next regular scheduled meeting on April 14, 2022, at 6:00 pm.

6. **C.U.P. 22-05 Gold Fork Reserve – Preliminary Plat:** Landmark Pacific Investors LLC is requesting a conditional use permit for a 28-lot single-family subdivision on 80 acres. The proposal includes an additional six open space lots. Access would be from private roads onto one access point onto Gold Fork Road (public). Shared driveways are proposed. Proposed lot sizes range from 1.2 acres to 2.99 acres. Individual wells and individual septic systems are proposed. The site is parcel RP16N04E294206 in the W ½ Section 29, T.16N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Thompson introduced the item and opened the public hearing. Chairman Thompson asked if there was any *exparte* contact or conflict of interest. There was none. Chairman Thompson asked for comments.

Frank Maynard, 598 Gold Fork Road, resides adjacent to the proposed subdivision. He is opposed to the quantity and small size of lots. The property is a wooded hillside. He has an easement for power crossing this property. There is also a natural spring not shown on the plat map that flows to an existing stock-watering trough. This spring would affect about three lots. He is concerned about the number of additional septic systems, wells, and vehicular traffic. The road should be improved to accommodate the additional traffic. His home is visible from Highway 55; this development will be also. He would prefer to larger lots in this development.

Chairman Thompson stated that the public hearing for C.U.P. 22-05 Gold Fork Reserve will be continued to 6:00 p.m. on April 14, 2022.

7. **C.U.P. 22-06 Schafer Subdivision – Preliminary Plat:** 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. A variance from the 100-year flood plain and a variance from the 100-ft setback from Highway 55 are requested. Access would be from Highway 55 and Spink Lane (public). Proposed lot sizes range from 2.4 acres to 4.9 acres. Individual wells and individual septic systems are proposed. The 14.7-acre site is addressed at 13526 Highway 55 and is parcel RP17N03E270606 in the NWNE Section 27, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Thompson introduced the item and opened the public hearing. Chairman Thompson asked if there was any *exparte* contact or conflict of interest. There was none. Chairman Thompson asked for comments. No one in the audience wished to speak at this time. Chairman Thompson stated that the public hearing for C.U.P. 22-05 Gold Fork Reserve will be continued to 6:00 p.m. on April 14, 2022.

10:15 p.m.

E. FACTS AND CONCLUSIONS - Action Items:

- C.U.P. 21-45 RedRidge Preserve Subdivision
- C.U.P. 21-46 Bharn Event Center

Commissioner Caldwell moved to approve the Facts and Conclusions as presented and
Valley County Planning & Zoning

Valley County Planning and Zoning Commission

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Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Neal Thompson, Chairman
Ken Roberts, Vice-Chair

Sasha Childs, Commissioner
Katlin Caldwell, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission
April 14, 2022

Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. **OPEN:** Meeting called to order at 6:00 p.m. by Chairman Thompson. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Sasha Childs:	Present
PZ Commissioner – Scott Freeman:	Excused
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Neal Thompson:	Present
PZ Assistant Planner – Lori Hunter:	Present

B. **MINUTES:** Commissioner Childs moved to approve the minutes of March 10, 2022, and March 22, 2022. Commissioner Roberts seconded the motion. Motion carried unanimously.

C. OLD BUSINESS:

1. **C.U.P. 22-05 Gold Fork Reserve – Preliminary Plat:** Landmark Pacific Investors LLC is requesting a conditional use permit for a 28-lot single-family subdivision on 80 acres. The proposal includes an additional six open space lots. Access would be from private roads onto one access point onto Gold Fork Road (public). Shared driveways are proposed. Proposed lot sizes range from 1.2 acres to 2.99 acres. Individual wells and individual septic systems are proposed. The site is parcel RP16N04E294206 in the W ½ Section 29, T.16N, R.4E, Boise Meridian, Valley County, Idaho. *Continued from March 10, 2022. Action Item.*

Chairman Thompson introduced the item and re-opened the public hearing. Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen. Staff stated that proposed condition of approval #10 should be revised to remove the LOMR requirement as base flood elevations exist for the area.

Director Herrick summarized the following exhibits:

- **Exhibit 1** – Valley Soil and Water Conservation District Board stated that 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. Though this application proposes open space along the river, it is important to understand the conditions currently affecting Gold Fork River and voluntary measures that may be taken to ensure watershed viability. (March 3, 2022)
- **Exhibit 2** – Wildland Urban Interface Fire Protection Plan dated April 5, 2022.

road development agreements will be discussed during the Board of County Commissioners meeting on April 18, 2022.

Valley County has a high rate of second-home ownership, approximately 78%. The Central District Health (CDH) comment is common for subdivision applications. An applicant will often wait until conditional use permit approval is received before completing the CDH application due to costs. Condition of Approval #4 requires approval from other agencies including CDH.

The threshold for numbers of homes on public water system is 14 homes as stated during the work session on March 22, 2022. Would a central water system make sense for this proposal? It is not required by Valley County Code. Adding a central water system would reduce the required lot size to half-acre lots. Lots on septic systems must be one acre or more in size.

COA # 10 – Revise to remove LOMR requirement as base flood elevations exist for the area.

COA: CCRs shall include language addressing fire prevention as recommended in the fire Mitigation Plan, fencing and 50/50 agreement with the neighbor, cattle grazing and dogs at large; and, any agreements made with owners of neighboring properties.

COA: The applicant must investigate water rights and address spring maintenance in the CCRs.

COA: Recommend to Board of County Commissioners that the existing cattle guard be removed or updated as part of the Development Agreement.

Commissioner Childs moved to approve C.U.P. 22-05 with the stated conditions. Commissioner Caldwell seconded the motion. Commissioner Roberts stated that the people speaking tonight raised valid issues; he is concerned how to mitigate almost triple the amount of traffic. Commissioner Caldwell responded that mitigation requirements are the responsibility of the Road Department. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

7:13 p.m.

2. C.U.P. 22-06 Schafer Subdivision – Preliminary Plat: 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. A variance from the 100-year flood plain and a variance from the 100-ft setback from Highway 55 are requested. Access would be from Highway 55 and Spink Lane (public). Proposed lot sizes range from 2.4 acres to 4.9 acres. Individual wells and individual septic systems are proposed. The 14.7-acre site is addressed at 13526 Highway 55 and is parcel RP17N03E270606 in the NWNE Section 27, T.17N, R.3E, Boise Meridian, Valley County, Idaho. *Continued from March 10, 2022. Action Item.*

Chairman Thompson introduced the item and opened the public hearing. Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen. Director Herrick used the map to explain the existing property boundary, Highway 55 right-of-way, and the requested variance setback from the property line along Highway 55. Director Herrick summarized the following

exhibits:

- **Exhibit 1** – Valley Soil and Water Conservation District Board does not support granting the requested variance from the floodplain setback. (March 3, 2022)
- **Exhibit 2** – Lenard Long, Friends of Lake Cascade, concerns include the surface and subsurface drainage that would discharge into the Lake Fork Creek arm of Lake Cascade. the area includes riparian and wetlands habitat. He recommends the Army Corps of Engineers evaluate wetland areas, look for ways to reduce runoff; require adherence to Stormwater Pollution Prevention Best Management Practices; an educate new landowners of the water quality problems and solutions. (March 3, 2022)
- **Exhibit 3** – Jess Ellis, Donnelly Rural Fire Protection District, listed requirements. (March 8, 2022)
- **Exhibit 4** – Paul Ashton, Valley County Engineer, responded with preliminary comments. (March 3, 2022)
- **Exhibit 5** – Wildland Urban Interface Fire Protection Plan dated April 5, 2022.

Chairman Thompson asked for the applicant's presentation.

Jim Fronk, McCall, of James Fronk Consulting is representing the applicant. He has discussed requirements with the Donnelly Fire Department. The required 10,000-gallon water tank will be fed by a well. The pond fluctuates in height as river fluctuates; it is not directly connected to the creek. Mr. Fronk discussed stormwater management and sediment control. The stormwater management plan incorporates dikes and separation from surface water. Stormwater drainage will not be directed toward the creek. The site has a long-term business use; the proposal includes office space, existing buildings, storage shed, milling shed, and residences.

Applicant would like to improve the site and the existing business. The proposal includes a sawmill and log home construction. Lot 1 would have an open-sided mill shed, basically a pole barn with elevated floor, which would allow the sawmill to be protected and reduce exposure to elements. The raised floor would decrease flooding concerns. The academy would train students. There would be storage area with upstairs housing for academy students and work-force housing. Lots 2 and Lot 4 would each have a building for light-industrial use such as wood working and wood products, not automotive uses. Lot 3 would a three-bedroom log home to showcase product and house academy students. Lot 3 and Lot 4 would be accessed from driveways from Spink Lane.

Ground water monitoring has occurred on all lots; standard septic systems are planned. Individual wells and septic systems would be added to each lot. Lot 1 has an existing septic system, but a new location is proposed. The Corps of Engineers was at the site two years ago and reviewed wetlands.

Commissioner Roberts discussed the existing Highway 55 right-of-way and substantial slope exists. He is not sure if the 100-ft setback from the front property line should be waived as the highway may be widened to a four-lane road and a turn lane added for Smylie Road. Mr. Fronk replied that the variance requested would not impact future widening of the highway. Mr. Fronk referred to the site plan with topography. The current right-of-way has already taken into consideration the toe of the highway. The variance would allow the buildings as proposed. The existing road right-of-way is 200-ft at this site; the applicant is asking for a 30-ft setback front property line instead of 100-ft.

Trees on the property have not been thinned for decades. The Wildland Urban Interface Fire Protection Plan requires thinning of the lodgepole and young thick pines. Larger trees will be saved.

The applicant, Brian Schafer of McCall, responded to Commissioners' questions regarding the proposed academy. He envisions a learning environment where people can learn a new trade. Skilled labor is desired and in demand. It would be a "Master Mountain Builder" program. He has been working with Idaho Department of Labor and the McCall High School shop teacher. He is not sure the number of students. On-site housing would be used for primarily for academy students and any remaining residences for work-force housing. Expected timeline would have wells and septic systems added in 2022, at least for Lot 1 and Lot 3. The shed on Lot 1 would include a crane and woodworking, not storage. Remodeling the office and adding the general manager housing to Lot 1 is a priority. Then Lot 3. Then Lot 2 and 4. Expected timeline is two to five years.

The buildings will be log buildings. Sawdust from the existing sawmill is used by the City McCall Parks and Recreation Department. The exterior boiler used to heat the shop can burn wood or propane; sawmill waste would be used to run the boiler.

Mr. Fronk stated that the proposal would use Idaho DEQ Stormwater best management practices; for example, swales and shallow basins would capture sediment and reduce the sediment flow into the creek. Valley County Engineer will review the plan.

Commissioner Roberts asked what would happen if teaching academy no longer existed. Mr. Shaffer replied that the site would have a light industrial conditional use permit for woodworking and wood products, non-automotive uses. Each lot has proposed uses; for example, Lot 1 would include the existing sawmill and work-force housing. Student housing would have priority over other tenants.

Staff clarified that a new conditional use permit would not be needed if the use remains the same: sawmill, work-force housing, and similar light-industrial use. The home on Lot 3 could be sold as residential in the future.

Chairman Thompson asked for proponents. There were none.

Chairman Thompson asked for undecided.

Jeff Miller, 13 Spink Lane, approves of the existing sawmill. The application has some red flags. It would add three lots with multiple residences onto Spink Lane; most of the traffic on the road is heading to the Valley County Transfer Site. Dust abatement is a large concern. The proposed driveways would go straight uphill, a concern on icy winter roads. He is concerned about traffic safety. The stop sign at Spink Lane and Highway 55 intersection has been taken out three times in the last month. Visibility at the intersection and along Highway 55 is limited. Twelve one-bedroom apartments with young men poses a safety problem for his residence. The industrial area around the housing could be an issue for families that live in the work-force housing. The existing trees are a sound-barrier for his home.

Chairman Thompson asked for opponents. There were none.

Chairman Thompson asked for rebuttal from the applicant.

Mr. Fronk said that trees will be removed from the septic system areas and some trees will be thinned out due to fire concerns. He does not believe the intersection is a concern. They are willing to do dust abatement. The driveways already exist: Lot 3 driveway is flat; Lot 2 is approximately 10% grade.

Chairman Thompson closed the public hearing.

The Commission deliberated. Chairman Thompson concerns regarding drainage into the creek have been resolved. The Commissioners discussed the problems with adding residential housing to an industrial area. Commissioner Roberts stated that heavy industry next to residential results in conflicts; Commissioners should decide whether to have an industrial area or housing, not both. He cannot support this proposal as stated. Chairman Thompson disagreed and stated that work force housing for the log yard is ok. Director Herrick confirmed that the sawmill and lumberyard uses are grandfathered uses. The property owner could have applied for single-family residential lots adjacent to the sawmill and then follow with an application for the academy and housing. Director Herrick weighted the compatibility rating by considering heavy industry, light industry, and multi-family use. Commissioner Childs expect to receive future applications that would include both commercial and residential uses. Workforce housing is needed. Tenants can be limited to reduce safety concerns. In general, industrial use is not added into residential areas; however, in this case, the industrial use already exists. The use is not encroaching into residential areas. Commissioner Roberts said the workforce housing is not compatible with the industrial use; housing for the academy students would be compatible as they would be trained on safety. However, he would oppose renting to others who are not familiar with industrial safety practices. Commissioner Caldwell said it is out of the Commission's purview to tell the applicant who he can rent to; they could recommend but not require specific tenants. Workforce housing is needed.

This is an existing log yard. Two lots would have light industrial and residential; a third lot would be residential. The Compatibility Matrix was discussed. The housing on Lot 1 is associated with academy. If housing not filled by academy students, then it would be available for work-force housing. People renting will know that there is an existing log yard. Due to the Fair Housing Act, the Commission cannot limit the type of tenants. By splitting the parcel into four lots, the owner could sell off lots in future. Light industrial uses, such as storage, wood making, and wood products, and work-force multi-residence housing would be allowed if application is approved. Other uses would require a new conditional use permit. The residence on Lot 3, proposed as a model home and work-force housing, could be sold in the future as a residence.

COA: No rentals of less than 30 days duration.

COA: Dust control is required; the applicant must work with the Valley County Road Department Superintendent.

A stormwater protection plan is required in COA #5.

COA: Clarify allowed uses for each lot.

The requested variances were discussed. These would be a recommendation to the Board of County Commissioners. Highway 55 has a 200-ft right-of way at this site; a relaxation of 70-ft of the building setback from the front property line is requested. The building would be 30-ft from the front property line. The 100-ft setback from Highway 55 has existed since 1982. Other areas along Highway 55 also have reduced setbacks including the Lake Fork area, Clear Creek Inn, and Cougar Mountain Lodge. There would be no building within the floodplain; the request is for a building setback from the 100-year floodplain.

Commissioner Caldwell moved to approve C.U.P. 22-06 with the stated conditions and recommend to the Board of County Commissioners approval of (1) variance from the 100-year floodplain building setback and (2) a 70-ft variance from the 100-ft building setback from Highway 55. Commissioners Roberts will not support the proposal and has concerns regarding the variances. Commissioner Childs seconded the motion. Motion passed.

Commissioner Caldwell	- In Favor
Commissioner Childs	- In Favor
Commissioner Roberts	- Opposed
Commissioner Thompson	- In Favor

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12. The variances will be scheduled with the Board of County Commissioners for a public hearing.

Short recess until 8:41 p.m.

D. NEW BUSINESS:

1. **VAC 22-01 Thomson Vacation of Utility Easement:** Kenneth and Debra Thomson are requesting a vacation of a 10-foot-wide utility easement centered on the lot line between Lots 24 and 25, Block F, Wagon Wheel Ranch #4 Subdivision in order to build over the easement. The 1-acre site is addressed at 12867 Syringa Road and 12869 Syringa Road and located in the SW ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Thompson introduced the item and opened the public hearing. Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

If vacated and building occurs over the lot line, the lots would need to be combined. Staff would require a letter stating that they understand they are permanently encumbering the lots which must remain combined.

Chairman Thompson asked for the applicant's presentation.

Kenneth Thomson, 12867 Syringa Road and 12869 Syringa Road Donnelly, said they are currently living on the property in a 45-ft 5th -wheel RV. They want to add a 40-ft x 27-ft mobile home on a concrete foundation and remove the RV. The new home, shop, and garage would be within 4-ft of the lot line. They want to combine the lots. Removing the lot line would make it easier to build on the property.

Chairman Thompson asked for proponents. There were none.
Chairman Thompson asked for undecided. There were none.
Chairman Thompson asked for opponents. There were none.

Chairman Thompson closed the public hearing.

The Commission deliberated.

COA – The applicant must request a lot combination with the Valley County Assessor's Office and write a letter stating that they understand they are permanently encumbering the lots which must remain combined as long as building setbacks are not met.

Commissioner Roberts moved to recommend approval of VAC 21-01 to the Board of County Commissioners with the stated conditions of approval. Commissioner Caldwell seconded the motion. Motion carried unanimously.

VAC 21-01 will be scheduled with the Board of County Commissioners for a public hearing.

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

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

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 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.

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 sizes¹:
 - 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

- ¹ 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."
- I 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".

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 9:

1. In determining the response values for questions 4 through 9, 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	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	-1	-1	-2	-1	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+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	+1	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-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	-1	+1	+1	+1	+1	+2	+2
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	+1	+2	+2	+1	+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+2	-1	+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	+2	+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	-2	+1	+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-1	-2	+2	+1	+1	+1	+1	+1	-1	-2	-1	-2	+1	+1	+2

THE 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 businesses 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.

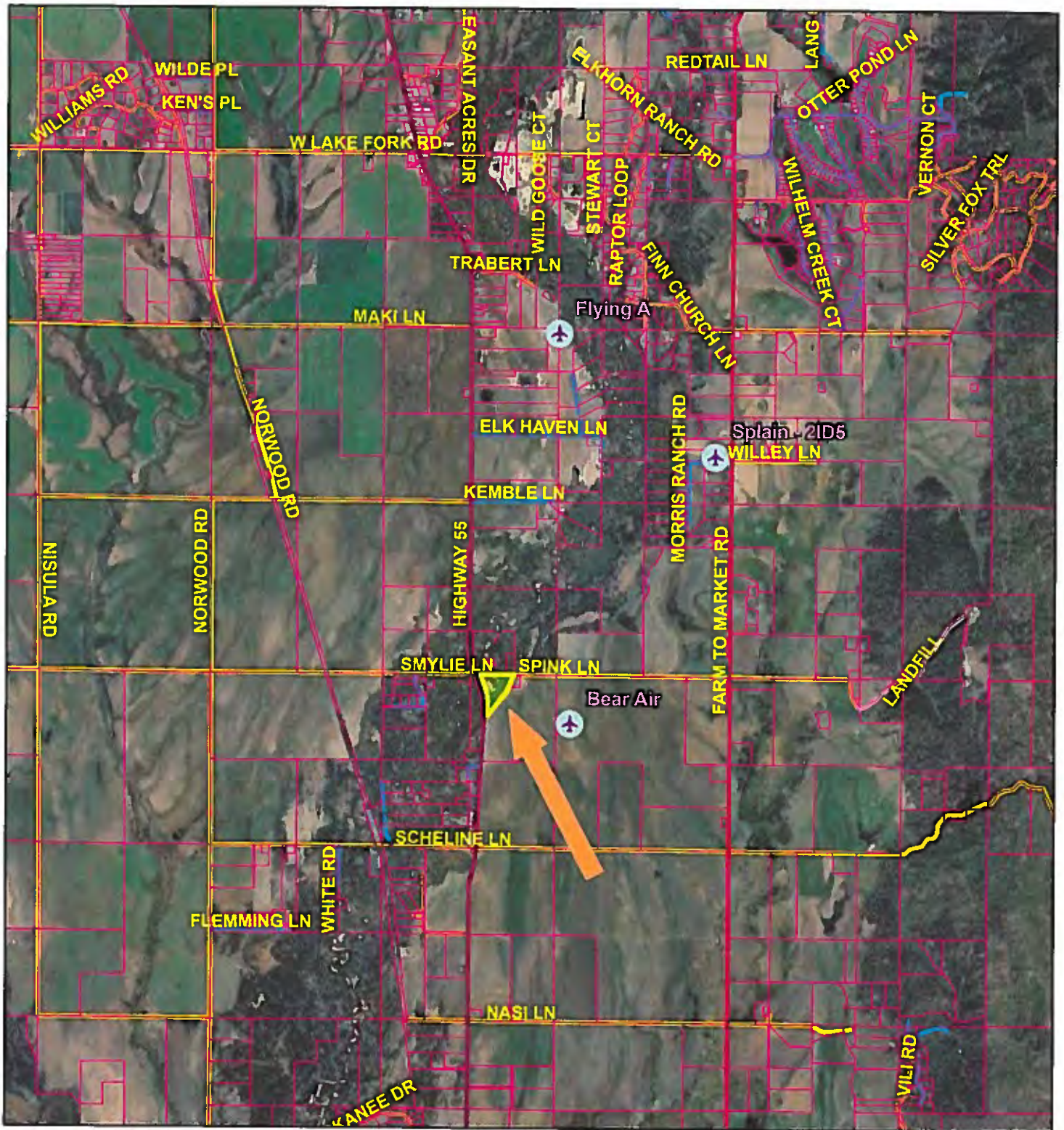
Sub-Total (+) 26

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



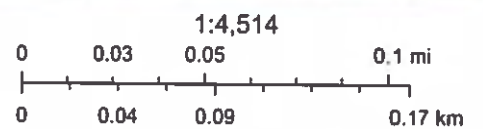
Earthstar Geographics

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



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

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



Maxar

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



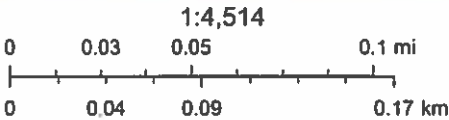
2/28/2022, 3:38:17 PM

Permits

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

Roads

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



Maxar

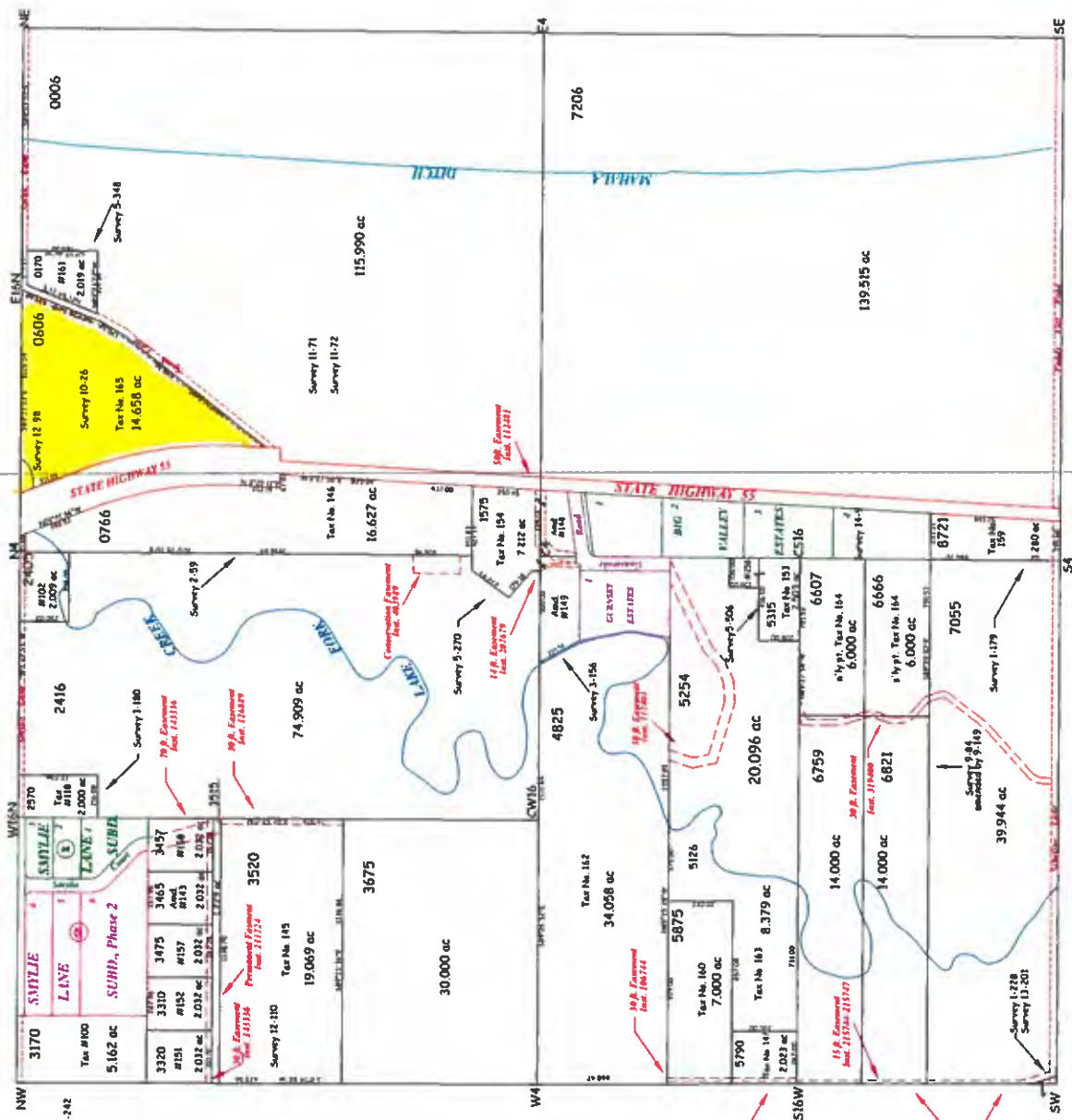
All Road Labels

PLAT TITLE

T W P . 1 7 N R O S E S E C . 2 7

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

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



Instrument # 385048
 J. Russell, Idaho Professional Land Surveyor
 License # 14-031 (13-27, 12-26)
 Registered in the State of Idaho
 14-031 (13-27, 12-26)
 14-031 (13-27, 12-26)
 14-031 (13-27, 12-26)

RECORDERS STAMP

Book 12, Page 78
 of Records of Surveys.

FIELD NOTE: Zone A limits based upon an actual topographic survey in connection with the published F.M.

PC 432771.8
 100' offset, 8.40'
 100' offset, 8.40'

SUILEY LANE

100' Highway Bridge

west boundary line
 N20°42'20"W 311.01

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

PC 432771.8
 100' offset, 8.40'

See Record of Survey
 at Blk. 10 Pg. 26
 Inst. # 323754
 Parcel #0605
 14.6582 acres total
 See Deed M/Ls 12278, 49015, 51813, 18202A, 210817, 134468

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

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

Russell Surveying, Inc. ~ McCall, Idaho
 May 2014

5/24/14 Sheet 1 of 1



Bearings based on GPS derived State Plane Grid
 Elevations based on Goid 03

SURVEY NOTES:
 Survey was conducted with Trimble 5600 RTK-GPS with and without station. GPS base station VCS base station controlled using NGS GNSS CORS solutions for 7 occupations from 2008-2012.
 State Plane Coordinates NAD83 NOT been modified. To do so use a Combined Factor of 1.000281010, applied at the File corner.
 Distances and Elevations shown are at ground, derived from the Canad03 model. Bearings are Del. Mapping angle is -GT13.30.24709.

LEGEND

- Found 1/4, or 1/16 Corner
- KH = KC Haines monument
- RF = Bob Fedreo monument
- Found 5/8" rebar mid. 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 2007 through 2012 and that it correctly represents the points, courses, and distances as recorded in said field notes.

DRAWN: JRU/SED DATE: 12/14/13 SHEET: 1 of 1
 REV: JER 5/21-24/14
 RSJ # 14-031 (13-27, 12-26) Drawing: 14-318.dwg RDS tab
 (C) HARBFE, Russell Geomatic Corp. (2014) All Rights Reserved



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

Inclav by: 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

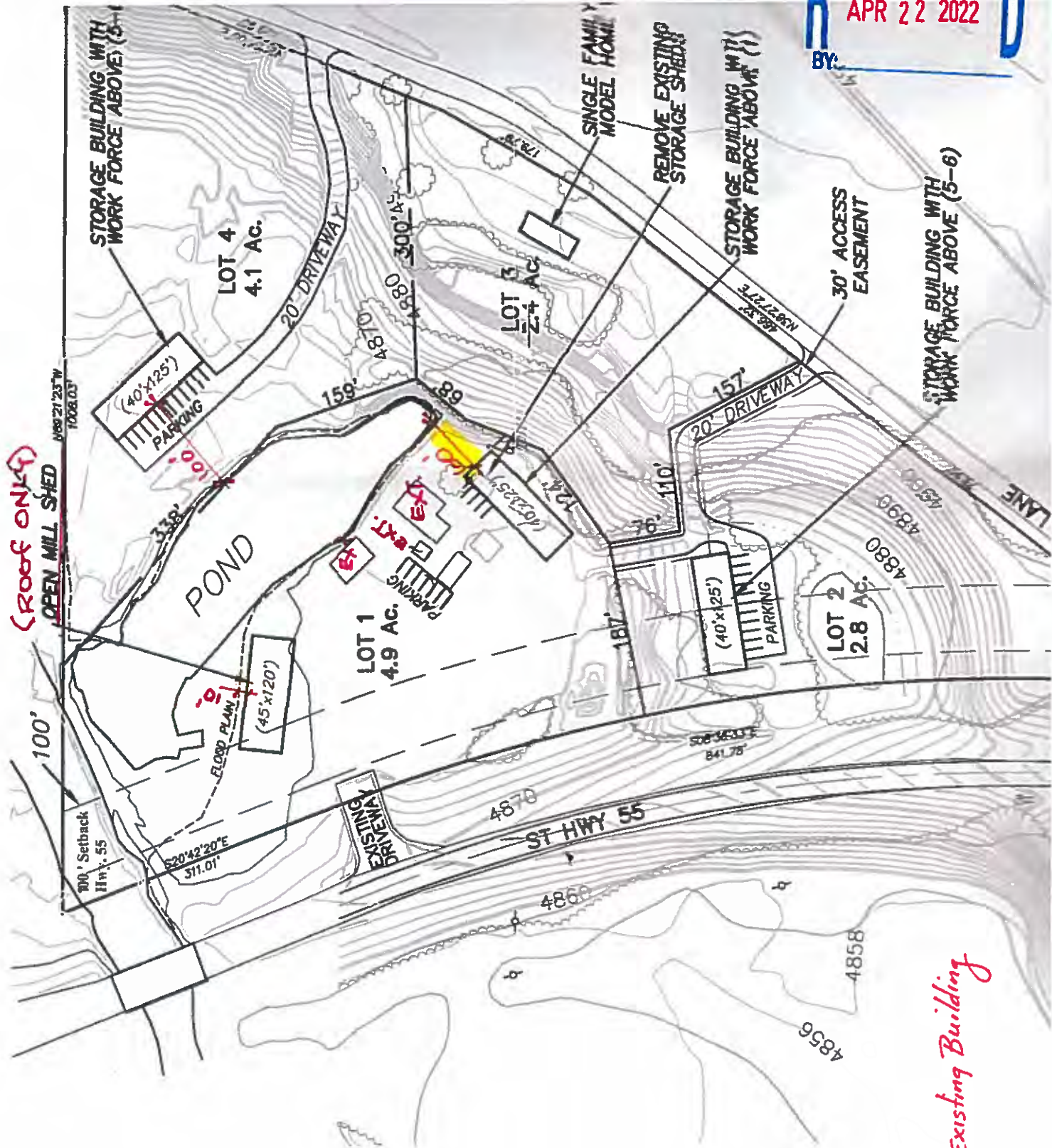
STATE OF IDAHO }
County of Valley } ss

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

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



RECEIVED
APR 22 2022
BY _____



Ext = Existing Building















CUP's

Jeff Mcfadden <jmcfadden@co.valley.id.us>

Fri 2/11/2022 9:53 AM

To: Cynda Herrick <cherrick@co.valley.id.us>; Lori Hunter <lhunter@co.valley.id.us>

Cc: Eli Hasbrouck <ehasbrouck@co.valley.id.us>; Sherry Maupin <smaupin@co.valley.id.us>; Dave Bingaman <dbingaman@co.valley.id.us>

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 Shaffer Subdivision

- ☐ 1 We have No Objections to this Proposal
- ☐ 2 We recommend Denial of this Proposal
- ☐ 3 Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal
- ☒ 4 We will require more data concerning soil conditions on this Proposal before we can comment
- ☒ 5 Before we can comment concerning individual sewage disposal we will require more data concerning the depth of:
☒ high seasonal ground water ☒ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6 This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters
- ☐ 7 This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability
- ☐ 8 After written approvals from appropriate entities are submitted we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9 The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10 Fertilizer 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:
☐ food establishment ☐ swimming pools or spas ☐ day care center
☐ beverage establishment ☐ grocery store

☒ Application, Test holes, ground water monitoring, more details on specific number of housing units on lot 2, proposed workforce housing on lot 3, and an engineering report are required. Public water system may be required.

Reviewed By: HS/HK

Date: 5/4/22



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 Shaner View Sub

Variance under line & property line
building setbacks

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

- ☒ 14. CDA has no objection to variance from building separations
to water line & property line. Applicant will still need to
apply for Subdivision & conduct Test holes
And ground water monitoring.

Reviewed By: [Signature]

Date: 4/25/22



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 Schuster 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:

- | | | |
|--|--|---|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage | <input type="checkbox"/> central water | |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water | |

☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality.

- | | | |
|---|--|--|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> 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:

- | | | |
|---|---|--|
| <input type="checkbox"/> food establishment | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store | |

☒ 14. Application, Test holes, engineering report & groundwater monitoring required.
mixed use multiple residential use can exceed the threshold triggering
A nutrient pathogen study By PEO And require
A public water system. Exact proposed use and # of people
Served will need to be provided.

Reviewed By: ES/KK

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

April 29, 2022

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

Valley County Planning & Zoning
P.O. Box 1350
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

April 29, 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#: 2022AEK97



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byme, Director

February 18, 2022

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

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

Subject: Shafer Subdivision, CUP 22-06

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- 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



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

(208) 382-3317
www.ValleySWCD.org

March 3, 2022

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

Dear Planning & Zoning Commissioners:

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

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

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

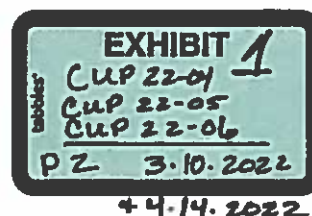
2. CUP 22-05 Gold Fork Reserve – Gold Fork River currently exceeds TMDL standards for phosphorus, sediment, and temperature not supporting cold water aquatic life. Gold Fork River currently requires bank cover rehabilitation and stabilization to decrease inputs to Lake Cascade that contribute to harmful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

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

Sincerely,

Valley Soil & Water Conservation District Board

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





Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

March 8, 2022

Valley County Planning & Zoning Commission

P.O. Box 1350

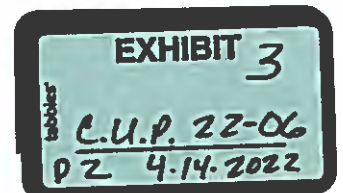
Cascade, Idaho 83611

RE: C.U.P. 22-06 Schafer Subdivision

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

- All roads shall be built to Valley County Road Department standards or **Section 503.2 IFC 2018**
- **Section 503.2.7 IFC 2018** maximum grade for all roads shall not exceed 10 percent unless approved by the Fire Code Official
- All fire apparatus access roads shall comply with **Section D103.4 IFC 2018**
- All roads shall be inspected and approved by the DRFPD prior to final plat
- Slash, dead timber, ladder fuels and debris shall be removed throughout the subdivision
- Developer shall submit a wildfire mitigation plan
- In accordance with **Sections 901.4.4 IFC 2018, Section 903.2.8 IFC 2018 and Section 903.2.4.1 IFC 2018** all buildings that are multiple use occupancy, with housing units on the second floor shall require automatic fire sprinklers throughout.
- **Section 2803.2 IFC 2018** Equipment or machinery located inside buildings that generates or emits combustible dust shall be provided with an approved dust collection and exhaust system installed in accordance with chapter 22 and the international mechanical code
- **Section 2803.3 IFC 2018** sawmills Planning mills and other wood working plants shall be equipped with a waste removal system that will collect and remove sawdust and shavings. Such systems shall be installed in accordance with Section 22 and the international mechanical code
- **Section 2803.4 IFC 2018** Electrical wiring and equipment shall comply with NFPA 70
- **Section 2803.5 IFC 2018** Protection from ignition sources shall be provided in accordance with Sections 2803.5.1 through 2803.5.3
- Portable fire extinguishers shall be installed in accordance with **Section 906.1 IFC 2018**
- All building plans Shall be sent to the Donnelly Fire Department for review prior to building

Page 1 of 2



- **Section 507.1 IFC 2018** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction
- The approved fire protection water supply shall be a 10,000 gallon underground water storage tank, water tank shall be connected to a well and have automatic fill capability. Fire Department connections shall be a minimum of 4 inch diameter pipe and have a 5 inch Storz connector
- Water tanks shall be installed in an approved location. Tank design and specifications shall be submitted for review prior to installation
- **Section 503.7 IFC 2018** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
- **Section 503.7.5 IFC 2018** all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter.
- **Section 503.7.8 IFC 2018** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities
- In accordance with **Section 503.7.6 IFC 2018** the gradient for driveways cannot exceed 10 percent unless approved by the fire code official
- Driveways shall be inspected and approved by Donnelly Rural Fire Protection District personnel prior to certificate of occupancy being issued
- Any residence utilized as a short term rental shall comply with Valley County Ordinance 19-09 Liquefied Petroleum Gas

Please call 208-325-8619 with any questions.

Jess Ellis



Fire Marshal
Donnelly Fire Department

TECHNICAL MEMORANDUM

DATE: March 3, 2022
TO: Cynda Herrick, AICP
Valley County Planning and Zoning Administrator
FROM: Paul Ashton, PE
SUBJECT: March 10, 2022, Planning and Zoning Agenda Items
CC: Cody Janson, PE
PROJECT NUMBER: 314-4875-011
PROJECT NAME: Valley County Engineering Services

The following comments are for the items listed in the on the March 10, 2022, Valley County Planning and Zoning Commission agenda:

Old Business:

1. *None*

New Business:

1. ***C.U.P 17-03 EnergySeal Office, Shop, and Employee Housing***

Not reviewed by the Valley County Engineer. Detailed preliminary site grading and drainage plans and drainage design documentation for the employee housing units have not been submitted to Valley County for review. This project will require review and approval by Valley County of the site grading and drainage plans, drainage calculations, erosion control measures and best management practices prior to final plat approval.

2. ***C.U.P 22-01 Bitton Multiple Residence and RV Site Rental***

Not reviewed by the Valley County Engineer.

3. ***C.U.P 22-02 Carlisle Solar Panels***

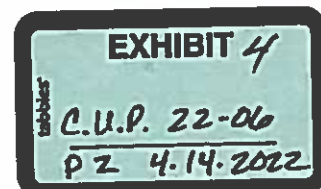
Not reviewed by the Valley County Engineer.

4. ***C.U.P 22-03 Camp 730***

Not reviewed by the Valley County Engineer.

5. ***C.U.P 22-04 Curved Horn Ranch Subdivision – Preliminary Plat***

Detailed preliminary drainage design documentation has not been submitted to Valley County for review. This project will require review and approval by Valley County of the site grading and drainage



plans, drainage calculations, erosion control measures and best management practices prior to final plat approval. After reviewing the C.U.P. application and the accompanying preliminary plan and site grading and drainage plans, we have the following preliminary comments:

- All "shared access" requirements of the County shall be met.
- The "Y" fire apparatus turnaround is not consistent with the standard hammer-head turnaround in the Valley County standard drawing, so it will require P&Z approval. The use of "Y" turnarounds in Valley County is limited, however they have been used in locations outside Valley County. A standard cul-de-sac does not appear to be feasible due to the existing terrain.
- The Applicant will need to delineate/dimension drainage easements on the plat or in a separate document referenced on the plat.
- Substantial wetlands and drainage ditches are identified on the site plan. The Applicant will need to coordinate with all applicable agencies and receive all required approvals/permits prior to County approval of the final site grading and drainage plans.

6. C.U.P 22-05 Gold Fork Reserve – Preliminary Plat

Detailed preliminary site grading and drainage plans and drainage design documentation have not been submitted to Valley County for review. This project will require review and approval by Valley County of the site grading and drainage plans, drainage calculations, erosion control measures and best management practices prior to final plat approval. After reviewing the C.U.P. application, we have the following preliminary comments:

- Wetlands are identified on the site plan. The Applicant will need to coordinate with all applicable agencies and receive all required approvals/permits prior to County approval of the final site grading and drainage plans.
- The segment of Road A between the subdivision access at Gold Fork Road and Road B is approximately 2,000 ft, so if feasible, the Applicant should consider a turnaround (bulb-out cul-de-sac or hammerhead) midway along the segment.
- The driveways for Lots 3 thru 7 all access Road A along a 100-ft stretch of the road on a horizontal curve. The Applicant should consider consolidating the access points. This might be a good place to consider the turnout. All "shared access" requirements of the County shall be met.
- The first 30 feet of Road A is required to be paved.

7. C.U.P 22-06 Schafer Subdivision – Preliminary Plat

Detailed preliminary site grading and drainage plans and drainage design documentation have not been submitted to Valley County for review. This project will require review and approval by Valley County of the site grading and drainage plans, drainage calculations, erosion control measures and best management practices prior to final plat approval. After reviewing the C.U.P. application, we have the following preliminary comment:

- All building setbacks will need to comply with the Valley County Land Use Development Ordinance (LUDO) requirements. A variance has been requested for the 100-ft building setback requirement from the SH-55 ROW.

Please contact me if you have any questions.

Sincerely,

PARAMETRIX
Valley County Engineer

A handwritten signature in blue ink, appearing to read "Paul S. Ashton", with a long horizontal flourish extending to the right.

Paul Ashton, PE

To: Valley County Planning & Zoning Commission

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

From: Kathleen Trever & Tom Peppersack (contact ktrever@gmail.com; phone 208-859-7648)

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:

Lot No.	Proposed New Residential Structural Square Footage	Proposed New Non-Residential Structural Square Footage
1	Phase 1: 1 residential unit (size unclear; 3,600 s.f. reference; preliminary plat indicates second floor of dry storage shed)	Phase 1: <ul style="list-style-type: none"> • 5,400 s.f. (Open Milling Shed) • 5,000 s.f. (Dry Storage Shed) (preliminary plat and narrative conflict) Phase 2: 5,000 s.f. (additional dry storage shed; preliminary plat and narrative conflict)
2	Phase 1: 5,000 s.f. (second story) – multiple residential units (narrative indicates six one-bedroom apartment units)	Phase 1: 5,000 s.f. (first story) Phase 2: Additional storage/covered parking building
3	Phase 1: 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
4	Phase 1: 5,000 s.f. (second story) – multiple residential units (narrative says six one-bedroom apartment units)	Phase 1: 5,000 s.f. (first story) Phase 2: 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



Public Health

Prevent Promote Protect

Idaho Public Health Districts

Central District Health Department
Valley County
703 North 1st
McCall, ID 83638
(208) 634-7194

Permit Fee: 173 Date: 7-27-18
Receipt # 28493 File #: 0164453
(Official Use Only)

Property Address (If Available):

Street: 13526 HWY SS

City: McCall

Zip: 83638

County Parcel #

Acres: 14.67
RP17N03E270606

Legal Description

1/4 SW 1/4 NE

Section: 27

Township: 17N

Range: 3E

Subdivision:

Lot:

Block:

Directions (nearest crossroad):

Nearest crossroad is Spink Rd (to the south).

PARCEL # 0606

Applicant's Name:

Big Cabin Properties, LLC (BRIAN SCHAFER) E-mail brian@edgewoodlog.com

Mailing Address:

13526 HWY SS

Phone #: 208-661-9184

City:

McCall

State: ID

Zip Code: 83638

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other

Owner's Name:

Big Cabin Properties, LLC

E-mail brian@edgewoodlog.com

Mailing Address:

13526 HWY SS

Phone #: 208-661-9184

City:

McCall

State: ID

Zip Code: 83638

Type of Septic installation: ☒ New ☐ Upgrade/Enlargement ☐ Replacement ☐ Tank Only

Proposed Usage: ☒ Residential ☐ Non-Residential ☒ Other (i.e. barn, shop etc.)

☐ Central (more than two dwellings) ☐ Large Soil Absorption (2,500 gal/day or ten or more dwellings) # of Units: _____

Is there an existing structure on this parcel? ☒ Yes ☐ No

Year Built: unknown

New - To be installed

Number of Bedrooms (residential only): 2

Number of Bathrooms: 3

Number of People: 2

Square Footage: 960 SF

Garbage Disposal? ☐ Yes ☒ No

Foundation Type: ☐ Basement ☒ Crawl Space ☐ Split Level ☐ Slab

Property is Located: ☐ Inside City ☒ Inside County

City sewer or central wastewater collection system 200 feet or less to structure? ☐ Yes ☒ No

Water Supply: ☒ Private Well ☐ Shared Well ☐ PWS, Number: _____ ☐ Other: _____

Signature: Brian Schaffer

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 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



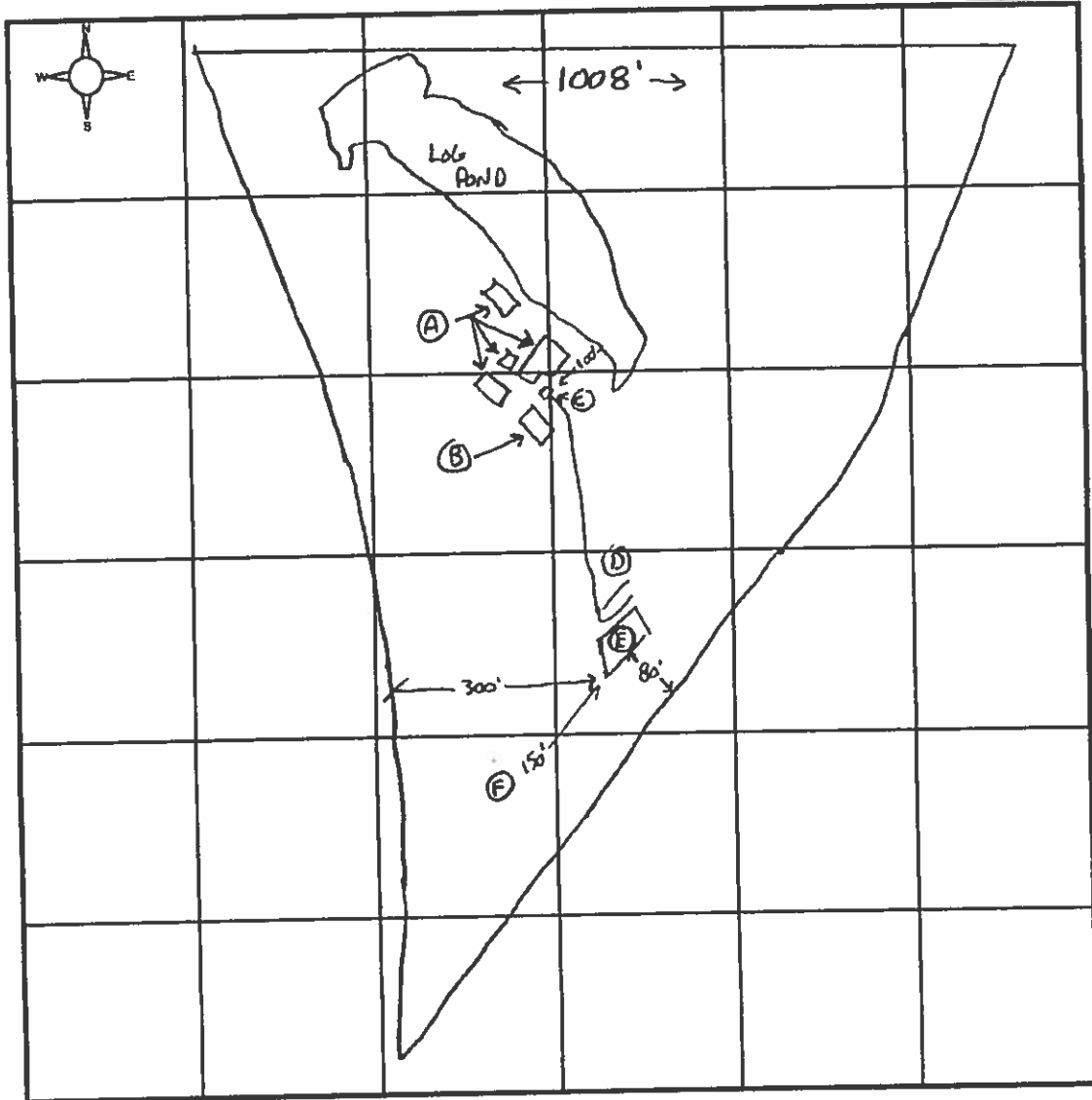
Public Health
Protect. Promote. Prevent.

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. J. Sch 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 EVALUATIONS • STORM DRAIN SOILS DATA • SOIL SURVEYS • SOIL WELL AND INVESTIGATIONS
RVAULT SAMPLING • GEOLOGY INVESTIGATIONS • SEED 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 ¼ of the NE ¼ 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.

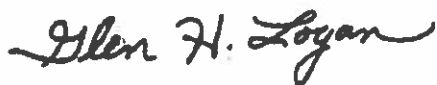
This site is relatively small. It appears to be large enough for a standard residential septic drainfield system, but not large enough for a commercial Large Drainfield that could treat in excess of 2500 gallons of effluent per day.

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 15th through June 15th, 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: 634-5435
 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 TRACT - MEASUREMENT OF TEST HOLE GROUND WATER

2008	TEST HOLE #1	TEST HOLE #2	TEST HOLE #3	TEST HOLE #1	TEST HOLE #2	TEST HOLE #3
FEB 16	0	0	0	JUNE 20	0	0
FEB 22	0	0	0	AUG 17	0	0
FEB 29	0	0	0	AUG 25	0	0
MARCH 7	0	0	0	SEPT 5	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



Public Health

Idaho Public Health Districts

Central District Health Department
707 N. Armstrong Place
Boise, ID 83704
(208) 327-7499

File # 164453



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

Phone # 208-661-9184

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: [Signature] Date: 8/7/18

TEST HOLE SOIL DESCRIPTION:

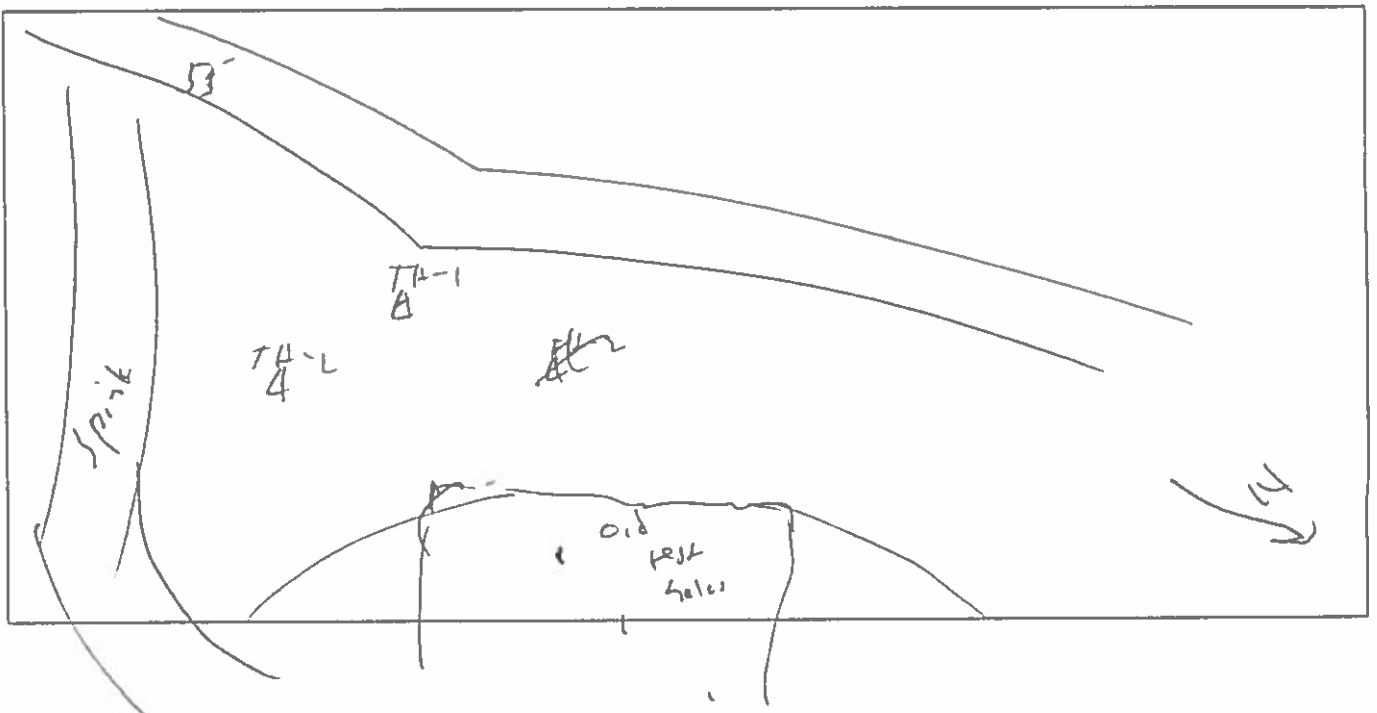
	5	6	7	8	9	10	11
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

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				
6				
7	24" (silt sandy)	↓ 24" (H ₂ O)		
8	Bottom (H ₂ O) to 64"	↓ Bottom		
9	to 64" to Bottom			
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) 2/4 inch		



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 RP17N03E270606 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 208-661-9184

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.

Cyril Oesch 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 ship to an office with a restroom. al

Sawmill site



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



CENTRAL
DISTRICT
HEALTH
DEPARTMENT

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

Good Afternoon,

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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 \$100* must be paid by July 26, 2019.
If the application expires, a new application and a new fee of \$773 will be required.

Renewal fees can be paid in the following ways:

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

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

Sincerely,

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

LD004WD Revision Date: 12/29/2015 BK

Friends of Lake Cascade
250 3rd Street
Cascade, ID 83611



March 3, 2022

Valley County Planning and Zoning Commissioners
c/o Cynda Herrick
219 N. Main St.
Cascade, Idaho 83611

Subject: CUP 22-06 Schafer Subdivision – Preliminary Plat, Valley County, ID

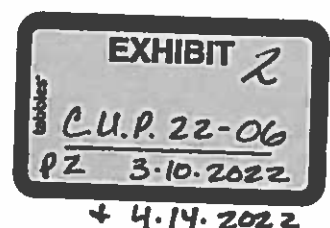
The purpose of this letter is to inform the Commissioners of special concerns regarding the location and potential drainage from this Subdivision. The surface and subsurface drainage would ultimately discharge into the Lake Fork Creek arm of Lake Cascade. For the past 4 seasons, Lake Cascade has had Health Advisories for Harmful Algal Blooms as a result of nutrient loading. Lake Fork (assessment unit AU ID17050123SW012_03) was EPA 303(d) listed as water quality impaired in the "Cascade Reservoir Phase III Water Quality Management Plan & Five Year TMDL Review" dated February 2009 and is a tributary to impaired Lake Cascade with its complexity of nutrient problems. Lake Cascade has reached ecological capacity and currently has **no remaining natural resiliency** to annual nutrient loading and resulting eutrophication. In addition, this subdivision is partially located in a riparian and wetlands habitat.

Expanding development, increased public use, and changes in land use are known to threaten water quality and designated beneficial uses such as aquatic life, recreation (primary and secondary contact), water supply (domestic), wildlife habitat, and aesthetics (USEPA 2021, Smith and Schindler 2009). Changes in land-use and associated man-made activities (e.g., septic, landscape, construction sediments, road runoff, fertilizers, and deforestation) typically increase pollutants (sediment and nutrients - nitrate and phosphorus) loading to waters. Therefore, we recommend that you:

1. Keep out of sensitive areas and have the Army Corps of Engineers evaluate wetland areas.
2. Proceed with caution and look for ways to reduce runoff (i.e. detention pond, stormwater filtration).
3. Require strict adherence to NPDES Stormwater Pollution Prevention Best Management Practices during and after construction.
4. Educate new landowners of the water quality problems and solutions so they can implement best management practices to reduce pollutants from entering the waterways (i.e. no septic systems in wetlands areas, pump septic tank every 3 years, etc.).

Respectfully Submitted,

Lenard D. Long,
Friends of Lake Cascade



Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash
FILE #	<u>C.U.P. 22-06 (Additional Info)</u>	FEE \$ _____
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE _____
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	RECEIVED MAR 02 2022 BY: _____
<input type="checkbox"/> SHORT PLAT	_____	
<input type="checkbox"/> FULL PLAT	_____	

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

The following must be completed and submitted with the conditional use permit application:

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ A Wildfire Mitigation Plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at

www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROPOSED SUBDIVISION NAME Schafer Subdivision

APPLICANT Big Cabin Properties

Owner X ☐

Option Holder ☐

Contract Holder ☐

PHONE [REDACTED]

APPLICANT'S SIGNATURE B. Schafer

DATE 3-2-22

APPLICANT'S MAILING ADDRESS 13526 State Highway 55 McCall, ID 83638

OWNER Brain Schafer

PHONE [REDACTED]

OWNER'S MAILING ADDRESS 13526 State Highway 55 McCall, ID 83638

Nature of Owner's Interest in this Development? Owns the property and land.

AGENT/REPRESENTATIVE James Fronk

FAX

PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS P.O. Box 576, McCall, ID 83638

ENGINEER Secesh Engineering, Inc.

PHONE [REDACTED]

ENGINEER ADDRESS P.O. Box 70 McCall, ID 83638

1. SIZE OF PROPERTY 14.65 acres
2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER None
3. ANY RESTRICTIONS ON THIS PROPERTY?
Easements to No
Deed Restrictions None
Liens or encumbrances None
4. LEGAL DESCRIPTION NW4 NE4, Lying East of HWY 55, S27 T17N R3E.
5. TAX PARCEL NUMBER Tax # 165
Quarter NW4, NE4 Section 27 Township 17N Range 3E
6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
See Attached Narrative.
7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: Lake Fork Creek, No hazardous materials.
8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North One single family dwelling on 14 acres.
South Irrigated Pastureland. 115 acres plus other adjacent parcels.
East One single family dwelling on 2.0 acres. 19 acres undeveloped.
West State Highway 55.

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling X☒ Flat ☐ Timbered ☐
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? NO
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Adjacent to Lake Fork Creek.
- 9a. WATER COURSE: Lake Fork Creek
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. Yes - See attached Russel Map.
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes - Adjacent to Lake Fk. Creek.
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: NA Width Private or Public?
Are the existing road surfaces paved or graveled? Driveways and parking area gravel.
- 10b. NUMBER OF PROPOSED ROADS: Four driveways Proposed width: 20 Ft.
Will the proposed roads be publicly or privately maintained? Private
Proposed road construction: Gravel X☒ Paved ☐
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power, Phone Lots 1 and 2.
- 11b. PROPOSED UTILITIES: Power, Phone Lots 3 and 4. (Existing Service is installed in overhead utilities, located in Spink LN.)
Proposed utility easement width NA Location
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic X☒ Central Sewage Treatment Facility ☐
- 12b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual X☒
If individual, has a test well been drilled? No Depth Flow Purity Verified?
Nearest adjacent well 900 lf. - SE Depth Flow
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions, or new construction? NA
If yes, explain:
14. DRAINAGE (Proposed method of on-site retention): Pre-treatment, use of existing Storage Pond.
Any special drains? No (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Donnel 0 to 2 %
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? No
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: NA - Not needed - existing.

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front 20 ft. Sides 10 ft. - 30' along HWY 55 Rear 10 ft.

Mobile homes allowed? Yes

Minimum construction value _____ Minimum square footage _____

Completion of construction required within NA Days ☐ Months ☐ Years ☐

Resubdivision permitted? No

Other _____

17. LAND PROGRAM:

Acreage in subdivision 14.65 Acres Number of lots in subdivision Four (4)

Typical width and depth of lots 300 ft.

Typical lot area 4.0 Acres Minimum lot area 2.4 Acres Maximum lot area 4.9 Acres

Lineal footage of streets NA Average street length/lot NA

Percentage of area in streets NA %

Percentage of area of development to be public (including easements) _____ %

Maximum street gradient _____

Indicate if subdivision is to be completely developed at one time; if not, describe stages _____

See Attached Narrative.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION. **See Attached**

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT. **See Attached**

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized. **See Attached**

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>C.U.P. 22-06</u>	<input checked="" type="checkbox"/> Check # <u>3005</u> or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>600.00</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT \$ <u>1000.00</u>
PROPOSED USE: <u>mixed-use subdivision</u>	DATE <u>1-31-2022</u>

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: Brian Self Date: 1/25/22

The following must be completed and submitted with the conditional use permit application:

- ❖ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at www.co.valley.id.us/planning-zoning or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLICANT Big Cabin Properties PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS 13526 State Highway 55 McCall, ID ZIP 83816

OWNER'S NAME Brain Schafer

OWNER'S MAILING ADDRESS 13526 State Highway 55 McCall, ID 83638 ZIP

AGENT/REPRESENTATIVE James Fronk FAX PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS P.O. Box 576 McCall, ID ZIP 83638

CONTACT PERSON (if different from above)

CONTACT'S ADDRESS ZIP PHONE

ADDRESS OF SUBJECT PROPERTY 13526 State Highway McCall, ID 83638

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
NW4 NE4, Lying East of HWY 55, S27 T17N R3E.

TAX PARCEL NUMBER Tax # 165

Quarter NW4 NE4 Section 27 Township 17N Range 3E

1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☒ Industrial ☒

2. SIZE OF PROPERTY 14.65 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
See Attached Naritive.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: Lake Fork Creek, No hazardous materials.

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North One single family dwelling on 14 acres.

South Irrigated Pasture Land. 115 acres plus other adjacent parcels.

East One single family dwelling on 2.0 acres. 19 acres undeveloped.

West State Highway 55

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 35 ft.

7a. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable): See attached Naritive.

Number of Proposed Structures: Number of Existing Structures:

Proposed Gross Square Feet

1st Floor

2nd Floor

Total

Existing Gross Square Feet

1st Floor

2nd Floor

Total

- 8a. TYPE OF RESIDENTIAL USE (If applicable):
Single family residence ☐ Mobile home for single family residence ☐ Multiple residences on one parcel ☐
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 3500 sf.
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____
- 8c. DENSITY OF DWELLING UNITS PER ACRE: NA
9. SITE DESIGN:
Percentage of site devoted to building coverage: NA
Percentage of site devoted to landscaping: NA
Percentage of site devoted to roads or driveways: NA
Percentage of site devoted to other uses: NA, describe: _____
Total: 100%
10. PARKING (If applicable): **Office Use Only**
a. Handicapped spaces proposed: Four (4) Handicapped spaces required: _____
b. Parking spaces proposed: Twentyfive (25) Parking spaces required: _____
c. Number of compact spaces proposed: NA Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: NA
e. Are you proposing off-site parking: NA
11. SETBACKS:
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-----------------|-------------------------|----------------|------------------------|
| | Proposed | Required | Proposed | Required |
| Front | <u>20'</u> | _____ | _____ | _____ |
| Rear | <u>10'</u> | _____ | _____ | _____ |
| Side | <u>10'</u> | <u>30' along HWY 55</u> | _____ | _____ |
| Street Side | <u>NA</u> | _____ | _____ | _____ |
- 12a. NUMBER OF EXISTING ROADS: NA Width: _____ Private or Public? _____
Are the existing road surfaces paved or graveled? Driveways and parking area gravel.
- 12b. NUMBER OF PROPOSED ROADS: Four driveways Proposed width: 20 ft.
Will the proposed roads be publicly or privately maintained? Private
Proposed road construction: Gravel ☒ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power, Phone Lots 1 and 2.
- 13b. PROPOSED UTILITIES: Power, Phone Lots 3 and 4.
Proposed utility easement width NA Location _____
- 14a. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
- 14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? No Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well 900 lf. - SE Depth _____ Flow _____

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction? _____
If yes, Explain: NA

16. DRAINAGE (Proposed method of on-site retention): Use of existing Storage Pond pre-treatment before.
Any special drains? No (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Donnel 0 to 2 %
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes - See attached Russel Map.
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes If yes, Explain:
Additional storage yard, parking and driveways.

19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized. **See Attached IMPACT REPORT.**



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
Fax 208-382-7119
www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Big Cabin Properties

P.O. Box 1029
Mailing Address

Coeur d Alene, Idaho
City, State

83816
Zip

Location of Subject Property: 13526 Hwy 55 - Intersection Spink and Hwy 55
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP Tax 165 Section 27 Township 17N Range 3E

C.U.P Number: _____

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? ____ Yes X No
2. What is the name of the irrigation and drainage entities servicing the property? NA
Irrigation: _____
Drainage: _____
3. How many acres is the property being subdivided? 14.65 acres
4. What percentage of this property has water? NA
5. How many inches of water are available to the property? NA
6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☒ irrigation well
☐ above ground pipe ☐ underground pipe
7. How is the land to be irrigated after it is subdivided?
☐ surface ☐ sprinkler ☒ irrigation well
☐ above ground pipe ☐ underground pipe
8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
NA

9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No
10. How do you plan to retain storm and excess water on each lot? Yes

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) Pre-treatment sediment basins.

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate waste water direction —————→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: Brian Schf
Applicant / Property Owner

Date: 01/03/2022
(Application Submitted)



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

Big Cabin Properties

P.O. Box 1029

Coeur D Alene, ID 83816

By: Brian Schf

By: _____

Valley County Weed Control

Date: 01/03/2022

Date: _____

January 25, 2022

Schafer Subdivision Narrative:

Owner Statement – Brian Schafer (Big Cabin Properties)

Fifty plus years an Idahoan, I have founded three successful businesses. I am fortunate to have achieved significant professional success, 1994 Idaho Exporter of the year, named a top Mountain Architect ten times, and received a U.S. Patent for new Log Home building technology in 2021, at this stage in my life I am drawn more to giving back.

While I founded my company in 1981 in the Lewiston, ID. port area, I moved too and have owned and operated my primary production facility (80 acres) on HWY 95 north of CDA and adjacent to Silverwood Theme Park in 2002. I personally moved to McCall in 2012 and purchased this local property on HWY 55 in 2017, the site of the first production sawmill in Valley County by the Brown family.

My goal is to continue my significant business operation at my North Idaho location with my experienced staff. This allows me the time to focus on the creation of a campus environment here in Valley County. The Academy will benefit the local community by providing an accredited apprenticeship program for Mountain Style residential construction. Log, Timber-frame, Net Zero Design along with other subtrade instruction to combine into what we call a well-rounded Master Mountain Builder Program.

Schafer Subdivision Description

The Schafer Subdivision consists of four (4) Lots. The proposed overall objective of the project is to have an operational log milling yard for the manufacturing of Log Home components to be sold as complete Log Home packages and assembled off site. In addition, the four-lot subdivision will provide for the following uses. A skilled craftsman learning Academy with work force and academy housing. The use of the residential\commercial lots to provide for a constructed residential dwelling to show case the final cabin product, additional shop\storage buildings with use of the second floor of the buildings as additional housing for the log mill operation and learning Academy.

The following narrative describes the Schafer Subdivisions uses by lot (see attached Figure 2 for proposed uses Site Plan):

Lot 1.

Existing Conditions:

Existing Log Yard and Log Home manufacturing business. The existing mill operational buildings consist of a small business office, adjacent enclosed shop, an opened covered milling shed with associated manufacturing milling and storage yard. Existing business access is from State Highway 55 with constructed entrance approach and driveway. There is an existing 100-foot no-build setback from State Highway 55 (See Existing Conditions - Figure 1).

Proposed improvements and uses:

1. Phase 1 - (Lot 1) Construct an additional open Milling Shed approximately 45 ft. x 120 ft. and one existing Container Box converted to a dry kiln for the log product. In addition, the construction of an open Dry Storage Shed for wood and equipment storage. The dry storage shed will have one end of the building enclosed for one (1) unit work force housing (30 ft. x 120 ft.). Remove existing small storage sheds marked with an X (see attached Figure 2 Site Plan). Existing small office and other storage buildings will remain. Applicant is requesting a Variance from the set back of the 100-year flood plain for the open Milling Shed (45' ft. x 120 ft.). The Milling Shed building is open sided with a raised graveled floor.

Phase 2 – (Lot 1) (Future Increased Business Demand) may require an additional Dry Storage/Equipment Production Shed with the same building dimensions as noted above. Site location of building to be determined.

Lot
2

2. Phase 1 - (Lot 2) Light industrial building to be used as shop and or storage with six (6) work force housing units located on the second level with one bedroom each. Approximately 5000 s.f. (two story - 40 ft. x 125 ft.). The light industrial use building may be leased or sold in the future. Easement for access through Lot Two (2) access from Spink Lane.

Variance Requested:

A 100 ft. building setback from State Highway 55 to be waived.

Reason Requested:

State Highway 55 future widening site improvements have been installed. The removal of the setback allows for buildings and work force housing to be construction within the vacated setback. Building constructed on the State Highway 55 vacated 100 ft setback will have a 30 ft. building setback from the State Highway 55 Right-Of-Way.

Phase 2 – (Lot 2) (Future Increased Business Demand) may require an additional storage/covered parking building. Site location of building to be determined.

3. (Lot 3) Single family residence approximately 3500 s.f. to be used as a Model Home to show case the finished milled and cabin products. Three (3) units work force housing (bedrooms). Lot 3 may be sold for a private single family residence in the future. Lot access from Spink Lane.

5. Phase 1 - (Lot 4) Light industrial use to be leased or used as storage with six work force housing units on the second floor with one bedroom each. Approximately 5000 s.f. (40 ft. x 125 ft.). The light industrial use building may be leased or sold in the future. Lot access from Spink Lane.

Phase 2 – (Lot 4) (Future Increased Business Demand) may require an additional storage/covered parking building. Site location of building to be determined.

Impact Report:

1. **Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.**

The project proposes four lot subdivision. Lot one (1) is an existing use that consists of a log milling yard business office, shop, milling shed and several existing small accessory buildings for storage and parking. The existing access approach from State Highway 55 is grandfathered. The proposed improvements and additions to lot one (1) is one roof cover, open sided log milling building and access to an added enclosed shop and work force/academy housing. The entry and exit onto State Highway have a long and open site distances in both directions. The small scale of this existing and proposed future development impacts to traffic impact to HWY 55 is Insignificant. Lots 2,3, & 4 will be accessed from Spink Road creating no additional traffic on existing permitted access for lot 1.

2. Provision for the mitigation of impacts on housing affordability.

Proposed affordable work force housing. See impact number 21 below for additional details.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

At the time of building construction for the proposed 4 lots there will be a temporary increase in noise due to construction in the in the lot development areas. Construction shall be during the daylight hours only and will comply with the noise and vibration levels set forth in the VALLEY COUNTY LAND USE DEVELOPMENT ORDINANCE. It is not anticipated that there will be any long-term noise impacts resulting from the lots development.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

At the time of building construction for the proposed 4 lots there will be a slight increase in heat and glare within the 4 lots due to construction and related activities associated with the lot's development. Long term heat and glare should be minimized to greatest extent possible by site planning, building orientation, vegetative screening, and selection of none glare building materials.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

Lot one will have a dry kiln for the log product drying using propane gas/wood. Lot 1 has existing wood shop stove. Lots 2 and 4 will have one wood burning stove each. Lot 3 may have two.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

Proposed water for the 4 lots shall be provided by individual wells suppling potable water. The existing pond will be used for fire protection with a dry hydrant installed.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

Planning measures will provide for natural open space fire breaks, necessary building access and utilize best design fire practices for fire protection.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Building areas located on the 4 lots are located in open areas.

Building areas located on the 4 lots are located in open areas.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

The 4 lot subdivision will implement Best Management Practices for stabilization of soils and sediment erosion control. The practices implemented on the site shall be in compliance with Section 3.03.04 (d) of the Valley County LUDO. Best Management Practices (BMP's) and shall be used as outlined in the "Department of Environmental Quality's Handbook of Stormwater Best Management Practices for Idaho Cities and Counties" to capture, disperse, and treat stormwater and to stabilize and prevent sedimentation of disturbed soils.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility, and road construction. Include suitability for supporting proposed landscaping.

The parcel sits on one map zone as outlined in the NRCS "Soil survey of Valley County Idaho." The proposed project has meadow and rangeland characteristics and is mapped as Donnel series soil. This soil is deep, and permeability is well drained with possible slopes terraces up 6 to 8 percent. Soil and erosion control measures will be implemented to avoid potential erosion and stability problems.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Grading will be accomplished with maximum preservation of the site's natural character. Cut and Fill slopes along driveways will be carefully designed to minimize visual impacts, Preservation of the existing natural features and stormwater conveyance patterns will be maintained, and appropriate best management practices will be implemented in accordance with the Idaho Environmental Quality's Handbook of Stormwater BMPs.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

The proposed development lot 1 will be visible from State Highway 55. Lots 2 through 4 are adjacent to Spink Lane and will have limited visibility to the only adjacent residence located on the south side of Spink Lane. The applicant will use landscaping to screen the structures as much as possible and reduce visibility from Highway 55 and surrounding area located on Spink Lane.

13. Reasons for selecting the particular location including topographic, geographic, and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

The selection of the site was determined by its existing land use (log milling and log home manufacturing business).

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

The proposed development will increase tax revenue. It will provide jobs during the construction of buildings and long term with the manufacturing of log home products.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

Because of the small scale of this development, it is not anticipated that the project will have significant economic impacts on the greater community. Associated property taxes and job creation will offset any additional burden placed on the public services by the addition of these 4 lots.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

Because of the small scale of this development, it is not anticipated that the project will have significant impacts on the existing businesses and developments.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

The proposed development impacts to natural resources for lot 1 is minimal, its currently an existing use. The construction of the driveways and parking areas for lot 1 will use local resources of crushed rock and building material from local building supply vendors. Lots 2 through 4 impacts to the natural resources will only change the use of the property from agricultural to residential/light industrial. The construction of the driveways and parking areas will use local resources of crushed rock and building material from local building supply vendors. All proposed activities will be designed to protect the natural integrity of the existing landscape and adjacent properties.

18. What will be the impacts of a project abandoned at partial completion?

Because this project proposes to use the existing land use and provide minor driveways and parking area improvements by the developer, it is not anticipated that the project will be abandoned at partial completion. The development will be phase by lots and all improvements are standalone projects that consist of residential/light industrial uses (shops, storage, work force housing, Craftsman Academy and Log Home product production.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

See Schafer Subdivision Narrative attached.

20. Stages of development in geographic terms and proposed construction time schedule.

Proposed construction time schedule:

Phase 1

Lot 1 and 2 - Improvement's spring and fall of 2022, with the completion target of summer of 2023.

Lot 3 - Improvements is spring and fall of 2023, with the completion target of summer of 2024.

Lot 4 -Improvements is spring and fall of 2024, with the completion target of summer of 2025.

Phase 2

To be determined by economic conditions and building industry market needs.

21. Anticipated range of sale, lease, or rental prices for dwelling units, building or other site, or non-residential floor space to insure compatibility with adjacent land use and development.

The anticipated rental pricing for work force housing is as follows:

1. Part of employee compensation or at affordable housing market value.
2. Part of the skilled craftsman learning Academy package.
3. Non-employee or academy student rental price is at affordable housing market value.



LEGEND

- = Found 1/4 Corner
- = Found 5/8" rebar mld PLS 6021
- ⊙ = Found Right of Way Monument
- ⊖ = Culvert

SURVEY NOTES.
Survey was performed with Trimble 5600 RTN-GPS units and NGS CORS stations. GPS base station VCB was corrected using NGS CORS solutions for 7 occupations from 2006-2012 in this area. The work in State Plane Grid NAD 83 was modified using a combined factor of 1.000291010, applied at the E16N corner. All elevations are at ground, derived from the Geoid 03 model. Readings are State Plane Grid. Mapping units is -m, 319.24789°.

FIRM 160220 0475A 9/5/1990
prelim. FIRM 16085C1025C 8/26/2016
Address: # 13526 Hwy 55
Parcel # RP17N03E27-0606A

SITE SURVEY
Allard/Helmich Mill
showing three cross section
profiles
(vertical exaggerated by 10)

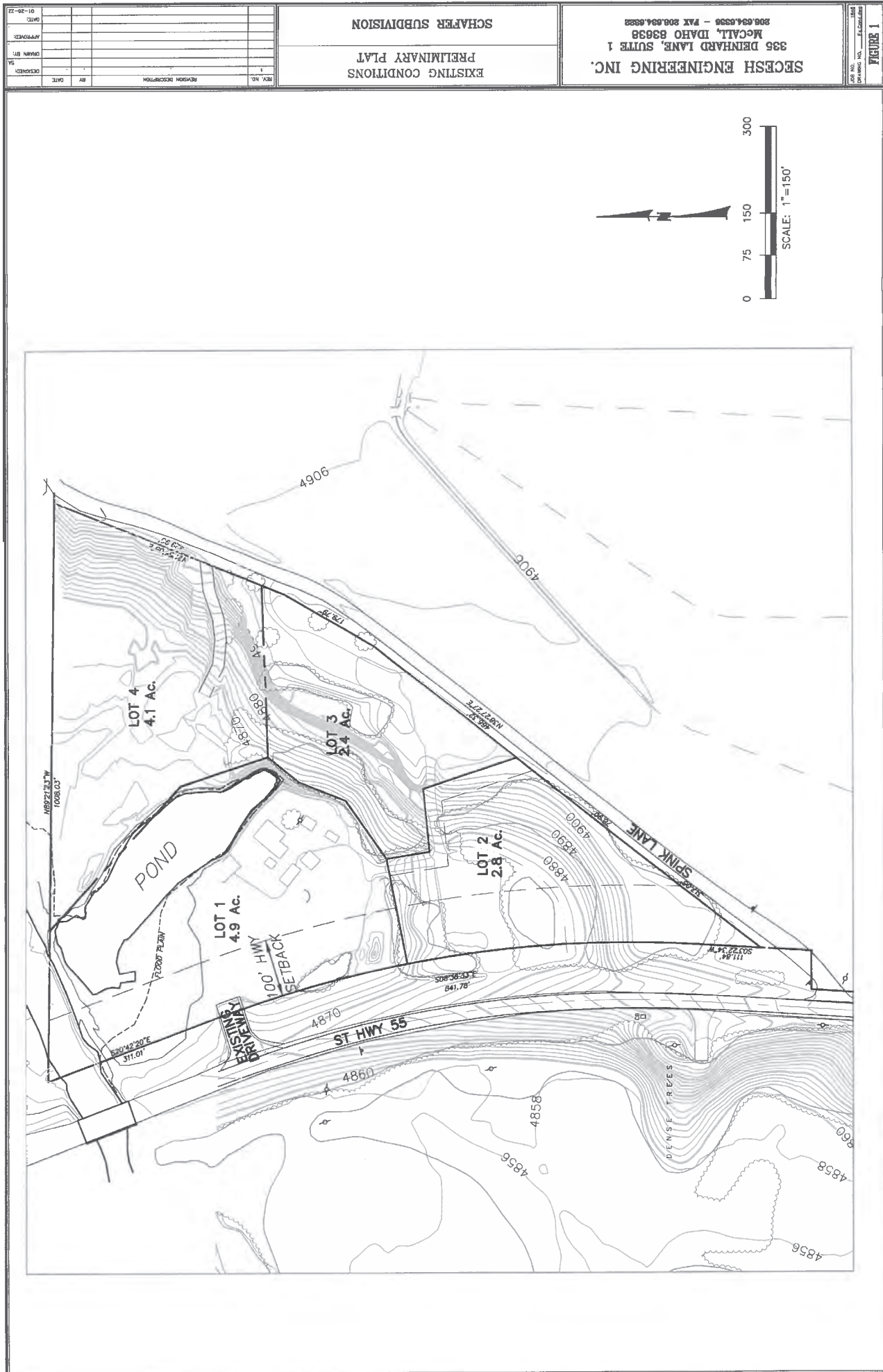
situated in the
northwest 1/4 northeast 1/4 Section 27
T 17N., R. 3E., B.M.

Russell Surveying, Inc. ~ McCall, Idaho
January 2017

Sheet 2 of 2

6021
REGISTERED
PROFESSIONAL LAND SURVEYOR
STATE OF OHIO
JOHN R. RUNY

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 2007 through 2012, and that it correctly represents the points, courses, and distances as recorded in said field notes.

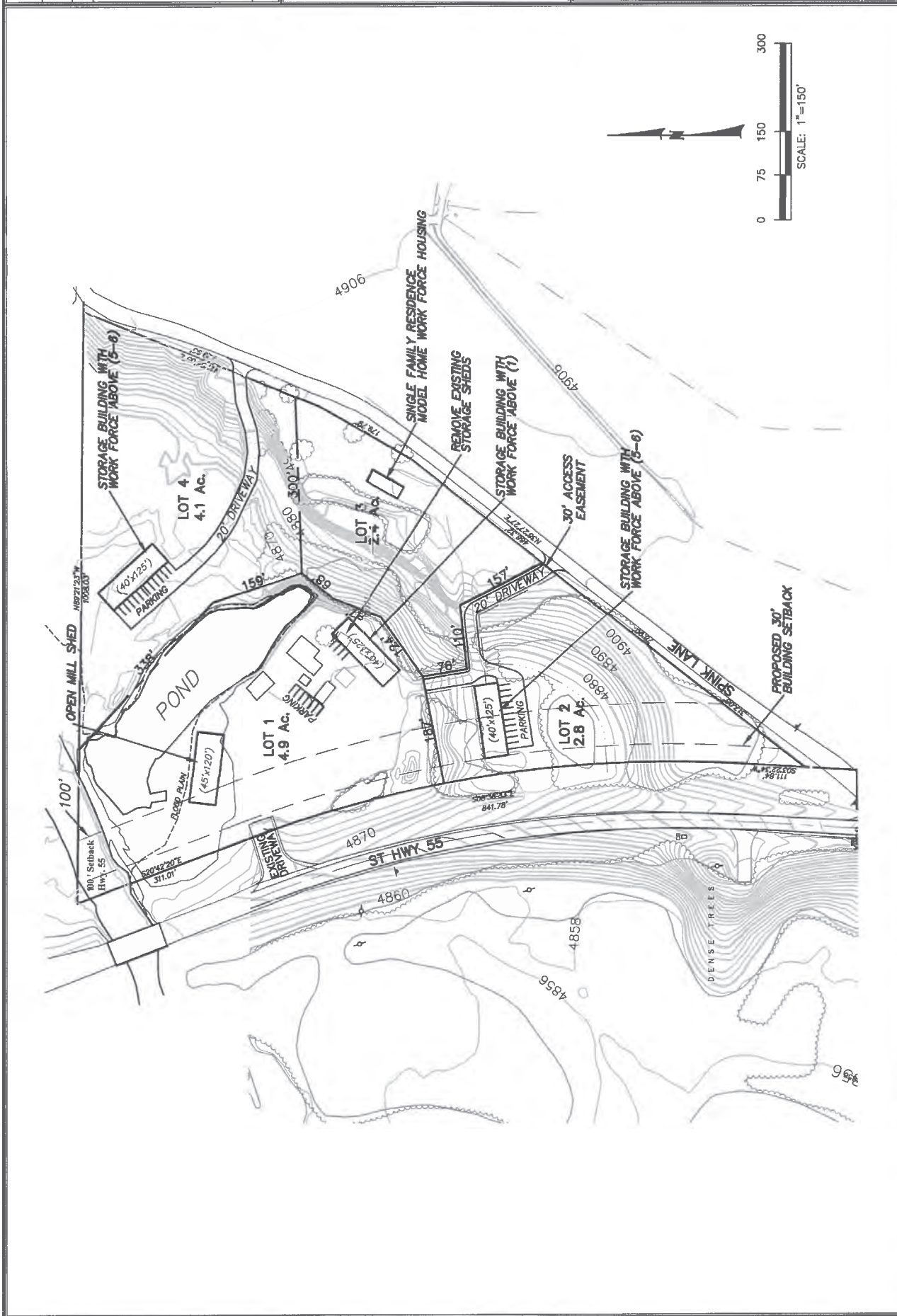


DATE	11-10-22
APPROVED	
DRAWN BY	SC
CHECKED	
REV. NO.	1
REV. DATE	
REVISION DESCRIPTION	

PRELIMINARY PLAT
SCHAFER SUBDIVISION

SECESH ENGINEERING INC.
336 DEINHARD LANE, SUITE 1
MCCALL, IDAHO 83638
808.694.6388 - FAX 808.694.6382

FIGURE 2
DATE: 11-10-22
DRAWN BY: SC
CHECKED BY:



WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

Valley County Idaho

Title 10 Chapter 7

Schafer Subdivision

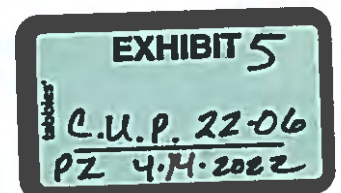
A proposed subdivision located in the parts of NWNE Section 27, T17N, R3E B.M.



April 10, 2022



John Lillehaug
PO Box 1250 McCall, ID. 83638
(208) 634-4566
john@allaboutforestry.com



Purpose

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The existence of said plans will assist Valley County Planning and Zoning Commission and the structural fire districts plus the wildland fire agencies in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of Valley County's Code of Ordinances (Ord. 10-07, 8-26-2010). The objective of this document is to describe the proposed **Schafer** subdivision and identify clear priorities for the implementation of wildfire mitigation.

The wildland urban interface (hereafter referred to as WUI) consists of that geographical area where structures and other human development meets or intermingles with wildland and vegetative fuels. The character of the WUI ranges from urban areas adjoining wildlands to isolated ranches or cabins. Since 1993, the number of structures in the WUI has doubled and soon will triple. As the number of structures in the WUI continues to increase, concerns over public safety and the protection of improvements increases. The highest human-caused ignition sources in the WUI are miscellaneous and debris burning.

Executive Summary

The **Schafer** proposed subdivision consists of a parcel of land (approximately 15 acres in size) that is planned to be subdivided into four (4) various sized lots that will eventually that will add more structures to the Valley County WUI. This Fire Protection Plan will assist in providing recommendations to minimize the wildfire risk to the property and proposed structures.

The property that is planned for this proposed subdivision is about 55% forested and lies within Valley County's Geographic Hazard Assessment Wildland Urban Interface **moderate** level condition for overall wildfire risk (see attached map in Appendix A). The overall health of the timber stand is in good condition except for some forest health issues described in **Section A #2**. The vegetative treatments recommended to improve the overall forest health and other requirements that need to be completed to mitigate the wildfire hazard and provide protection to the future structures are outlined in **Section B *Wildfire Risk Mitigation*** portion of this document and include the following:

1. water supply requirements for structural and wildland fire response
2. specifications driveway construction and maintenance
3. evacuation planning
4. completed vegetative treatments and defensible space guidelines for individual lots.

Section A *Wildfire Risk Assessment:*

1. Site Description:

The Schafer proposed subdivision consists of one parcel (RP17N03E270606 and owned by Big Cabin Properties LLC) in parts of the NWNE in Section 27, T17N, R3E, B.M. Valley County, Idaho.

The property lies about three (3) miles south of Lake Fork and consists of about 14.7 acres. Access will be provided off Highway 55 and Spink Lane (a gravel surfaced county road). The property has a primary northwest facing aspect with slopes that range from 0-30%, the topographic elevation is about 4900 feet, and average precipitation is around 24 inches. There are designated wetlands and a pond within the property boundaries. The proposed subdivision consists of four (4) lots that range from 2.4 to 4.9 acres in size.

2. Existing Vegetative and Fuel Hazard Conditions:

The property is about 55% forested with a 95% canopy cover of conifer tree species consisting of Lodgepole pine (95%) with the remainder Ponderosa pine, Douglas-fir and Grand Fir. The deciduous tree canopy (5%) consists primarily of Aspen or tall shrubs. The understory vegetation consists of snowberry, Mountain maple, sagebrush, and several species of willows along with various forbs and grasses.

The timber stand has not been harvested or managed for at least 40 years unless trees were cut for firewood. The overall existing timber stand is an uneven-aged (multi-storied) stand with three basic age groups:

1. **The seedling/sapling age group:** Trees range from one foot to 25 feet tall, have diameters up to six inches D.B.H., and ages from one to 30 years. Number of trees per acre range from zero to 500 in the overcrowded clumps. This age group is a small component of the overall timber stand.
2. **The pole size age group:** Trees range in size from six to 8 inches D.B.H. and ages from 30 to 45 years. This age group is a medium to high component of the overall timber stand often found growing within overcrowded clumps (that range in size from 3-6 inches D.B.H. and numbers ranging from 400-700 trees per acre) or as a suppressed tree growing directly underneath a larger tree.

3. **Overstory:** Trees range from 10 to 18 plus inches D.B.H., heights range from 50 to over 85 feet tall, and ages range from 60 to over 100 years. Trees per acre range from 10 to 100 as the Basal Area (a representation of how close the trees are growing to each other) per acre ranges from 20 to 100 square feet.

Timber stand as described by each proposed Lot:

Lot 1 (4.9 acres) is the current location of the existing buildings and pond. There are only a few trees, primarily Lodgepole pine that are growing along the edge of the pond.



Figure 1: Mill Pond in Lot 1

Lot 2 (2.8 acres) is the proposed Lot in the southwest corner of the property and bordered by Highway 55 and Spink Lane. This Lot has two bench areas and is almost 100% forested. The lower bench area is the location of a proposed Storage building (with work force accommodations on the second floor). The timber stand consists of primarily Lodgepole pine that range in size from 1 to 12 inches D.B.H. and ages from 10 to 90 years. The overstory trees are old age, poor quality (i.e., crooked, forked tops, or trees with less than one-third their height in live crown) trees and are moderately to heavily infected with *Dwarf mistletoe*. The seedling/sapling and pole size age groups are better quality trees with straighter boles and growing at a faster rate. There is a small, overcrowded clump where the trees are spaced 3-8 feet apart. Aspen and taller shrub species are found in the wetland between the two bench areas.



Figure 2: Lower bench Lot 2 Overstory Lodgepole pine are poor quality (crooked, forked tops, and have rounded or flat tops) also moderately to heavily infected with *Dwarf mistletoe* (brooming of branches).

The upper bench has all three age groups represented with Lodgepole pine being the primary species however, there is a larger component of Ponderosa pine in the seedling/sapling age group. Most of the trees are good quality except the large overstory trees that are growing along Spink Lane. These trees are very poor quality (i.e., crooked, forked or multiple tops, and have dead limbs from the ground level up) and are slow growing due to the overcrowded conditions.



Figure 3: Lot 2 upper bench timber stand

Lot 3 (2.4 acres) is primarily a bench area along Spink Lane which consists of grass and sagebrush with a few “wolfy” trees that have multiple tops giving the appearance of being wider than taller. A small group of trees are growing along the rim where the bench drops off to Lot 1. Most of these Lodgepole pine are poor quality (i.e., crooked, forked tops, or trees with less than one-third their height in live crown) and are slow growing due to the overcrowded condition.



Figure 4: Wolfy tree in Lot 3 that needs lower branches to be pruned at least 4-6 above the ground level.

Lot 4 (4.1 acres) is the larger Lot located in the northeast corner of the property and the location of the second proposed Storage Building (with work force accommodations on the second floor). It is about 80% forested (minus the open grass area on the flat ground next to the pond and large spring or wet area on the slope below Spink Lane). The trees consist primarily of younger Lodgepole pine with a few Ponderosa pine, Douglas-fir, and Grand Fir. The trees range in size from 1 to 14 inches D.B.H. and ages from ten to 65 years. The average spacing is about 10-12 feet apart. The larger overstory trees are often poor quality and exhibit disease problems.



Figure 5: Lot 4 timber stand needs precommercial thinned to space trees 12 to 15 apart.

Overall, the timber stand health is good as the bark beetle activity was insignificant. However, the Lodgepole pine is at that age and size it is a prime candidate for the Mountain Pine bark beetle to attack. Any trees that are observed to being attacked by this bark beetle should be removed immediately to keep the infestation from spreading.

Other forest health issues noted were as follows: Some of the overstory Lodgepole pine are moderately to heavily infected by *Dwarf Mistletoe* which can be identified by the brooming of the branches. This disease can be a major problem because it infects the younger Lodgepole pine growing underneath. Removal of these trees is important to manage the amount of infection within the smaller trees. The large brooms also can be a spot where embers from a wildfire land and cause a crown fire.

Another fungus problem with the Lodgepole pine is *Western Gall rust* which creates a knot like structure either on the branch or trunk of the tree. That portion of the branch or trunk beyond the knot will eventually die or at the very least form a canker which can then be a weak point in the future.

Maintaining the timber stand with healthy vigorously growing trees will minimize losses from insect and disease losses or wildfire risk.

4. Fire History

The fire history records from all jurisdictional agencies show a very low occurrence from lightning or human caused ignitions in the past. As more structures are built and the close proximity to Highway 55 the probability of human caused ignitions will increase.

Thunderstorms that are common in the summer months could result in rapid changes in fire behavior that could increase the risks to homeowners and firefighters. The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns on a site- they are topography, weather, and fuels. The normal weather pattern and air flow comes from a south/southwest direction with average summer temperatures ranging from about 70 to 85 degrees. Given the right conditions this property is at risk from a wildfire being pushed by a strong wind as it is surrounded by timber stands under various management scenarios, Highway 55 on the west side, and several houses located within the trees along the northeast corner.

5. Existing Roads and bridges

The proposed subdivision is a triangle shaped property with Highway 55 on the west side, Spink Lane on the east side and Lake Fork Creek on the north side. Lot 1, the existing mill site, is accessed from Highway 55. Lots 2-4 will be accessed from Spink Lane, a gravel surfaced county-maintained road, with private driveways being constructed to access the future buildings.

6. Location of existing building structures and estimate of property density

Currently there are several buildings that are part of the existing mill site (which would be in Lot 1 of the proposed subdivision). There are several single-family units that border the property outside the northeast corner. The proposed subdivision density at full development is projected to have one single family residence in Lot 3 and two storage buildings with six (6) one-bedroom units located on the second level of each building within Lots 2 and 4. The development is planned for four (4) lots ranging from 2.4 to 4.9 acres in size.

7. Infrastructure that may affect wildfire risk.

The property is surrounded on three sides by timber stands in various stages of management as well as several residences within those timber stands. The south side of Spink Lane is an open irrigated meadow with one residence near the northeast corner of this proposed subdivision.

8. Description of existing features that may assist in wildfire control.

Highway 55 and Spink Lane will aid as good fire breaks from an approaching wildfire and provide good access for firefighting equipment. Lake Fork Creek and the mill pond should provide adequate dipping source for aircraft and drafting ability for wildfire suppression.

9. Current structural and wildfire jurisdictional agencies

The structural fire jurisdiction for this development would be Donnelly Rural Fire Protection District (DRFPD). Southern Idaho Timber Protective Association (SITPA) provides wildfire protection for all timber lands in the area.

Wildfire Risk Assessment Summary:

The property lies within Valley County's Geographic Hazard Assessment Wildland Urban Interface (see attached map in the Appendix) **moderate** level condition for overall wildfire risk due to the following reasons:

- The property is relatively flat thus the fire spread rate should be low to moderate to high unless high wind/low humidity conditions are present.
- The timber stand is moderately dense with a average 50% crown closure (i.e., branches touching each other).
- Lake Fork Creek, the mill pond, and various springs provide good sources for water to be used for fire suppression and also indicate a wet site.
- Highway 55 and Spink Lane form two sides of the triangle shaped property and should provide good fire breaks from an approaching wildfire.

Section B *Wildfire Risk Mitigation:*

The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns- they are topography, weather, and fuels. Topography is fixed as it changes very slowly over time. Weather is highly variable and the ability to predict is somewhat limited. Fuels (anything that burns and changes from season-to-season or time of day) can be manipulated to minimize wildfire risk.

1. Access-Planned ingress and egress routes

Highway 55 and Spink Lane will be the primary ingress and egress route to provide the primary escape route to travel north or south. These primary roads are suitable for emergency vehicles and an adequate evacuation route.

2. Water supply for structural and wildland fire responses

The current wildland fire protection water supply needs for this proposed subdivision are available by drafting or dipping from Lake Fork Creek or Payette Lake if needed.

In accordance with **Section 507.1 IFC 2018** an approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction

3. Estimated response time and distance for jurisdictional fire agencies

Estimated response time for Donnelly Rural Fire Protection District is at least 10-15 minutes as they are about 3 miles away from the development. SITPA's response time is at least 15-20 minutes as they are in McCall. Additional wildfire resources from federal agencies are available on request.

The fast response time of firefighting equipment (including aerial resources) and road access should keep a wildfire from escaping initial attack and gaining large acreage or losing structures.

4. Proposed internal fire protection systems.

Internal sprinkler systems within the individual storage buildings where the one-bedroom units are planned will be required by the Donnelly Rural Fire Protection District.

5. Proposed infrastructure (including driveways, signage, and power connections).

The Donnelly Rural Fire Protection District requires that newly constructed driveways shall not exceed 10% grade, must be at least 12 feet wide, have an unobstructed vertical clearance of 13.5 feet, and shall be maintained to support fire apparatus up to 70,000 pounds.

New structures are strongly urged to utilize building materials meeting a standard of fire resistance advocated by the Valley County Building Department and the International Fire Code (IFC).

All new residences will have the address number posted as per Valley County standards (i.e., numbers posted at the entrance to the driveway or on the house and the numbers must be at least 3 and 1/2 inches tall with a reflective coloring).

Electrical power will be provided to the proposed building structures via underground infrastructure.

6. Evacuation and Pre-incident planning.

A pre-incident action plan will be developed and instituted in the community covenants. This action plan should address the escape route and evacuation plan to encourage pre-planning by residents for preparation in the event of an incident (see Appendix A for the **Wildfire Evacuation Checklist**). Every five years DRFPD and the future residents should formulate an assessment of the existing structures and vegetation that will aid in addressing whether the current action plan needs to be updated.

7. Planned vegetation treatments to reduce fuel loads.

- Lot 1- no vegetative treatment is needed.
- Lot 2- most of the trees will probably be removed to construct the proposed Storage Building on the lower bench. Recommend removing the large overstory trees that are poor quality or moderately to heavily infected with Dwarf mistletoe. Younger trees that have good form (i.e., straight boles and crowns that exceed one half the height of the tree) should be favored to retain and spaced at least 12-15 feet apart. The upper bench may also have most of the trees removed for the septic system. However, retain good form trees and favor leaving Ponderosa pine and Douglas-fir. Remove all dead material and poor quality Lodgepole pine trees in the area that borders Spink Lane. Also prune lower branches to minimize the risk from a wildfire.

- Lot 3- either remove or prune the lower branches of the “wolfy” trees along Spink Lane. Thin the small strip of trees along the rim and prune the lower branches to minimize the risk of a wildfire. Apply Firewise Defensible Space guidelines to the proposed single-family residence (see below).
- Lot 4- A precommercial thinning is recommended in the timber stand east of the proposed Storage Building to space the trees so that their crowns are not touching. The spacing may range from 12 to 20 feet apart depending on the diameter of the tree and width of its crown. Also, removing or pruning the lower branches (i.e., ladder fuel) up 4 to 5 feet not to exceed one-third the tree height will help keep a fire on the ground where it is easier to suppress. Aspen trees or clumps of tall shrubs should also be managed by removing the dead or dying stems.

The primary objective for vegetation treatment to reduce the fuel load and protect each individual future building structure would be the creation of a Defensible Space before each structure is constructed.

At a minimum, the Defensible Space guideline for each residence should follow the Firewise standards (see Appendix A for Firewise information pamphlets). The Defensible Space zone treatments are as follows:

1. **Immediate Zone-** 0 to 5 feet around the building structures.
 - a. Trim branches that will overhang the home, porch, or deck.
 - b. Prune the lower branches of large trees at least 6 to 10 feet from the ground level.
 - c. Recommend using rock or gravel instead of flammable vegetation or mulches next to the house.
2. **Intermediate Zone-** the next 5 to 30 feet from the building structures.
 - a. Space trees to have a minimum of 10 to eighteen feet between the crowns with the distance increasing with the percentage of slope. Trees and shrubs can be limited to small clusters or groups of a few each to break up the continuity of vegetation across the landscape.
 - b. Remove the ladder fuel by pruning the lower branches at least six to ten feet from the ground. For shorter trees do not exceed 1/3 of the overall height when pruning. Pruning will minimize the risk of surface fire reaching the crowns.
 - c. Keeping this zone green as possible into the hot dry summer months will also minimize a surface fire from reaching the buildings.
3. **Extended Zone-** the next 30 to 100 feet from the building structures.
 - a. Space trees to have a minimum of 6 to 10 feet between the crowns with the distance increasing with the percentage of slope.
 - b. Remove the ladder fuel by pruning the lower branches at least 4 to 6 feet from the ground not to exceed 1/3 of the overall tree height.
 - c. Remove dead trees and shrubs. Also remove large accumulations of ground litter/debris.

8. Long-term maintenance schedule to sustain fuel treat effectiveness.

- Promote the opportunity to maintain or return to native plant species and trees resistant to fire (such as Ponderosa pine, Western Larch, and Douglas-fir).
- Vegetation encroachment within the 100' zone of each structure will be reduced annually. This may be accomplished by the homeowner, during a community workday, or by a professional contractor hired by the homeowner.
- Woody debris can be collected each spring and removed to an approved facility such as the Valley County transfer site.
- No open fires will be allowed during the closed burn season (May 10- October 20). Fire pits if installed should be maintained to prevent a fire from escaping the structure. Recommend using metal containers for the fire pit.
- Keep the shrubs and tree branches cut back along the individual driveways to provide good access for firefighting equipment.



Figure 5: Properly thinned Lodgepole pine stand- trees spaced so the crowns are not touching each other, and lower branches pruned to remove ladder fuel

APPENDIX A

Maps:

- Vicinity map
- Preliminary plat map
- Valley County Hazard map

Information References:

- Living with Fire in Valley County
- Reducing Wildfire Risks in the Home Ignition Zone
- VCFWG Wildfire Evacuation Checklist

Websites:

WUI references

www.idahofireswise.org

www.facebook.com/VCFWG

NFPA Code references

Class 2 Ignition standards IWUIC 505

<https://codes.iccsafe.org/content/IWUIC2018/chapter-5-special-building-construction-regulations>

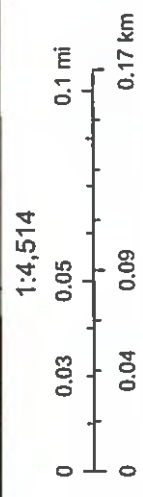
Defensible Space Section 606

https://codes.iccsafe.org/content/IWUIC2018/chapter-6-fire-protection-requirements#IWUIC2018_Ch06_Sec603

2018 IRC Idaho adopted water supply requirements see Section B 105

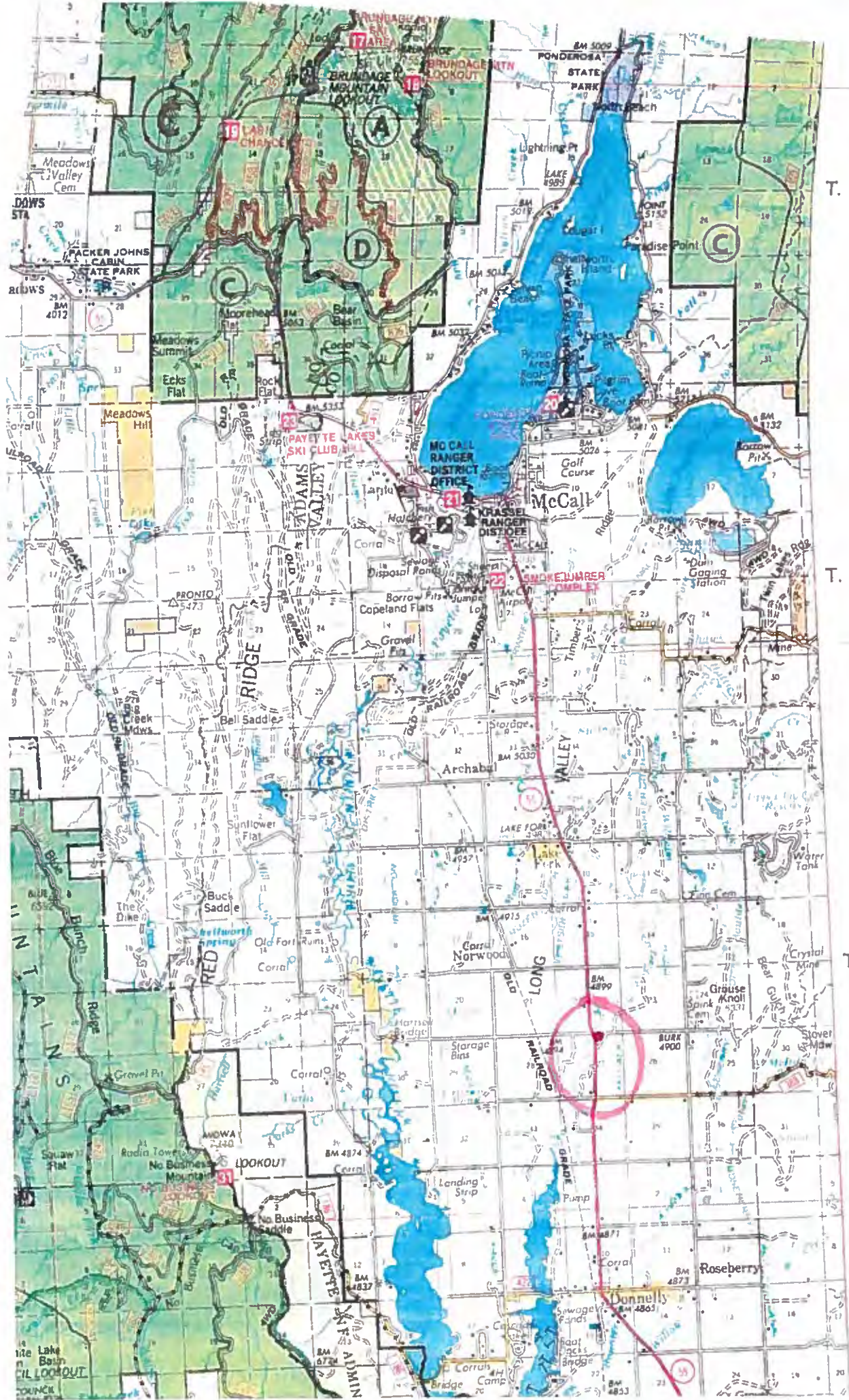
[:https://codes.iccsafe.org/content/IFC2018P3/appendix-b-fire-flow-requirements-for-buildings](https://codes.iccsafe.org/content/IFC2018P3/appendix-b-fire-flow-requirements-for-buildings)

Schafer Subdivision



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☐ Parcel Summary & Improvement Report



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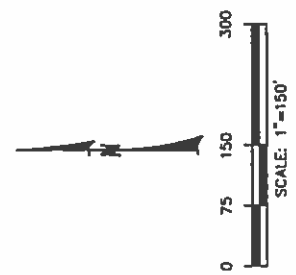
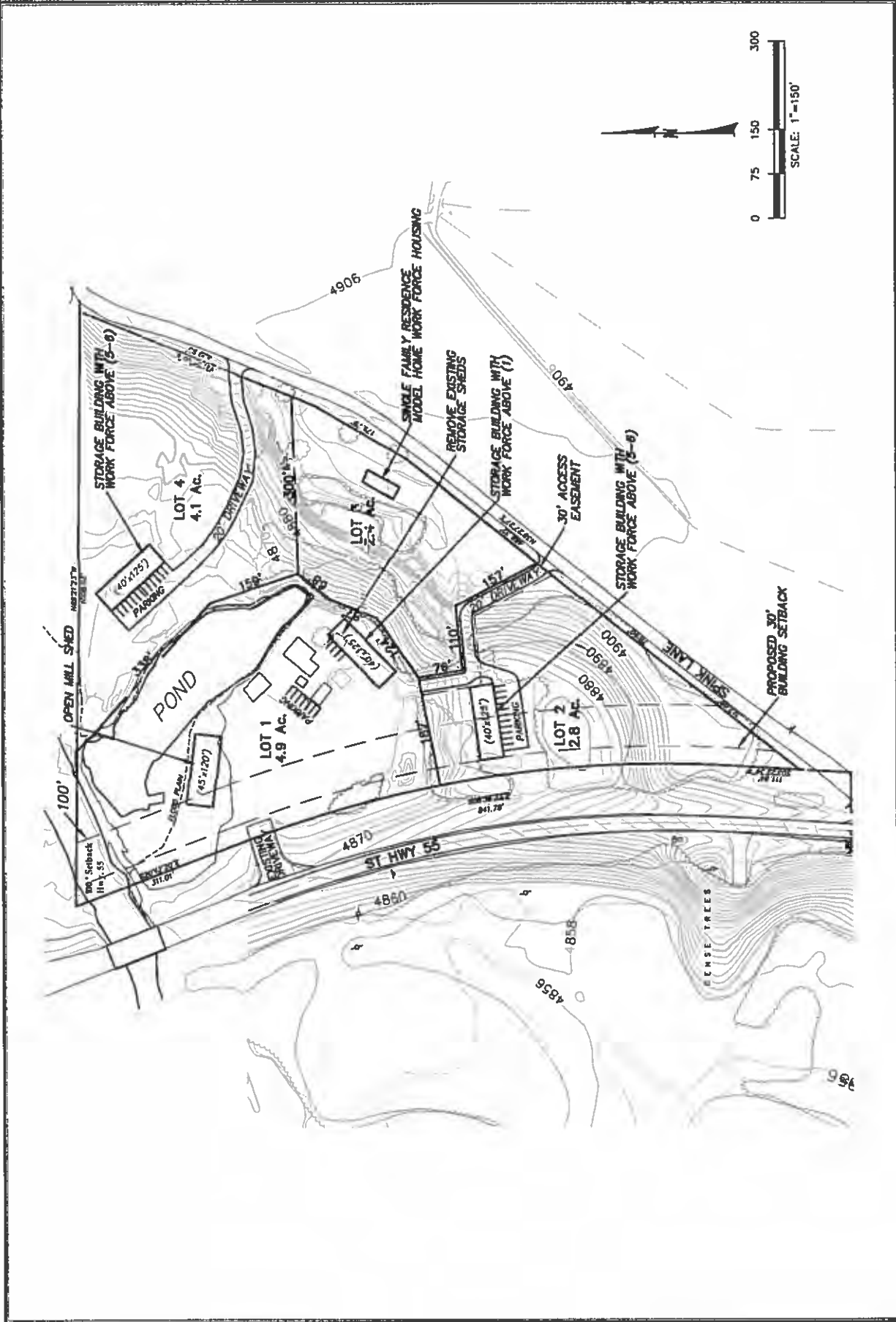
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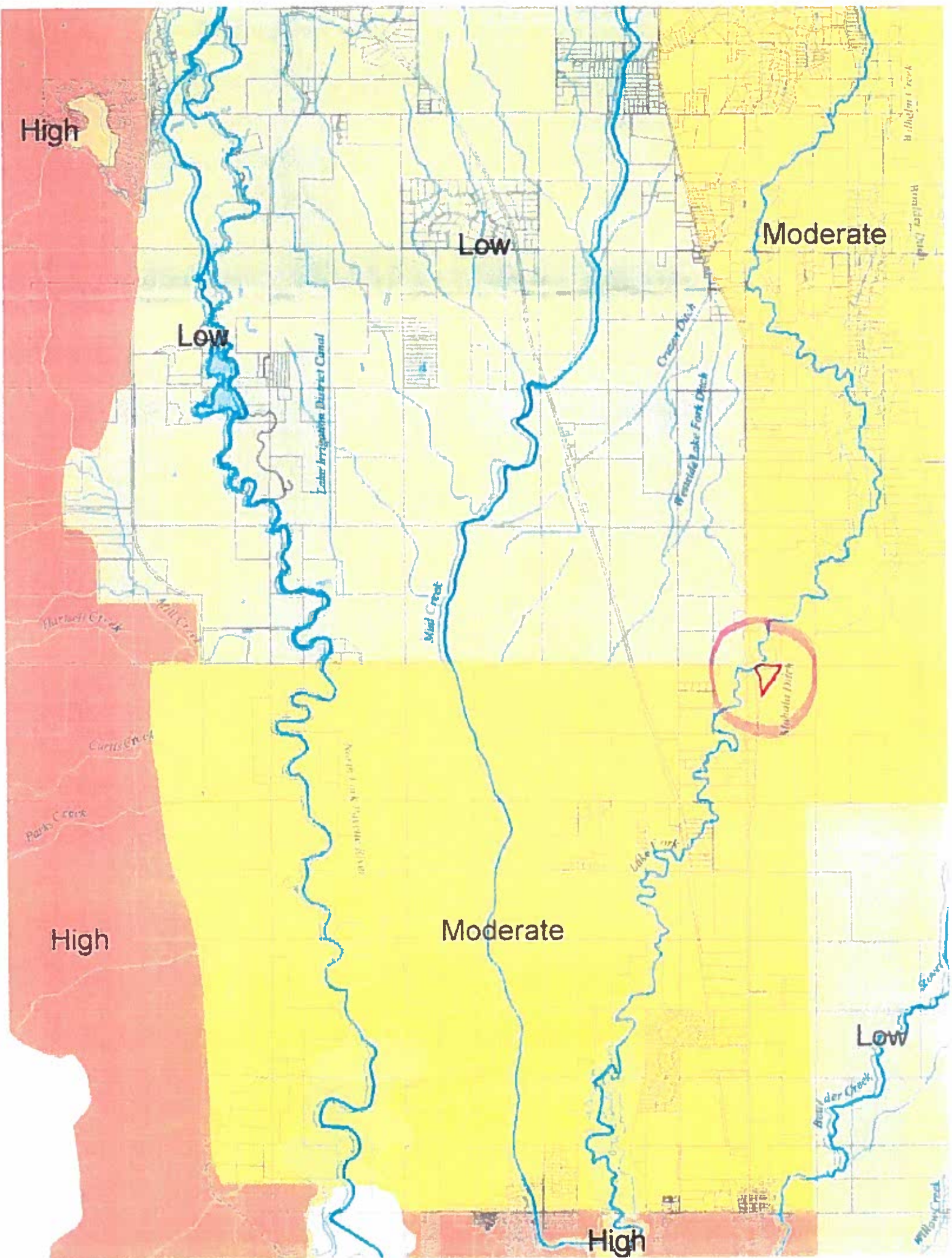
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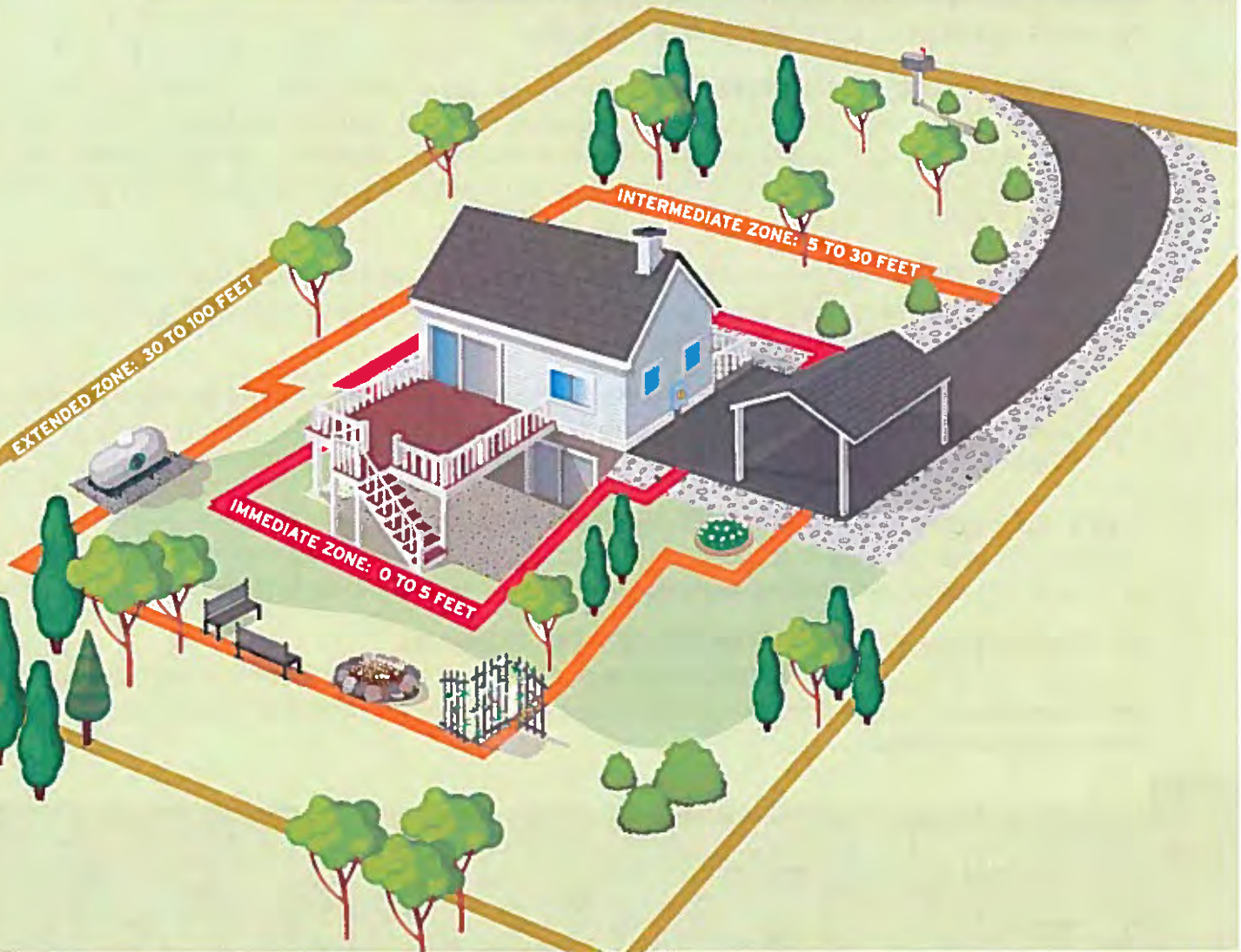
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REDUCING WILDFIRE RISKS IN THE HOME IGNITION ZONE



Projects and tasks that can increase a home's potential survivability in a wildfire.

THE FACTS

Experiments, models, and post-fire studies have shown homes ignite due to the condition of the home, and everything around it, up to 200' from the foundation.

HOMES AND THEIR SURROUNDING AREA ARE VULNERABLE TO THREE POTENTIAL TYPES OF IGNITION SOURCES:

EMBER ATTACKS (A/K/A FIREBRANDS): Burning pieces of airborne wood and/or vegetation that can be carried more than a mile through the wind can cause spot fires and ignite homes, debris and other objects. They can also penetrate and smolder in woodpiles, patio/deck items, vents and openings, roofs and debris filled gutters. Most home losses in a wildfire are from embers, not by direct contact with flames.

SURFACE FIRES: Typically small flames burning through grass and ground litter. They can reach houses or attachments if there's no interruption in the types of fuel sources. Flames touching a house, fence or deck can cause them to ignite.

CROWN FIRE: Large flames burning in the tops or canopies of trees. These large flames radiate heat that can ignite wood walls from up to 100' away. Other types of large flames can come from detached buildings, burning wood piles and ignited vehicles.

WHEN YOUR HOME IGNITION ZONE EXTENDS INTO NEIGHBORING PROPERTIES

You may find your home ignition zone overlaps into adjacent properties. To maximize the benefits of your work, it's extremely important to work collaboratively with neighbors to reduce your shared risk.

ON PARCELS OF LAND LARGER THAN THE 100' EXTENDED ZONE

Property owners with more than 100 feet of land that extends beyond the home should also consider additional actions up to 200 feet into the Extended Zone to provide additional benefits in protecting the home and outbuildings.

WHAT YOU NEED TO KNOW

Decades of research have shown that both the house and the landscape adjacent to it play a critical role in the structure surviving a wildfire. A wildfire can transfer from ignited vegetation or an ignited home(s) through:

- Radiation
- Convection
- Embers/Firebrands

A home's building materials, design and landscape have a

significant role in the level of exposure that can be endured before ignition occurs from any of these sources.

WHERE TO START?

When planning your wildfire risk reduction projects, start with the house itself as the point where your efforts begin, then move into the landscaping section of the Immediate Zone; once both have been completed, move

into the Intermediate and Extended Zones.

In many areas, residents can request a fire-risk overview visit from their local forestry or fire agency to learn more about the science-based guidelines that help residents prepare their home and property for wildfires - this opportunity will provide additional information as it pertains to your individual property and topography.

THE HOUSE AND IMMEDIATE ZONE CHECKLIST

The Immediate Zone includes both the home and the area of 0 to 5 feet out from the furthest attached exterior point of the home.

THE HOME AND ITS BUILDING MATERIALS

Ignition resistant building materials, construction techniques, along with vegetation and debris removal, play a vital role during wildfires.

FIRST PRIORITY

- **CARPORTS:** Remove flammable items stored in carports.
- **DECKS AND ELEVATED PORCHES:** Place 1/8" metal mesh screening between low-profile decks from surface to ground, to block embers from collecting underneath. Never store flammable materials underneath elevated decks/porches. Remove dead vegetation and debris from under decks/porches, and between deck board joints.
- **FENCING:** Use non-flammable fencing material (metal or masonry) when attaching directly to the siding. Ensure there's a minimum of at least 5' of noncombustible material where it attaches to the siding. Do not add vines or other types of vegetation to fencing material. Wooden fences can carry flames directly to the house.
- **FIREPLACE CHIMNEYS:** Remove debris that may accumulate at roof-to-wall intersections. Embers from a fireplace can exit the chimney and could ignite a wildfire; to prevent this install a spark arrestor. When wildfires are approaching close the damper, fireplace screens and glass doors.
- **GUTTERS:** Metal roof gutters do not ignite, only the debris material that accumulates in them – that's why keeping them clean is so important. Vinyl roof gutters can ignite when the debris material is ignited and flaming gutters can fall from the roof edge and land next to the house, which is why the immediate zone needs to be clear of flammable materials.

- **ROOF MAINTENANCE:** Keep roofs clean from leaf litter and pine needles. Remove all tree limbs within 10 feet of the chimney, or that overhang the roof.
- **SIDING:** Use ignition-resistant building materials on exterior walls. Examples include: Stucco, masonry products, plaster and cement. Seal gaps and crevices. Examine the siding for locations where embers could accumulate or lodge and apply caulking at trim-to-siding locations where it is missing or has failed.

SECOND PRIORITY

- **EAVES AND SOFFITS:** Reduce the size and number of embers that pass through vents in the eaves by covering them with a 1/8 inch metal mesh screening. Inspect soffit vents and maintain as needed.
- **CRAWL SPACES:** Remove combustible materials and install 1/8" mesh screening on vents.
- **FOUNDATION:** All foundation vents should have a 1/8 inch corrosion-resistant metal screening.
- **GARAGES:** Weather seal the perimeter of garage doors to help keep embers out. Be sure the door is tight fitting so embers can't slide under the door or in from the sides. If possible, choose a metal or wood core door with metal exterior.

- **SLIDING GLASS DOORS:** Choose double-pane tempered glass. Consider fireproof shutters to protect large windows and glass doors from radiant heat.

THIRD PRIORITY

- **ROOFING MATERIALS:** Types of Class A fire-rated roofing products offer the best protection. Examples include: Composite shingles, metal, cement tile and clay. Inspect shingles/tiles and replace/repair those that are loose or missing to prevent ember penetration. If gaps exist between the roof covering and the roof deck at the eave or ridge, fill the space with a "bird stop" material.
- **SKYLIGHTS:** Remove debris next to and on skylights. Glass is a better option than plastic or fiberglass.
- **VENTS:** Consider purchasing closure devices for foundation and gable end vents and installing a louver- type dryer vent that stays closed unless the dryer is running. Clean debris from attic vents and install 1/8 inch metal mesh screening. For turbine vents, access the attic and inspect where the vent attaches to the roof and attach 1/8 inch screening to the roof sheathing. Dormer-face vents should be replaced with a low-profile vent. Ridge vents should be rated for high wind/rain exposure.
- **WINDOWS:** Multi-paned tempered glass can help reduce the risk of fracture or collapsing in a wildfire.



LANDSCAPING/HARDSCAPING

Ignition resistant building materials, construction techniques, along with vegetation and debris removal, play a vital role during wildfires.

FIRST PRIORITY

- Dead vegetation, dried leaves, pine needles and ground debris accumulation should be frequently removed from this area.
- Hardscaping components should be installed around the perimeter of the home - keep them free of ground litter/debris. Concrete, stone or gravel walkways are great additions to the Immediate Zone.
- Remove trees and shrubs from this area; or replace with succulents.
- Wood mulch products should be replaced with non-combustible mulch products such as crushed stone/gravel options.
- Trim tree limbs that overhang from the Intermediate zone into this area.

INTERMEDIATE ZONE CHECKLIST

The Intermediate Zone includes the area of 5 to 30 feet from the furthest exterior point of the home.

LANDSCAPING/HARDSCAPING

Ignition resistant building materials, construction techniques, along with vegetation and debris removal, play a vital role during wildfires.

THIRD PRIORITY


- Clear vegetation from under large stationary propane tanks.
- Keep lawns and native grasses mowed to a height of four inches.
- Remove ladder fuels (vegetation under trees) so a surface fire cannot reach the crowns. Prune trees up to six to ten feet from the ground; for shorter trees do not exceed 1/3 of the overall tree height.
- Water plants, trees and lawns to keep them from becoming dry.

SECOND PRIORITY

- Space trees to have a minimum of eighteen feet between crowns with the distance increasing with the percentage of slope.
- Trees and shrubs in this zone should be limited to small clusters of a few each to break up the continuity of the vegetation across the landscape.

THIRD PRIORITY

- Create fuel breaks with driveways, walkways/paths, patios and decks.
- Tree placement should be planned to ensure the mature canopy is no closer than ten feet to the edge of the structure.



EXTENDED ZONE CHECKLIST

Extends out from 30 to 100 feet, keep in mind your property line may end prior to 100 feet. In these instances working collaboratively with your neighbor is important to helping protect multiple properties.



LANDSCAPING

Ignition resistant building materials, construction techniques, along with vegetation and debris removal, play a vital role during wildfires.

FIRST PRIORITY

- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.

SECOND PRIORITY

- Remove small conifers growing between mature trees.

THIRD PRIORITY

- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops. Trees 60 to 100 feet from the home should have at least 6 feet between canopy tops

OTHER CONSIDERATIONS

- Add color and interest with high moisture content plants in containers that could be easily moved to the Intermediate zone when wildfires are approaching.
- Addresses should be visible from the road.
- Closable foundation and gable end vents should be shut when threatened by a wildfire and reopened after the danger passes.
- Close and protect home openings, including attic and basement doors and vents, windows, garage and pet doors to prevent embers from gaining access to the home.
- Connect garden hoses, fill pools, hot tubs, garbage cans or other large containers with water and place ladders outdoors. Firefighters have been known to use hoses, ladders and water sources to extinguish spot fires.
- Consider installing non-flammable shutters similar to hurricane shutters.
- Consider using noncombustible deck boards (metal and fiber cement), or a solid light weight concrete.
- Incorporate a mixture of deciduous and conifer trees.
- Install a garage door on both attached and detached garages.
- Move vehicles into a non-combustible area (gravel or concrete) and roll-up all windows.
- When wildfire threat is high, move patio/deck furniture, cushions, door mats and potted plants indoors, or as far away from the home, shed and garage as possible when wildfire warnings are received.

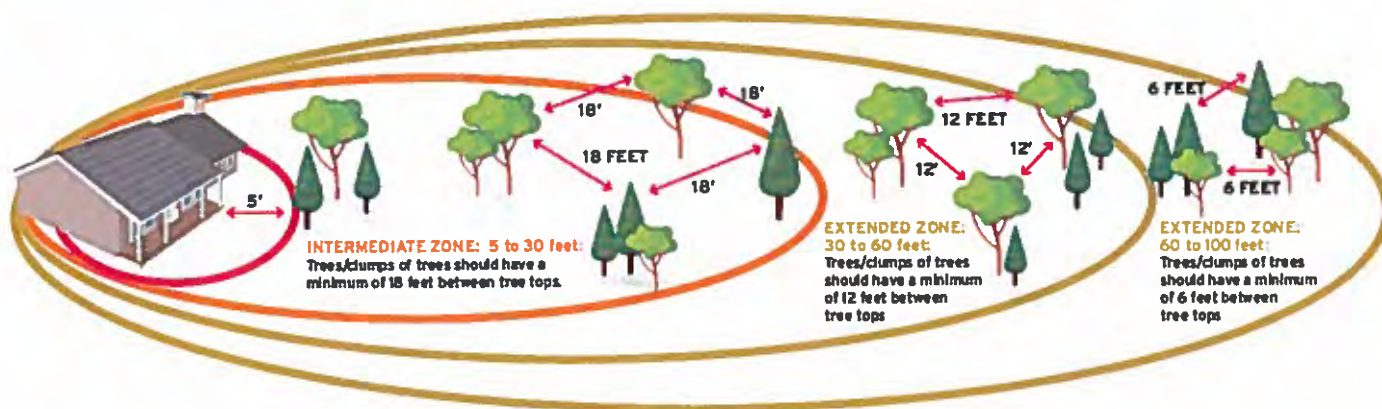
OTHER CONSIDERATIONS (continued)

- Place swing/playsets in the Extended Zone.
- Use rubber doormats instead of those manufactured with natural fiber materials.
- When making future patio furniture purchases select fire resistant options.

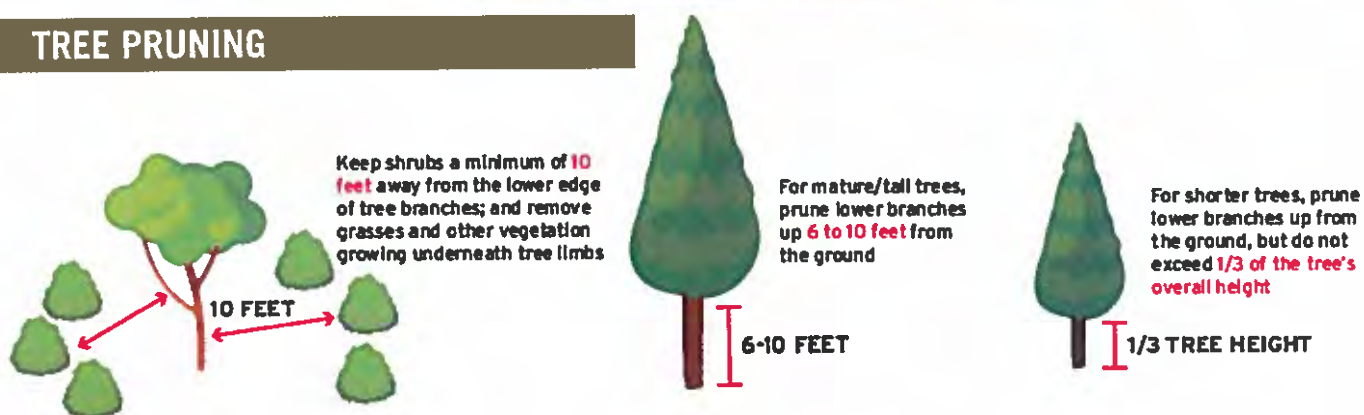
TREE SPACING AND PRUNING GUIDELINES

Guidelines for tree crown clearance vary depending on slope, tree species and understory vegetation, along with proximity to homes and other site specific factors. Check with your local forestry or fire agency to get specific distance recommendations for where you live.

TREE SPACING



TREE PRUNING



The distances listed for crown spacing are suggested based on NFPA 1144. However, the crown spacing needed to reduce/prevent crown fire potential could be significantly greater due to slope, the species of trees involved and other site specific conditions. Check with your local forestry professional to get advice on what is appropriate for your property.

WILDFIRE EVACUATION CHECKLIST

<https://www.facebook.com/VCFWG/>

FIRESafe 
Valley County - Idaho

If evacuation is anticipated and time allows, follow this checklist to give your family and home the best chance of survival. Complete the Family Communication Plan on the opposite side for each family member and keep in your wildfire and emergency "Go Kit(s)."

EVACUATION NOTIFICATIONS & INFORMATION Register for **CODE RED** to receive evacuation and fire information notices!

CODE RED: <https://public.coderedweb.com/CNE/en-US/BFCA66521AE5>



Used when emergency action is needed at a **specific address**: wildfires, imminent flooding, evacuations, or other public safety incidents where lives may be at risk; critical information about evacuation routes, hazards, and shelters. *Online registration required!*



SOCIAL MEDIA, RADIO, TV

Used to provide less critical and low level frequent updates intended for larger populations: traffic updates, road closures, incident updates, and contact information; safety announcement, power outages, minor issues; disaster recovery resources.

EVACUATION ORDER: Leave now! Evacuate immediately. Do not delay to gather valuables or prepare your home. Follow any directions given in the evacuation order.

EVACUATION WARNING: Evacuate as soon as possible. A short delay to gather your Go Kit and prepare your home may be OK. Leave if you feel unsafe or conditions change.

SHELTER IN PLACE: Stay in your current location or the safest nearby building or unburnable area. May be required when evacuation is impossible, too dangerous, or unnecessary.

ALWAYS:

COMMUNICATIONS

- ☐ Keep your cell phone fully charged.
- ☐ Notify an out-of-area contact of your phone number, location and status. Update regularly.
- ☐ Leave a note with your contact info and out-of-area contact taped to fridge or inside a front window.
- ☐ Check on or call neighbors to alert them to prepare at first sign of fire.

ON YOUR PERSON

- ☐ Dress all family members in long sleeves and long pants; heavy cotton or wool is best, no matter how hot it is.
- ☐ Wear full coverage goggles, leather gloves, head protection.
- ☐ Cover faces with a dry cotton or wool bandanna or scarf over an N95 respirator. Tie long hair back.
- ☐ Carry a headlamp and flashlight (even during the day).
- ☐ Carry car keys, wallet, ID, cell phone, and spare battery.
- ☐ Drink plenty of water, stay hydrated.
- ☐ Put "Go Kits" (reverse) in your vehicle.

PETS & ANIMALS

- ☐ Locate your pets and place in carriers NOW. You won't be able to catch them when the fire approaches.
- ☐ Be sure your pets wear tags and are registered with microchips.
- ☐ Place carriers (with your pets in them) near the front door, with fresh water and extra food.
- ☐ Prepare horses and large animals for transport and consider moving them to a safe location early, before evacuation is ordered.

IF TIME ALLOWS:

INSIDE THE HOUSE

- ☐ Shut all windows and doors (interior too) and leave them *unlocked*.
- ☐ Remove combustible window shades and curtains; close metal shutters.
- ☐ Move furniture to the center of the room, away from windows.
- ☐ Leave indoor and outdoor lights on.
- ☐ Shut off HVAC and ceiling fans.

OUTSIDE & IN NEIGHBORHOOD

- ☐ Place combustible outdoor items (patio furniture, toys, doormats, trash cans, etc.) in garage or 30' from structures.
- ☐ Shut off gas at the propane tank; move small tanks at least 15' away from combustibles.
- ☐ Connect garden hoses with squeeze-grip nozzles to outdoor spigots for use by firefighters.
- ☐ Fill water buckets and place around outside of house, especially near decks and fences.
- ☐ Clean your gutters and blow leaves away from house.
- ☐ Back your car into driveway, loaded, with doors and windows closed.
- ☐ Prop open fence and side gates.
- ☐ Place ladder(s) at the corner(s) of structures for firefighters.
- ☐ Seal attic and ground vents with pre-cut plywood or metal covers (even duct tape will protect from ember entry) if time allows.
- ☐ Patrol your property and monitor conditions. Leave if spot fires ignite or conditions change.

WHEN YOU LEAVE:

- ☐ Leave immediately if ordered.
- ☐ Don't wait for an evacuation order if you feel unsafe or conditions change-leave early if unsure
- ☐ Assist elderly or disabled neighbors.
- ☐ Carpool with neighbors to reduce traffic.
- ☐ Take only essential vehicles with adequate fuel.
- ☐ In your car, turn on headlights, close windows, turn on inside air and AC, tune to local radio.
- ☐ Drive slowly and defensively; be observant.
- ☐ The best evacuation route is usually the one you know best. Take the fastest paved route to a valley floor, away from the fire if possible.
- ☐ Proceed downhill, away from the fire if possible. Know at least two routes.
- ☐ If roads are impassable or you are trapped: take shelter in a building, car, or an open area; park in an *outside turn* if trapped on a hillside; stay far from vegetation; look for wide roads, parking lots, playing fields, etc.
- ☐ If trapped, you are better protected inside a building or vehicle.
- ☐ Don't abandon your car in the road if passage is impossible. If you must leave your car, park it off the road and consider other options for shelter.
- ☐ Evacuate on foot *only as a last resort*.
- ☐ Don't evacuate by fire road, uphill, or into open-space areas with unburned vegetation.
- ☐ Remain calm - panic is deadly.

FIRE Safe valley county

Your Family's Name

Family Emergency Communications Plan

HOUSEHOLD INFORMATION

ADDRESS

PHONE

EMAIL

NAME

MOBILE

EMAIL

OTHER # or SOCIAL MEDIA

NAME

MOBILE

EMAIL

OTHER # or SOCIAL MEDIA

NAME

MOBILE

EMAIL

OTHER # or SOCIAL MEDIA

NAME

MOBILE

EMAIL

OTHER # or SOCIAL MEDIA

NAME

MOBILE

EMAIL

OTHER # or SOCIAL MEDIA

SCHOOL, CHILDCARE, CAREGIVER, WORKPLACE

NAME

ADDRESS

PHONE

EMAIL

WEB

EMERGENCY PLAN/PICKUP

NAME

ADDRESS

PHONE

EMAIL

WEB

EMERGENCY PLAN/PICKUP

NAME

ADDRESS

PHONE

EMAIL

WEB

EMERGENCY PLAN/PICKUP

LOCAL CONTACTS

NAME

ADDRESS

PHONE

EMAIL

NAME

ADDRESS

PHONE

EMAIL

OUT-OF-AREA CONTACTS

NAME

ADDRESS

PHONE

EMAIL

NAME

ADDRESS

PHONE

EMAIL

EMERGENCY MEETING LOCATIONS

LOCATION 1

INSTRUCTIONS

LOCATION 2

INSTRUCTIONS

LOCATION 3

INSTRUCTIONS

IMPORTANT NUMBERS & INFORMATION

FIRE & MEDICAL EMERGENCIES **911** or **208-382-5160**

POLICE, SHERIFF EMERGENCIES **911** or **208-382-5160**

POISON CONTROL **800-222-1222**

SOCIAL MEDIA, FIRE INFO @valleycountysheriffsoffice

YOUR LOCAL AGENCIES (SOCIAL MEDIA)

LOCAL RADIO **FM98.3, KDZY**

PHYSICIAN

PEDIATRICIAN

VETERINARIAN

INSURANCE

HOMEOWNER/RENTER POLICY

AUTO POLICY

MEDICAL POLICY 1

MEDICAL POLICY 2

WILDFIRE & EMERGENCY "GO KIT"

Put together an emergency supply kit in advance for each family member and keep it easily accessible. Plan to be away from your home for an extended period of time. Each person should have their own "Go Kit". Store kits in backpacks.

- ☐ Bandana, N95 respirator, goggles, leather gloves, long shirt and pants (cotton or wool), boots, hat
- ☐ Flashlight and headlamp with spare batteries
- ☐ Extra car keys, credit cards, cash

- ☐ Map marked with two evacuation routes (if possible)
- ☐ Prescription medications
- ☐ Extra eyeglasses or contact lenses
- ☐ First aid kit
- ☐ Battery-powered radio and extra batteries
- ☐ Copies of important docs (birth certificates, passports, insurance policies, etc.)
- ☐ Pet food and water, leashes, pet supplies and medications

- ☐ Water bottles and food
- ☐ Sanitation supplies
- ☐ Change of clothing
- ☐ Spare chargers for cell phones, laptops, etc.

Items to take only if time allows:

- ☐ Easily carried valuables
- ☐ Family photos, small heirlooms, and other irreplaceable items
- ☐ Personal computer data and digital information backups on hard drives and/or disks



MORE INFORMATION
AVAILABLE ONLINE

<http://www.co.valley.id.us/>

<http://www.idahofirewise.org/> <http://www.donnellyfire.com/>

www.Firewise.org

<http://nfpa.typepad.com/firewise/>

http://www.firewise.org/fw_youcanuse/

[learningcenter/index.htm](http://www.firewise.org/fw_youcanuse/learningcenter/index.htm)

<http://www.fema.gov/hazard/fire/pubs/>

[athome_woods.shtm](http://www.fema.gov/hazard/fire/pubs/athome_woods.shtm)

[www.](http://www.fema.gov/hazard/fire/pubs/athome_woods.shtm)

[www.](http://www.fema.gov/hazard/fire/pubs/athome_woods.shtm)

[www.](http://www.fema.gov/hazard/fire/pubs/athome_woods.shtm)

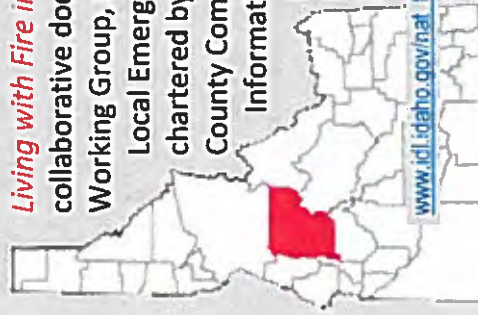
[www.](http://www.fema.gov/hazard/fire/pubs/athome_woods.shtm)

Many homes in Valley County
are constructed within
fire dependent ecosystems
without regard for the
surrounding landscape or
structure design

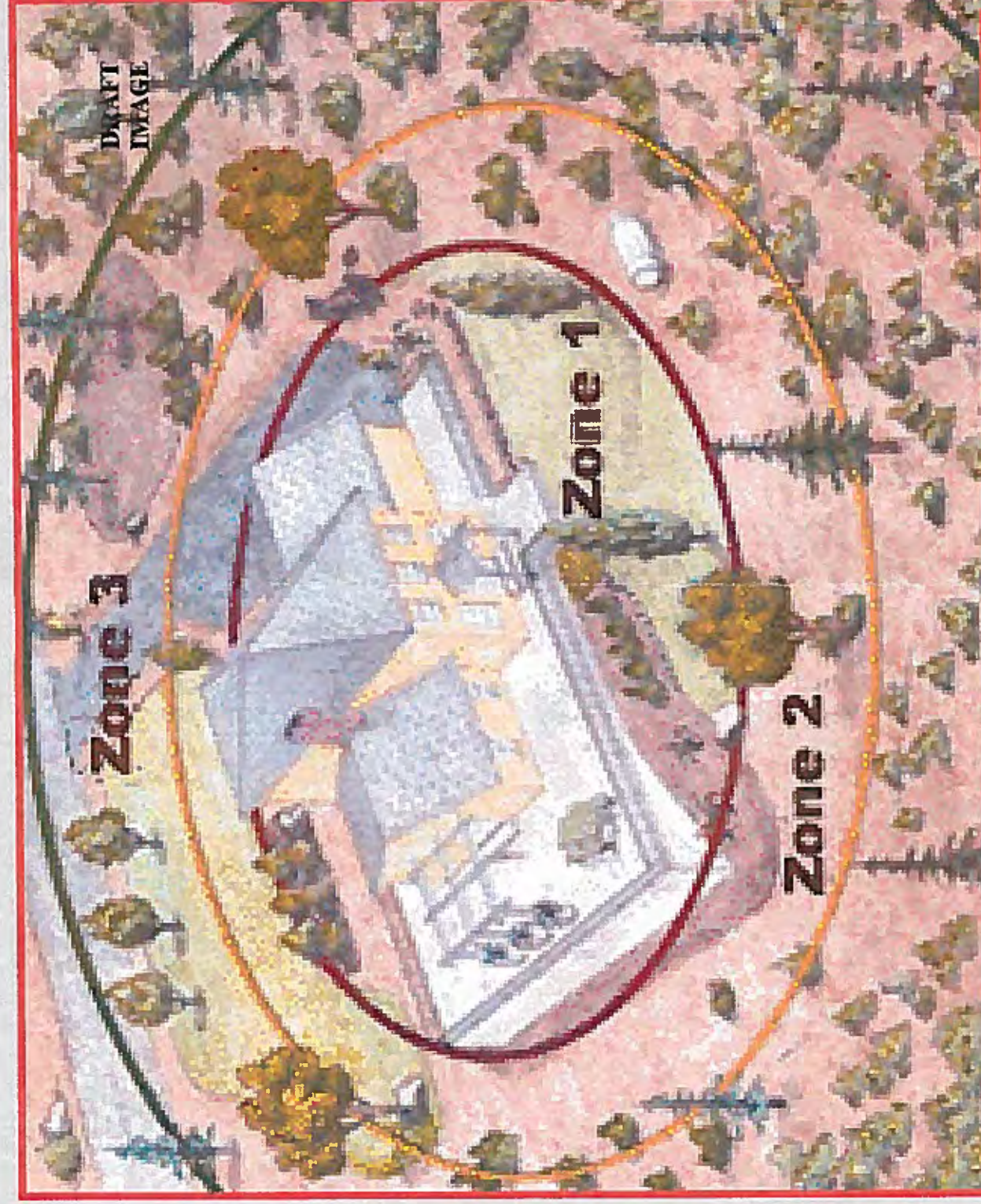
Living with Fire in Valley County is a collaborative document developed by the Fire Working Group, a sub-committee of the Local Emergency Planning Committee as chartered by the Valley County Board of County Commissioners.

Information on the committee membership and the updated County Wildfire Protection Plan can be viewed at:

www.idl.idaho.gov/nat_fire_plan/county_valley_valley.htm



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THE HOME IGNITION ZONE (HIZ)

The HIZ refers to the home itself and the immediate surrounding 30-200 feet. Create a survivable space around your structures by removing, reducing, relocating and replacing fuels and vegetation to slow the spread of wildfire. Survivable space involves developing a series of management zones in which different treatments are used.

Zone 1 - (within 30 feet) Remove all combustible material & dead vegetation, plant 5 feet from structures, mow & irrigate grass, consider trees part of the structure - the fewer the better. Incorporate structure mitigation.

Zone 2 - (30-100 feet) Thin trees and shrubs 10 feet apart, prune trees a minimum of ten feet up or 1/3 height, locate propane tanks and fire wood 30 feet away, remove flammable vegetation.

Zone 3 - (100-200 feet) Thin trees and shrubs according to land management objectives.

Living with Fire in Valley County



No Mitigation



Mitigation

**Which choice
works
best for
you?**



WILDFIRE DOESN'T MOVE OUT
WHEN YOU MOVE IN

WILDFIRE IN VALLEY COUNTY

Some ecosystems depend on periodic fires to maintain the habitats which make up the ecosystem. In these fire adapted areas, fire promotes plant and wildlife diversity and burns away accumulations of live and dead plant material. Historically, fires have burned regularly, consuming vegetation, accumulation of insects and diseases, and triggering a rebirth of forests. Nearly every region in the country has some kind of fire dependent plant or tree.¹

Mixed Conifer

Examples: Warren Wagon Road & West Mountain

Composed of Ponderosa Pine, Douglas-fir, Grand Fir, Spruce, and other species, fires in this forest type may burn at moderate or high intensities. The more dense the ground vegetation and trees, the higher the fire intensity.



Lodgepole Forests

Examples: Paddy Flat & Wagon Wheel

It is typical for Lodgepole pine forests to burn at very high intensities that often result in burning most or all of the standing Lodgepole trees and ground vegetation.

Aspen Groves

Located Throughout Valley County



Aspen groves love high intensity fire, which is their primary means of regeneration. Lack of fire in Aspen causes conifers to encroach and eventually replace them. Aspen groves throughout the west are in rapid decline.

Accepting fire as a natural part of healthy ecosystem functioning, while at the same time protecting people and property presents a major challenge. The challenge can be eased if we work with nature rather than against it.²

NO ONE CAN PREVENT ALL WILDFIRES

Nine-tenths of all forest fires in the United States are man-caused.³ These fires are the direct result of carelessness or ignorance. They start when motorists toss burning cigarettes out of windows, when untended campfires are left in the woods, when ATV's are ridden through dry grass, or when your neighbor sets fire to weeds and brush and lets the flames spread to nearby timber.

NO ONE CAN STOP ALL WILDFIRES

Many people assume that when a wildfire starts, it will be quickly controlled and extinguished. For most wildfires, firefighters have the ability, equipment, and technology for effective fire suppression. However, some of the time, wildfires burn so intensely that there is little firefighters can do. The key to prevent a house from burning is to reduce fire intensity as wildfire nears and employ fire resistant building materials and design. Consequently the most important person protecting a house from wildfire is not a firefighter, but you, the owner.⁴

IS YOUR PROPERTY AT RISK?

YOU CAN MAKE A DIFFERENCE

- Do you live in or border a fire dependant area?
- Is the vegetation around your home "lean and clean?"
- Do you have a wood pile, wood deck or fuel tank in close proximity to your home?
- Is your home's exterior flammable?
- Are your eaves, soffits, and fascias unenclosed?



SURVIVABLE SPACE = FUELS MITIGATION + STRUCTURE MITIGATION

Survivable Space

You and your home do not need to leave survival to chance. Survivable space is the modification of landscape design, fuels and building materials within the Home Ignition Zone (see diagram on reverse side) to make an ignition caused by wildfire unlikely even without direct firefighter intervention. The likelihood of you and your home surviving a wildfire therefore are highly dependent on two variables within your immediate control:

Fuels Mitigation

- Removal of dead and down material
- Reduction of ladder fuels & plant densities
- Replacement with fire resistant landscape
- Relocation of flammable materials

Structure Mitigation

- Locate structures on gentle terrain where possible
- Construct structures with non-combustible materials
- Evaluate fire access: reduce grade, improve surface and increase width
- Soffits, eaves, fascias and vents should be enclosed

LANDOWNER RESPONSIBILITIES

PREVENTION

EDUCATION

MITIGATION

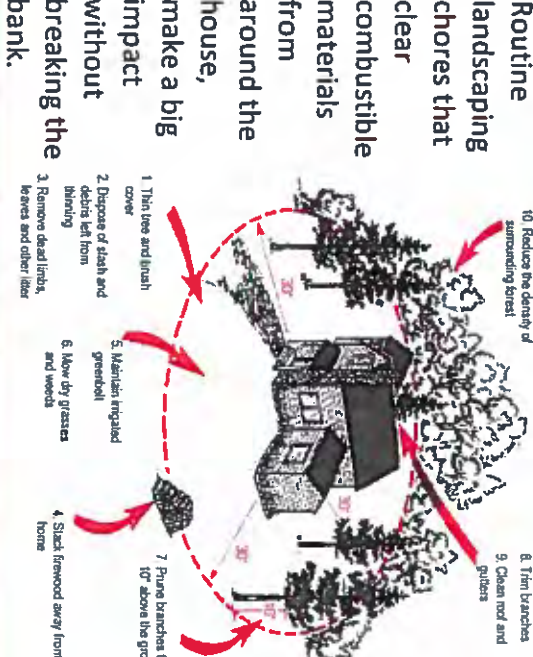


Prevention includes activities directed at reducing unwanted human caused and catastrophic wildfire. Education includes continual learning by the public and fire management community.

Mitigation includes identifying Wildland fire hazards and taking action to reduce risk.

COST, TIME & EFFORT

Landowners can reduce their fire risk without great cost if they are willing to do some of the work themselves.



¹ www.smokeybear.com/natural-hickory.asp
² Our Changing Planet, Upper Midwest Aerospace Consortium
³ www.idahofirewise.org/safety-prevention/history-of-keep-idaho-green/
⁴ Living With Fire: Homeowners' Firewise Guide...