

Valley County Planning and Zoning

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STAFF REPORT: C.U.P. 22-50 Elk Haven Acres Subdivision – Preliminary and Final Plat
HEARING DATE: January 12, 2023
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Chad & Sarah Chastain
111 H Lane, Novato, CA 94945
PROPERTY OWNER: Chadwick & Sarah Chastain, Donal O'Sullivan, and
Sarah Beebe O'Sullivan
111 H Lane, Novato, CA 94945
SURVEYOR: Dan Dunn, Dunn Land Surveys
25 Coyote Trail, Cascade, ID 83611
LOCATION: TBD Elk Haven Lane
RP17N03E144865 in the NESW Section 14, T.17N, R.3E,
Boise Meridian, Valley County, Idaho
SIZE: 115.04 acres
REQUEST: Single-Family Residential Subdivision
EXISTING LAND USE: Single-Family Residential Rural Parcel

Chad and Sarah Chastain are requesting a conditional use permit for a 2-lot single-family subdivision on 20 acres. Each lot would be approximately 10 acres.

Individual wells and individual septic systems are proposed.

The floodplain boundary and wetlands are identified on the plat. Base Flood Elevations (BFE) have been determined for this portion of Lake Fork Creek.

Right-of-way would be dedicated for a private road. A 70-ft easement currently exists at this road location for ingress, egress, and utilities to this property and the adjacent properties.

Access would be from Elk Haven Lane (private) onto State Highway 55.

FINDINGS:

1. The application was submitted on November 9, 2022.
2. Legal notice was posted in the *Star News* on December 22, and December 29, 2022. The property owner and applicant were notified by letter on November 7, and December 13, 2022. Potentially affected agencies were notified on December 13, 2022. Property owners

within 300 feet of the property line as well as all additional people who previously commented were notified by fact sheet sent December 13, 2022. The notice was posted online at www.co.valley.id.us on December 13, 2022. The site was posted on December 27, 2022.

3. Agency comment received:

Central District Health requires more information including an application, test holes, ground water monitoring, and engineering report. (Dec. 14, 2022)

Laurie Frederick, Valley County Cadastral Specialist III, has reviewed the final plat and found discrepancies that should be resolved prior to recording the plat. (Nov. 30, 2022)

Jess Ellis, Donnelly Fire Marshal, replied with requirements for driveways, addressing, and security gates. (Dec. 29, 2022)

4. Public comment received: None

5. Physical characteristics of the site: Relatively flat on west side sloping down to Lake Fork Creek. Much of the east portion of the lots is within designated floodplain and wetland areas.

6. The surrounding land use and zoning includes:

North: Single-Family Residential Rural Parcel

South: Single-Family Residential Subdivision – Elk Haven Subdivision

East: Single-Family Residential Rural Parcel and Single-Family Residential Rural Subdivision – Crispin Subdivision

West: Single-Family Residential Rural Parcel

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 2. Residential Uses (c) Subdivision for single-family subdivision.

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

9-5-3: STANDARDS:

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

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.
 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.
- 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.

9-5A-2: ROADS AND DRIVEWAYS:

- B. Access Roads Or Driveways:** Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- C. Private Roads:** Private roads shall meet the provisions of the Valley County subdivision ordinance

9-5A-5: FENCING:

- F. Conditional Use Adjoins Agricultural Uses:** Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.

9-5A-6: UTILITIES:

- A. Direct Access Required:** All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
- B. Central Water Supply And Sewage Systems:** Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.
- C. Probability Of Water Supply:** Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.
- D. Individual Septic Systems:** If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.

- E. Easements Or Rights Of Way: Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.
- F. Utility Plan: A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit. (Ord. 10-06, 8-23-2010)

9-5B-4: EMISSIONS:

- B. 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-7: FIRE PROTECTION:

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

9-5C-2: MINIMUM LOT AREA:

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

9-5C-6: DENSITY:

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

10-4-6: EASEMENTS:

- A. Utility Easements: There shall be provided easements for the utilities upon and across the front of lots of a width of a minimum of twelve feet (12') (except for entrance service) or as and where considered necessary by the commission.
- B. Stormwater Easement Or Drainage Right Of Way: Where a subdivision is crossed or bounded by a watercourse, drainageway, channel, irrigation ditch, or stream there shall be provided a stormwater easement or drainage right of way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose.
- C. Drainage: Provisions for adequate drainage shall be made by the subdivider as prescribed by the county engineer in accordance with the manual containing the drainage standards and specifications as adopted by Valley County.
- D. Existing Easements: All existing easements must be shown on the subdivision plat.

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).

4. Will need Declaration of Installation of Utilities.
5. Will need Declaration of Installation of Private Roads that describes your legal use of the road, who maintains the road, etc.
6. Is the road built to fire code?
7. Will you provide conduit for fiber optics?
8. The dedicated right-of-way will need to be shown as Elk Haven Lane.
9. A Wildland Urban Interface Fire Protection Plan is required in accordance with Title 10-7-1 of the Valley County Subdivision Regulations. One has not been submitted.
10. Are CCRs proposed? The application states side setbacks of 15-ft. Valley County will enforce a 7.5-ft building setback from the side property line.
11. The application refers to a homeowners' association and design review committee. Please submit relevant information.
12. The Valley County Code states: "In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision."

Does the access road to this subdivision comply with requirements? Staff believes it does.

Elk Haven Subdivision was approved in 1998 (attached). It created what is now Elk Haven LN which is direct access to State Highway 55. Attached is the Road Maintenance Agreement, Instrument #237222, for what is now Elk Haven LN. It gives access approval to this property as part of the original "Bunderson 40".

Elk Haven Subdivision provided access to this parcel with an approved private road in 1998.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Floodplain Map with BFEs
- Wetlands Map
- Assessor Plat – T.17N R.3E Section 14
- Elk Haven Plat Book 9 p.1 – Showing Access to Highway 55
- Instrument 237222 - Road Maintenance Agreement
- Proposed Plat
- Pictures Taken December 27, 2022
- Responses
- Septic System Handouts

- C. **Private Road Declaration:** In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- D. **Declaration Of Installation Of Utilities:** A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
- E. **Connection To Public Road Required:** The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-4: SUBMISSION REQUIREMENTS:

- A. **General:** All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.
- B. **Content:** The plan shall be based upon a site specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.
 - 1. **Preparation:** The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
 - 2. **Format:** The plan shall consist of two (2) sections:
 - a. **Wildfire Risk Assessment:** This portion of the plan includes a map and narrative describing the current status of the land to be developed. As a minimum, the following must be included:
 - (1) Topographic map.
 - (2) Site description including discussion of slope(s), aspect(s), and significant topographic features.
 - (3) Narrative describing existing vegetation and fuel hazards, distribution and continuity.
 - (4) Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.
 - (5) Existing roads and bridges, including a description of widths, grade percentages and weight limits.
 - (6) Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.
 - (7) Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).
 - (8) Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).
 - (9) Current structural and wildland fire jurisdictional agencies.

- (10) Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.
- b. Wildfire Risk Mitigation: This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:
 - (1) Access - planned ingress and egress routes.
 - (2) Water supply for structural and wildland fire response.
 - (3) Estimated response time and distances for jurisdictional fire agencies.
 - (4) Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.
 - (5) Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.
 - (6) Safety zone locations.
 - (7) Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning.
 - (8) Long term maintenance schedule to sustain fuel treatment effectiveness.
 - (9) Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.
3. Submittal, Implementation And Verification:
 - a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
 - b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
 - c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.
4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.
5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.
6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists.

SUMMARY:

Staff's compatibility rating is a +37.

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 Rural Fire District, is within a herd district, but not within an irrigation district.
2. The road dedication should be marked as a private road.
3. Additional note on plat required: "Surrounding land uses are subject to change."

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. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. 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.
4. The final plat shall be recorded within two years, or this permit will be null and void.
5. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer, if the Commission determines that there was not existing access to this parcel.
6. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat. The existing Road Maintenance Agreement may suffice, as determined by the Commission.
7. Must bury conduit for fiber optics in the roadway if there is any new construction or placement of utilities.
8. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
9. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
10. All easements shall be shown on the final plat.
11. The floodplain and wetlands must be delineated and shall be marked as "no-build areas" on final plat.
12. The specific BFE at each lot should be identified on the final plat along with a note that states all structures have to be located 2-ft above the base flood elevation.
13. CCR's should address exterior lighting, wildfire prevention, noxious weeds, septic system maintenance, floodplain, wetlands, and limit each lot to one wood burning device.
14. Shall place addressing numbers at the residences and at the driveway entrances if the house numbers are not visible from the road.
15. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
16. 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.

17. The following notes 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."
- "All lighting must comply with the Valley County Lighting Ordinance."
- "Only one burning device is allowed on each lot."
- "All structures have to be located 2-ft above the base flood elevation."
- "Surrounding land uses are subject to change."

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

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

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

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

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

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

B. Purpose; Use:

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

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

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

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

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

0 - assigned if not applicable or neutral.

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

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

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

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

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

E. Terms:

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

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

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

F. Questions 4 Through 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. AGRICULTURAL

2. RESIDENCE, S.F.

3. SUBDIVISION, S.F.

4. M.H. or R.V. PARK

5. RESIDENCE, M.F.

6. SUBDIVISION, M.F.

7. P.U.D., RES.

8. REL. EDUC & REHAB

9. FRAT or GOV'T

10. PUBLIC UTIL. (1A-3.1)

11. PUBLIC REC.

12. CEMETERY

13. LANDFILL or SWR. PLANT

14. PRIV. REC. (PER)

15. PRIV. REC. (CON)

16. NEIGHBORHOOD BUS.

17. RESIDENCE BUS.

18. SERV. BUS.

19. AREA BUS.

20. REC. BUS.

21. LIGHT IND.

22. HEAVY IND.

23. EXTR. IND.

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Compatibility Questions and Evaluation

Matrix Line # / Use: #3

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

S.F. Residential

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

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

S.F. Residential Subdivision

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

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

See 142 with Agricultural

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?

The land is large, large lots, trees, and topographic changes.

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

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

Yes - S.F. Residential

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

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

Yes - S.F. Residential

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

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?

Yes

(+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 Lots

(+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?

Yes

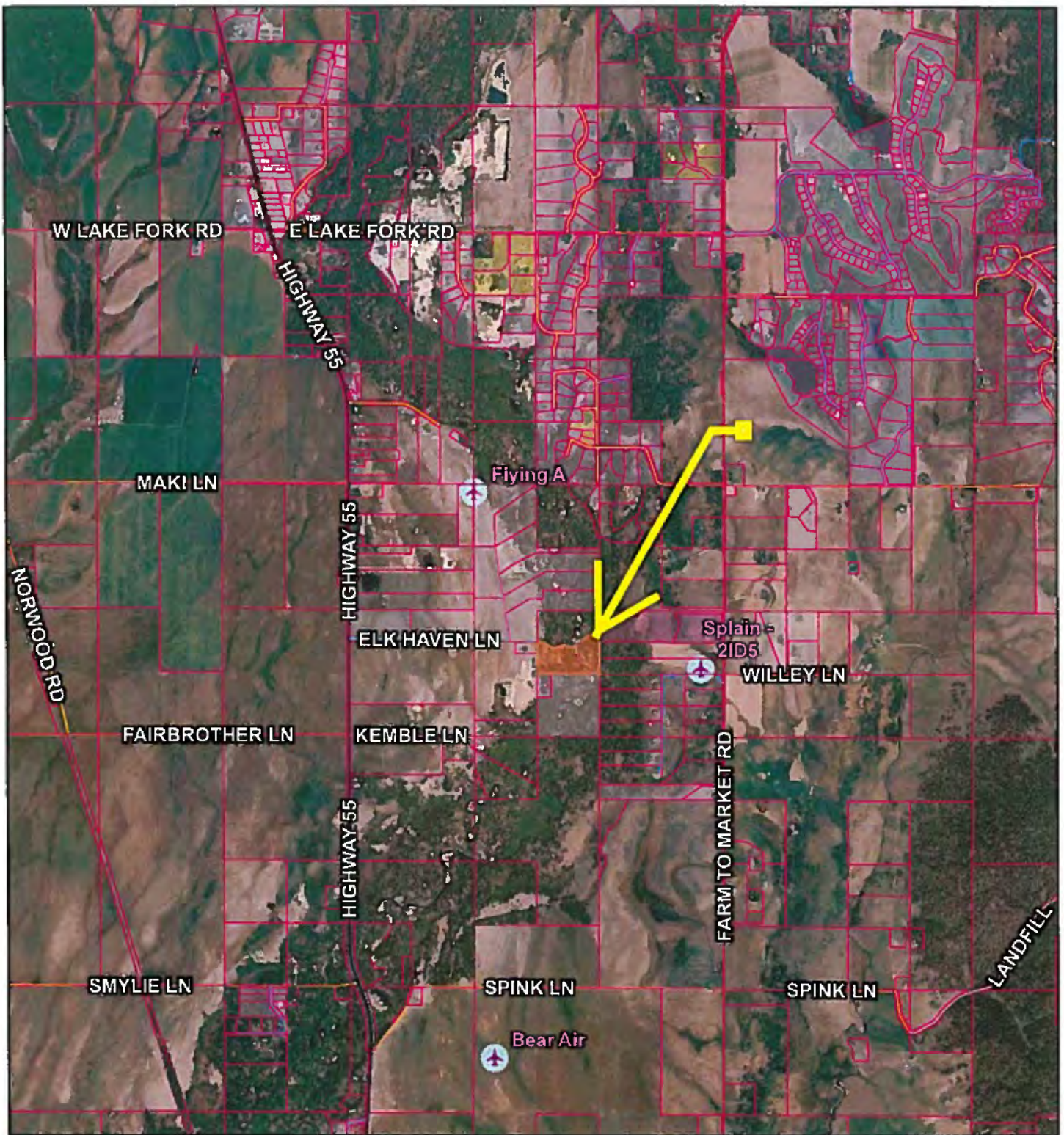
Sub-Total (+) 37

Sub-Total (--) -

Total Score +37

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

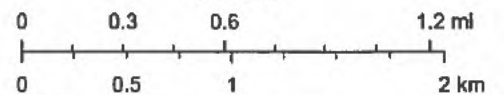
C.U.P. 22-50 Vicinity Map



December 2, 2022

- Override 1
- Parcel Boundaries
- Subdivisions
 - ASHTON ESTATES
 - ASHTON RIDGE RANCH SUBDIVISION
 - ASHTON RIDGE RANCH SUBDIVISION PHASE II
 - BELLA VISTA SUB
 - BIG VALLEY ESTATES SUBDIVISION
 - CLEAR VIEW SUBDIVISION
 - COURTNEY ESTATES

1:50,206



Earthstar Geographics

C.U.P. 22-50 Aerial Map



December 2, 2022



Override 1



Address Points



Parcel Boundaries

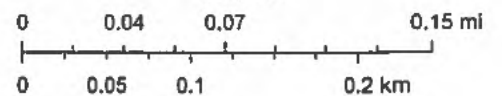
Roads

PRIVATE

County Boundaries

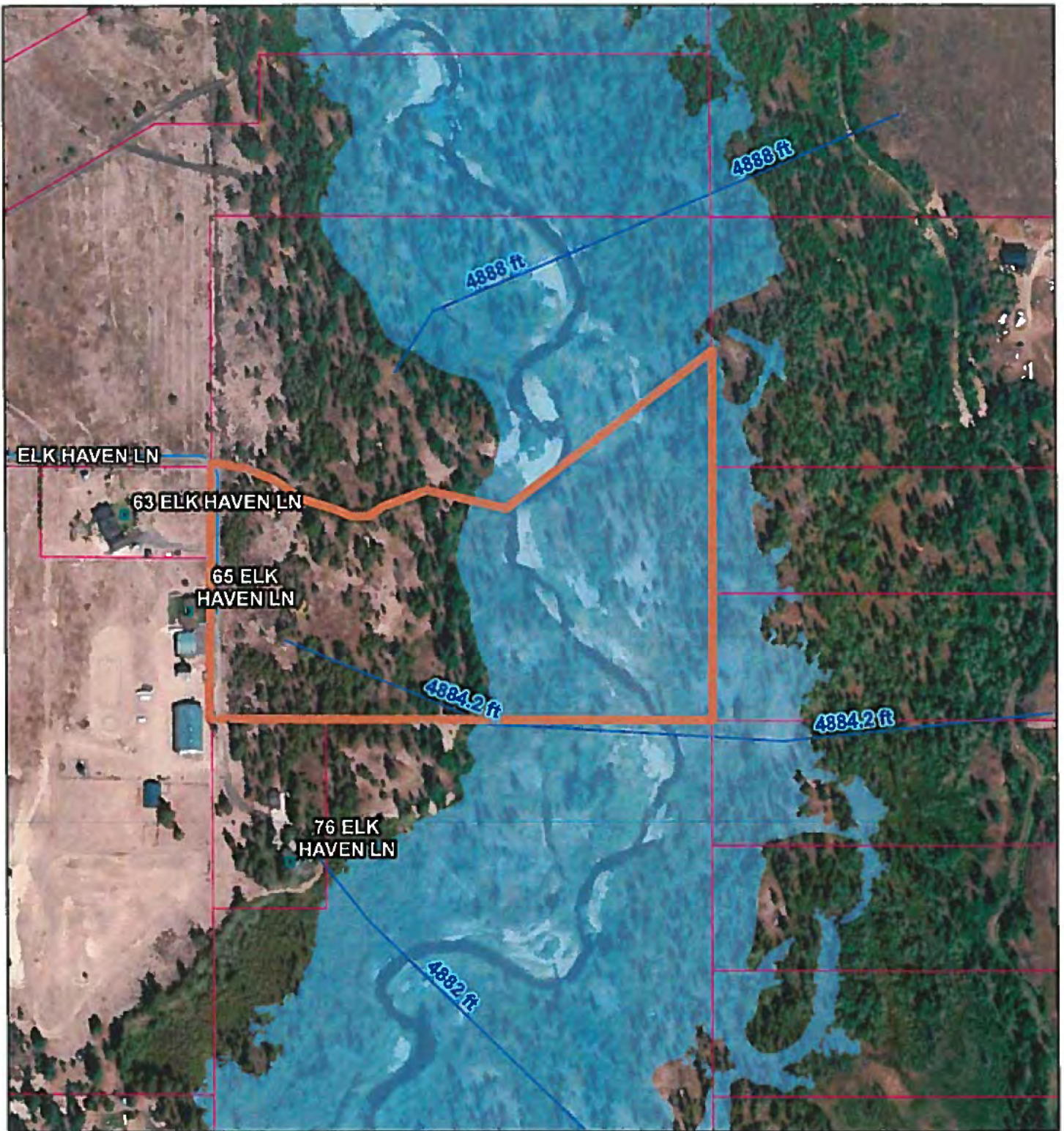
VALLEY COUNTY

1:6,276



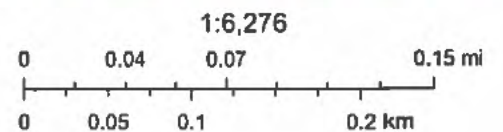
Maxar

C.U.P. 22-50 Floodplain Map



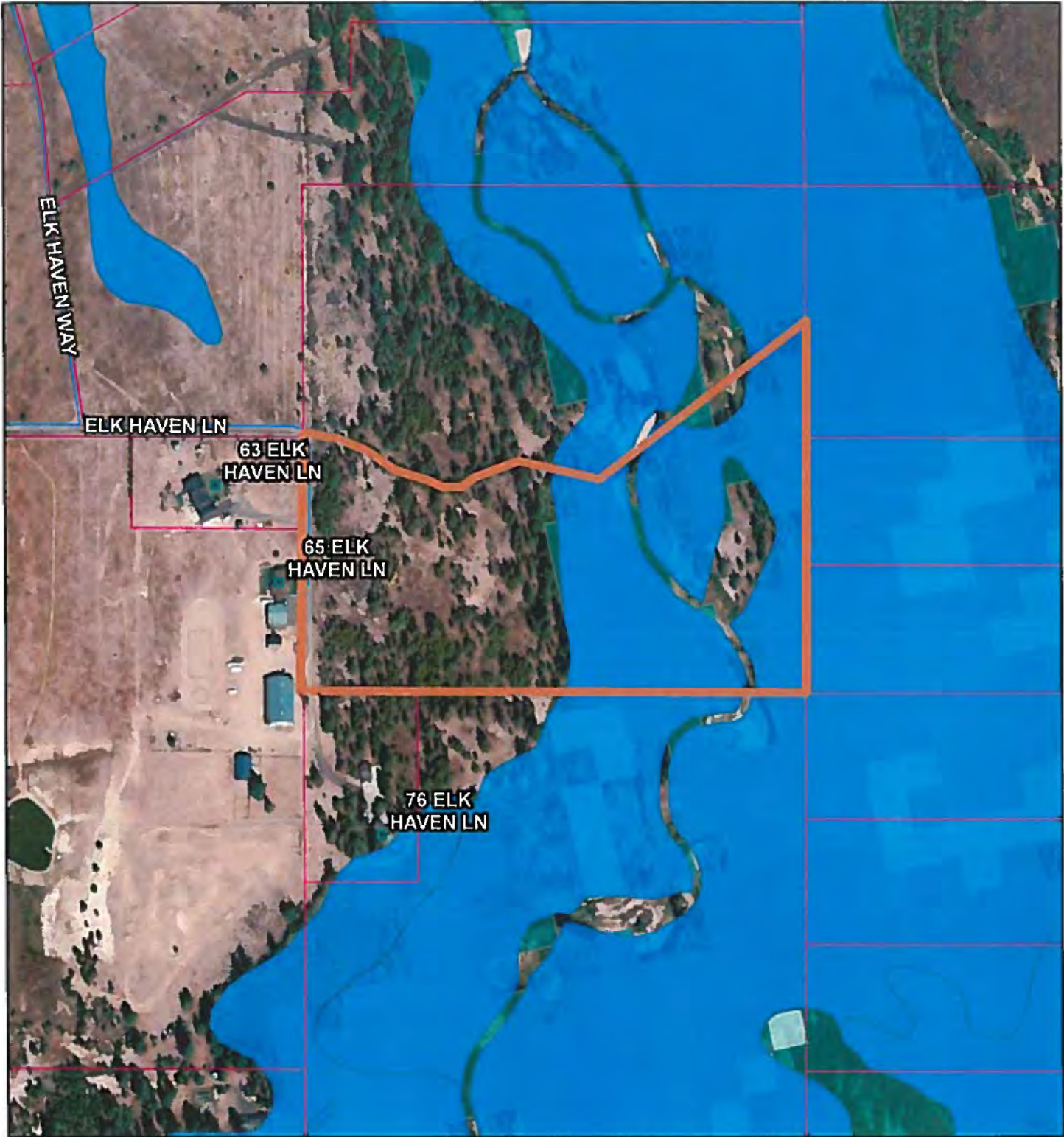
December 2, 2022

- | | |
|-------------------|---------------------------------------|
| Override 1 | County Boundaries |
| Address Points | VALLEY COUNTY |
| Parcel Boundaries | Base Flood Elevation |
| Roads | Floodplain |
| PRIVATE | A (1% Annual Chance, 100-Year) |
| | AE (1% Annual Chance, 100-Year) |
| | Floodway (1% Annual Chance, 100-Year) |




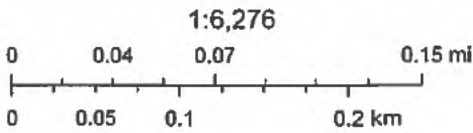
Valley County IT, Maxar

C.U.P. 22-50 Wetlands Map



December 2, 2022

- | | |
|--|--|
|  Override 1 |  Woody Wetlands |
|  Address Points | Roads |
|  Parcel Boundaries |  PRIVATE |
|  Wetlands (USFWS) | County Boundaries |
| Wetlands (NLCD) | VALLEY COUNTY |
|  Emergent Herbac. Wetlands | |

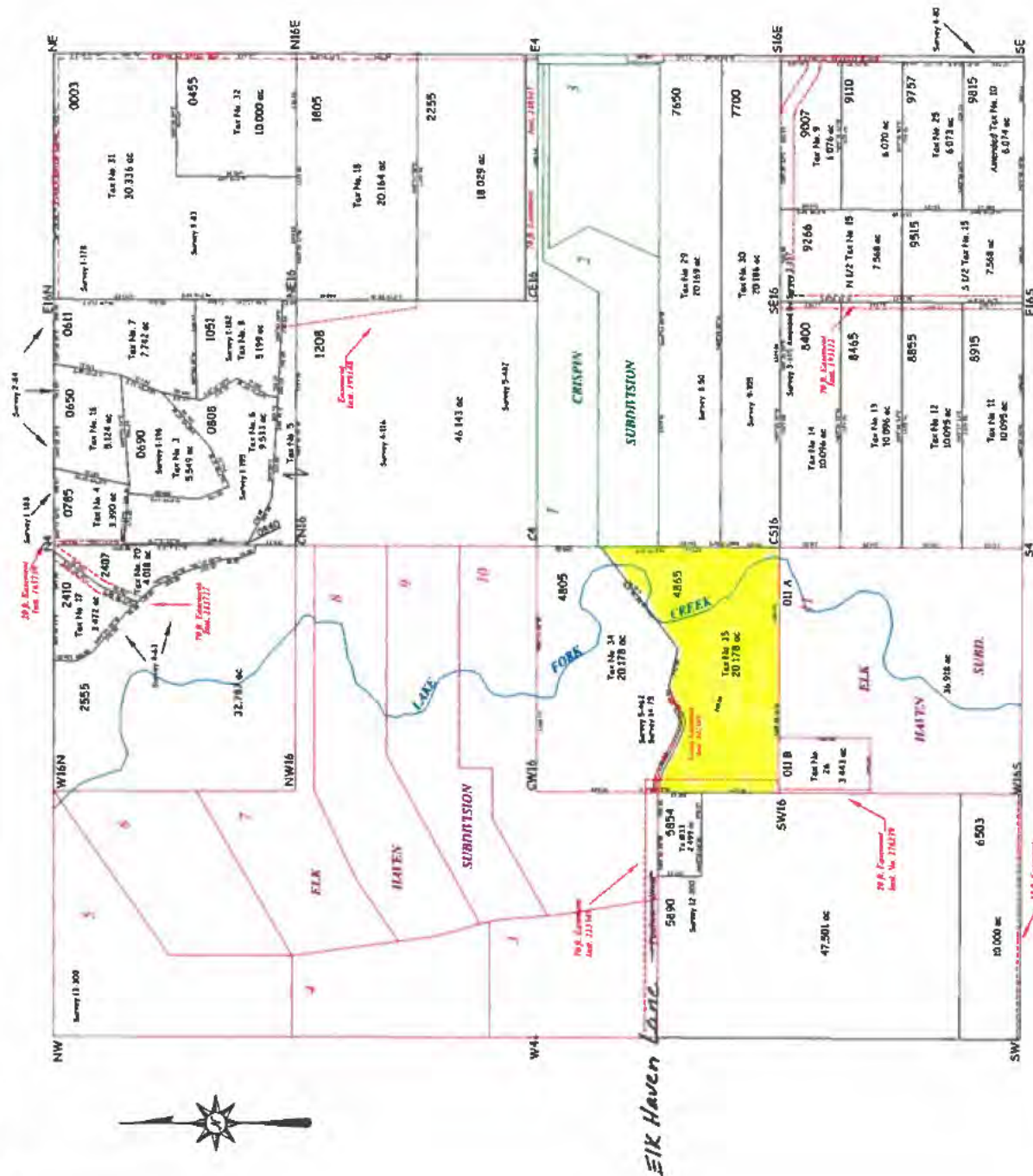


Maxar

T W P. 17 N R O S E S E C. 14

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

Filename: Valley County Base Map
Scale: 1" = 400 ft.
Date: 8/31/2021
Drawn by: L. Frederick

[illegible]

ROAD MAINTENANCE AGREEMENT

This Agreement made this 16th day of December, 1998 by Richard Paulson and Vilki Paulson, owners of Elk Haven Subdivision and Paulson-Cheney Road and Jana Bunderson and Laura Bunderson, owners of 40 acres adjacent to Paulson Cheney Road.

WHEREAS, each of the parties to this agreement are the present owners of ground improved and unimproved adjacent to or accessed by Paulson-Cheney Road in Valley County, Idaho:

WHEREAS, Paulson-Cheney Road is a private road which is not maintained by Valley County Road Department:

WHEREAS, it is reasonably foreseeable that expenses will be incurred for the proper maintenance and improvement of Paulson-Cheney Road:

WHEREAS, the parties wish to agree as to the sharing of certain obligations for maintenance and improvement of Paulson-Cheney Road

NOW, THEREFORE, in consideration of the promises set forth in this document, the parties agree as follows:

1. The parties signatory to this agreement and are present owners of ground improved or unimproved, accessed by Paulson-Cheney Road.
2. This agreement is binding and is a covenant running with the land described in this agreement and applies to owners of Lots 1 through 11 in Elk Haven Subdivision and Bunderson's forty (40) acres and their heirs, successors and assigns to any portion of the property described in Exhibit A - LEGAL DESCRIPTIONS.
 - A. Each of the above owners shall be a member of Paulson-Cheney Road Association and eligible for one vote per property owned only if assessments are paid in full.
3. The parties to this agreement now form the Paulson-Cheney Road Association for the purpose of proper maintenance and improvement of Paulson-Cheney Road
4. The affairs of the Association shall be governed by a Board of Directors comprised of two persons who are owners of land adjacent to or accessed by Paulson-Cheney Road. The initial Board of Directors for the Association shall be comprised of

1 - Agreement and Covenant

237222
 TYPE: mem
 RECEIVED BY Shirley
 DEC 16 PM 1 24
 VALLEY COUNTY RECORDER
 BY: Shirley
 FEE: 30.00

Richard Paulson and Vikki Paulson. Richard Paulson's term shall run until October 15, 2001. Vikki Paulson's term of office shall run until October 15, 2000. Richard Paulson shall serve as Chairman for the full term. Should a member sell or dispose of his or her property, or rent the premises and no longer live on the premises, his or her post on the Board shall be surrendered and a new member appointed by the Board of Directors to fill the term of the resigning member until the new general election.

5. Upon the expiration of the term of office of a member of the Board, his or her successor shall be elected by simple majority of the members of the Association to a three year term. Any vacancy on the Board shall be filled by appointment by the Board of Directors for the duration of the uncompleted term. Board members shall be eligible to stand for re-election as many times as they desire.
6. The Board shall have the following functions:
 - A. To propose changes or additions to the rules for the operation of the Association, which rules shall take effect when approved by 2/3 majority vote of Association members at a special election scheduled by the Board for that purpose. Those rules effected by this Agreement are as stated in Exhibit B.
 - B. Subject to the rules of the Association, to propose special projects for maintenance and improvement of Paulson-Cheney Road. Subject to same conditions as A.
 - C. To let bids and enter into any contracts reasonably necessary for the accomplishment of the maintenance and improvement of Paulson-Cheney Road:
 - D. Subject to the terms of paragraph 8, to make assessments upon members of the Association to finance the maintenance and improvement of Paulson-Cheney Road, and in accordance with the rules of the Association, to collect said assessment in the name of Association. Unpaid amount will constitute a lien upon the land.
7. The Association shall have the power to make the following kinds of assessments:

2 - Agreement and Covenant

- A. For the routine maintenance of Paulson-Cheney Road and other ordinary expenses allowed by the rules of the Association, which may include, but not be limited to secretarial, general expenses and reasonable compensation for time spent in managing Association. Such compensation shall not exceed \$250/per year unless approved by 2/3 majority vote of Association members. The Association may make annual assessments in an amount to be determined by the Board, provided that no such annual assessments shall be permitted when total cash reserves total \$2,000.00 or more. The Association may specify when payment of the assessments shall be due.
 - B. For completing extraordinary maintenance, for improving Paulson-Cheney Road, or for any other extraordinary expense the Board may make special assessments on the members of the Association and specify the terms of payment, provided that such assessment has been approved at a special election of the members of Association by a two-thirds majority.
8. All current billings or annual or special assessments shall be paid by the members according to the formula set forth in Exhibit C:
- A. Bunderson's forty (40) acres will not pay any assessments or have a vote in the Association until such time as they start construction on improvements to their property.

3 - Agreement and Covenant

Signatory page for Agreement and Covenant and rules for Paulson-
Cheney Road Association, dated: Dec 16th 1998

DATED this 15th day of December, 1998

Richard A. Paulson

Vikki E. Paulson

State of Idaho

County of Valley

)
) ss
)

On the 15th day of December, 1998, before me, Richard
Vikki Paulson, a notary public in and for said State, personally
appeared Shirley E. Wegand known to me to be the person(s)
whose name(s) are subscribed to the within instrument, and acknowledged
to me that they executed the same.

Shirley E. Wegand

Notary Public

Residing at: McCall, ID

My Commission Expires: 11/6/2002

4 - Agreement and Covenant

Signatory page for Agreement and Covenant and rules for Paulson-
Cheney Road Association, dated: Dec. 8 1998
16 JH

DATED this 7th day of December, 1998

Jana Bunderson

Laura Bunderson

JM
Jane Bunch

State of

)
) ss
)

County of

On the 7th day of December, 1998, before me, Teresa
Anderson, a notary public in and for said State, personally
appeared Jana Bunderson known to me to be the person(s)
whose name(s) are subscribed to the within instrument, and acknowledged
to me that they executed the same.

Teresa Anderson

Notary Public

Residing at: 651 W. Pennsylvania, Boise Id 83706

My Commission Expires: 10/7/2003

5 - Agreement and Covenant



Exhibit A

THOMAS W. KERR
PLS 998

KERR SURVEYING
PO BOX 853
McCALL, IDAHO
208-634-2686
December 17, 1996

JOEL W. DROULARD
PLS 5357

A parcel of land being the NE4 of the SW4 of Section 14, T. 17 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 14 and 15, T. 17 N., R. 3 E., B.M., Valley County, Idaho, an aluminum cap, thence, S. 89° 32' 50" E., 1,328.76 feet to a 1/2" rebar marking the C-W 1/16 corner of said Section 14, the REAL POINT OF BEGINNING:

Thence, continuing S. 89° 32' 50" E., 1,328.76 feet to 2" aluminum cap on a 1/2" x 24" rebar marking the Center 1/4 corner of said Section 14,
thence, S. 00° 17' 51" W., 1,324.12 feet to a 5/8" rebar marking the CS 1/16 corner of said Section 14,
thence, N. 89° 28' 06" W., 1,328.73 feet to a 1/2" x 24" rebar marking the SW 1/16 corner of said Section 14,
thence, N. 00° 17' 44" E., 1,322.29 feet to the Point of Beginning, containing 40.36 acres, more or less.

Bearings based on Amended Record of Survey, Instrument No. 174980, Book 2, Page 193, of Records of Survey, on file in the Office of the Recorder, Valley County, Idaho.

Subject to and along with a 70.00 foot wide Ingress, Egress and Utility easement, along and adjacent to, lying north and east of the following described line:

Commencing at the 1/4 corner common to Sections 14 and 15, T. 17 N., R. 3 E., B.M., Valley County, Idaho, an aluminum cap, thence, S. 89° 32' 50" E., 1,328.76 feet to a 1/2" rebar marking the C-W 1/16 corner of said Section 14, the northwest corner of the above described parcel, thence, S. 00° 17' 44" W., 1,322.29 feet to a 1/2" rebar marking the SW 1/16 corner of said Section 14, the REAL POINT OF BEGINNING:

Thence, N. 00° 17' 44" E., 661.14 feet to a 1/2" rebar marking the C-N-SW 1/64 corner of said Section 14,
thence, N. 89° 30' 28" W., 1,328.74 feet to a 1/2" rebar marking the N-S 1/64 corner common to said Sections 14 and 15,
thence, N. 89° 16' 39" W., 2,633.77 feet to a 1/2" rebar on the easterly right-of-way of State Highway 55, the Point of Ending.

Also, all that land included in the subdivision plat of Elk Haven, as recorded in the office of the Recorder of Valley County, Idaho.

EXHIBIT B**Proposed rules for adoption by Paulson-Cheney Road Association:**

1. The Paulson-Cheney Road Association shall be responsible for the effective overseeing of money assessed by Paulson-Cheney Road Association and the accomplishment of such tasks as may be required for maintenance and improvement of Paulson-Cheney Road.
2. The Association has assumed responsibility for maintenance of Paulson-Cheney Roadway, its right-of-way, and is empowered by this Agreement to make, change and enforce regulations relative to the use, maintenance and improvement of Paulson-Cheney Road and its right of way. It is further empowered to cause repairs, changes or improvement to be made subject to the restrictions of this Agreement and to collect and disburse revenue for such activities.
 - A. Owners of Lots 1 through 11 in Elk Haven Subdivision and Bunder-sons forty (40) acres are subject to this Agreement and responsible for their pro-rata share of any and all expenses associated with the use, maintenance and improvement of Paulson-Cheney Road.
 - B. Owners of Pasture Lots 1-4 will not be assessed for these lots or have a vote in the Association if they own any one of lots 5 through 11 in Elk Haven Subdivision. They will however be assessed for their ownership in lots 5 through 11 of Elk Haven Subdivision. If pasture lot is owned separately, then owner of the pasture lot will pay assessments and have one vote per lot.
 - C. The Paulson-Cheney Road Association shall apply dust abatement to any portion of their roads that causes a significant dust problem to any residence served by their roads at Association cost.
3. A trust savings account shall be established at Smith-Barney Bank in Boise, ID for the sole purpose of handling funds association with the operation of Paulson-Cheney Road Association.
4. All members and guests are asked to observe the suggested speed posted by the Association of 20 mph, or slower if conditions warrant, out of courtesy and respect for fellow property owners.
5. Uses of the roadway and easements are under the jurisdiction of the Association, and its Board may use reasonable discretion in permitting other undefined uses.
6. Property owners or contractors may not store or park any item in the designated roadways.
7. Additions or changes to Paulson-Cheney Road are subject to Association approval.

EXHIBIT C

1. Determine footage of road used by each party. Example:
Bunderson
Lot 5 of Elkhaven Subdivision
2. Determine the percent of the road each party uses of 9960
(footage of road) being maintained.
3. Put all parties down and add up the total percentage of road used by all parties. Example:
Lot 5 of Elkhaven Subdivision uses 5337 (feet)
divided by 9960 (footage of road) equaling
53.6 percent.
4. To get percentage of cost, divide percent of road used by total percent of road use. Example:
Bunderson - 39.8% divided by 515 = 7.7%
Lot 5 of Elkhaven Subdivision - 53.6 divided by 515 = 10.4%
5. You may need to adjust 1% +/- on several users to get percent of cost to equal 100%. Then multiply percent of cost by total cost to get users cost. If total cost of budget was \$3,000, then \$231.00
would be Bunderson's share in road maintenance for 1999.

LOCATED IN A PORTION OF THE NE1/4 OF THE SW1/4
SECTION 14
TOWNSHIP 17 NORTH, RANGE 3 EAST, B.M.
VALLEY COUNTY, IDAHO
2022



CURVE	LENGTH	ROADS	DELTA	MEASING	CHORD
C1	181.36	300.25	1771.11	101.91	80.91
C2	183.37	1160.07	8739.87	583.58 278.71	128.08
C3	84.23	84.23	5379.78	183.02 70.18	163.30
C4	170.07	314.37	50373.81	1074.52 251.25	107.10
C5	102.78	102.07	8739.07	263.52 121.25	103.53
C6	84.30	75.00	5379.78	183.02 70.18	86.87
C7	87.11	87.11	5379.26	183.02 70.18	84.68
C8	107.84	113.10	5370.78	583.58 278.71	107.81
C9	154.63	307.13	30713.87	1074.52 251.25	151.87
C10	70.65	204.37	12726.15	400.23 130.76	70.65



BEARINGS SHOWN NEWTON COR'D; CLAND STATE PLANE (NEST ZONE) ESTABLISHED FROM A GPS NETWORK RETRIEVED TO NAD 83 (2011) EPOCH-2010. TO ADJUST BEARINGS SHOWN NEWTON TO "TRUE", ADD (+) -00027" AT THE WEST 1/4 CORNER OF SECTION 14. ALL DISTANCES ARE TRUE GROUND DISTANCES.

SECTION

ONLY ONE HOUR BURNING DELAY ALLOWED PER LOT
NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE
WATER SYSTEM APPROVED IN THE SANITARY RELEASE
LOT SHALL NOT BE INSTALLED IN LOT WITHOUT PRIOR APPROVAL FROM THE

THE CASE WITHIN THIS FILE IS NOT WITHIN AN AVERAGE DISTRICT AS
DEFINED BY BUREAU CODE 31-3604 AND THE REQUIREMENTS IN I.C. 31-3603
ARE NOT APPLICABLE.

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

THE NEW FACTS! MONSIEUR

FLOOD ZONE(S): FONE A & X
BASE FLOOD ELEVATION(S): 4000.2 AT NORTH PROPERTY BOUNDARY
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A
FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF
THE MALEY CITY CODE.

RECORD OF SURVEY, INSTRUMENT NO. 309180
RECORD OF SURVEY, INSTRUMENT NO. 22554
RECORD OF SURVEY, INSTRUMENT NO. 220140
RECORD OF SURVEY, INSTRUMENT NO. 31616
PLAN OF OLD HAVEN SUBDIVISION, BOOK 10, PAGE
INSTRUMENT NO. 237718
PLAN OF OLD HAVEN SUBDIVISION, BOOK 10, PAGE
INSTRUMENT NO. 237718

THE INTENT OF THIS SURVEY IS TO CREATE 3 LOTS AS SHOWN FROM THE EXISTING "PARCEL 2" AS SHOWN ON RECORD OF SURVEY BOOK 14, PAGE 75, NOT BE ALIENED. ALL EXISTING MONUMENTS WERE FIELD AND NELD THE INTERIOR PARCEL LINES WERE CREATED FROM EXISTING SITE FEATURES AND CLIENT INTENTS.

SECTION BOUNDARY
LOT LINE
EXISTING PROPERTY LINE
SECTION LINE

- ☐ SECTION OR 1/4 CORNER (SEE CHART)
☐ SET 3/8" X 24" REBAR (MLS 11217)
☐ TOLING 3/8" REBAR L51217 OR AS NOTED
☐ TOLING 1/2" REBAR (AS NOTED)
☐ CAST IN PLACE CONCRETE (NO FORMWORK SET OR STRUCK)

SHEET 1 OF 2

25 COYOTE TRAIL,
CASCADE, ID 83411

PHONE: [REDACTED]



ELK HAVEN ACRES

LOCATED IN A PORTION OF THE NE1/4 OF THE SW1/4
SECTION 14
TOWNSHIP 17 NORTH, RANGE 3 EAST, B.M.
VALLEY COUNTY, IDAHO
2022

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON AND DESCRIBED BELOW:

A PARCEL OF LAND LOCATED IN A PORTION OF THE NE1/4 OF THE SW1/4 OF SECTION 14, T17N, R3E, B5E, BOISE MERIDIAN, VALLEY COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4. COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN, CORNER RECORDS OF SAID VALLEY COUNTY;

5. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

6. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

7. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

8. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

9. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

10. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

11. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

12. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

13. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

14. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

15. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

16. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

17. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

18. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

19. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

20. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

21. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

22. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

23. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

24. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

25. THENCE A BEARING OF S 89°27'37"E, A DISTANCE OF 138.67 FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF SECTION 14, TO A FOUND 1/2 INCH IRON NAIL MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, OF SAID T17N, R3E, B5E, BOISE MERIDIAN;

CERTIFICATE OF SURVEYOR

I, DANN T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 13277, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE PLAT OF ELK HAVEN ACRES IS DESCRIBED IN THE BOISE MERIDIAN, VALLEY COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF ELK HAVEN ACRES IS DESCRIBED IN THE BOISE MERIDIAN, VALLEY COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

VALLEY COUNTY SURVEYOR

DATE

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF ELK HAVEN ACRES IS DESCRIBED IN THE BOISE MERIDIAN, VALLEY COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

VALLEY COUNTY TREASURER

DATE

HEALTH CERTIFICATE

SANITARY RECORDS AS REQUIRED BY IDAHO CODE, TITLE 24, CHAPTER 13, HAVE BEEN SAIDERS ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OF DEEDS, VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CENTRAL DISTRICT HEALTH DEPT

DATE

PST NO

ACKNOWLEDGEMENT

STATE OF IDAHO

COUNTY

SECTION 14

ON THIS DAY OF

2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC

IN AND FOR SAID STATE OF IDAHO PERSONALLY APPEARED CHASMAN, MORMON OR

POSTMAN, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, AND ACKNOWLEDGED

TO ME THAT SAID COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE

DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO

RECORDING #1

COMMISSION EXPIRES



SHEET 2 OF 2

25 COWLEY TRAIL CASCADE, ID 83411

PHONE: [REDACTED] WWW.DUNNSURVEYING.COM







Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 22-50

Preliminary / Final / Short Plat Elk Haven Acres 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. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☒ 14. Application, Test holes, Ground water monitoring, & an engineering report will be required.

Reviewed By: M. J. K.

Date: 12, 14, 22

Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350
Phone (208) 382-7126 • Fax (208) 382-7187

JUNE FULLMER

Assessor
jfullmer@co.valley.id.us



Department of Motor Vehicles
Phone (208) 382-7141 • Fax (208) 382-7187

SUE LEEPER

Chief Deputy Assessor
sleeper@co.valley.id.us

November 30, 2022

Cynda Herrick
Valley Co. P&Z Administrator
Valley County Courthouse
Cascade, Idaho 83611

RE: Final Plat Review "Elk Haven Acres"

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above referenced subdivision.

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This **2023** proposed plat will encompass the parcel(s) referenced on the Assessment Roll as **TAX #35 IN NE SW** n Section 14 of Township 17 North, Range 3 East. The parcel number(s) and ownership are as follows:

RP 17N03E144865 – Chadwick & Sarah Chastain; Donal O'Sullivan & Sarah Beebe O'Sullivan

I have enclosed a copy of the GIS plat, T17N R3E Section 14, with this proposed plat highlighted. We have found a few discrepancies within this plat. Dan, please review the face of the plat to the Certificate of Ownership page regarding table data for "C1 & L8"; also missing curve data for the portion of "C1" in Lot 1 and we did not see a name for the Dedicated Public ROW. Last, be sure to list all owners for signature & notary. We recommend these issues be resolved prior to recording this proposed Subdivision.

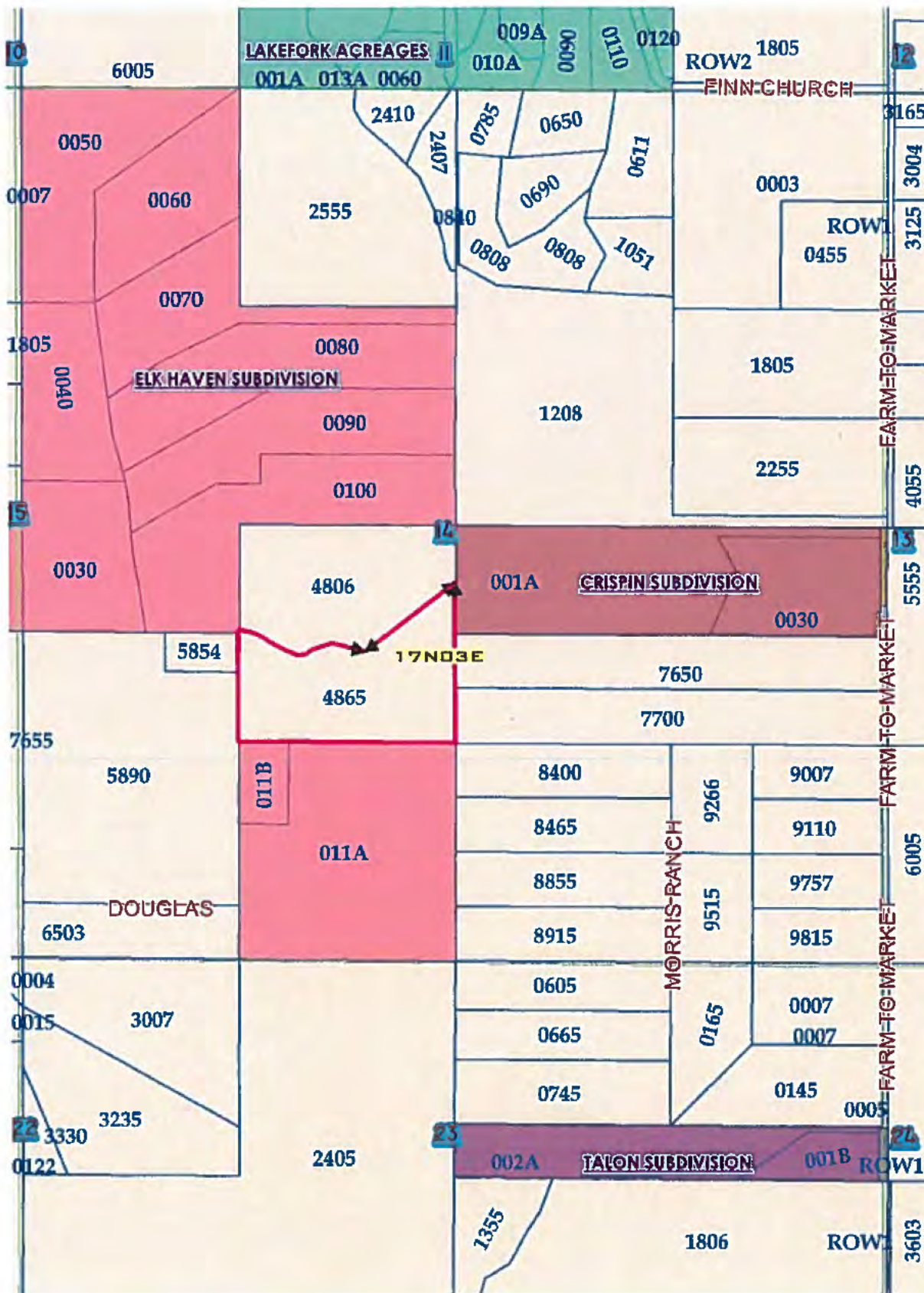
Please feel free to contact our office with any further questions or inquiries. Thank you for allowing us the opportunity to review this plat.

Sincerely,

Laurie Frederick
Cadastral Specialist III
Valley County Cartography Department

Enclosure

Cc: Chip Bowers, Valley County Surveyor; Dan Dunn, Dunn Land Surveys Inc.
/ljf



Date 11/30/2022
By L.Frederick

TWP. 17N RANGE 03E SECTION 14

J:\Assessor\Traverse PC\traverse 2013\17n\3E\SEC14.TRV

T17N 3E SEC14

ELK HAVEN ACRES boundary

878938.0060 SqFt 20.1776 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
130							1145721.07	2544795.76
129		S52°35'11"W	696.75				1145297.75	2544242.35
128		N75°32'27"W	210.08				1145350.20	2544038.92
127		S71°11'05"W	125.53				1145309.72	2543920.10
126	PC	S58°32'35"W	33.08				1145292.46	2543891.88
125	PC	S85°02'18"W	80.30	90.00	83.23	52°59'20"	1145285.51	2543811.89
124	PT	N63°38'25"W	185.09	1100.00	185.31	9°39'08"	1145367.69	2543646.04
123	PC	N58°48'51"W	30.98				1145383.73	2543619.54
122	PT	N74°15'24"W	159.96	-300.37	161.91	30°53'06"	1145427.13	2543465.58
SW16'		S0°18'03"W	672.91				1144754.23	2543462.04
CS16/14		S89°28'16"E	1328.21				1144741.97	2544790.20
130		N0°19'31"E	979.11				1145721.07	2544795.76

Wednesday, November 30, 2022

lfrederick



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

December 29, 2022

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 22-50 Elk Haven Acres Subdivision

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

- **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 503.7.7 IFC 2018** where security gates are installed, they shall have an approved means of emergency operation. The security gates and emergency operation shall be maintained operational at all times.
- **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
- Driveways shall be inspected and approved by Donnelly Rural Fire Protection District personnel prior to certificate of occupancy being issued.

Please call 208-325-8619 with any questions.

Jess Ellis

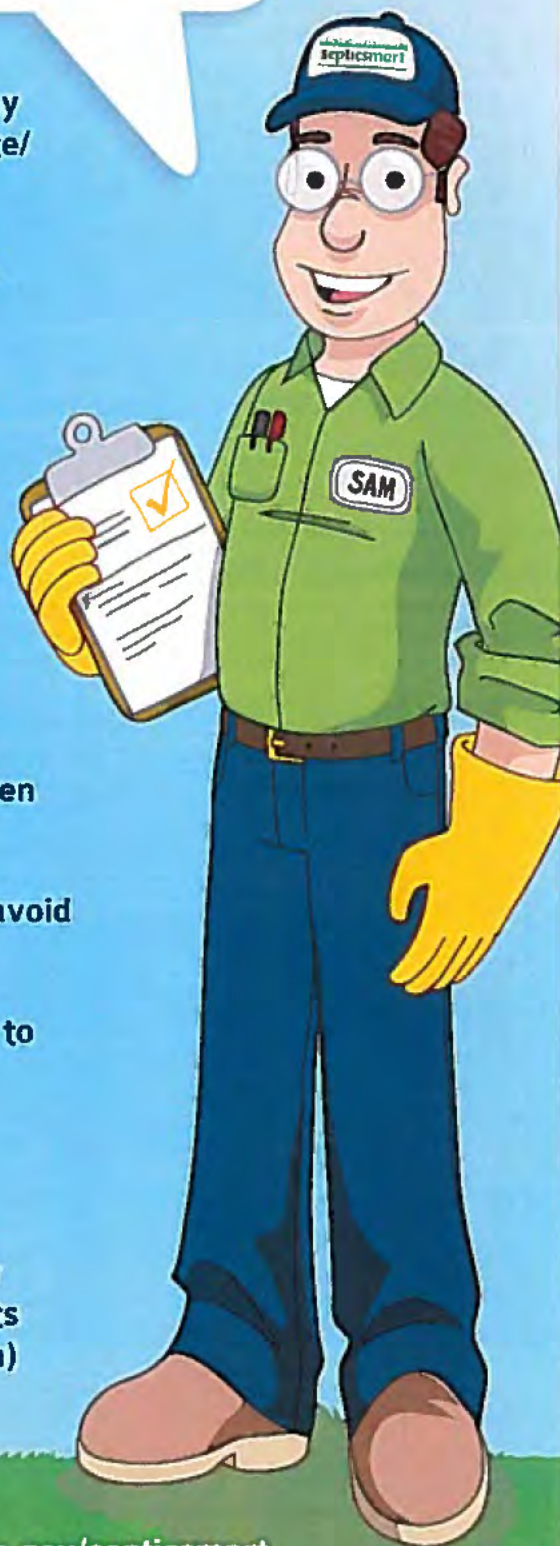
A handwritten signature in dark ink, appearing to read "Jess Ellis".

Fire Marshal

Donnelly Fire Department

Top 10 Ways to Be a Good Septic Owner

- ✓ Have your system inspected every three years by a qualified professional or according to your state/local health department's recommendations
- ✓ Have your septic tank pumped, when necessary, generally every three to five years
- ✓ Avoid pouring harsh products (e.g., oils, grease, chemicals, paint, medications) down the drain
- ✓ Discard non-degradable products in the trash (e.g., floss, disposable wipes, cat litter) instead of flushing them
- ✓ Keep cars and heavy vehicles parked away from the drainfield and tank
- ✓ Follow the system manufacturer's directions when using septic tank cleaners and additives
- ✓ Repair leaks and use water efficient fixtures to avoid overloading the system
- ✓ Maintain plants and vegetation near the system to ensure roots do not block drains
- ✓ Use soaps and detergents that are low-suds, biodegradable, and low- or phosphate-free
- ✓ Prevent system freezing during cold weather by inspecting and insulating vulnerable system parts (e.g., the inspection pipe and soil treatment area)



A Homeowner's Guide to Septic Systems



**Idaho Department of Environmental Quality
1410 N. Hilton
Boise, ID 83706**

January 2001

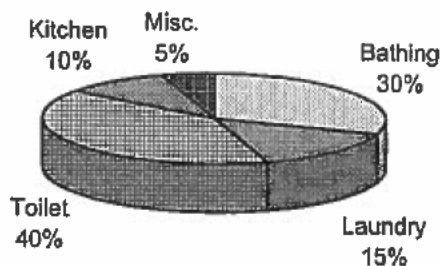


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure grows each year. In 1999, Idaho's seven health districts issued over 6,100 permits for new septic systems.

Septic systems dispose of household sewage, or wastewater, generated from toilet use, bathing, laundry, and kitchen and cleaning activities. Because septic systems are underground and seldom require daily care, many homeowners rarely think about routine operations and maintenance. However, if a septic system is not properly designed, located, constructed, and maintained, groundwater may become contaminated.

Household Wastewater

Households that are not served by public sewers depend on septic tank systems to treat and dispose of wastewater. Household wastewater carries with it all wastes that go down the drains in our homes, including human waste, dirt, food, toilet paper, soap, detergents, and cleaning products. It contains dissolved nutrients, household chemicals, grease, oil, microorganisms (including some that cause disease), and solid particles. If not properly treated by your septic system, chemicals and microorganisms in wastewater can travel through the soil to groundwater and pose a health hazard.



The average person uses between 50 and 75 gallons of water per day, mostly in the bathroom. Reducing your water use will help your septic system to work more efficiently.

Your Septic System

A conventional septic system has three working parts: a septic tank, a drainfield, and surrounding soil.

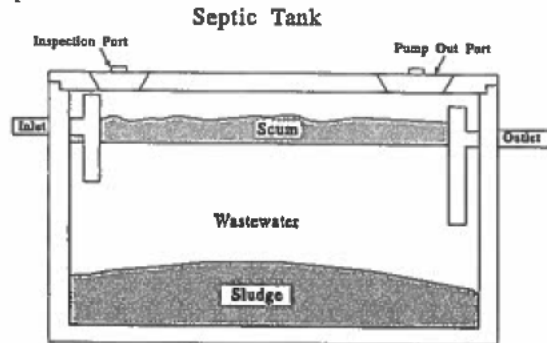
Septic Tank

Septic tanks can be made of concrete, fiberglass, or plastic and must be approved by the state. Minimum sizes of tanks have been established for residences based on the number of bedrooms in the dwelling. In Idaho, a 1,000-gallon septic tank is required for homes with three or four bedrooms. Larger tanks are required for larger homes. Local district health departments issue permits for septic systems and specify the minimum size tank. Some systems installed before the current rules and regulations may have smaller septic tanks.

A septic tank has three main functions:

- to remove as many solids as possible from household wastewater before sending the liquid, called "effluent," to a drainfield;
- to decompose solids in the tank; and
- to store solids that do not decompose.

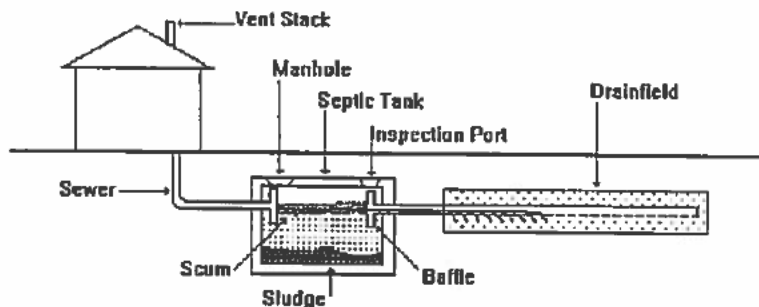
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced in volume and composition. Solids that do not decompose accumulate in the tank and eventually must be pumped out.



Tees, or baffles, are provided at the tank's inlet and outlet pipes. The inlet tee slows the incoming wastes and reduces disturbance of the settled sludge. The outlet tee keeps the solids and scum in the tank. As new wastewater enters the tank through the inlet tee, an equal amount of wastewater is pushed out of the tank through the outlet tee. The effluent that leaves the tank has been partially treated but still contains disease-causing bacteria and other pollutants.

Drainfield

Each time raw wastewater enters the tank it forces an equal amount of effluent into a drainfield. A standard drainfield is composed of a series of perforated pipes buried in gravel-filled trenches in the soil. The effluent seeps out of the perforated pipes and percolates through the gravel to the soil.



Soil

The soil below the drainfield provides the final treatment and disposal of the septic tank effluent. After the effluent has passed into the soil, most of it percolates downward and outward, eventually entering the groundwater. Soils are critical to the treatment of septic tank wastewater.

A system that is not functioning properly will release nutrient-rich and bacterial-laden wastewater into the groundwater and/or surface water. These contaminated waters pose a significant public health threat to people that come into contact with them. Wastewater that moves with groundwater can transport bacteria considerable distances. This can result in a threat to public health and adversely affect the quality of ground and surface waters.

Caring for Your Septic System

Installing Your System

In order to have a septic system installed on your property, you must first obtain a permit. Permit applications are available from your local district health department. Next, you must have a site evaluation performed. Make arrangements for this with your district health department and with a licensed septic system installer. Note that not all property is suitable for septic systems, so some permits may be denied. It is recommended that you have a site evaluation performed before you purchase property. Finally, have your system installed by a licensed installer and inspected by your local health district. Provide regular, preventative, maintenance to keep your system running smoothly.

Inspecting Your System

When too much sludge and scum are allowed to accumulate in your tank, the incoming sewage will not have enough time in the septic tank for solids to settle. Solids may flow to the drainfield and clog the pipes, causing the sewage to overflow to the ground surface, where it exposes humans and animals to disease-causing organisms. To prevent this from happening, it is very important to inspect your tank regularly and have it serviced when needed. All tanks have accessible manholes for inspecting and pumping. Some excavation work may be needed to uncover the manhole.

Properly designed tanks should have enough capacity for three to eight years of use before needing service. This is dependent upon the amount of wastewater generated. It is recommended that an average family of four have its septic tank pumped out every three to five years. Don't wait for signs of system failure to have your tank pumped. Your tank should be checked annually to measure sludge and scum levels. A licensed septic tank pumper can provide a septic tank inspection and recommend when the tank should be pumped. A tank inspection should include measuring the depth of scum and sludge and inspecting the tees in the septic tank.

If you do the inspection yourself, it is important to understand that septic tanks always appear full because both the inlet and the outlet are at the top of the tank. What you will need to know is how much of the tank's volume is being taken up by scum and sludge. When sludge and scum take up more than 35 percent of the tank volume, these solids need to be removed by pumping. A pole wrapped in a coarse weave cloth can be used to check the sludge depth. An extension on the pole can be used to measure the scum depth. Record these measurements as part of your pumping records. To check the tees, uncover the inspection ports.

Never allow anyone to enter your septic tank. Dangerous gases and the lack of oxygen can kill in minutes.

While it is impractical to inspect the pipes in your drainfield, it is important to watch for drainfield failure or overuse. See "Warning Signs of System Failure" in this booklet for information.

Maintaining Your System

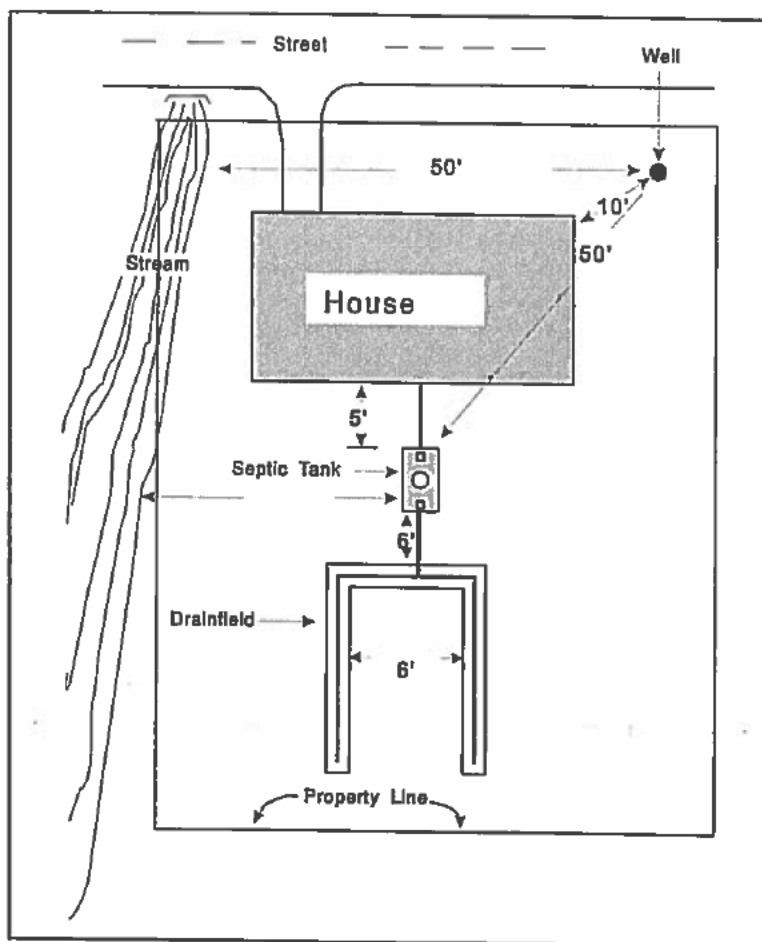
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water depth in the septic tank could cause solids to enter the drainfield and clog the system. Hire a licensed septic tank pumper to pump your tank for you.

Mapping Your System

In order to take proper care of your septic system, you must know the location of the septic tank and drainfield. The location of your septic tank can be determined from plot plans, septic system inspection records, architectural or landscape drawings, or from observations of the house plumbing. If you do not have access to drawings, find where the sewer pipe leaves your house. Some installers mark the location where the waste pipe comes out of the house with an "S" on the foundation. You may want to do this as well. Probe in the ground 10 to 15 feet directly out from the location where the pipe leaves your house to find your tank.

Once the septic tank has been located, make several plot plan diagrams (with measurements) that include a rough sketch of your house, septic tank cover, drainfield area, well, and any other permanent reference points (such as trees or large rocks) and place them with your important papers. You'll find a sample system diagram on the next page, and a place to draw your own inside the front cover of this booklet. You may also want to hang a diagram in your garage and provide one to your local district health office.

Maintain a permanent record of any septic system maintenance, repair, sludge and scum levels, pumping, drainfield condition, household backups, and operations notes.



Create a septic system diagram, similar to this one, for your system.

Warning Signs of System Failure

While proper use, inspections, and maintenance should prevent most septic tank problems, it is still important to be aware of changes in your septic system and to act immediately if you suspect a system failure. There are many signs of septic system failure:

- surfacing sewage or wet spots in the drainfield area;
- plumbing or septic tank backups;
- slow draining fixtures;
- gurgling sounds in the plumbing system;
- sewage odors in the house or yard (note that the house plumbing vent on the roof will emit sewage odors and this is normal); and
- tests showing the presence of bacteria in well water.

If you notice any of these signs, or if you suspect your septic tank system may be having problems, contact a licensed septic system professional or your local district health agency for assistance.

Septic System Dos and Don'ts

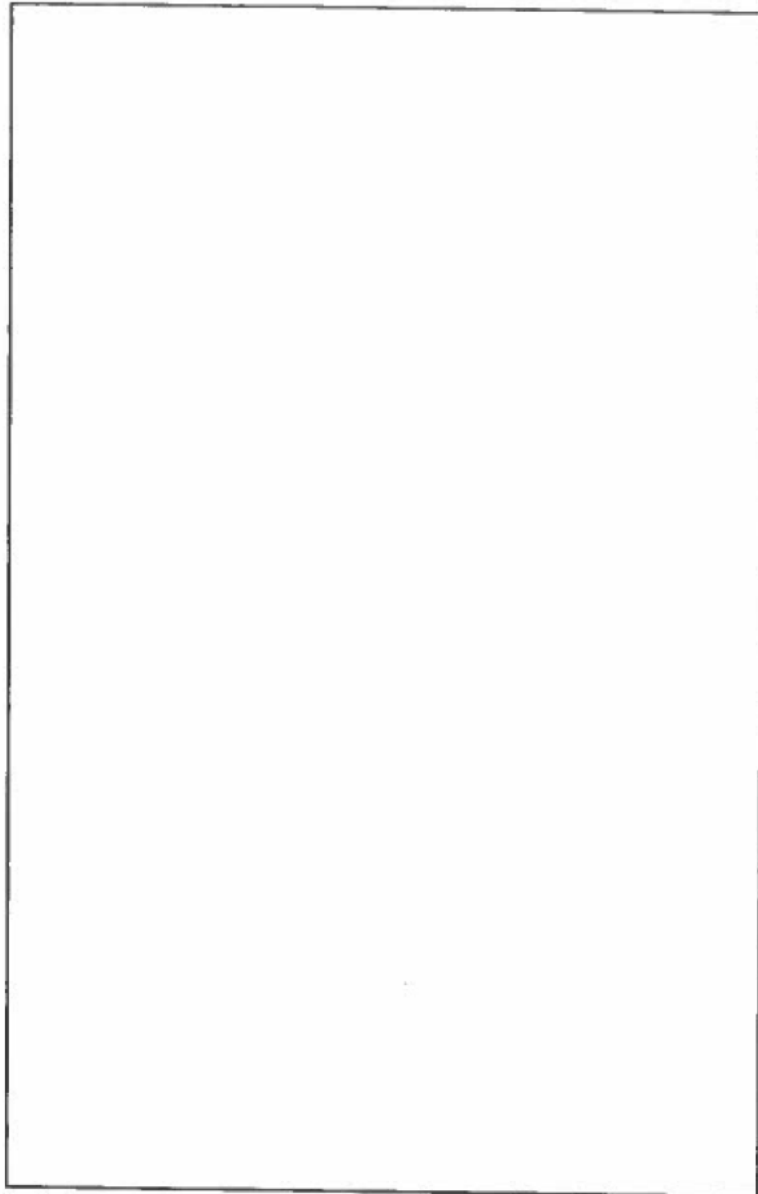
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

Do

- ...practice water conservation. The more wastewater you produce, the more wastewater your system must treat and dispose. By reducing and balancing your use, you can extend the life of your system and avoid costly repairs.
 - Use water saving devices such as low flow showerheads.
 - Repair leaky faucets and plumbing fixtures immediately.
 - Reduce toilet reservoir volume or flow.
 - Take short showers.
 - Take baths with a partially filled tub.
 - Wash only full loads of dishes and laundry.
 - Shut off the water while shaving or brushing your teeth.
 - Balance your water use (e.g., avoid washing several loads of laundry in one day).
- ...keep accurate records. Know where your septic tank is, keep a diagram of its location using the space provided in this booklet, and keep a record of system maintenance.
- ...inspect your system annually. Check the sludge and scum levels inside the tank and periodically check the drainfield for odors, wet spots, or surfacing sewage.
- ...pump your system routinely. Pumping your septic tank is probably the single most important thing you can do to protect your system.
- ...keep all runoff away from your system. Water from roofs and driveways should be diverted away from the septic tank and drainfield area. Soil over your system should be mounded slightly to encourage runoff.
- ...protect your system from damage. Keep vehicles and livestock off your drainfield. The pressure can compact the soil or damage the pipes. Before you dig for any reason, check the location of your system and drainfield area.
- ...landscape your system properly. Plant grass over the drainfield area. Don't plant trees or shrubs or place impermeable materials, such as concrete or plastic, over the drainfield.
- ...use cleaning chemicals in moderation and only according to manufacturer's directions.

Don't

- ...flood irrigate over your system or drainfield area. The best way to irrigate these areas is with sprinklers.
- ...use caustic drain openers for clogged drains. Use boiling water or a drain snake to clean out clogs.
- ...enter a septic tank. Poisonous gases or a lack of oxygen can be fatal.
- ...use septic tank additives. They are not necessary for the proper functioning of your tank and they do not reduce the need for pumping. In fact, some additives can even harm your system.
- ...flush harmful materials into your tank. Grease, cooking oil, coffee grounds, sanitary napkins, and cigarettes do not easily decompose in septic tanks. Chemicals, such as solvents, oils, paints, and pesticides, are harmful to your systems operation and may pollute groundwater.
- ...use a garbage disposal. Using a garbage disposal will increase the amount of solids entering the septic tank and will result in the need for more frequent pumping.



Map your septic system here

For More Information

If you need to obtain a permit for a new or replacement septic system, or if you have questions about septic systems and their operation and maintenance, please contact your local health district.

Panhandle District Health Department
8500 N. Atlas Road
Hayden, ID 83835
208-415-5100

North Central District Health Department
215 10th Street
Lewiston, ID 83501
208-799-0353

Southwest District Health Department
920 Main Street
Caldwell, ID 83605
208-455-5400

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

South Central District Health Department
1020 Washington Street North
Twin Falls, ID 83303
208-734-5900

Southeastern District Health Department
1901 Alvin Ricken Drive
Pocatello, ID 83201
208-239-5270

District 7 Health Department
254 "E" Street
Idaho Falls, ID 83402
208-523-5382