## 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. 22-53 Harlow 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 /

McCall Donnelly Joint School District #421

PROPERTY OWNER:

120 Idaho St, McCall ID 83638

REPRESENTATIVE:

Kerstin Dettrich, The Land Group

462 E. Shore DR, Suite 100, Eagle, ID 83616

SURVEYOR /

Jim Washburn, The Land Group

ENGINEER:

462 E. Shore DR, Suite 100, Eagle, ID 83616

LOCATION:

14030 Highway 55

Parcel RP18N03E330455 located in the NENE Section 33, T.18N,

R.3E, Boise Meridian, Valley County, Idaho

SIZE:

20 acres

REQUEST:

Single-Family Residential Subdivision

**EXISTING LAND USE:** 

C.U.P. 12-10 Harlow's Bus Barn

McCall Donnelly Joint School District #421 is requesting a conditional use permit for a 2-lot single-family subdivision on 20 acres. Each lot would be approximately 10 acres in size. The School District intends to retain the west lot which would continue to operate as C.U.P. 12-10 McCall-Donnelly School District Transportation Facility also known as "Harlow's Bus Barn". C.U.P.12-10, recorded as Instrument # 374361, is included in the submitted application.

Individual well and septic systems area proposed. A 140-ft easement exists along the eastern property line for irrigation use, maintenance, and repair.

Access would be onto State Highway 55 from a shared access easement that is currently used to access the Harlow's Bus Barn site. The property to the south has also requested to use the shared access.

Note that "Heartland Subdivision" is on part of the submitted application; however, the proposed name has been changed to "Harlow Subdivision".

The intent for future development of Lot 2 is unknown. Use other than a single-family residence would require an additional conditional use permit. So, this application is merely splitting the 20 acre parcel with no change of land use approval.

Staff Report C.U.P. 22-53 Page 1 of 7 There is a 140-ft wide irrigation easement along the entire eastern boundary of the property. The land is currently being irrigated by surface and sprinkler irrigation.

## FINDINGS:

- 1. The complete application was submitted on December 2, 2022.
- 2. Legal notice was posted in the Star News on December 22, 2022, and December 29, 2022. The property owner and applicant were notified by letter on November 7, 2022, 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 application, ground water monitoring, and engineering report. (Dec. 14, 2022)

Kathy Riffie, Valley County Cadastral Specialist I, found some discrepancies that should be resolved prior to recoding the subdivision plat. (Dec. 29, 2022)

Garrett de Jong, McCall Fire & EMS Fire Chief, does not have any comments. (Dec. 15, 2022)

- 4. Public comment received: none
- Physical characteristics of the site: Relatively flat with primarily grass-covered bare ground.
   There is some landscaping for C.U.P. 12-10, designated wetlands, and an irrigation easement.
- The surrounding land use and zoning includes:
  - North: Karsyn Business Park Subdivision with C.U.P. 18-06 Rocky Mountain Crane & Equipment Rental, C,U.P. 20-14 RMC/Pinetop Office, C.U.P. 17-09 Kesler Storage
  - South: Single-Family Residential Rural Parcel and Single-Family Residential Subdivision (Knob Hill Estates)
  - East: Agricultural (Irrigated Grazing) and Single-Family Residential Subdivision (Knob Hill Estates)
  - West: Single-family Residential Parcel, Commercial and Industrial Uses C.U.P. 12-11
    ASAP Portables, C.U.P. 17-03 EnergySeal Office, Shop & Employee Housing, C.U.P.
    99-11 Franklin Building Supply, C.U.P. 85-2 High Mountain Custom Cabinets
- 7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
  - 5. Commercial Uses (d) Area Business
  - 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:
  - Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet
     in height are specified herein under the site and development standards for the specific use.

- Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title
- 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.
- Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the properly 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.
- 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.
- 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.

## 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 RESIDENTIAL USES 2: MINIMUM LOT AREA:

- B. New Subdivisions:
  - 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 RESIDENTIAL USES 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.

## 9-5F-1: COMMERCIAL USES: SITE OR DEVELOPMENT STANDARDS:

Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

A. Minimum Lot Area:

- 1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
- Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
- 3. No frontage is required for recreation business.

## B. Minimum Setbacks:

- 1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
- 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
- 3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible 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.
- C. Maximum Building Height And Floor Area:
  - Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
  - 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
  - No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.

## 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).
- 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.

## SUMMARY:

Staff's compatibility rating is a +31.

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

## STAFF COMMENTS / QUESTIONS:

- This site is within the McCall Fire District, is within the Lake Irrigation District, but not within a herd district.
- 2. We typically do not record subdivisions with sanitary restrictions in place; the applicant should address this. Is the Commission okay with sanitary restrictions?
- 3. Additional note on plat required: "Surrounding land uses are subject to change."
- Additional note on plat required: "Lots cannot be reduced in size without replatting the subdivision."
- 5. No CCRs are proposed at this time.
- Lot 2 will require a future conditional use permit for any use other than a single-family residence.
- There should be a note on the plat concerning the shared access, who can use the access, who will maintain the access, and are there limits. Should be a recorded Shared Access Agreement noted on the plat.

## ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Wetland Map
- Assessor Plat T.18N R.3E Section 33
- Record of Survey 4-130
- Proposed Plat
- Pictures Taken December 27, 2022
- Responses
- Septic System Handouts

## Conditions of Approval

- 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. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
- 6. A letter of approval is required from McCall Fire District prior to recording the final plat.
- 7. All easements shall be shown on the final plat.
- 8. Shall place addressing numbers at the building and at the driveway entrance if the numbers are not visible from the road.
- Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
- 10. Shall create a "Shared Access Agreement" and note it on the plat as a recorded document.
- Should note on the plat that Lot 2 will require a separate conditional use permit.
- 12. 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.
- 13. 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."
  - "Surrounding land uses are subject to change."

**END OF STAFF REPORT** 

Staff Report C.U.P. 22-53 Page 7 of 7

## Compatibility Questions and Evaluation

	Matrix Line #	/ Use:	Prepared by:
	YES/NO	Response X Value	Use Matrix Values:
	(+2/-2)	_ X 4	1. Is the proposed use compatible with the dominant adjacent land use?
_	(+2/-2)	_ X 2	<ol><li>Is the proposed use compatible with the other adjacent land uses (total and average)?</li></ol>
	(+2/-2)	_ X 1	3. Is the proposed use generally compatible with the overall land use in the local vicinity?
	(+2/-2)	_х з	Site Specific Evaluation (Impacts and Proposed Mitigation)  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 <u>lots and/or</u> 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 Conro		

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 stilled traditional zero, people, or lands in numerous ways; noise, odors, creation of hazards, yiew, 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 discotinge 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.
- 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).
  - 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.
    - xt Indicates minor rejative 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
- Where two (2) or more tises compete equally in humber 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.

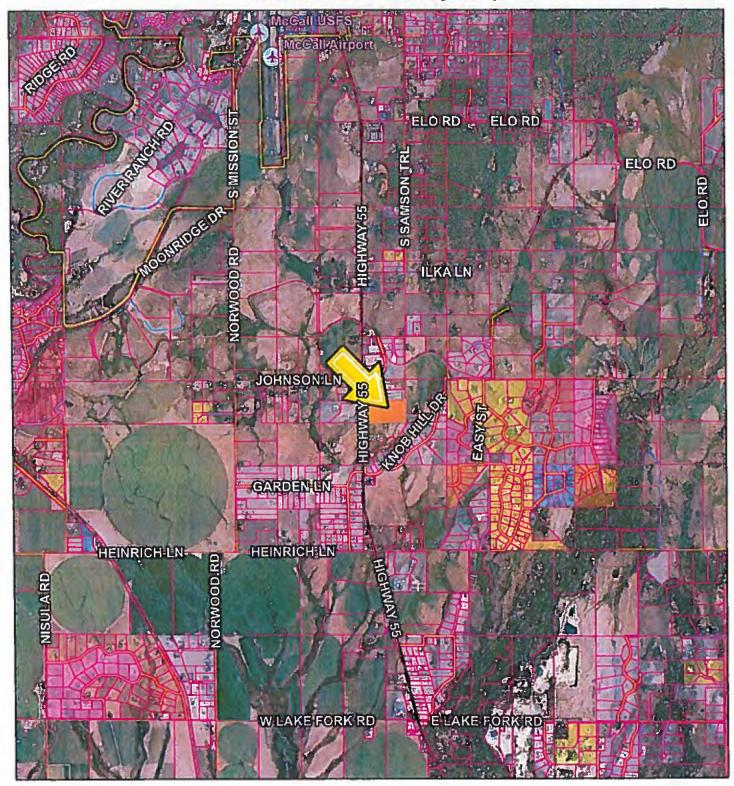
## F. Questions 4 Through 9:

- 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 avaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

Malrix Line # / Use:	Subdivision Prepared by:
YES/NO X Value	Clommercial Use Matrix Values;
(+21-2) +2X4 +8	1. Is the proposed use compatible with the dominant adjacent land use?
(+2/-2) _/ X 2Z	2. Is the proposed use compatible with the other adjacent land uses (total and average)?  S. F. Residential
(+2/-2) 4/ X 1 /	3. Is the proposed use generally compatible with the overall land use in the local vicinity?  Let / 42
(+2/-2) <u>+2</u> X 3 <u>+6</u>	Site Specific Evaluation (Impacts and Proposed Mitigation)  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?  If Is large with existing bus harn Y landscaping.
(+21-2) +2 X 1 +2	Is the size or scale of proposed lots and/or structures similar to adjacent ones?  **Chanse**
(+21-2) +2x 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? Mo Chanse
(+2/-2) <u>+2</u> x 2 <u>+4</u>	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?  No Kanse
(+21-2) +2x 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?  **Real Compatible with the abilities of public agencies to provide service or other proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?  **Real Compatible with the abilities of public agencies to provide service or 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?
(+21-2) +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?
Sub-Total (+) 33	No Chanse
Sub-Total ()	
Total Score + 3/	

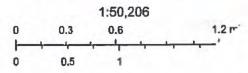
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

## C.U.P. 22-53 Vicinity Map



December 2, 2022

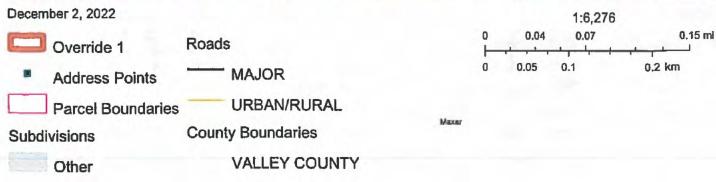




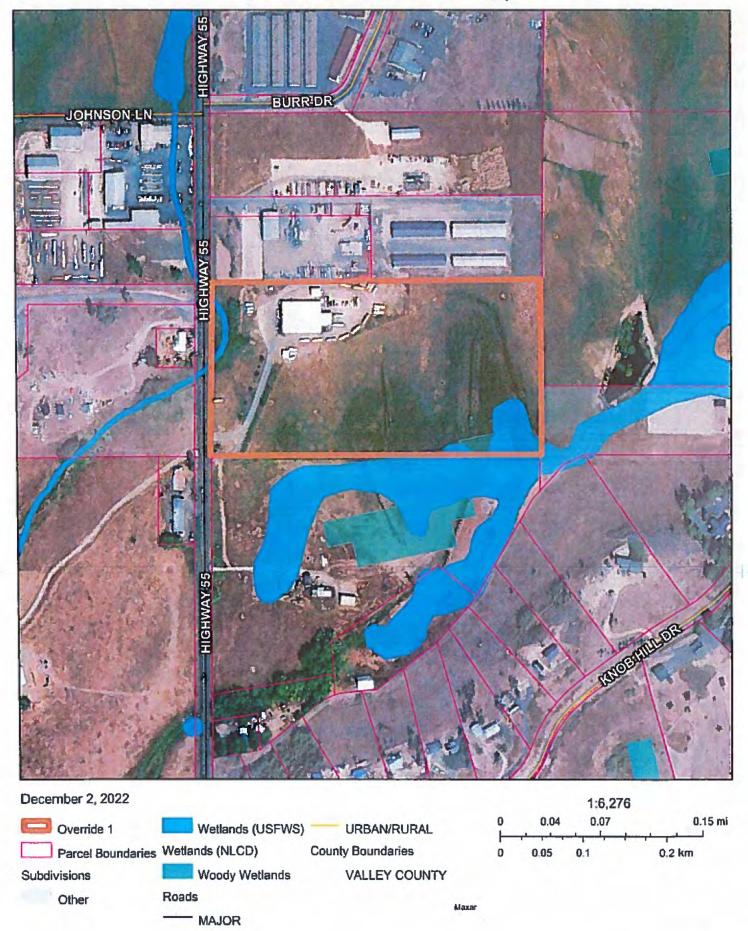
**Earthstar Geographics** 

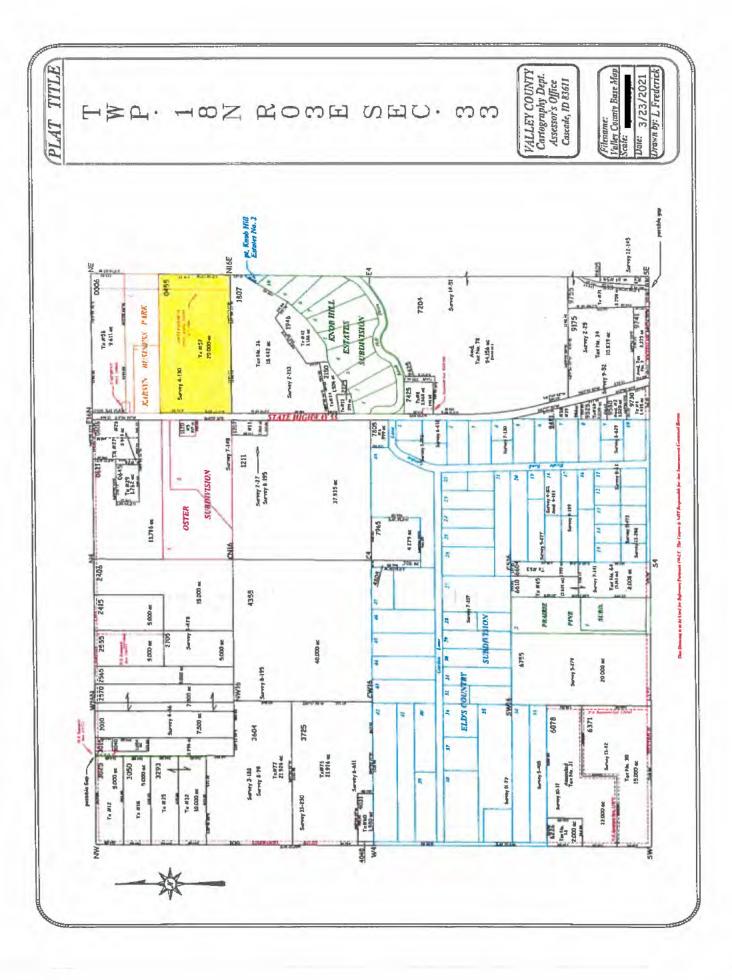
## C.U.P. 22-53 Aerial Map

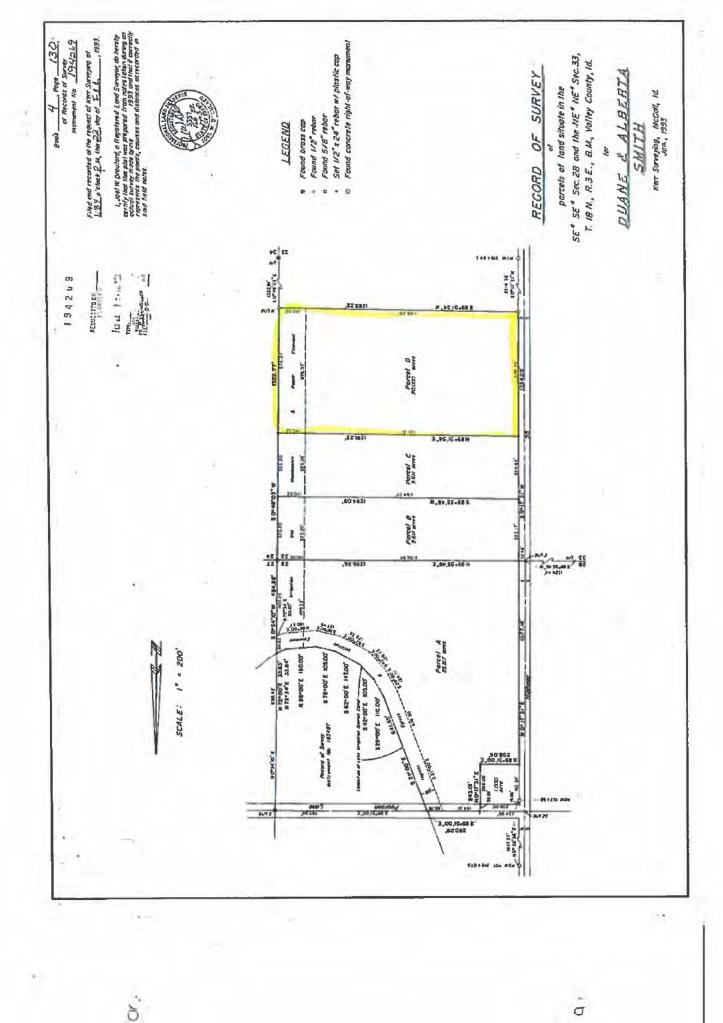


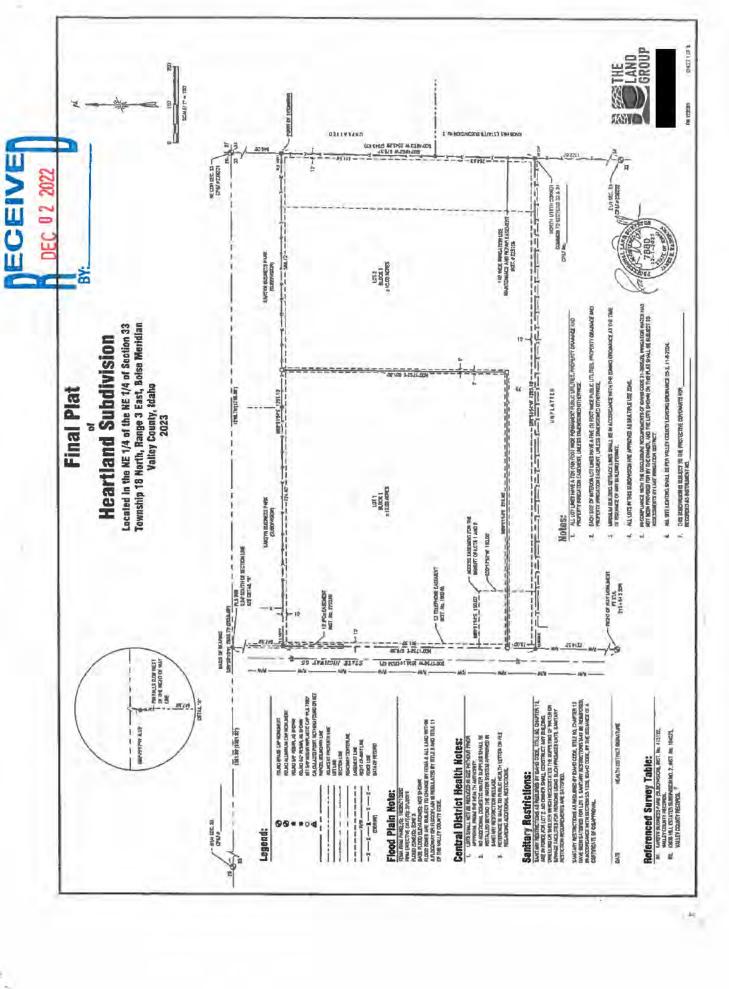


C.U.P. 22-53 Wetland Map









## **Heartland Subdivision** Final Plat



Certificate of Owner: Now at 1850s in 1856 recents that the undersone, lock hotels centry that the the Owens of the Not institute because defeations:

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## Heartland Subdivision Final Plat



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WALLEY COUNTY BLITTENIN

Certificate of Valley County Treasurer:

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## Certificate of Valley County Recorder:

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# Approval of Valley County Planning and Zoning Commission:

THE NAZETY COUNTY PLANNING NEED CONTROL COMMISSION OF

## Approval of the Board of Valley County Commissioners:

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CHARBARA

Cortificate of Surveyor:

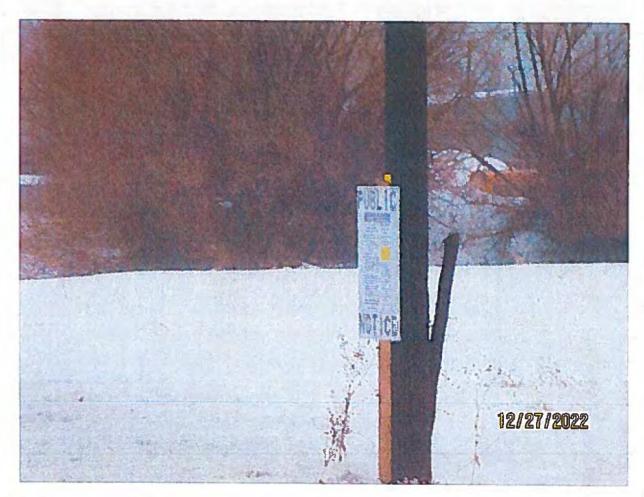
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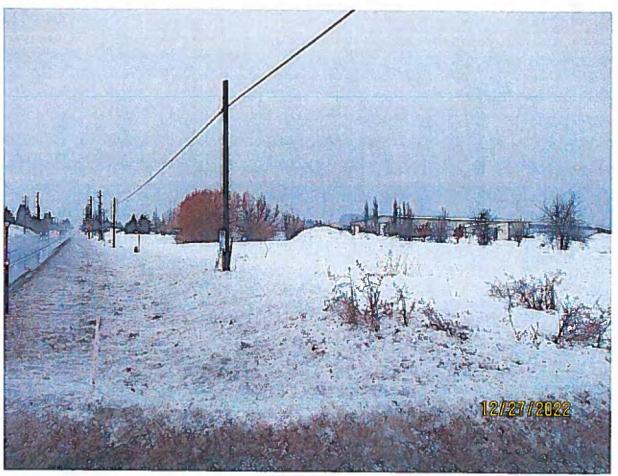
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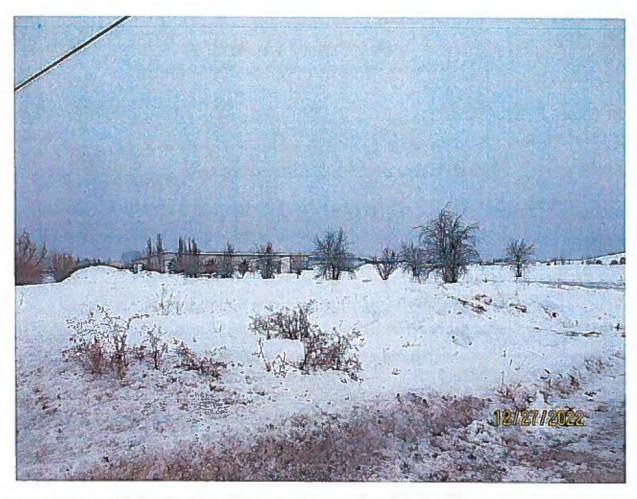
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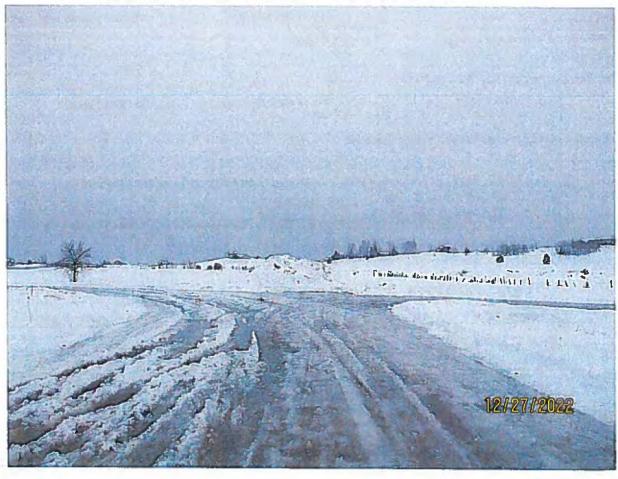












1		DISTRICT	Return to:  Cascade Donnelly
	Con	Iminary / Final / Short Plat / Harlow Subdoursion	□ McCall □ McCall Impact ☑ Valley County
	1.	We have No Objections to this Proposal.	
	2.	We recommend Denial of this Proposal.	
	3.	Specific knowledge as to the exact type of use must be provided before we can comment on this Propo	sal
	4.	We will require more data concerning soil conditions on this Proposal before we can comment.	23,1
	5.		ne depth
	6.		ters and surface
	7.	This project shall be reviewed by the Idaho Department of Water Resources concerning well construction availability.	on and water
	8.	After written approvals from appropriate entities are submitted, we can approve this proposal for:	
		central sewage Community sewage system Community wal Interim sewage Contral water Individual sewage Community walk Community w	er well
	9.	The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Q	No. of the contract of the con
		central sewage community sewage system community wat sewage dry lines central water	er
	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 othe considerations indicate approval.	er
	12.	. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Se Regulations.	wage

swimming pools or spas grocery store

Reviewed By: L. H.

child care center

Date: 12/14/22

14.

13. We will require plans be submitted for a plan review for any:

food establishment swimming
beverage establishment grocery st

## 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

December 29, 2022

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

RE: Final Plat Review "Harlow Subdivision" fka "Heartland Subdivision"

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 2024 proposed plat will encompass the parcel(s) referenced on the Assessment Roll as TAX #57 IN NE4 NE4, in Section 33 of Township 18 North, Range 3 East. The parcel number(s) and ownership are as follows:

RP 18N03E330455 - McCall Donnelly Joint School District No. 421

I have enclosed a copy of the GIS plat, T18N R3E Section 33, with this proposed replat highlighted. We have found some discrepancies within this plat. Please have the surveyor review the certificate of owner page. The ownership name reference must match the vesting deed in the signature area and notary acknowledgement. Additionally, it is our assumption that the subdivision name on the plat will be updated to "Harlow Subdivision". 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.

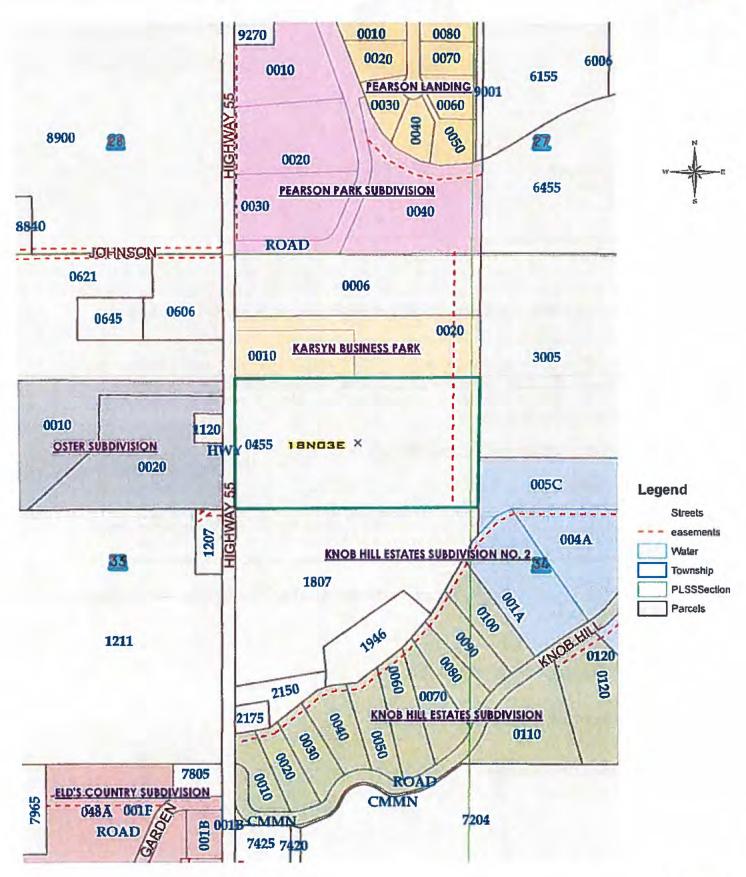
Sincerely,

Kathy Riffie
Cadastral Specialist I
Valley County Cartography Department

Enclosure Cc: Chip Bowers, Valley County Surveyor /kmr

## Proposed "HARLOW SUBDIVISION" RP18NO3E330455





J:\Traverse PC\traverse 2013\18n\3E\SEC33.trv T18N R3E SEC 33 Harlow Subd Boundary

871136.4009 SqFt 19.9985 Acres

Point	Туре	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
167							2662,201	4328,735
168		S0°48'03"W	676.37				1985.897	4319.281
169		S89°51'54"W	1285.16				1982.869	3034.125
170		N0°17'52"E	676.30				2659,159	3037,640
167		N89°51'54"E	1291.10				2662.201	4328.735

Thursday, December 29, 2022 16:14:08 kriffie

## CUP 22-53 Harlow Subdivision

From: Garrett de Jong <garrett@mccallfire.com>
Sent: Thursday, December 15, 2022 6:17 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Re: CUP 22-53 Harlow Subdivision

Hi Cynda,

I do not have any comments regarding CUP 22-53 Harlow Subdivision - Preliminary and Final Plat.

Thank you,

Garrett de Jong Fire Chief McCall Fire & EMS 201 Deinhard Lane McCall, ID 83638 208-634-7070





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)



For more SepticSmart tips, visit www.epa.gov/septicsmart

SEPA EPA 832 F 16-010 | July 2016

## A Homeowner's Guide to Septic Systems



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

January 2001

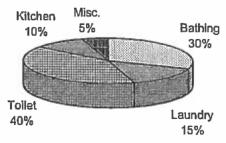


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure 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.

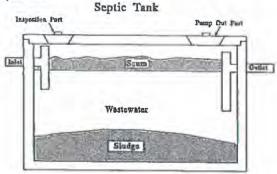
## Septic Tank

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.

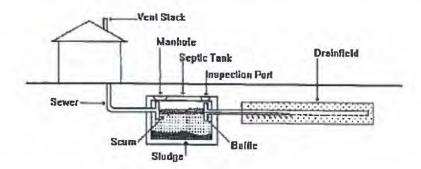
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as seum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced 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 course 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

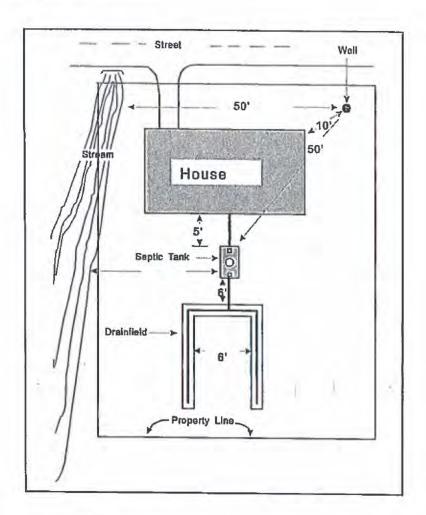
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water 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

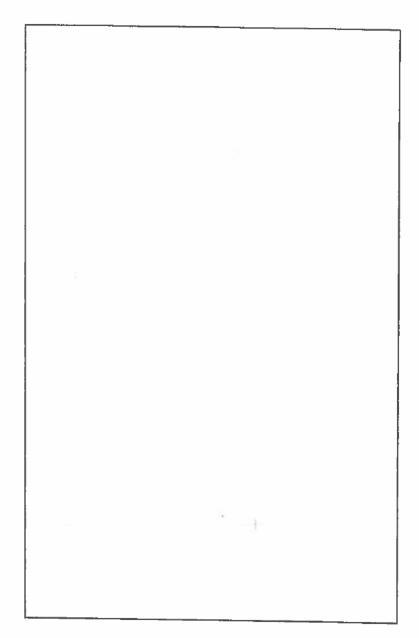
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

## 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.
  - o Reduce toilet reservoir volume or flow.
  - o 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.
  - o 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 10<sup>th</sup> 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 \$3704 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