

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. 22-43 Longhorn Guest Ranch and Event Venue
HEARING DATE: November 10, 2022
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Jason & Victoria Johnson / Johnson Family Living Trust
P.O. Box 106
Sweet, ID 83670
LOCATION: 450 High Valley Road
Parcels RP11N03E204805 & RP11N03E292407
in the SW ¼ Section 20 and NW ¼ Sec. 29, T.11N, R.3E,
Boise Meridian, Valley County, Idaho.
SIZE: Approximately 215 acres
REQUEST: Event Venue.
EXISTING LAND USE: Guest Ranch

Jason and Victoria Johnson are requesting approval for a guest ranch and event center. The guest ranch is currently permitted as C.U.P. 99-13 and the maximum number of people on site was limited to 20. Ownership was transferred in 2019.

Existing buildings and facilities include the lodge, 9 cabins, glamping tents, bathhouse, shop, and barn.

The event venue uses would include weddings, family reunions, groups, and corporate retreats. There are overnight accommodations for up to 30 guests. Events may have up to 150 guests per day. Wedding couples bring their own licensed vendors for food, alcohol, music, etc. DJ and bar services end by 10:00 p.m.

Quiet hours are 10:00 p.m. to 7:00 a.m.

A septic system, porta-potties, individual well, solar panels, and portable generator are used.

Fire preparedness includes a 1000-gallon water tank on a trailer with fire hoses and a pump to get water from ponds and irrigation canals. Fire extinguishers, smoke alarms and CO₂ alarms are present throughout the property, buildings, and vehicles. A landing zone is available for Life Flight response.

The approximately 215-acre site is addressed at 450 High Valley Road. Access is from multiple driveways from High Valley Road, a public road.

A sign permit was approved for this property in 2019 (S-19-05).

FINDINGS:

1. The application was submitted on September 26, 2022.
2. Legal notice was posted in the *Star News* on October 20, 2022, and October 27, 2022. Potentially affected agencies were notified on October 11, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent October 13, 2022. The site was posted on the property on October 19, 2022. The notice and application were posted online at www.co.valley.id.us on October 4, 2022.
3. Agency comment received:

Central District Health recommends denial. There are two septic systems onsite. One serves a shower house which will accommodate 16 people. The other system was sized for a camp with 2-bedrooms and a kitchen to serve 48 meals/day. These systems are not sized to adequately serve what is proposed in this application. (Oct. 14, 2022)
4. Neighbor comment received: None
5. Physical characteristics of the site: Variety of topography. The property has a mix of buildings, treed areas, open areas, ponds, and irrigation canals.
6. The surrounding land use and zoning includes:
North: Agriculture (Timber)
South: Agriculture (Timber)
East: Agriculture (Timber)
West: Agriculture (Timber) and Idaho Department of Lands
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses: Service Business and Recreation Business

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

9-5B-1: NOISE:

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

9-5F-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.
2. 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:

1. 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.
3. 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.

D. Site Improvements:

4. Parking spaces for recreation businesses shall be provided at the rate of one per each four (4) occupants or as determined by the commission. (Ord. 10-06, 8-23-2010)
-

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +9 ½.

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 not within a fire district, an irrigation district, nor a herd district.
2. How do people get from Lodge Area to the northern ceremony area; do they walk or drive, and if they drive, where do they park?
3. Describe lighting and location.
4. Do you have water rights for the ponds?
5. Is there an on-site manager at all times?
6. Do most guests drive from Smiths Ferry or from Ola? May need a road development agreement to mitigate impacts to the road.
7. Will need to confirm building permits were issued for all structures.
8. Where are the solar panels located? Will need to include solar panels as part of this permit for the ground mounted panels.
9. Central District Health or appropriate health district will need to approve.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Wetlands Map
- Assessor Plats – T.11N R.3E Sections 20 and 29
- Site Plan
- Pictures Taken October 19, 2022
- Pictures from Assessor's Parcel Summary Report.
- C.U.P. 99-13 Ford's Dude Ranch (original permit for property)
- Information from Airbnb Website on Oct. 11, 2022
- Responses

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. 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. Must have approval from Central District Health.
5. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. This includes any pathway lighting.
6. Quiet hours are 10:00 p.m. to 7:00 a.m.
7. All noxious weeds on the property must be controlled.
8. Fire extinguishers, smoke detectors, LP gas detectors, and carbon monoxide detectors shall be installed throughout the buildings.
9. The owner or on-site manager shall be in attendance at all events.
10. Bear-proof trash cans are recommended.

11. All fire rings should be no larger than 3-ft in diameter. Shall have shovel, bucket, and fire extinguisher available near fire pits.
12. Must comply with payment of sales tax in accordance with Idaho State Code Title 63 Chapter 36.
13. No parking in the road right-of-way for High Valley Road.
14. Events are limited by Central District Health approvals, not to exceed 150 guests.
15. 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 use. This could include dust abatement.

END OF STAFF REPORT

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

[illegible]

NEWPORT COLLEGE AC+2

Compatibility Questions and Evaluation

Matrix Line # / Use: 18 & 20 Recreation Business
Service Business

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -1 1/2 X 4 -6

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

Timber / Agricultural (-1 + -2) / 2 =

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

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

Public Land

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

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

Timber and S.F. Residential
(-1, -2) (+2, +2)

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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

The property is large with trees
No impacts to neighbors.

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

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

No adjacent buildings; in trees

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

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

No, not similar. However there is a lot of recreation traffic

(+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?

No emissions ~ noise.

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

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

No - there are no services in High Valley

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

↑ taxes, jobs, event center

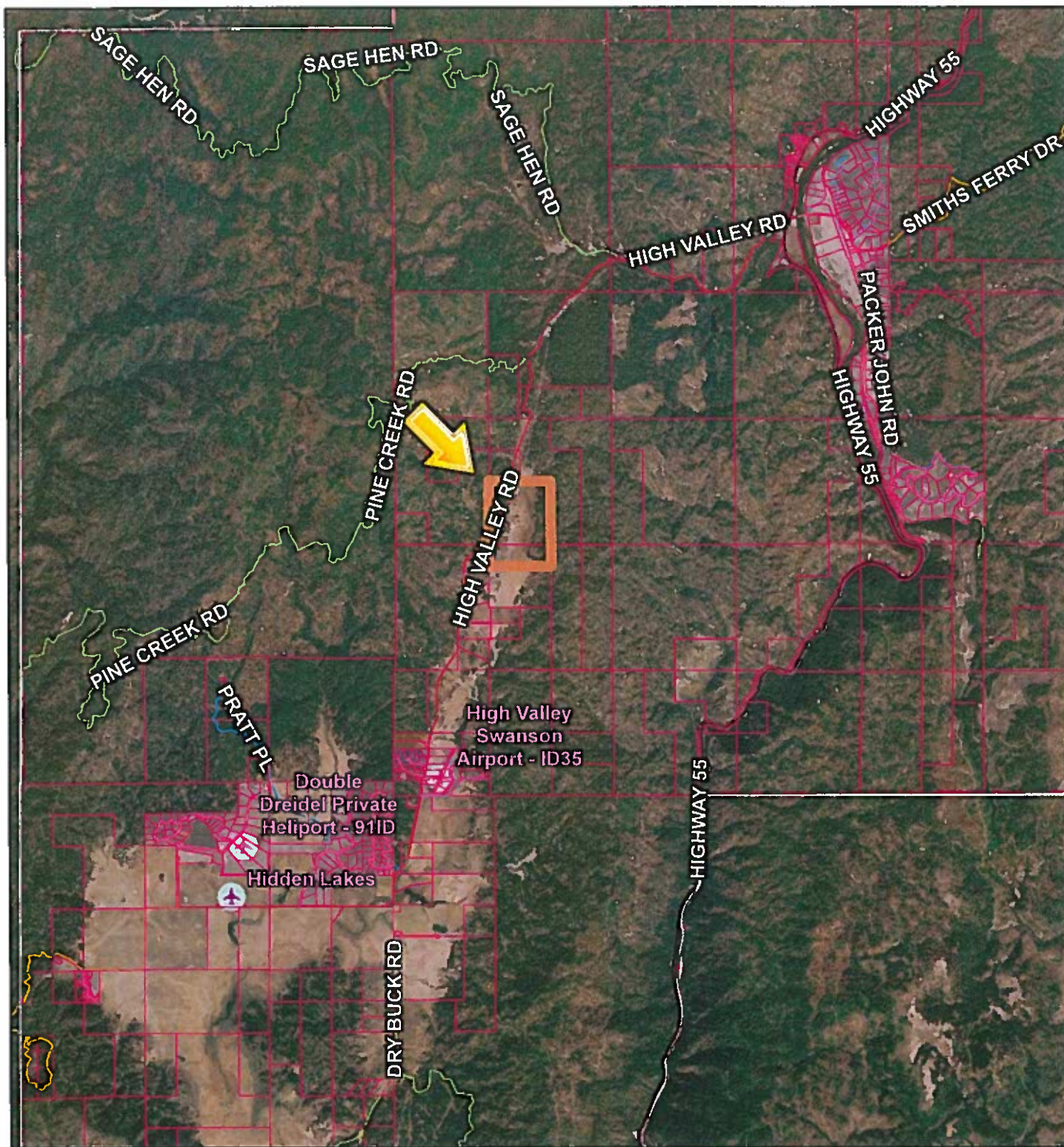
Sub-Total (+) 17 1/2

Sub-Total (-) 8

Total Score +9 1/2

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. 22-43 Vicinity Map



September 29, 2022

1:100,311



Override 1

Override 1

Parcel Boundaries

Subdivisions

ADAMS SUBDIVISION

CHEROKEE ACRES NO. 2

CHEROKEE ACRES NO.1 (AMENDED)

CHEROKEE ACRES NO.3

COUGAR MT. SUBDIVISION NO. I

COUGAR MT. SUBDIVISION NO. II

Other



Airstrips

Roads

MAJOR

MINOR COLLECTOR

URBAN/RURAL

USFS

PRIVATE

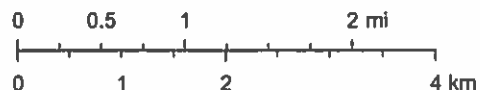
County Boundaries

BOISE COUNTY

GEM COUNTY

VALLEY COUNTY

Earthstar Geographics



C.U.P. 22-43 Aerial Map



September 29, 2022

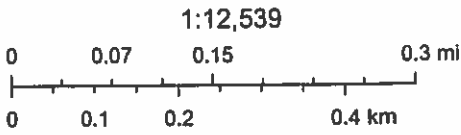
- Override 1

Address Points

Parcel Boundaries
- Roads

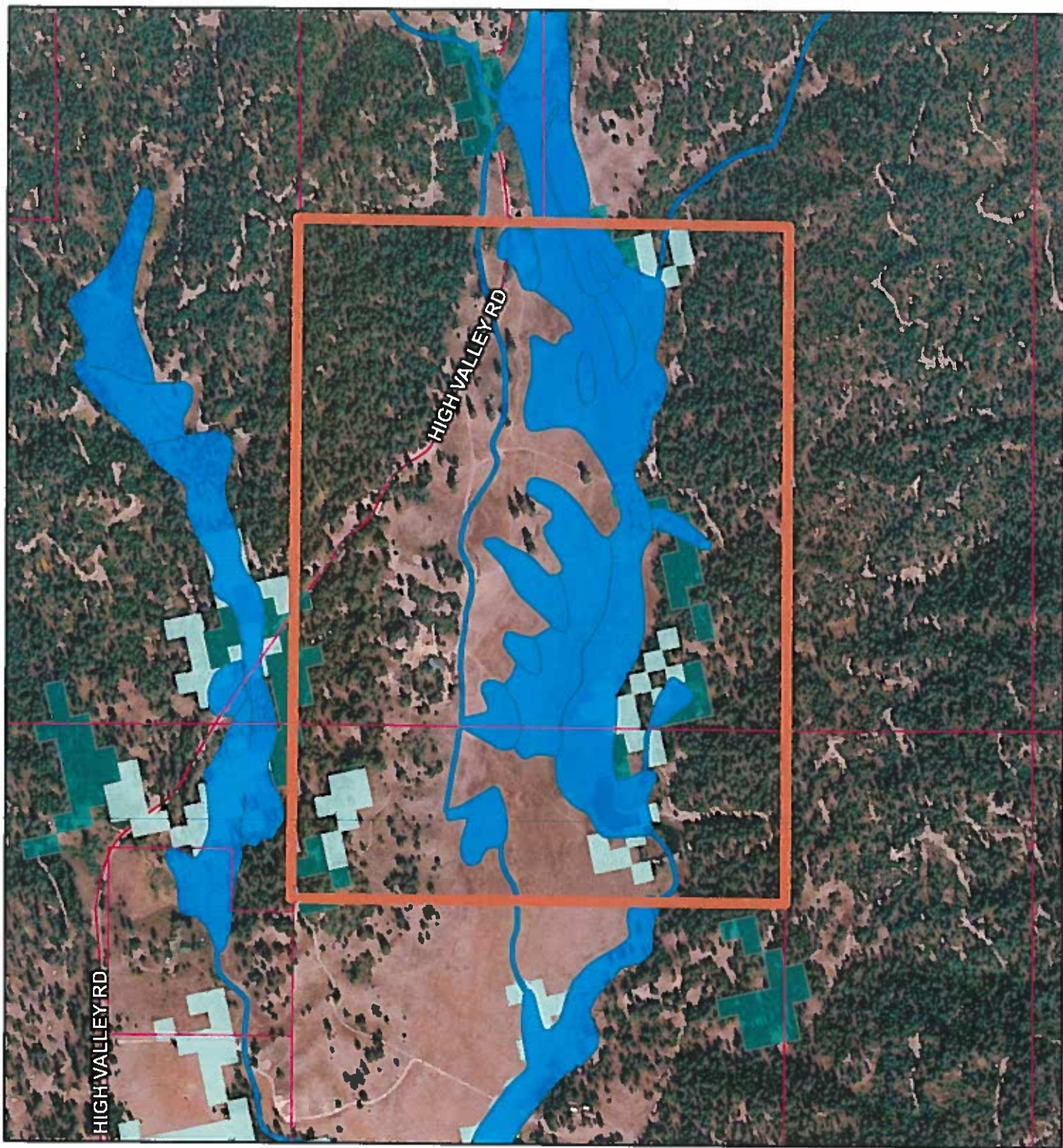
MINOR COLLECTOR

County Boundaries
- VALLEY COUNTY



Maxar

C.U.P. 22-43 Wetlands Map



October 18, 2022



Override 1



Parcel Boundaries



Wetlands (USFWS)



Wetlands (NLCD)
Emergent Herbac. Wetlands



Woody Wetlands



Roads



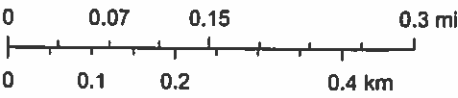
MINOR COLLECTOR



County Boundaries

VALLEY COUNTY

1:12,551



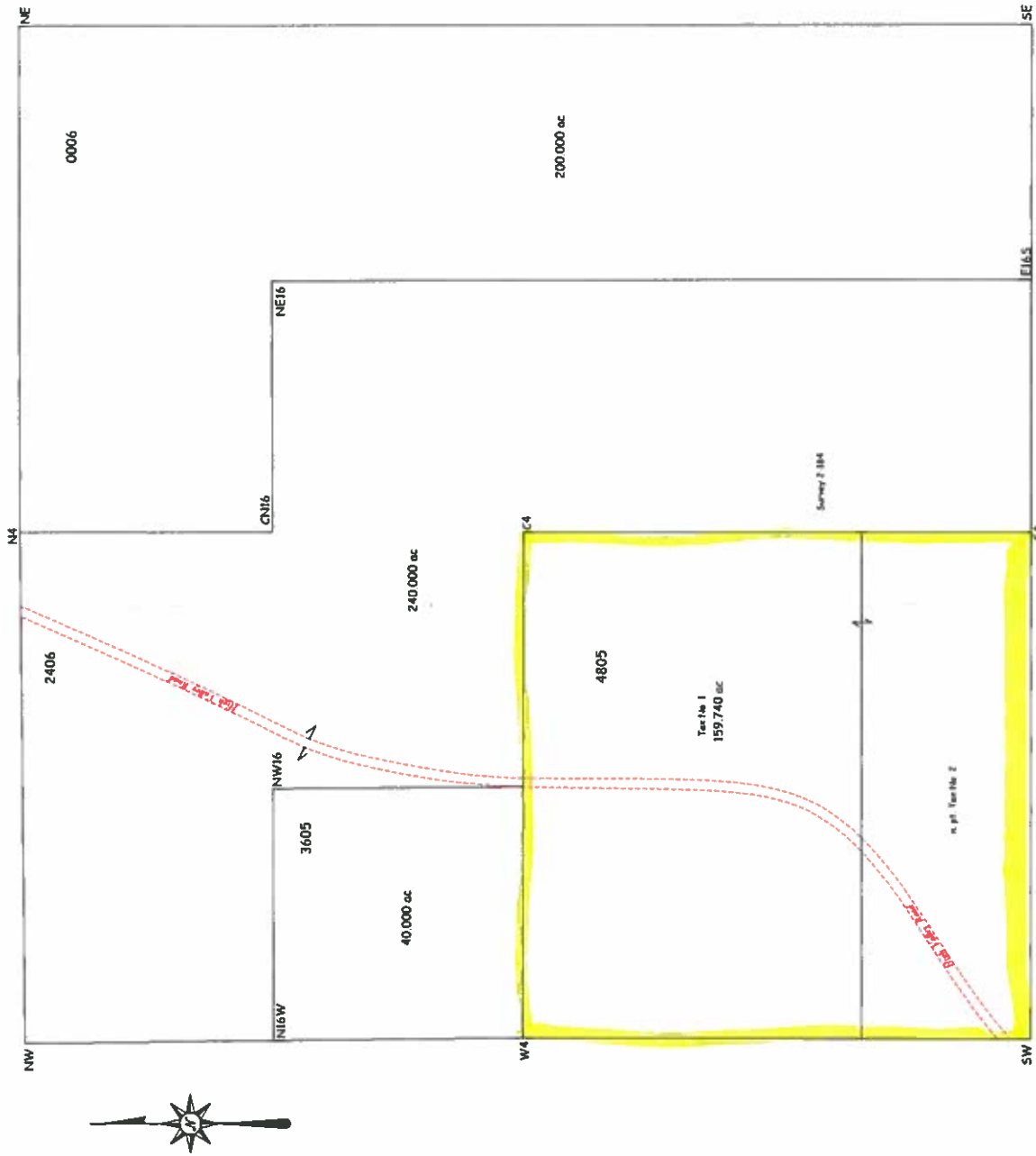
Maxar

PLAT TITLE

T W P . 1 1 N R O 3 E S E C . 2 0

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

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 7/30/2021
Drawn by: L. Frederick

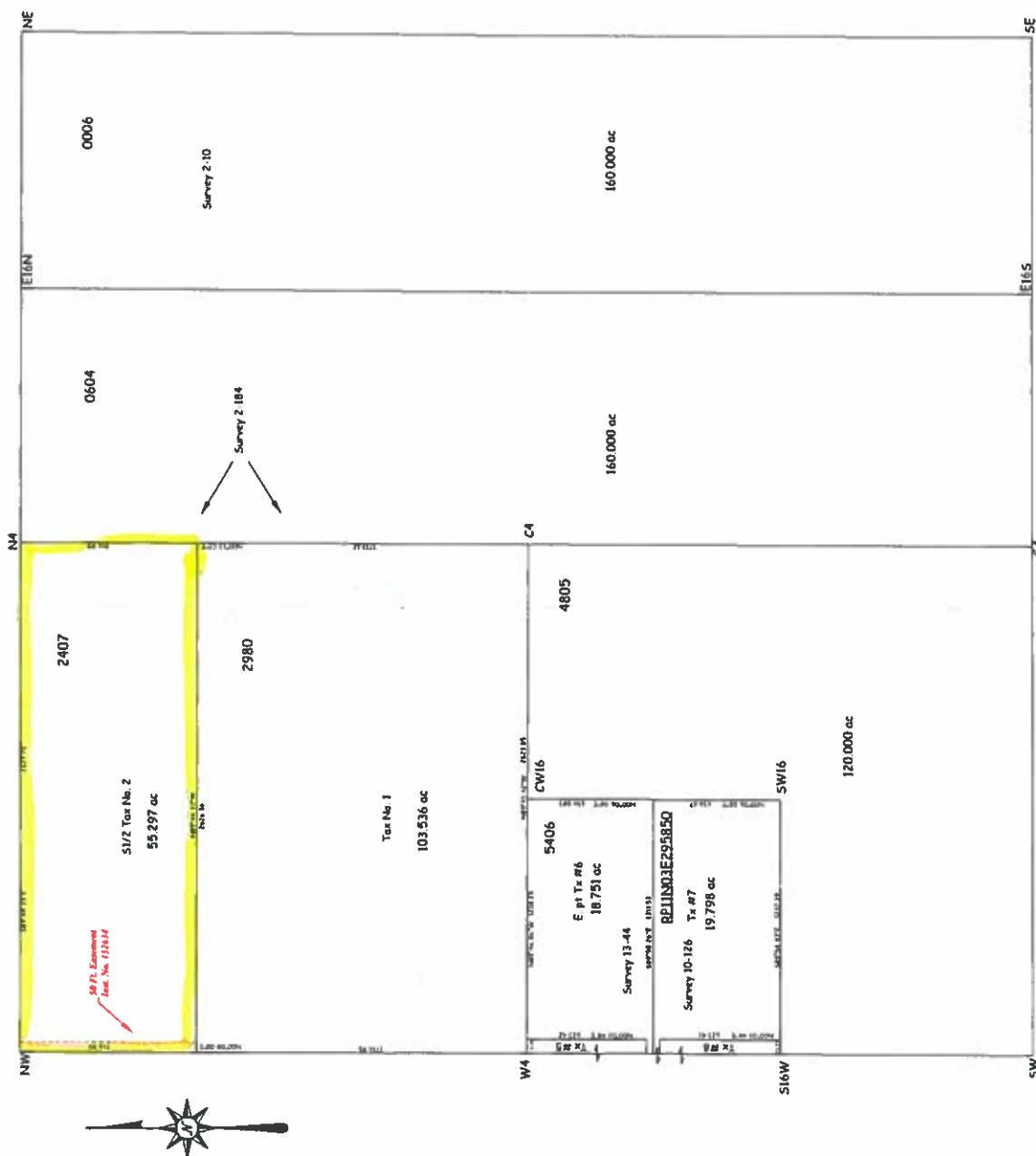


This Drawing is to be used for Reference Purposes Only. The County is NOT Responsible for Any Inaccuracies or Omissions Herein.

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

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

Filename:	Valley County Base Map
Scale:	1" = 400 ft.
Date:	7/30/2021
Drawn by:	L. Frederick



THE DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, 1616 DELGADO AVENUE, DENVER, COLORADO 80202

Untitled Map

Write a description for your map

Legend
● Longhorn Guest Ranch

Yellow line : Commons
Red line : Lodge area
Blue line : Driveways

Little Square Creek

Google Earth

N

100 ft



Main Entrance & sign



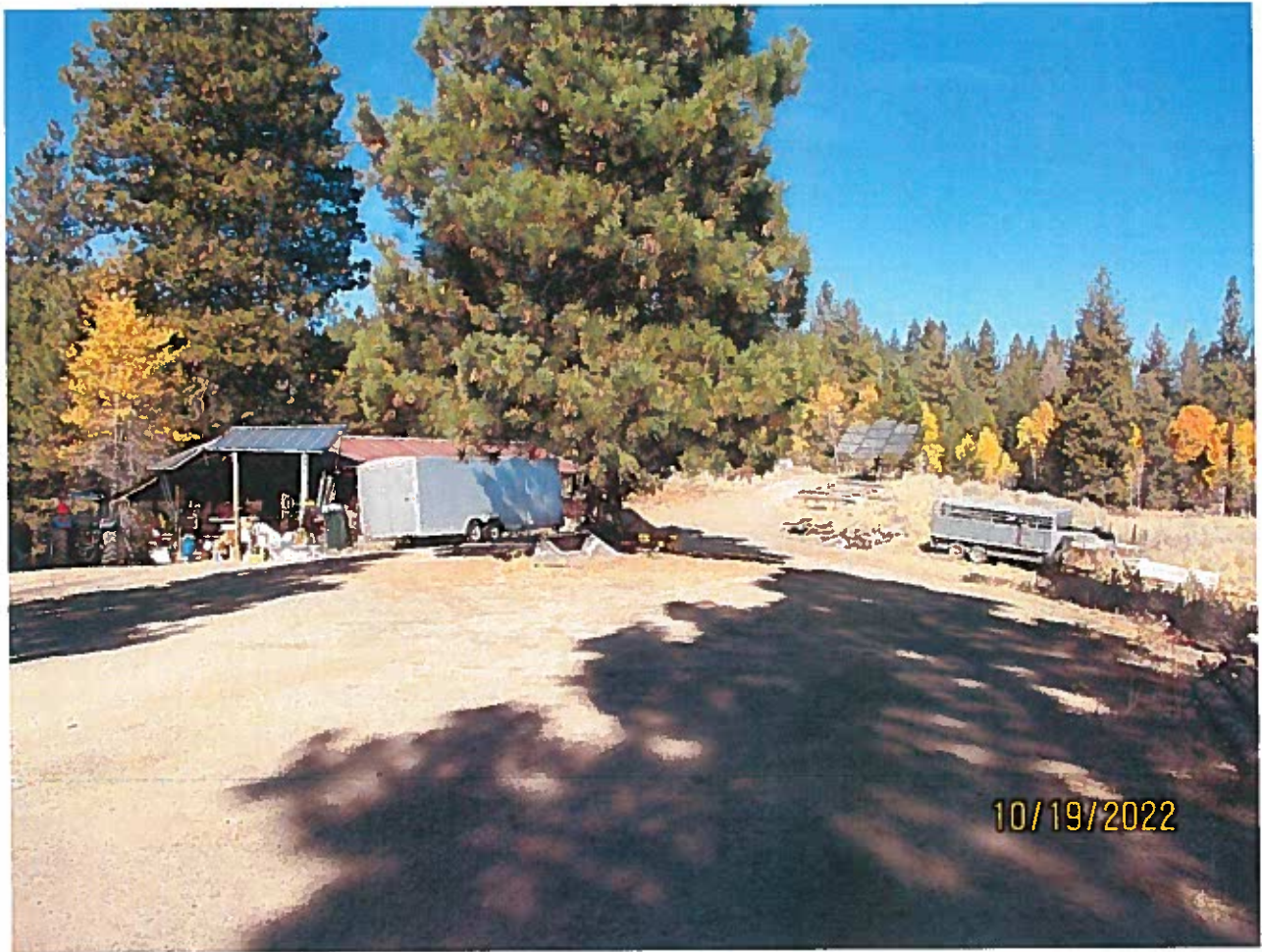
Solar panels





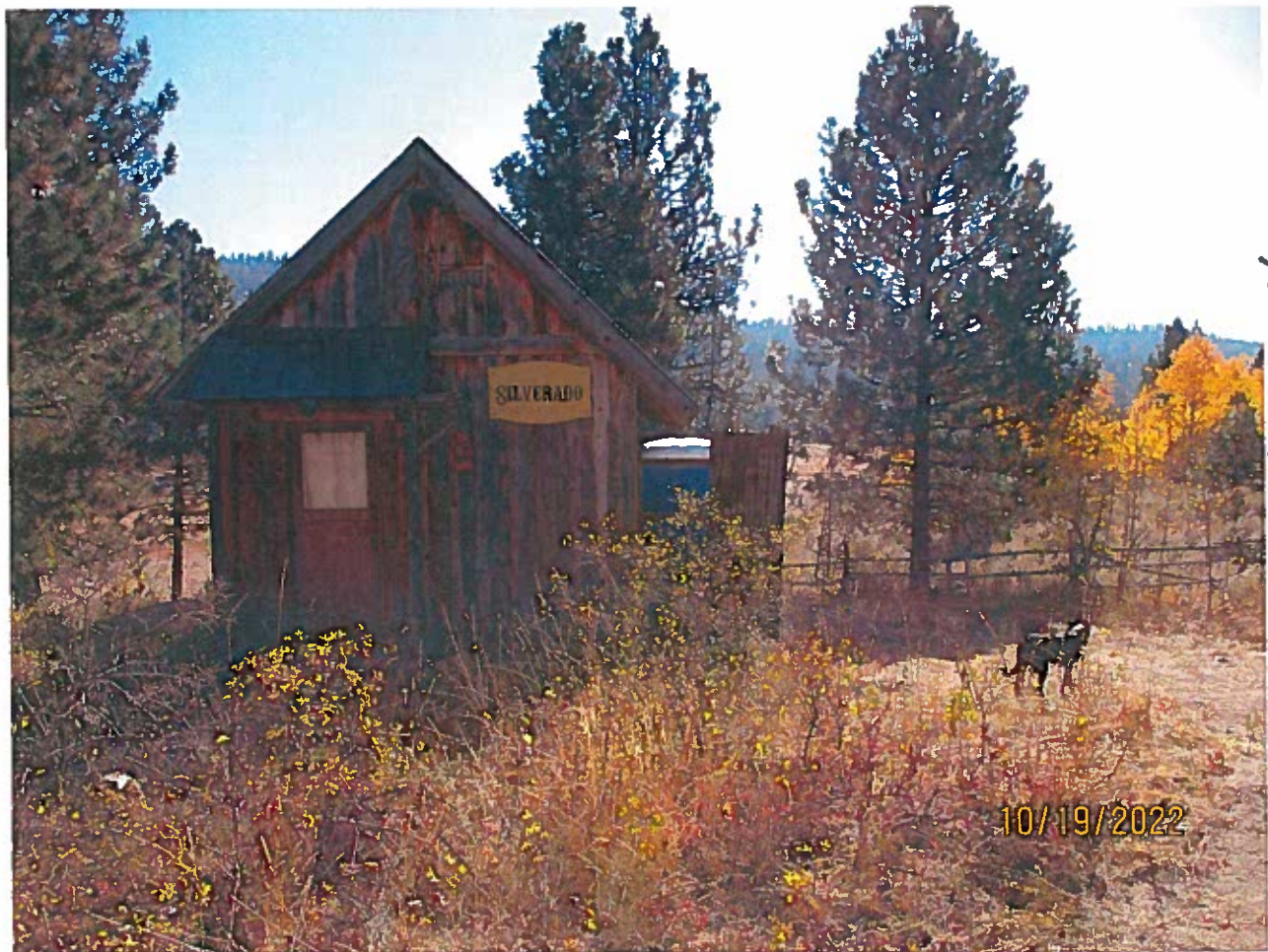




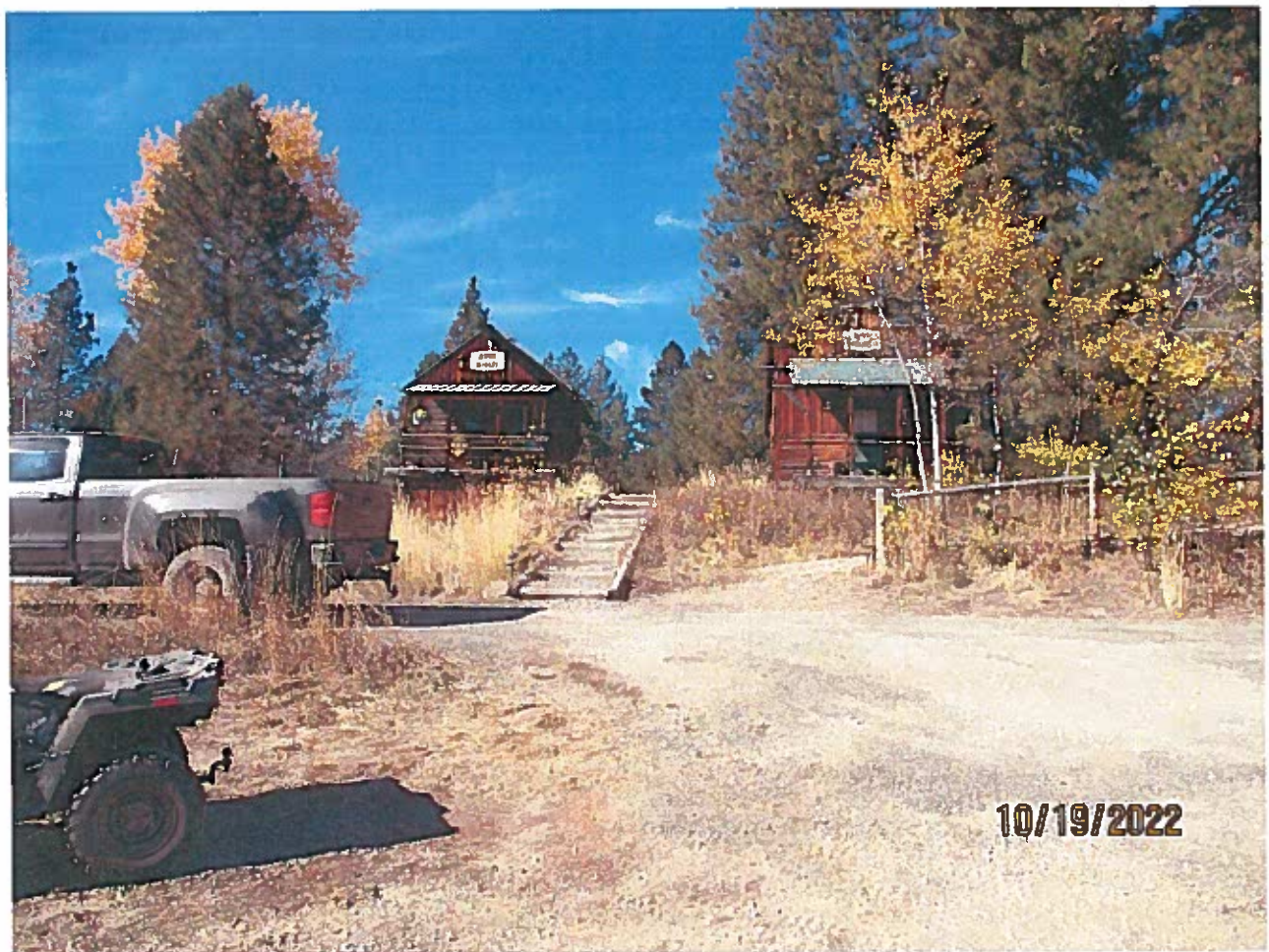






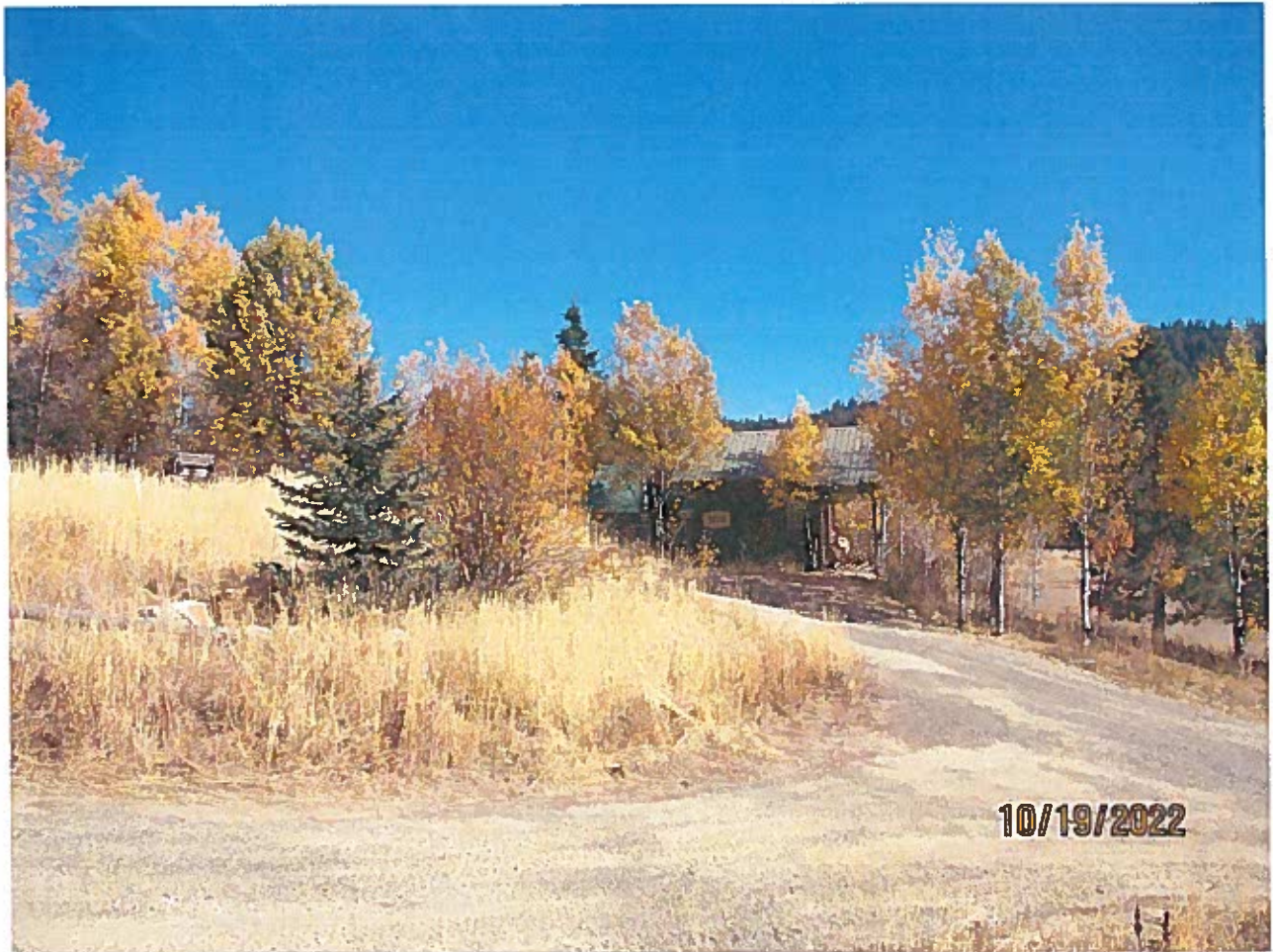


Screened porta-potty

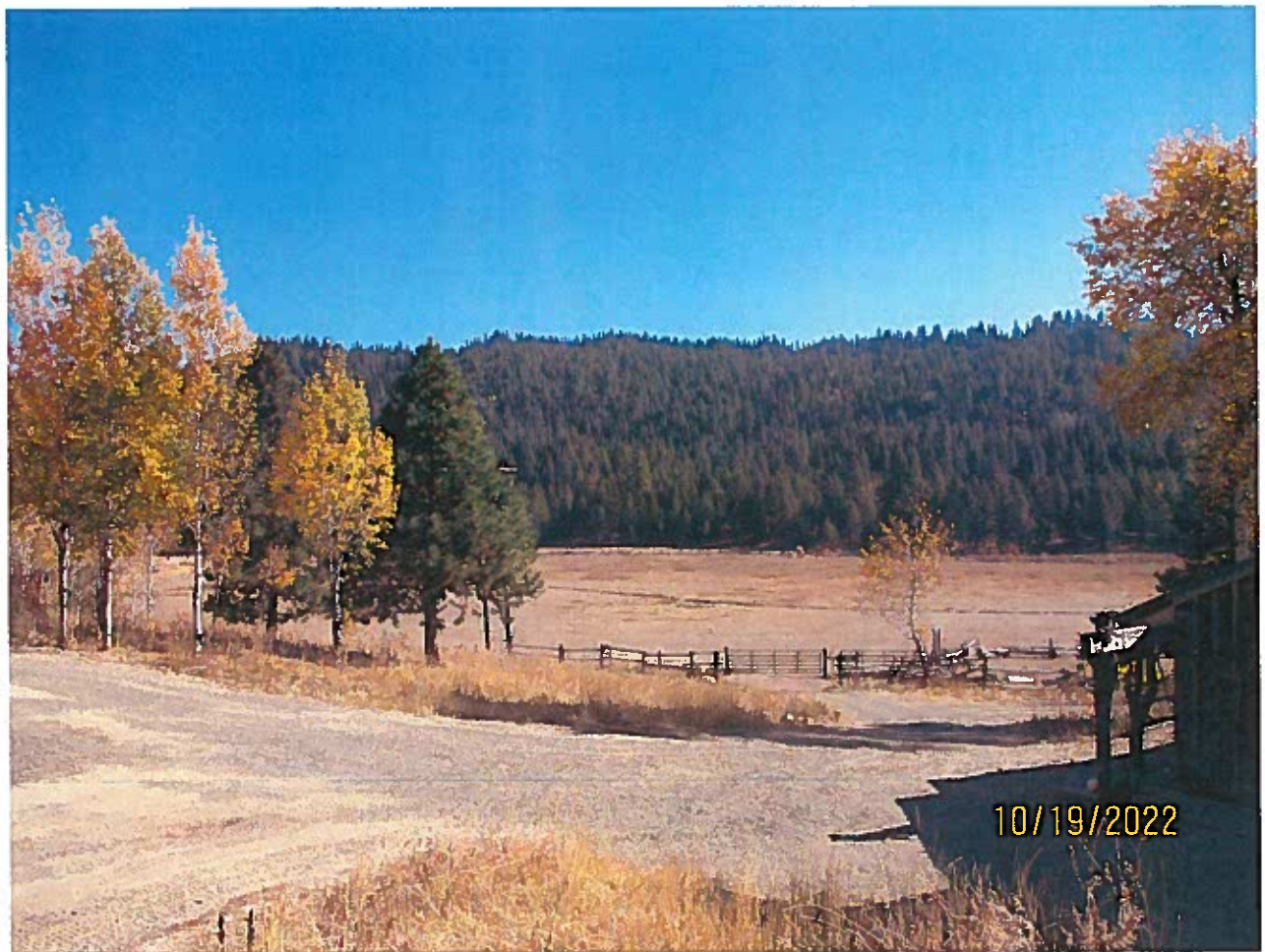




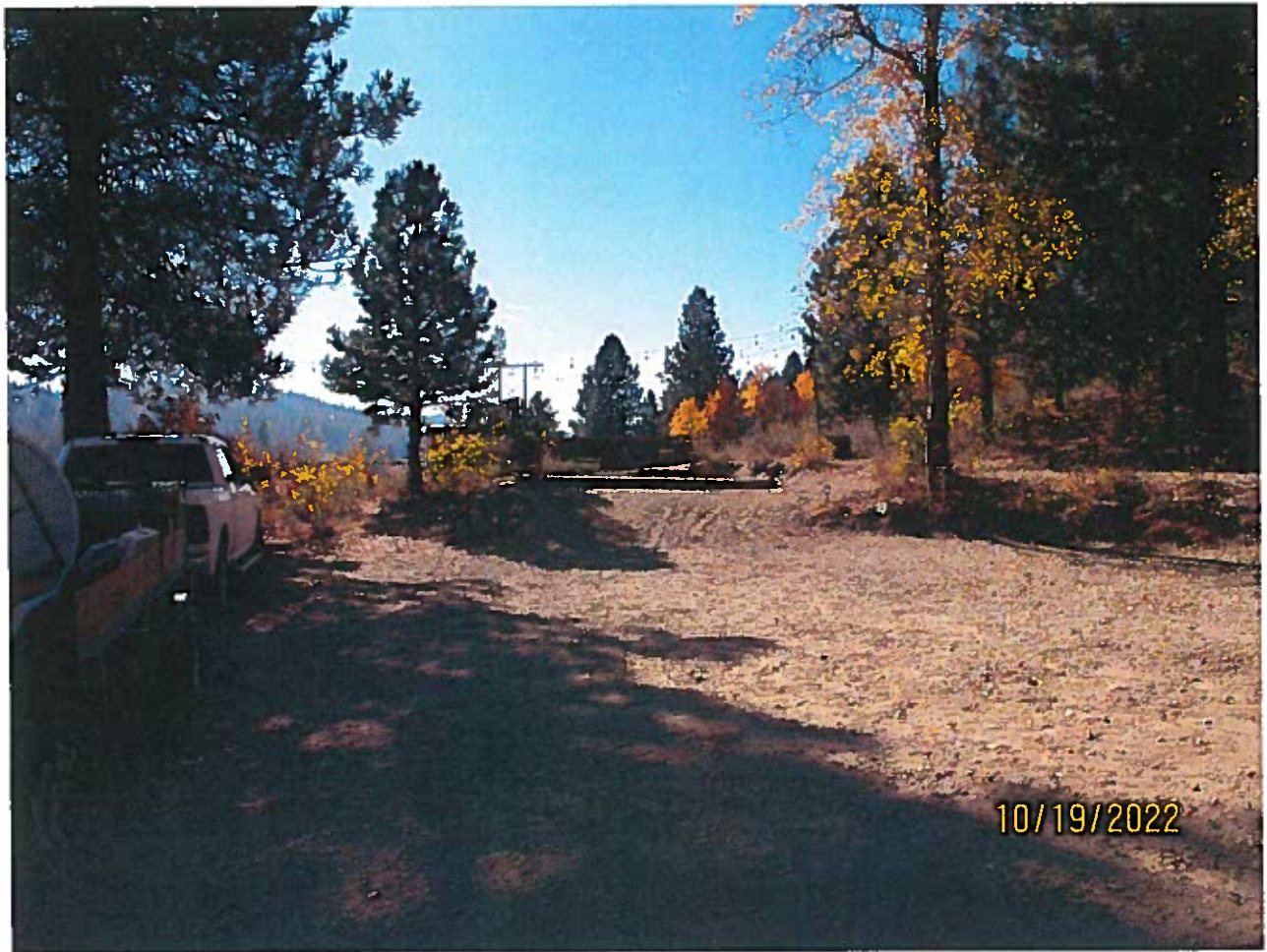
10/19/2022



10/19/2022



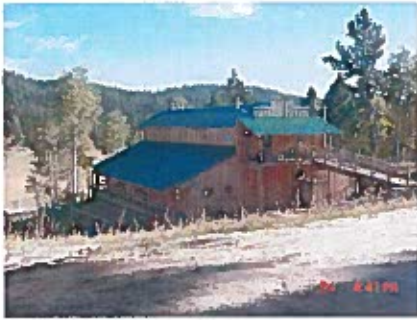








IMAGES



IMAGES



Valley County Planning and Zoning Commission

P.O. Box 737
Courthouse Building Annex



Cascade, Idaho 83611
Phone (208) 382-4251

Date 8-3-99

Approved by Christie L. Penman

CONDITIONAL USE PERMIT NO. 99-13 Ford's Dude Ranch

RECEIVED
RECORDED

'99 AUG 3 PM 4 04

TYPE: new
VALLEY COUNTY CLERK
BY: MA
FEE: NA

241958

Issued to: Brad and Brenda Ford
16315 N. Midland
Nampa, ID 83687

Property Location: Located in SW1/4 of Section 20, T. 11N, R. 3E., B.M., Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission decision of July 22, 1999. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 99-13 with Conditions for the dude ranch as described in the application, staff report, and minutes.

The effective date of this permit is August 3, 1999. All provisions of the conditional use permit must be established and in operation within one year or a new permit or a permit extension in compliance with the Valley County Land Use and Development Ordinance will be required.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.

3. The proposed building and occupancies described in the application and in this report shall be constructed, established, and in use within one year of the date of approval or this permit shall be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. The applicant will develop a Noxious Weed Management Plan with the Valley County Weed Department.
6. The applicant will implement 'bearproof' garbage disposal practices.
7. The maximum number of people on site at the same time is twenty.
8. Will install vaulted privies at the day use locations.
9. Will supply a description of the conditional use permit boundaries.

END CONDITIONAL USE PERMIT

About the Longhorn Ranch

From
longhornquestranch.com
10/18/2022

Located in Cascade, Idaho, Longhorn Guest Ranch is a 214-acre venue with an abundance of nature across its land. This private getaway is ideal for weddings, reunions and groups, just an hour and a half from Boise International Airport. Here, guests can enjoy a quiet escape, having free range over the on-site amenities.

Facilities and Capacity

There are many activities that guests can partake in during their time at Longhorn Guest Ranch. These include the use of the fire pit, rehearsal dinner space, and the great outdoors. Wedding ceremonies can take place in one of five areas. There is a large back deck at the lodge that overlooks the entire valley, an established Aspen grove with gorgeous fall color, or couples can choose a private wooded location with big timber. Otherwise, the betrothed may opt for a wedding in the pasture, complete with rustic fencing, wildflowers, and cattle, or a new mountain top site with breathtaking views. Receptions and group gatherings may take place at the lodge, a space that accommodates up to 100 guests inside at a time, or the outside reception area next to a scenic pond and with views of the valley, mountains and cattle. Inspiring an atmosphere akin to the Old West, this rustic venue also hosts nine cabins, accommodating 30 guests in total for the weekend. In the bunch is the Silverado honeymoon cabin, specially designed for the comfort of newly married couples. Should there be extra attendees, there are dry-camp spaces for RVs and several close by VRBOs or AirBNBs.

Services Offered

The surrounding forests, pastures, and lakes provide a nature lover's wonderland for photos and recreation. guests will have opportunities to hike, bike, and kayak, filling their time with fond memories of Longhorn Guest Ranch. Rafting trips can be coordinated at the nearby Payette River, and Cascade Lake presents the ideal spot for jet skiing. As the venue is a working ranch, guests can interact with cows and horses on-site. These animals can even be part of the wedding photos, memorialized for all time. Other on-site activities include cards, poker, pool, and horseshoe pits. By providing these and other unique perks, Longhorn Guest Ranch offers a truly one-of-a-kind destination for those celebrating their nuptials, planning a reunion or any other group gathering. From epic vistas to memorable adventures, the possibilities here are nearly endless.



There is plenty to do at this working ranch! We have animals to tend to including horses, cattle, chickens, plus a garden to harvest. There may be fences to mend, stalls to muck or wood to chop.

Of course, we're not all work! The Longhorn Ranch offers the following activities onsite or nearby: horseshoes, roping practice, archery, fishing, canoeing, hiking, mountain biking, and campfires complete with smores! *Disc golf course coming soon!

Nearby activities include: river rafting, fly fishing, boating, golfing, local hot springs, ATV trails, shopping and fine dining.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 22-43

Preliminary / Final / Short Plat Longhorn Guest Ranch

Sec 20 & 29
450 High Valley Rd

- ☐ 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. There are two septic systems on site: one for a shower house which will accommodate 16 people. The other system was sized for a camp with 2 bedrooms and a kitchen to serve 48 meals/day. These systems are NOT sized to adequately serve what is proposed for this application.

Reviewed By: AKR

Date: 10, 14, 22