

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 23-02 McCall Landing Subdivision – Preliminary Plat
HEARING DATE:	March 9, 2023
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	McCall Landing LLC c/o Jeremy Sands 190 Krahn LN, McCall, ID 83638
ENGINEER	Gregg Tankersley, Crestline Engineers PO Box 2330, McCall, ID 83638
SURVEYOR:	Dan Dunn, Dunn Land Surveys 25 Coyote Trail, Cascade, ID 83611
LOCATION:	Parcel RP18N03E331211, RP18N03E334355, and part of Oster Subdivision Lot 2, located in the N ½ Sec. 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE:	64.6 acres
REQUEST:	Single-Family Residential Subdivision
EXISTING LAND USE:	Single-Family Residential Rural Parcel

Jeremy Sands is requesting a conditional use permit for a single-family residential subdivision. The plat includes 19 residential lots and 6.4 acres of open space on 64.6 acres. Proposed lot sizes range from 2.2 acres to 4.6 acres.

Individual septic systems and individual wells would be used.

Existing wetlands, a pond, and Mud Creek are on the property. The wetlands have been delineated. The majority of the pond area would be designated as open space for the subdivision residents. The pond would also be used as a fire protection water source. The applicant will work with Lake Irrigation District regarding the existing irrigation easements and water rights.

The lots would be accessed from new graveled private roads onto a single access point at State Highway 55.

Areas marked as future development would require a new conditional use permit for further subdividing or commercial use.

The applicant has entered into a purchase agreement with Ned Crossley for purchase of a triangular-shaped part of the Oster Subdivision Lot 2. This property would be used for access to

Highway 55. This access location would line up with the new access road across Highway 55. The existing access easements through Parcel RP18N03E331207 to Highway 55 would be abandoned.

FINDINGS:

1. The application was submitted on January 31, 2023.
2. Legal notice was posted in the *Star News* on February 16, 2023, and February 23, 2023. Potentially affected agencies were notified on February 6, 2023. Property owners within 300 feet of the property line were notified by fact sheet sent on February 7, 2023. The notice and application were posted online at www.co.valley.id.us on February 6, 2023. The site was posted on February 28, 2023.

3. Agency comment received:

Central District Health stated application and test hole has been completed; waiting on ground water monitoring, engineering, and specific use of proposed commercial lots before approval can be given. (Feb. 14, 2023)

Garrett de Jong, McCall Fire Chief, stated the applicant may be able to use a dry hydrant with the pond or a 30,000-gallon water storage tank for fire protection. Approval will be required from the fire district prior to installation. (Feb. 17, 2023)

Emily Hart, McCall Airport Manager, stated the site is in both the Approach and Horizontal Surfaces (map attached). The following is recommended:

- Building permits to include FAA Form 7460-1,
- Avigation Easement (example attached),
- CCRs include notification of airport proximity and noise,
- CCRs include recombination of additional soundproofing, and
- Existing water features to remain but enhancements that will attract additional migratory birds be discouraged.

Jennifer Schildgen, Airport Planning Manager, Idaho Division of Aeronautics, concurs with all recommendations requested by Emily Hart. (Feb. 21, 2023)

Wendy Howell, Idaho Transportation Department Development Services Coordinator, listed requirements. A Traffic Impact Analysis and ITD Form 2109 are required from the applicant. The SH-55 corridor is already congested. This project will increase the number of vehicle trips in the corridor. As the County continues to add additional trips to the corridor the congestion will worsen until the roadway system is ultimately overloaded and fails. (Feb. 21, 2023)

4. Public comment received:

Lisa Mohler is opposed. Valley County has 17 subdivisions with a total of 280 building sites approved or in final plat stages. This is not low-income housing. Weed control, landscaping, and lighting is a concern. Developments should not receive property tax exemptions. Why does the proposal include "future development"? County Code has not been followed at this site by the property owner. The pond was expanded into a lake. Storage was built to house commercial heavy equipment. Pictures are attached. (Feb. 24, 2023)

5. Physical characteristics of the site: Grass-covered, rolling topography with wetlands, a pond, and Mud Creek.
6. The surrounding land use and zoning includes:
- North: Single-Family Residential Rural Parcels; Agricultural (Irrigated Grazing); Oster Subdivision with C.U.P. 12-11 ASAP Portables (single family residence) and C.U.P. 17-03 EnergySeal Office, Shop & Employee Housing
 - South: Single-Family Residential Subdivision (Eld's Country) and Single-Family Residential Rural Parcel
 - East: Single-Family Residential Rural Subdivision (Knob Hill Estates); Single-Family Residential Rural Parcels; C.U.P. 12-10 McCall Donnelly School District Transportation Facility; and C.U.P. 22-53 Harlow Subdivision (proposed)
 - West: Rural Parcels
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.
2. 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.
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.
- 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.
- 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.

9-5B-4: EMISSIONS:

- D. 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.
- E.

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).
- 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 +26.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the McCall Fire District, within Lake Irrigation District, and within a herd district.
2. All easements must be shown on the final plat, including irrigation easements.
3. An approval letter from the Lake Irrigation District is required.
4. Staff recommends the applicant considers making the portion of Oster Subdivision along Highway 55 as open space or some sort of entrance sign with landscaping.
5. Additional note on plat required: "Surrounding land uses are subject to change" and "Lots shall not be divided without recordation of a subdivision plat".
6. Will need Declaration of Installation of Utilities, including conduit for fiber optics.
7. A private road declaration is required.
8. Wetlands must be shown on the final plat and marked as no-build areas OR designated building envelopes.

9. Will need access permit from Idaho Transportation Department.
10. Conduit for fiber optics is required.
11. Draft CCRs were not submitted with application.
12. Are the areas marked Future Development within this subdivision or will they be remnants? If they are within this subdivision, they should be identified with Block or Lot numbers.
13. Have you considered a shared driveway to Lots 16, 17, and 18 (with a hammerhead) to decrease the impacts to the landscape? Not a requirement.
14. Is any landscaping proposed along the western portion of the Future development?
15. Recommend you complete the attached "Wildland Urban Interface Fire Protection Plan" worksheet.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Wetlands Map
- Assessor Plat – T.18N R.3E Section 33
- Record of Surveys 8-195, 7-148, and 2-27 Depicting Existing Access Easements
- Proposed Preliminary Plat
- Pictures Taken February 28, 2023
- Responses
- Septic System Handouts
- Wildland Urban Interface Fire Protection Plan" worksheet.

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 roads are 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.
7. If adjacent properties will be allowed to use the private road access onto Highway 55, this should be noted in the Private Road Declaration.
8. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
9. Conduit for fiber optics is required.
10. A letter of approval is required from McCall Fire District prior to recording the final plat.
11. An approval letter from the Lake Irrigation District is required.
12. All easements shall be shown on the final plat, including irrigation easements.
13. The wetlands must be delineated and shall be marked as "no-build areas" on final plat; or, building envelopes identified outside the wetland areas.
14. CCR's should address exterior lighting, wildfire prevention, noxious weeds, septic system maintenance, wetlands, the open space use, and limit each lot to one wood burning device.
15. Shall place addressing numbers at the residences and at the driveway entrances if the house numbers are not visible from the road.
16. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
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."
 - "Surrounding land uses are subject to change."
 - "Lots shall not be divided without recordation of a subdivision plat."

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

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

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

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

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

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

B. Purpose; Use:

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

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

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

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

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

0 - assigned if not applicable or neutral.

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

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

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

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

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

E. Terms:

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

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

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

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING

QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+1
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	-1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-2	-1	-2	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-2	-1	-2	-1	+1	+2	+2

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use:

#3

Prepared by:

CH

Single Family
Subdivision

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. Subdivision

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

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

Area Business

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

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

See 1 & 2 w/ Agricultural to West

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +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?

It is large, but there are No trees.

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

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

Yes - similar sized lots, smaller buildings

(+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

(+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 - compared to the single family residences; less impact than commercial

(+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?

Will be impacts for emergency services, roads - some impact to schools

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

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

Will ↑ tax revenues

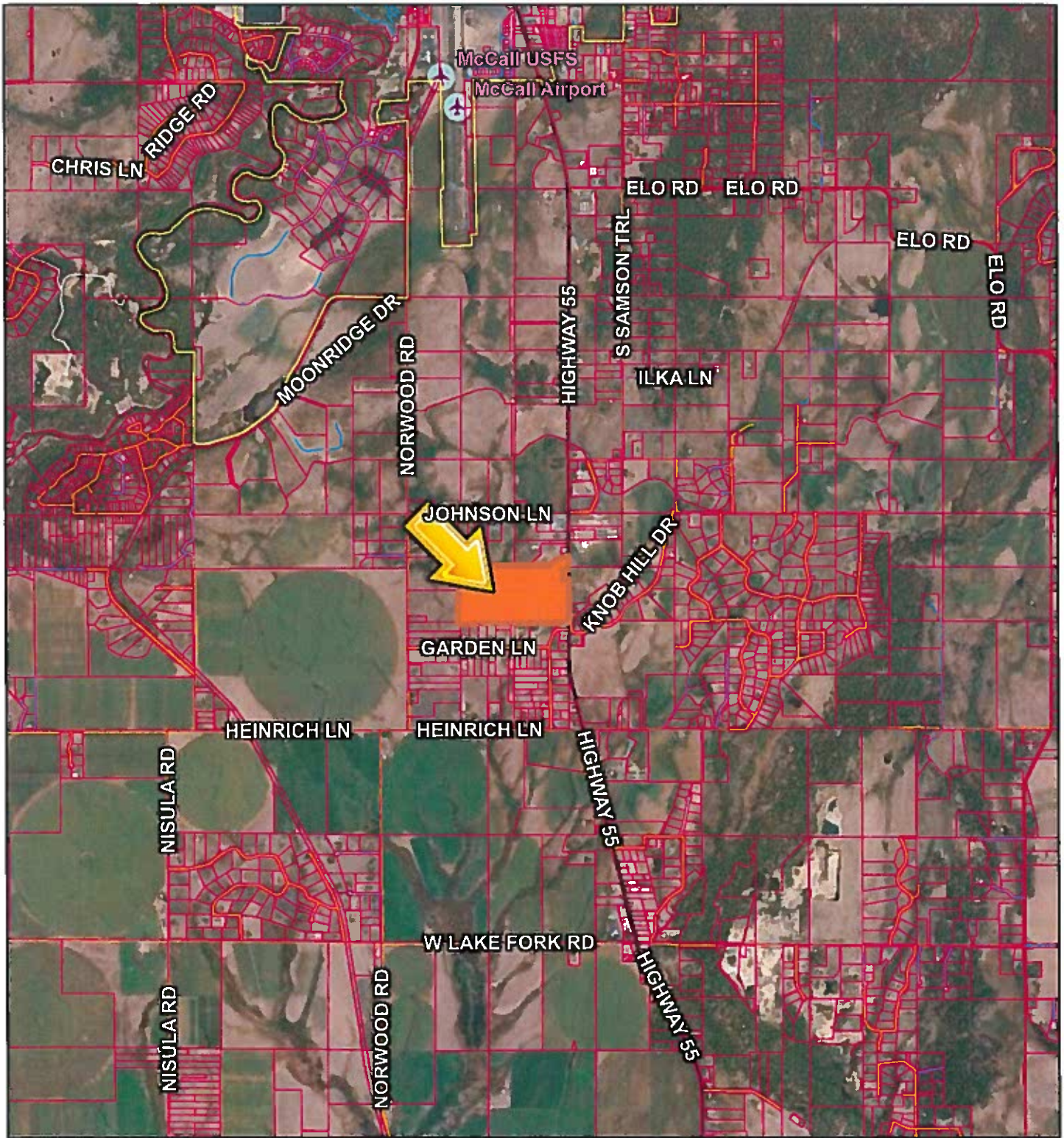
Sub-Total (+) 28

Sub-Total (-) 2

Total Score +26

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

CUP 23-02 Vicinity Map - Includes "Future Development" Area



January 31, 2023

1:58,782



Override 1

polygonLayer

Override 1

Override 2

Municipalities

Parcel Boundaries

Airstrips

Roads

MAJOR

COLLECTOR

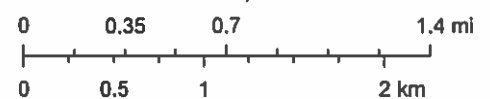
URBAN/RURAL

PRIVATE

OTHER

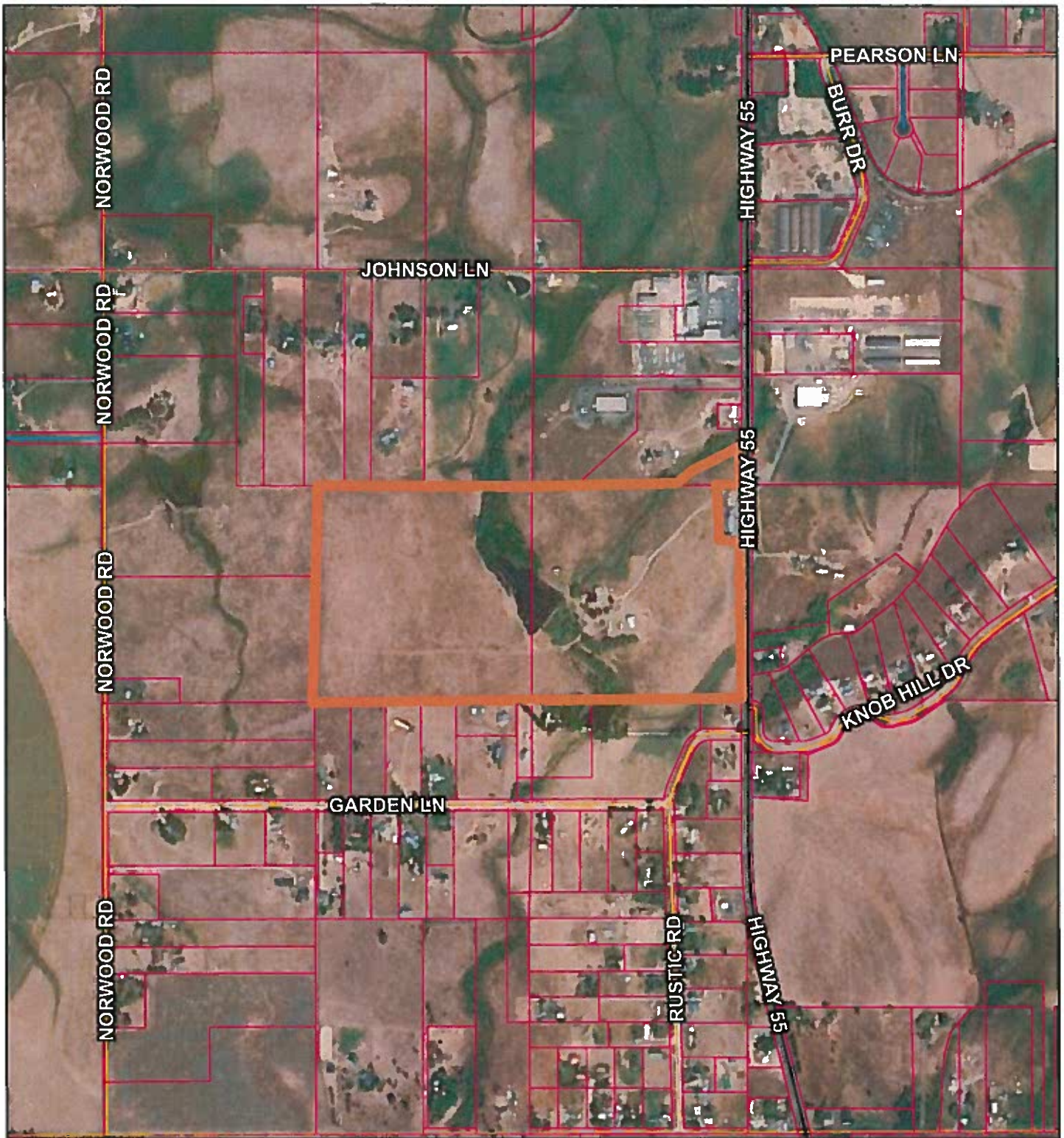
County Boundaries

VALLEY COUNTY








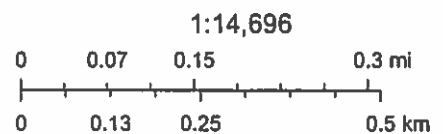
Earthstar Geographics

CUP 23-02 Aerial Map - Includes "Future Development" Area



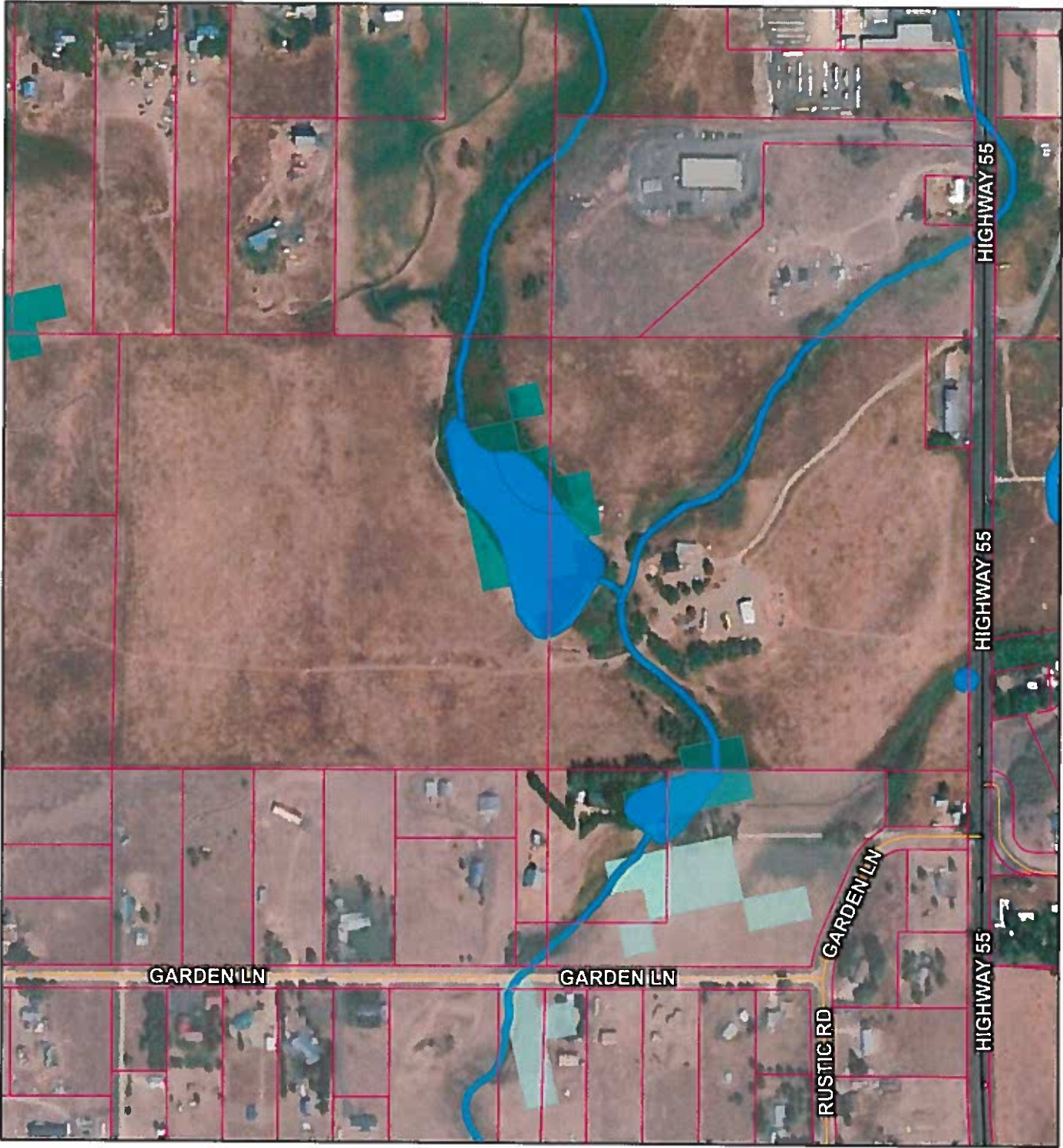
January 31, 2023

- | | |
|--|---|
|  Override 1 |  URBAN/RURAL |
|  Parcel Boundaries |  PRIVATE |
| Roads | County Boundaries |
|  MAJOR | VALLEY COUNTY |



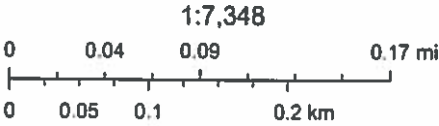
Maxar

CUP 23-02 Wetland Map



February 15, 2023

- | | |
|---------------------------|-------------------|
| Parcel Boundaries | Woody Wetlands |
| Subdivisions | Roads |
| Other | MAJOR |
| Wetlands (USFWS) | URBAN/RURAL |
| Wetlands (NLCD) | County Boundaries |
| Emergent Herbac. Wetlands | VALLEY COUNTY |



Maxar

PLAT TITLE

TWP. 18N ROSE SEC. 33

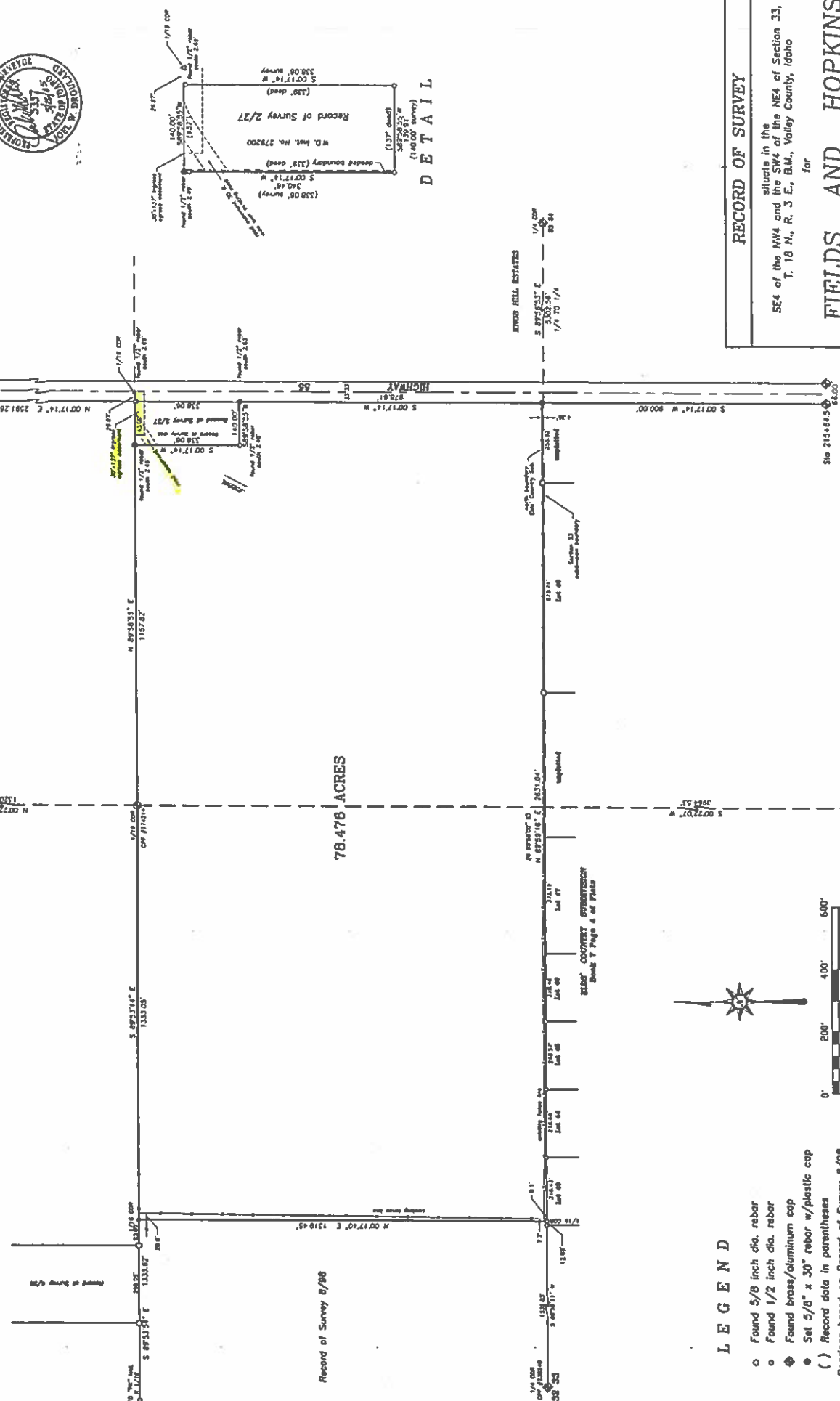
VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:
Valley County Base Map
Scale: 1" = 4000'
Date: 3/23/2021
Drawn by: L. Frederick



This Drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for any Inaccuracies Contained Herein.

Instrument # 295932
VALLEY COUNTY, CASCADE, ID
11:45:02 AM
2005-05-31
Recorded for: JEFF BROWLARD
FILED G. HERNANDEZ
CLERK - Office Recorder Deputy
JAN 11 2006



L. E. C. F. N. D.

- Found 5/8 inch dia. rebar
 Found 1/2 inch dia. rebar
 Found brass/aluminum cap
 Set 5/8" x 30" rebar w/plastic cap
 Record data in parentheses

Reading based on Record of Survey 8/98

RECORD OF SURVEY

situate in the
SE4 of the NW4 and the SW4 of the NE4 of Section 33,
T. 18 N., R. 3 E., B.M., Valley County, Idaho

FIELDS AND HOPKINS

MAY 2005	1803E33
----------	---------

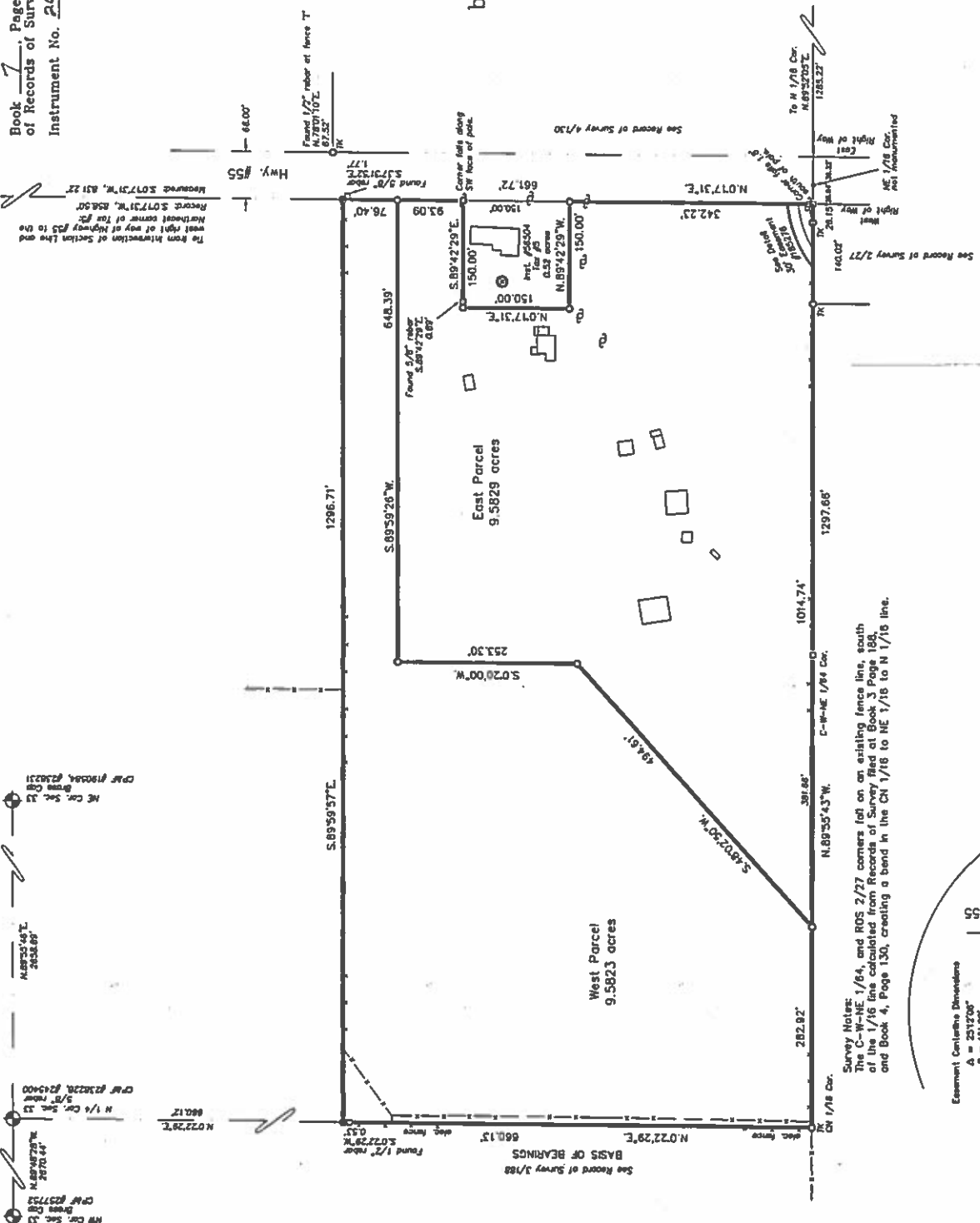
Book 7, Page 148
of Records of Surveys.
Instrument No. 208667

Instrument # 268667
VALLEY COUNTY, IDAHO
Recorded for RUSSELL SURVEYING & GIS, INC.
LELAND G. RUSSELL
Surveyor, State of Idaho
Fec 1-10-03

RECORDERS STAMP

RECORD OF SURVEY
of a lot split
situate in the
S 1/2 NW 1/4 NE 1/4,
Sec. 33, T.18N., R.3E., B.M.,
Valley County, Idaho
for

Gordon Oster
by Russell Surveying & GIS, Inc.
McCall ~ Idaho
January 2003.



SCALE: 1" = 100'
Bearings based on Record of Survey 3/188

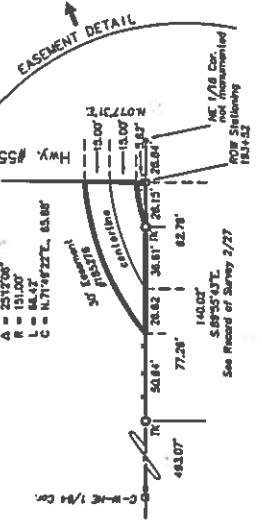
LEGEND

- Section Corner
- Sat 5/8" 30° rebar, marked LS 6021
- Sat 1/2" 24° rebar, marked LS 6021
- Found 1/2" 24° rebar, marked LS 998
- Found unmarked 1/2" rebar
- Fence line
- Utility Pole
- Well



I, John Russell, Idaho Professional Land Surveyor #6021, do hereby certify that this plat was prepared from notes taken during an actual survey made by me in January 2003, and that it correctly represents the points, courses, and distances as recorded in said field notes.

DRAWN: J. Russell DATE: 1/24/03 SHEET: 1 of 1
RSI # 3-02
(C) 533 MAP John Russell 2003, All Rights Reserved



Filed and recorded at the request of Jerry Nease at
4:15 o'clock P.M. this 5 day of May 1985.

87- _____
P. L. Lumb
Acting Office Auditor and Recorder
Valley County, Idaho
 Nov 8 5 20

*Record of Survey
of a parcel of land
situate in the
NE4 SW4 NE4 of Section 33,
T.18N., R.3E., B.M.,
Valley County, Idaho*
Thomas W. Kerr, R.L.S. 998 — April, 1985

Scale: 1" = 30'

4. *Thomas W. Kerr, a Registered Land Surveyor, do hereby certify that this plan was prepared from data taken during an actual survey made under my direct supervision in April, 1961, and that it correctly represents the points, corners and divisions.*



PRELIMINARY PLAT-McCALL LANDING

A RESIDENTIAL SUBDIVISION LOCATED IN
SE 1/4 OF THE NW 1/4 OF SECTION 23
T18N, R3E, B1M
VALLEY COUNTY, IDAHO
2023

NOTES:

- THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS:
ERENT SITES
1. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
DANIEL L. SURVILL, INC.
2. THE EXISTING LAND USE/ZONING IS OTHER RURAL.
3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY
2,815 ACRES.
4. NOTES TO EXHIBIT NO. 1-2 FOR EXISTING CONDITIONS
AND TOPOGRAPHY.
5. SETBACKS SHALL COMPLY WITH VALLEY COUNTY STANDARDS.
6. ALL LOTTING MUST BE DONE BY COMPLETION.
7. ONLY ONE WOOD BURNING DOCK PER LOT.
8. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE
SOLICITATION TO SET THE LEVEL OF SERVICE FOR ANY
PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.

DEVELOPMENT DATA:

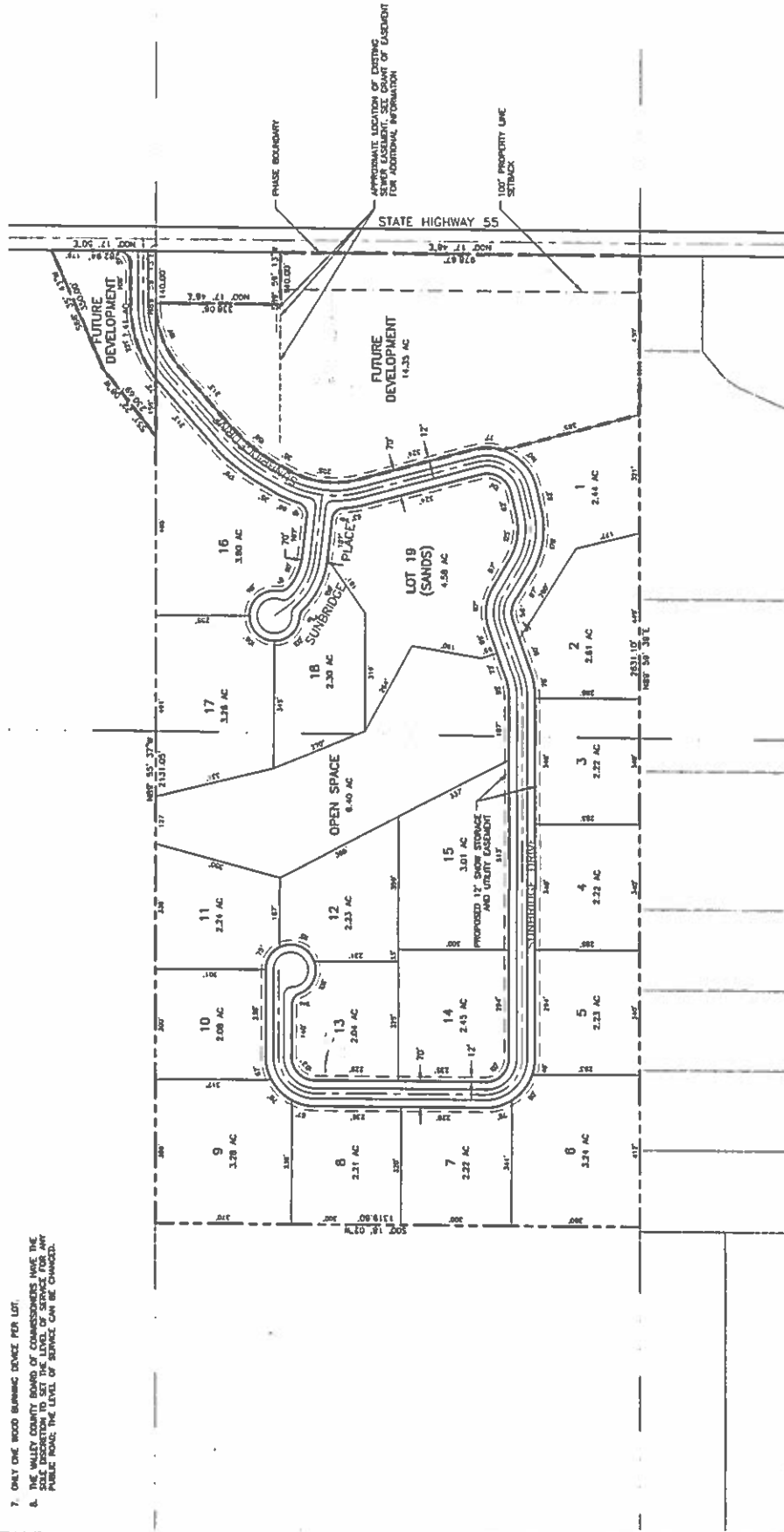
PROPERTY AREA 60.33 ACRES
RIGHT-OF-WAY AREA 7.58 ACRES
OPEN SPACE 6.40 ACRES
LOT(S) AREA 50.61 ACRES
FUTURE DEVELOPMENT 15.76 ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 18050C1001C, 18050C1002C
FLOOD EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): 5/4
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL
LOT WHEN A FLOODPLAIN OR FLOODPLAIN IS REGULATED BY
TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND:

- PROPERTY BOUNDARY
--- ADJACENT PROPERTY LINE
--- EXISTING RIGHT-OF-WAY
--- PROPOSED RIGHT-OF-WAY
--- ROAD CENTER LINE
--- EXISTING EASEMENT LINE
--- PROPOSED EASEMENT LINE
--- SETBACK LINE
--- QUANTER LINE
--- PROPERTY LINE SETBACK
--- PHASE BOUNDARY



CRESTLINE
ENGINEERS
323 DENHARD LANE, SUITE C - PO BOX 2330
MCALL, IDAHO 83638

McCALL LANDING
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

NO.	REVISION	BY	DATE	DESIGN	DTY
				DRAWN	AND
				CHECKED	DTY
				APPROVED	DTY

VERIFY SCALE	1" = 150'
PROJECT	2023
DATE	2/1/2023
DRAWING NO.	2023
SHEET NO.	1 OF 6





14021

PUBLIC

Valley County Planning & Zoning Commission
Invites You to a PUBLIC HEARING

C.U.P. 23-02 McCall Landing Subdivision Preliminary Plat

Applicant: Jeremy Smith
Property Owner: McCall Landing LLC
& Ned Crowley
Location: Parcel RPS0000232111,
RPS0000234186, and part of Cedar
Subdivision Lot 2, located on the N 1/2
Sec. 33, T 18N, R 3E, Boise Meridian,
Valley County, Idaho

Project Description: Jeremy Smith is
requesting a five-year use permit for a substan-
tially permanent outdoor venue. The plat includes
79 residential lots and 8.4 acres of open space
on 64.8 acres. Proposed lot sizes range from
3.2 acres to 2.0 acres.

Individual water systems and individual roads
would be used.

Existing setbacks, a pond, and Mud Creek are
on the property. The existing pond is to be
demolished.

The site would be accessed from new gravelled
pavement roads onto State Highway 55.

Access provided to future development would
require a new easement and permit for further
outbuilding or development.

More information, including the
application, is posted online at:
www.co.valley.id.us

PUBLIC HEARING March 8, 2023 8:00 P.M.

Courthouse Building
2nd Floor
370 North Main Street
Coeur d'Alene, ID

You are invited to participate in
the public hearing on the proposed
development on the property. Your
input will be used in making the final
decision on the application.

You may comment in person,
by e-mail, or by mail. Written comments
greater than one page must be
submitted at least seven days
prior to the public hearing. To
hear the testimony of the staff report,
commentary must be received
by 5:00 p.m.

Meeting Room 1, 2023

David Thompson & Son
Sponsors Ltd.

Cyrus Mathis, AICP, CPZ
Planning & Zoning Director
P.O. Box 1000
Coeur d'Alene, ID 83814
208-762-1119
dmathis@valley-co.id.us

NOTICE

02/28/2023



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 23-02

Preliminary / Final / Short Plat McCall Landing 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 HOLE completed. Waiting ground water monitoring, & engineering, AND specific use of proposed commercial lots before approval can be given.

Reviewed By: G. H. R.

Date: 2/14/23

CUP 23-02 McCall Landing Subdivision - Preliminary Plat

From: Garrett de Jong <garrett@mccallfire.com>

Sent: Friday, February 17, 2023 8:38 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: CUP 23-02 McCall Landing Subdivision - Preliminary Plat

Hi Cynda,

I have the following comments regarding the CUP 23-02 McCall Landing Subdivision - Preliminary Plat application:

- In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), the applicant may be able to use a dry hydrant with the pond to satisfy the water supply requirements as determined by engineering, or a 30,000 gallon water storage tank for fire protection shall be installed on-site, in accordance with NFPA 22, inspected and made operable prior to building construction (501.4, IFC2018). The site plan, including the dry hydrant/ tank location, position, accessibility, etc., needs to be approved by the fire district prior to the installation.

Thank you,

Garrett

Garrett de Jong
Fire Chief - McCall Fire & EMS



[Scan QR code below or click here to sign up for CodeRED!](#)



C.U.P. 23-02 McCall Landing -Preliminary Plat Application

From: Emily Hart <ehart@mccall.id.us>

Sent: Friday, February 17, 2023 10:55 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Cc: Anette Spickard <aspickard@mccall.id.us>; Brian Parker <bparker@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; jennifer.schildgen@itd.idaho.gov <jennifer.schildgen@itd.idaho.gov>

Subject: C.U.P. 23-02 McCall Landing -Preliminary Plat Application

Cynda,

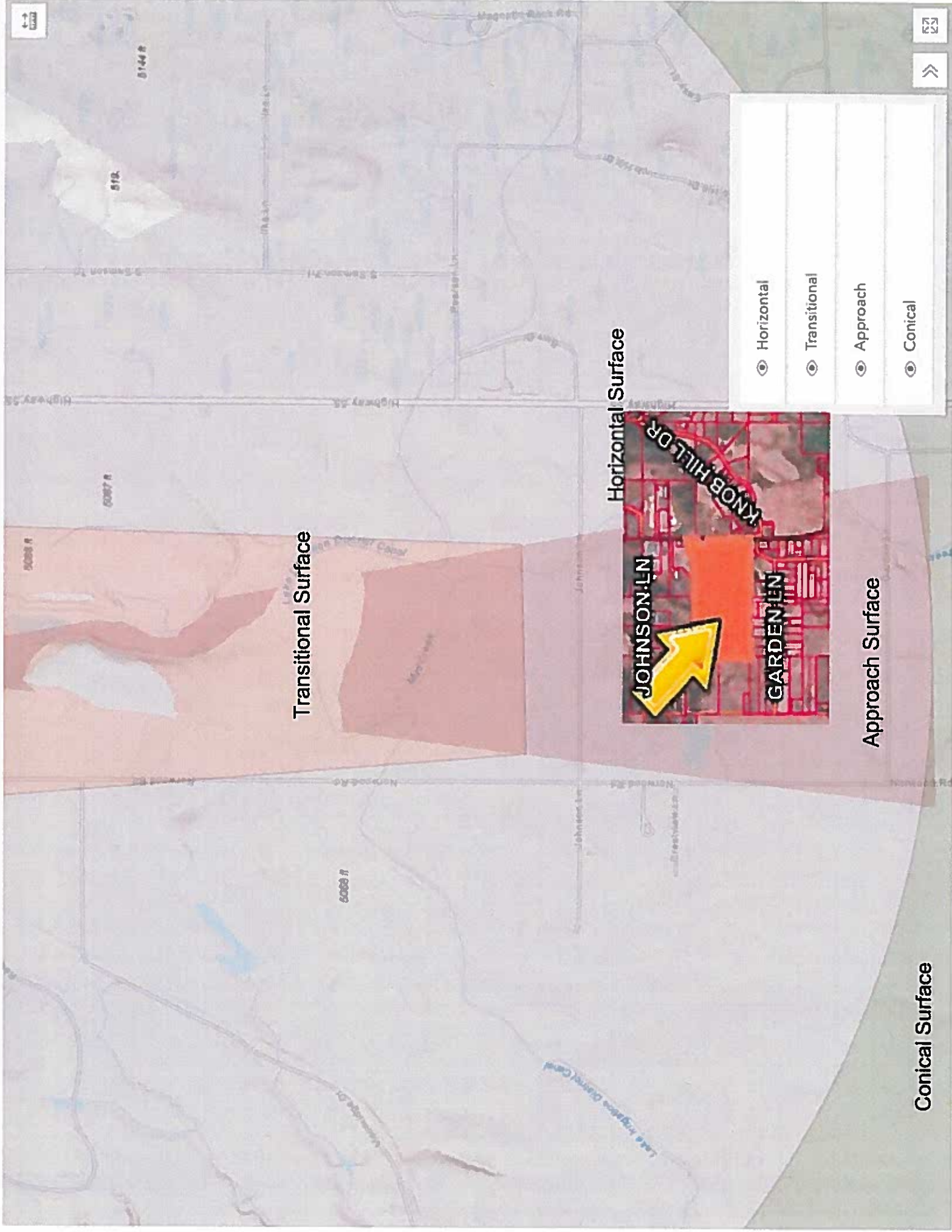
C.U.P. 23-02 McCall Landing Subdivision is within three miles of the McCall Airport. It is in both Approach and Horizontal Surfaces (see attached).

McCall Airport respectfully recommends the following:

- Building permits to include submittal of FAA Form 7460-1
<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>
- Enter into Avigation Easement – please note - I asked Michelle about fees, and she has no knowledge of any fees charged for avigation easements
- CCRs include notification of airport proximity and noise
- CCRs include recommendation of additional soundproofing
- Recommendation to allow existing water features to remain, but to discourage enhancements that will attract additional migratory birds

Regards,
Emily

Emily Hart | McCall Airport Manager
336 Deinhard Lane Hangar 100 | McCall | ID 83638
Direct: 208.634.8965 | Cell: 208-630-3441



Transitional Surface

Horizontal Surface

Approach Surface

Conical Surface

- ☒ Horizontal
- ☐ Transitional
- ☐ Approach
- ☐ Conical

Recording Requested By and
When Recorded Return to:

City Clerk
City of McCall
216 East Park Street
McCall, Idaho 83638

For Recording Purposes Do
Not Write Above This Line

**MCCALL MUNICIPAL AIRPORT
SURFACE AND OVERHEAD AVIGATION EASEMENT
AND RIGHT-OF-WAY**

This Easement and right-of-way is granted to the City of McCall (hereinafter "City") and all future users of the McCall Municipal Airport (hereinafter "Airport") for the purposes of flight by _____ (hereinafter "Grantor") without any duress or coercion. It is supported by good and valuable consideration, the sufficiency of which is acknowledged by Grantor. The effective date of this Easement is _____. It is permanent and non-exclusive.

Grantor acknowledges that its property is located near a busy Airport which is important both to the City of McCall and users of the Airport. Grantor further acknowledges that the terms and conditions of this Easement are reasonable and are aimed at the continued safe use of the McCall Airport and its users. Accordingly, Grantor, for itself, its assigns and successors in interest grants the following appurtenant rights, conditions and benefits to the City of McCall and to all persons using the Airport without limitation to the time or frequency of use of the Airport:

1. The unobstructed use and passage of all types of aircraft in and through the Airport's airspace at any height or altitude above the surface of Grantor's land described in Exhibit A which is attached hereto and is incorporated herein by reference. As used in this

Easement, the term "aircraft" means devices designed to transport persons or property through the air including, but not limited to, those which are propelled by jet(s) or propeller, whether civil or military, commercial, public or privately owned. The term "aircraft" also includes sailplanes, gliders, lighter-than-air balloons and helicopters.

2. The right of said aircraft to cause noise, vibrations, fumes, deposits of dust, fuel particles (incidental to the normal operation of aircraft); fear, interference with sleep or communication, and any other effects associated with the normal operation of aircraft taking off, landing or operating in the vicinity of the Airport.
3. The right of said aircraft to utilize the Airport or the airspace surrounding it without respect to the frequency of use, the time of day or night, the height above the ground used by said aircraft, the type of aircraft and the proximity of flight near or over Grantor's property burdened by this Easement.

Grantor, on behalf of itself and its assigns and successors in interest, will, as a material part of this Easement provide a copy of this Easement to all of its assigns and successors in interest before the passing of title.

Grantor further expressly agrees for itself, its successors and assigns to restrict the height of structures, objects of natural growth and other obstructions on Grantor's Property to a height in compliance with Title 14 CFR Part 77, *Safe, Efficient Use and Preservation of the Navigable Airspace*, as amended from time-to-time, and to file with the FAA a Form 7460-1 when required by the United States Code of Federal Regulations.

This Easement and right-of-way additionally grants to Grantee the continuing right to prevent the erection or growth upon Grantor's Property of any building, structure, tree, machine or other object that extends into the airspace above said Property in excess of the heights allowed by the United States Code of Federal Regulations or objects or structures which create glare, lights or reflectors which might interfere with a pilot's vision.

Grantor expressly agrees for itself, its successors and assigns to prevent any use of Grantor's Property which would interfere with landing or taking off of aircraft at the Airport, or otherwise constitute an Airport hazard. Such hazards include uses that create electrical interference with navigational signals or radio communication between the Airport and aircraft, make it difficult for pilots to distinguish between Airport lights and other lights, result in glare in the eyes of pilots using the Airport, impair visibility in the vicinity of the Airport, create or build water features or ponds that are bird attractants which may cause bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the Airport.

Grantor and its successors and assigns does hereby fully waive damages, claims for damages and causes of action, including injunctive relief, which they may now have or which they may have in the future against Grantee and the Airport users due or alleged to be due to noise, vibrations, fumes, dust and fuel particles or any other condition or effect that may be caused or may have been caused by the lawful operation of aircraft landing at, taking off from or operating at, near or from the Airport.

TO HAVE AND TO HOLD said Easement and right-of-way, and all rights appertaining thereto unto Grantee, its successors and assigns, until McCall Municipal Airport shall be abandoned and shall cease to be used for public airport purposes. It is understood and agreed that all provisions herein shall run with the land and shall be binding upon Grantors, their heirs, administrators, executors, successors and assigns until such time that the Easement is extinguished.

NOTICES between the parties may be made by personal delivery or by United States mail, postage pre-paid, registered or certified, with return receipt requested, or by

telegram, facsimile transmission or mail-o-gram or by recognized courier delivery (*e.g.* Federal Express, UPS, DHL, etc.) addressed to the parties, as the case may be, at the address set forth below or at such other addresses as the parties may subsequently designate by written notice given in the manner provided in this section. The parties are required to provide any change of address to each other.

Grantee: McCall Municipal Airport
 Attn: Airport Manager
 216 East Park Street
 McCall, Idaho 83638

Copy To: City of McCall
 Attn: City Clerk
 216 East Park Street
 McCall, Idaho 83638

Grantor: _____

GRANTEE: CITY OF MCCALL, IDAHO

By: _____
Robert S. Giles, Mayor

Attest: _____
BessieJo Wagner, City Clerk

STATE OF IDAHO)
 : ss
County of Valley)

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, respectively of the CITY OF MCCALL, IDAHO, known to me or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same and were so authorized to do so on behalf of the City of McCall, Idaho.

Notary Public for Idaho
Commission Expires: _____

(SEAL)

GRANTOR:

By: _____

STATE OF _____)
 : ss
County of _____)

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ known to me or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as a governor on behalf of _____.

Notary Public for Idaho
Commission Expires: _____

(SEAL)

C.U.P. 23-02 McCall Landing -Preliminary Plat Application

From: Jennifer Schildgen <Jennifer.Schildgen@itd.idaho.gov>

Sent: Tuesday, February 21, 2023 8:44 AM

To: Cynda Herrick <cherrick@co.valley.id.us>; Annette Spickard (aspickard@mccall.id.us) <aspickard@mccall.id.us>; Brian Parker <bparker@mccall.id.us>; mgroenevelt@mccall.id.us <mgroenevelt@mccall.id.us>

Subject: FW: C.U.P. 23-02 McCall Landing -Preliminary Plat Application

Good Morning,

The Division of Aeronautics concurs with all recommendations requested by Emily Hart.

v/r

Jennifer L Schildgen

Airport Planning Manager

Division of Aeronautics

1390 W Gowen Road

Boise, Idaho 83705

208-334-8640 w

From: Emily Hart <ehart@mccall.id.us>

Sent: Friday, February 17, 2023 10:55 AM

To: cherrick@co.valley.id.us

Cc: Anette Spickard <aspickard@mccall.id.us>; Brian Parker <bparker@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Jennifer Schildgen <Jennifer.Schildgen@itd.idaho.gov>

Subject: C.U.P. 23-02 McCall Landing -Preliminary Plat Application

Cynda,

C.U.P. 23-02 McCall Landing Subdivision is within three miles of the McCall Airport. It is in both Approach and Horizontal Surfaces (see attached).

McCall Airport respectfully recommends the following:

- Building permits to include submittal of FAA Form 7460-1 <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>
- Enter into Avigation Easement – please note - I asked Michelle about fees, and she has no knowledge of any fees charged for avigation easements
- CCRs include notification of airport proximity and noise
- CCRs include recommendation of additional soundproofing
- Recommendation to allow existing water features to remain, but to discourage enhancements that will attract additional migratory birds

Regards,
Emily

Emily Hart | McCall Airport Manager

336 Deinhard Lane Hangar 100 | McCall | ID 83638

Direct: 208.634.8965 | Cell: 208-630-3441



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

February 21, 2023

Valley County
Cynda Herrick, AICP, CFMR
Planning & Zoning Director
219 N Main St
Cascade, ID 83611

Re: McCall Landing Subdivision, CUP 23-02

Dear Ms. Herrick,

Idaho Transportation Department (ITD) appreciates this opportunity to provide comments regarding McCall Landing Subdivision located on Highway 55 at milepost 140.0 on the westerly side of SH-55, Valley County, Idaho. The application is for 19 residential lots on 64.59 acres. Please see the below comments:

1. This project abuts State Highway 55 (SH-55).
2. Traffic generation numbers were not provided with this application. Based on the change of land use and its proximity to SH-55, ITD need the applicant to provide a Traffic Impact Analysis (TIA) reflecting the traffic generation numbers at full build-out including turn lanes, acceleration and deceleration lane warrants, right-in right-out access only. ITD needs more information to determine what mitigations if any, the applicant may be required to construct on the State Highway system. Any necessary mitigation for traffic impacts identified by the TIS shall be the responsibility of the applicant to construct.
3. ITD Form 2109, *Right-of-Way Encroachment Application and Permit Approaches or Public Street* must be submitted with the fee before the TIS will be put in the queue for review. Please contact Josh Nopens at Josh.Nopens@itd.idaho.gov for permit inquiries.
4. Any addition, modification, change use, relocation, maintaining, or removal of an encroachment of the state highway or use of highway right-of-way for any purpose other than normal travel, shall obtain an Encroachment Permit (ITD Form 2110) to use state right-of-way. Contact Shona Tonkin at Shona.Tonkin@itd.idaho.gov for any work that needs to be completed in the right-of-way.
5. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
6. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.

The County is reminded that the SH-55 corridor is already congested. This project will increase the number of vehicle trips in the corridor. As the County continues to add additional trips to the corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails.

ITD reserves the right to make further comments upon review of submitted traffic generation data or other documents.

Sincerely,

Wendy I. Howell, Development Services Coordinator
ITD – District 3

C.U.P. 23-02
McCall Landing Subdivision
14021 Hwy 55

To P & Z COMMISSIONERS

Planning & Zoning Commissioners:

Katlin Caldwell Ken Roberts

Sasha Childs Scott Freeman Gary Swain

I request you DENY this Applications C.U.P. 23-02

Quote from P&Z Commissure:

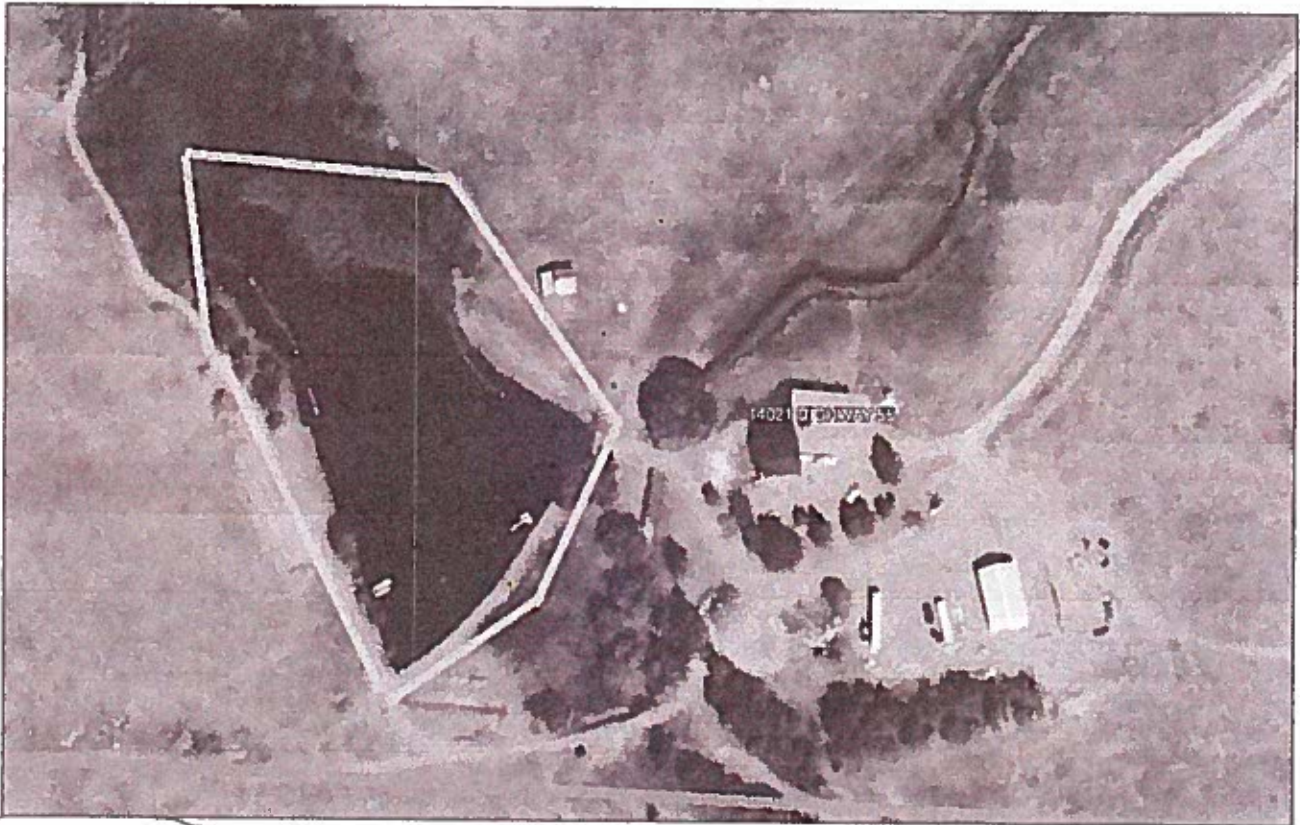
"JUST BECAUSE YOU BUY LAND IN VALLEY COUNTY DOES NOT MEAN YOU CAN DO WHATEVER YOU WANT"

My major concerns and reasons for this request DENIAL REQUEST are:

- On this day Valley County has 17 Subdivisions with a total of 280 building sites approved or in their final Platt Stage. Applicant C.U.P.23-02 is just starting this process with many meetings to go. **Just Deny it.** This is not low-income Housing.
- **Weed Control** – For over 30yrs we and our neighbors spray for weeds just like the county ask everybody especially those who own pastureland. We spray all Summer and Fall long just like the County ask us to. We drive past Cascade to get the spray pay for own gas and time to try to keep it under control. This Applicant has not once sprayed on the over 80 acers he has been entrusted to take care of. And now he wants to scrap the land and release who knows what into the air. He is not the helping kind of Neighbor.
- **Property Tax Exemption** – This should be removed from all future Subdivisions. Valley County no longer needs to encourage new development. They are here. No local workers can afford to purchase home sites the County should give the Tax Exemptions to first time Home Buyers so our Teachers, Medical Tech, Cashiers, Road Crew, County Employees, etc, so people can have their own places to live.
- **Landscaping** – Have you ever seen any Hwy55 development landscape first then tear up land and then build. Why is this?
- **Lighting** – At 10pm all loud noise and outside lights are to be off so we can see the stars, meteor showers and other heavenly sights, and get a good night's sleep to work the next day. Who will be enforcing this code?
- **Adjoining Property Owners** – Applicant is such a busy man he can't be bothered to tell the County about how he is making changes to Land Use. Such as tearing down a house, expanding a pond into a lake (photos included) and building cover storage to house his Commercial heavy equipment. From March 2022 till Sept. 2022 semi-trucks coming and going What else hasn't he told the County?
- **Proposed Future Development, Open Space, Street Names and Lots development** – Why does he need to confuse this issue by bring in a Future Development? He will still need to fill out more paperwork and pay for more permits, more meetings with P&Z, more letters to the 29 surrounding properties and the State of Idaho. There were no Street names included in application. The only way to make lots better is to use the past formula of 5 acers per home site and No division of property ever.
- **Impact Report and Applicant Misconduct in McCall and Lake Fork** – Impacts on property touching 14021 Hwy55 dust, noise (we have already been experiencing this issues), dogs running loose chasing livestock, underage kids on Atvs and snowmobiles, County Codes not being followed. I emailed County about issues from March 2022 to Sept 2022. I also enclosed photos of property before and after summer of 2022.
- While researching all this I came across this Item. **Applicants Misconduct - McCall P&Z -Code Enforcement Hearing-Staff Report- October 6,2022.** This can be viewed on McCall Public Portal under Black Bear RV (very useful computer tool) Please take time to read these items for yourself. It is C. Herrick's job to guide applicant, not make your decisions on these matters.

Thank-you for your time, Lisa Mohler

Assessor's Map & Parcel Viewer



2/18/2018 6:29:06 PM

Lines

Address Points

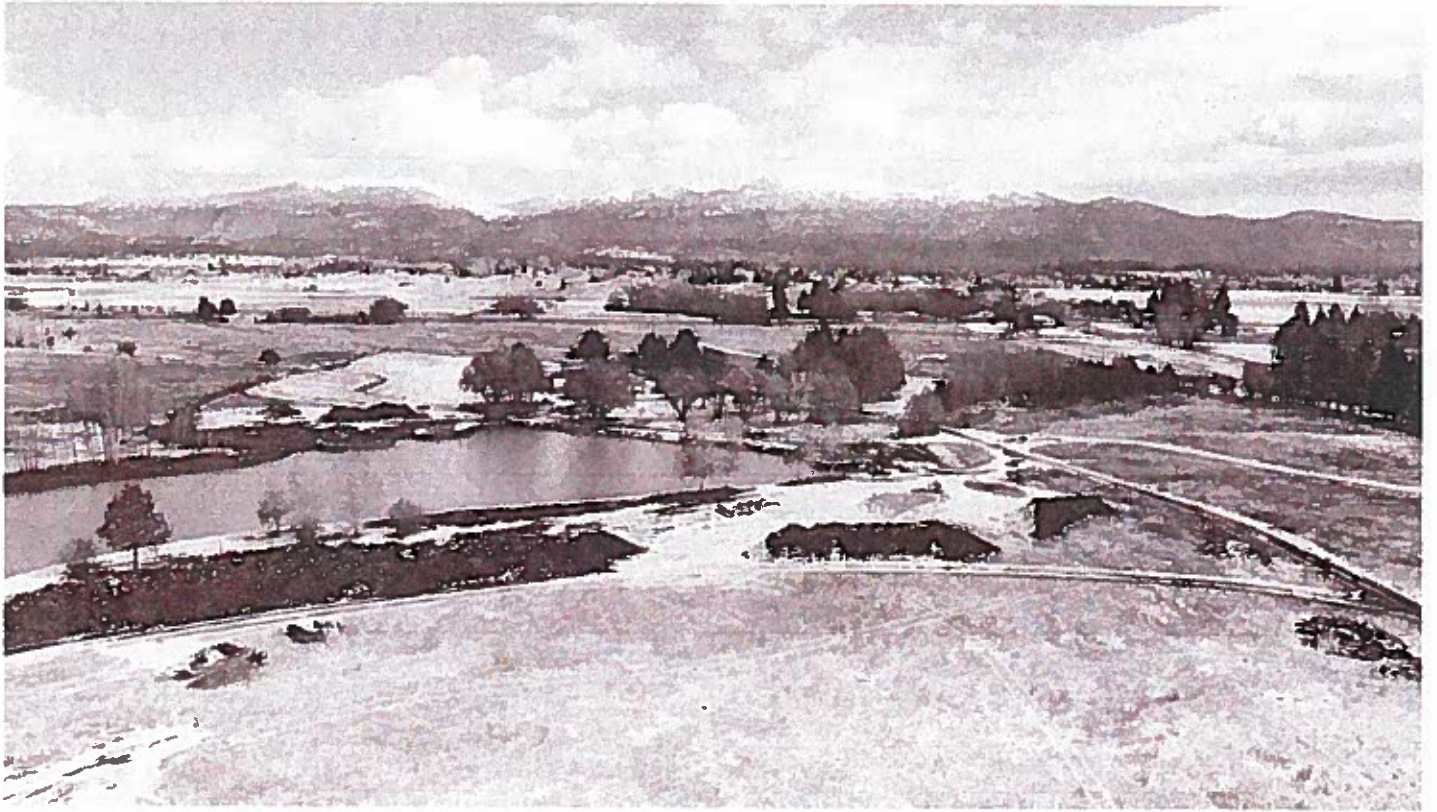
Override 1

Override 2

Parcel Summary & Improvement Report



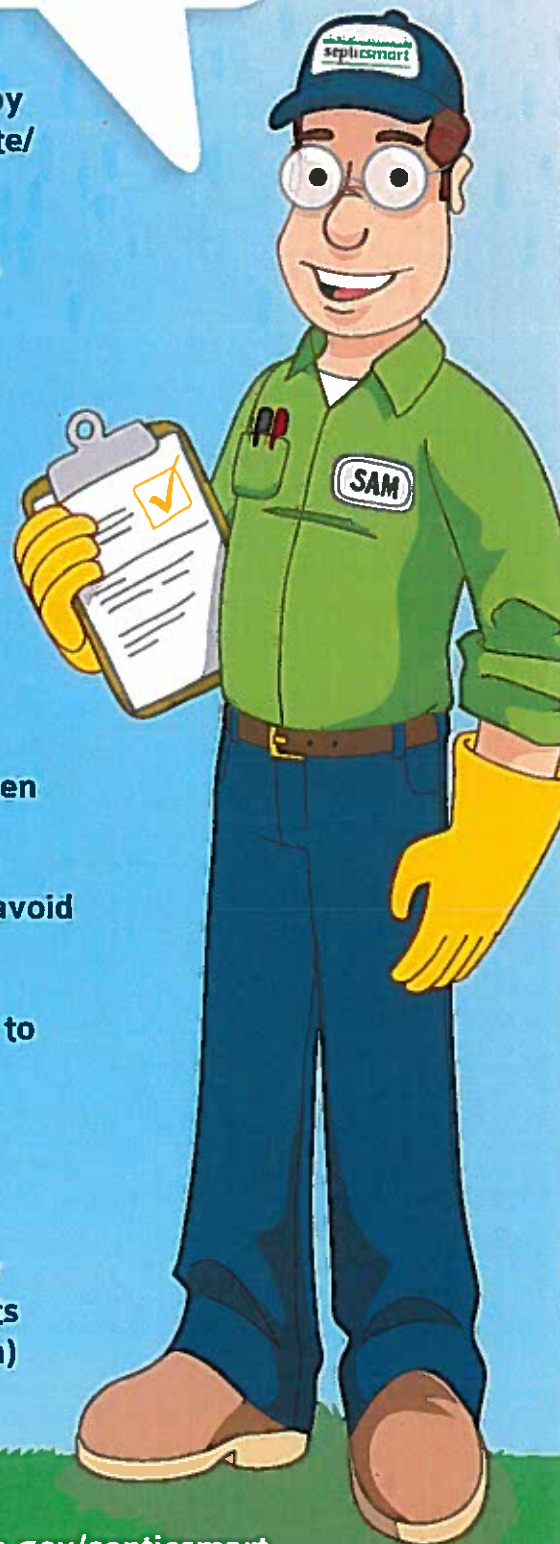
years before sold



The House is gone
Grage gone - Barn gone - Pond - Lake 3+ times
Larger

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

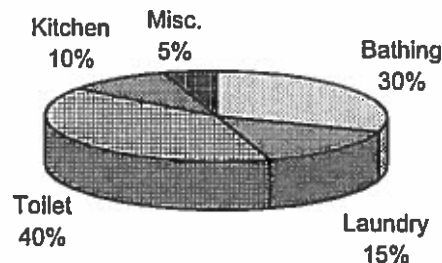


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

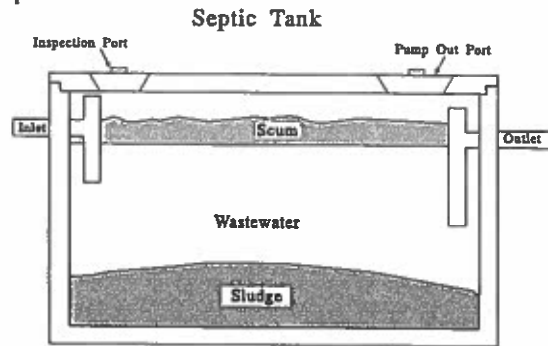
Septic Tank

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.

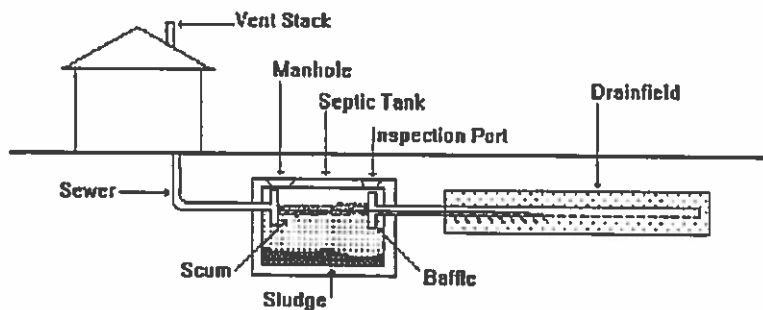
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

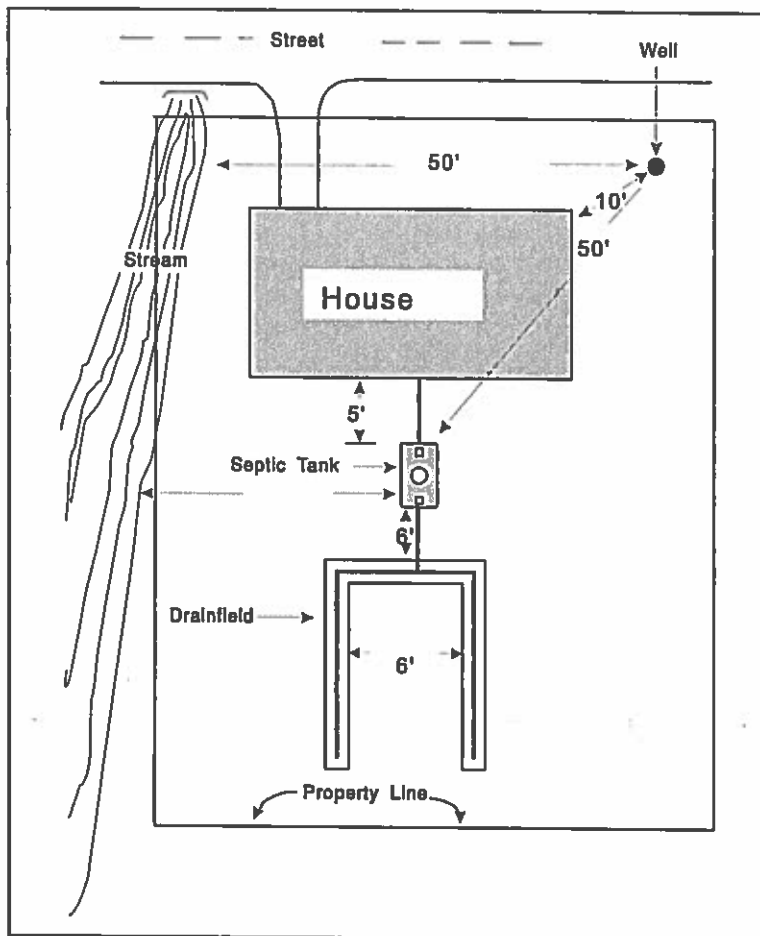
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-1: PURPOSE:

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

10-7-2: DEFINITIONS:

APPROVED: Refers to approval as the result of review, inspection or tests by reason of accepted principles.

ASPECT: Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope.

DEFENSIBLE SPACE: Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building.

FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

FUEL BREAK: An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting.

PROFESSIONAL: Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office.

PROFESSIONAL FORESTER: An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.)

SLOPE: The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage.

STRUCTURE: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed or parts joined together in some manner.

VALLEY COUNTY FIRE WORKING GROUP: This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan. This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc.

WILDFIRE: An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND URBAN INTERFACE AREA: That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010)

10-7-3: BASIS FOR RECOMMENDATION:

Valley County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)

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 status of the land to be developed. At a minimum, the following must be included:

(1) Topographic map. Use blank map format included on the last page.

(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. (Ord. 10-07, 8-26-2010)

Use additional pages as necessary. If you have map already constructed, it may be used instead.

Map

