

Valley County Planning and Zoning

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



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STAFF REPORT:	C.U.P. 23-13 Coulegar Multiple Residences
HEARING DATE:	April 20, 2023
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Coulegar LLC 1208 N Faldo Way, Eagle ID 83616
REPRESENTATIVE:	Austin Perdue, AP Drafting LLC 10563 Ice Springs ST, Nampa, ID 83687
LOCATION:	107 and 109 E Prospectors DR, Gold Dust Ranch No. 2 Lot 229 in the SW ¼ Section 10, T.13N R.4E, Boise Meridian, Valley County, Idaho
SIZE:	2.06-acres
REQUEST:	Four (4) Residential Homes on Two Lots Short-Term Rental of One home
EXISTING LAND USE:	Single-Family Residential Lot with Three (3) Residences

Coulegar LLC (new owners) are requesting a conditional use permit for multiple residences. The 2.06-acre lot would be split into two lots. Each lot would have a primary residence and a smaller home, as follows:

- The rear portion of the lot will be an existing residence (Original House) and an Accessory Dwelling Unit (ADU).
- The front portion of the lot will be New House (existing) and the new short-term rental (STR). The STR will be used for a year and then be converted to an ADU.
- After a year there will be two lots with a primary residence and an ADU on each lot.

There are currently three residences on the lot, as follows:

Original House – 1977

New House – BP 2007-209 (see attached requirement to remove Original House)

Shed Converted into a House (ADU) – no permit

The only new structure will be a new one-bedroom, 544-sqft tiny home that would be used as a STR and will be on the same lot as the New House.

All homes would share an individual well. An additional individual septic system would service

the tiny home.

Access to each residence and the residence addressed at 45 E Prospectors DR would be from a shared driveway onto E. Prospector Drive, a public road. A portion of the driveway goes through the platted Common Area. There is no homeowner's association.

The site is in Gold Dust Ranch No. 2, recorded at Book 6, Page 1 on September 22, 1975. Lot 229 is an original parcel and is eligible to be split one time, so long as each parcel is greater than one acre.

FINDINGS:

1. The complete application was submitted on February 28, 2022.
2. Legal notice was posted in the *Star News* on March 30, 2023, and April 6, 2023. Potentially affected agencies were notified on March 14, 2023. Property owners within 300 feet of the property line were notified by fact sheet sent on March 21, 2023. The notice and application were posted online at www.co.valley.id.us on March 14, 2023. The site was posted on April 6, 2023.

3. Agency comment received:

Central District Health (CDH) stated that it appears that the existing septic system is not adequately sized for the existing home and existing 1-bedroom guest house. Before CDH could recommend approval an application to upgrade the current septic system must be submitted.

- A septic system and replacement drainfield must be installed to accommodate the current use.
- A septic application for the new proposed residence must also be submitted and test holes conducted.
- A shared well agreement is also recommended to avoid issues should the lots have different ownership in the future. (March 14, 2023)

Steven Hull, Cascade Rural Fire Protection District Fire Chief, responded with requirements for shared driveways. (March 30, 2023)

4. Public comment received: None
5. Physical characteristics of the site: Sloped with Scattered Trees.
6. The surrounding land use and zoning includes:
 - North: Single-Family Residential Subdivision Lots
 - South: Single-Family Residential Subdivision Lots
 - East: Single-Family Residential Subdivision Lots
 - West: Single-Family Residential Subdivision Lots & Common Area
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (a) Single Family Residence

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

VCC 9-4-1: DEFINITIONS:

Short-term Rental or "vacation rental": means any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or owner-occupied residential home that is offered for a fee and for thirty (30) days or less. Short-term rentals do not include a unit that is used for any retail, restaurant, banquet space, event center, hotel/motel type lodging, or another similar use. This does not include multiple family groups that are camping on holiday type of weekends. (VCC Title 9-1-10)

9-4-10: SHORT-TERM RENTALS:

One STR unit is allowed on a parcel with an administrative permit. More than one STR or more than one residential use on a parcel requires a conditional use permit in accordance with Valley County Code 9-5.

Idaho State Statute 67-6539.

LIMITATIONS ON REGULATION OF SHORT-TERM RENTALS AND VACATION RENTALS. (1)

Neither a county nor a city may enact or enforce any ordinance that has the express or practical effect of prohibiting short-term rentals or vacation rentals in the county or city. A county or city may implement such reasonable regulations as it deems necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods in which short-term rentals or vacation rentals operate. A short-term rental or vacation rental shall be classified as a residential land use for zoning purposes subject to all zoning requirements applicable thereto.

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-3: MINIMUM SETBACKS:

The minimum building setbacks shall be thirty feet (30') from front, rear, and side street property lines and fifteen feet (15') from all side property lines. Setbacks for mobile homes in subdivisions or parks shall be in accordance with title 12, chapter 1 of this code. A PUD, condominium or other cluster development may include zero lot line development and other reduced setbacks in accordance with the approved development plan or plat.

9-5C-4: MAXIMUM BUILDING HEIGHT AND FLOOR AREA:

- A. Maximum Height: Building heights, except as may be modified by a PUD, shall not exceed thirty five feet (35') above the lower of existing or finished grade.
- B. Building Size Or Floor Area: The building size or floor area, except as may be modified by a PUD, shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
- C. Lot Coverage: No structure or combination of structures, except as may be modified by a PUD, may cover more than forty percent (40%) of the lot or parcel.

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.

SUMMARY:

Staff's compatibility rating is a +25.

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 Cascade Fire District. It is not within an irrigation district nor a herd district.
2. If the conditional use is approved, the motion should include an approval of a shared-driveway variance for five residences using one driveway.
3. How many of the structures are used for long-term rentals?
4. How many bedrooms are in each existing structures? The septic was originally approved to accommodate 4 bedrooms.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Assessor Plat– T.13N R.4E Section 10
- Pictures Taken April 6, 2023
- Building Permit 2007-209 Information
- Assessor's Office Parcel Summary and Improvement Report, March 6, 2023
- Site Plan
- Responses
- Septic System Handouts

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 use shall be established by within two years, or a permit extension will be required.
5. Building permits will be required for all structures.
6. Central District Health Department approval is required.
7. The new residence and any new structures must meet these setbacks: thirty feet (30')

- from front and rear property lines and fifteen feet (15') from all side property lines.
8. Driveways shall be constructed to meet current Cascade Rural Fire Department requirements. A letter of approval is required once driveway construction has been approved.
 9. Shall clearly post the addresses at the driveway entrance and all four residences. Different addresses for each residence shall be assigned.
 10. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
 11. Shall maintain septic systems and drainfields in accordance Central District Health requirements.
 12. All noxious weeds on the property must be controlled.
 13. Only the one, currently unbuilt, home is allowed for short-term rentals. The other homes must be owner-occupied or rented for periods of 30 days or more.
 14. Quiet hours for the short-term rental are 10:00 p.m. to 7:00 a.m.
 15. Shall obtain a sign permit prior to installation of a sign for the short-term rental.
 16. No events are allowed; this includes small weddings, etc. that would create noise impacts and increased traffic.
 17. Smoke detectors and carbon monoxide detectors should be installed throughout the homes.
 18. There should be fire extinguishers in the home and one near any outside LPG grills.
 19. Must comply with payment of sales tax in accordance with Idaho State Code Title 63 Chapter 36 for the short-term rental.
 20. Shall post rules and emergency contact information in the short-term rental home.
 21. The maximum number of guests in the short-term rental is 2 people.
 22. No parking in the setback areas.
 23. All fire rings should be no larger than 3-ft in diameter. Shall have shovel, bucket, and fire extinguisher available near fire pit.
 24. A shared-driveway maintenance agreement must be recorded prior to approval of the building permit for the new residence.
 25. Must be in compliance with the requirements of the Valley County Building Department.

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	-1	+2	-1	-2	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1		+1	-1	+2	+1	-2	+1	+1	+1	+1	-1	+1			
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1		+1	-1	+2	+1	-2	+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	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2			+1	-1	+2	+1	-2	+1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2			+1	-1	+2	+1	-2	+1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2				+1	-1	+2	+1	-2	+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			+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1		+1	+1		+1	+1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2		-1	-1	+1	+2	-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	+2	+1	+1
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2		-2	-2	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1		-1	-1	+1	+1	-1		+1	+1	+1	+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	-2		+1	+1	+2	+2	+1	+2	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+1	+1	+1	+1	+1		+2	+1	-1	+2	-2		+1	+1	+1	+1	-1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1		+1	+1	+1	+2	+2	+2	+2	+2	+1	+2	+2	+2	+1	+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1		+1	+1	+1	+1	-2		+1	+2	-1	+2	+1	+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1		-1	-1	+1	+1	-1		+2	+1	+1	+2	+1	+2	+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1		+1	+1	+1	+2	+2	+2		+2	+1	+2	+2	+2		+1	+1
22. HEAVY IND.	+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	+2	+1	+1	-1	-2	-1	-2	-1	+1	+2	+2

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use:

#5

Prepared by:

CH

YES/NO X Response Value

Use Matrix Values:

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

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

S.F. Residential Subdivision

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

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

Same as 1

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

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

Rural Residential

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? Yes 3 homes already exist

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

5. there are trees

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

Yes, same size ; but more dense

(+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?

Similar traffic

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

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

Will be some noise

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

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

Yes

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

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

Revenue

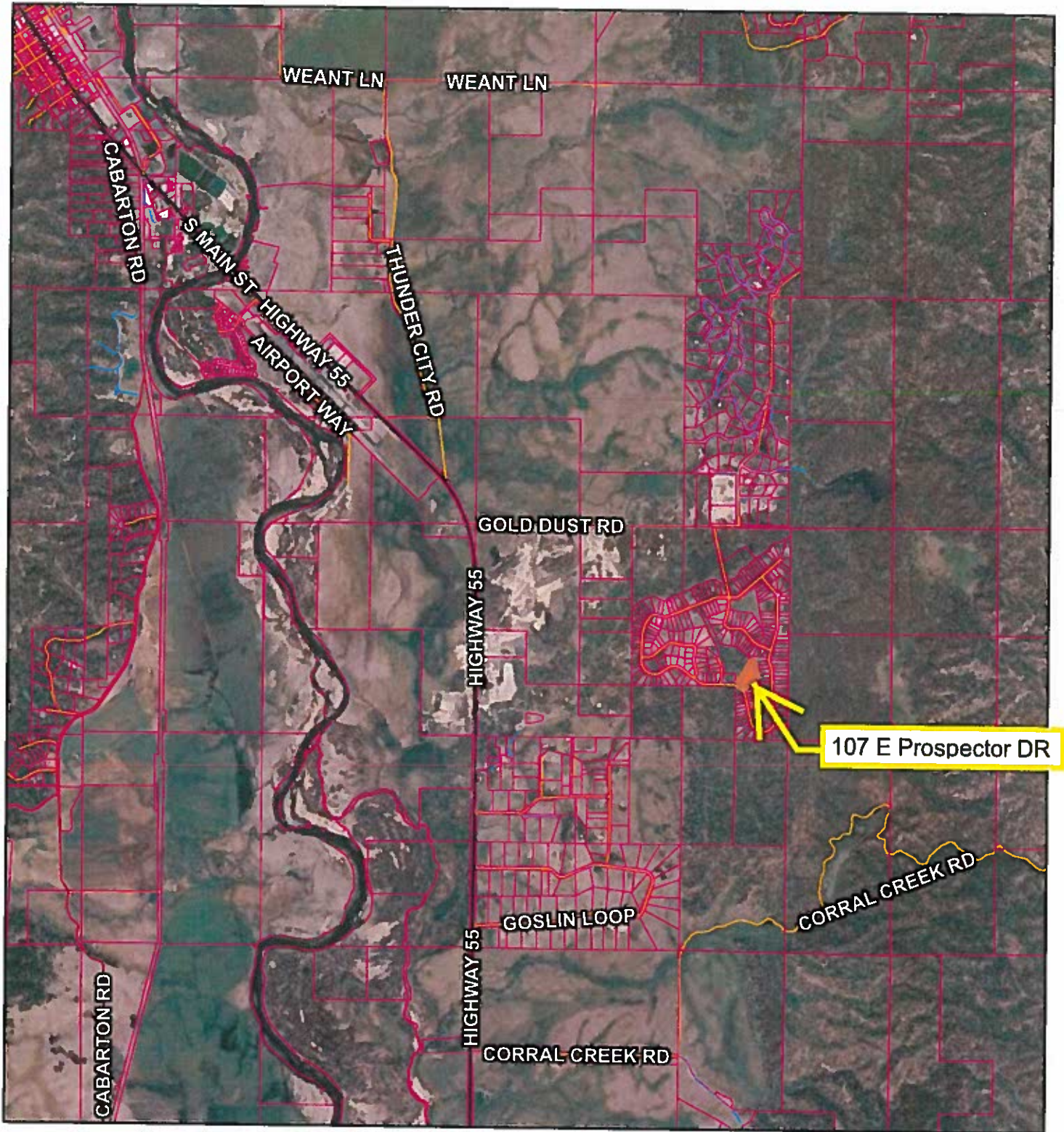
Sub-Total (+) 25

Sub-Total (-) -

Total Score +25

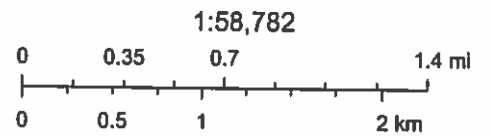
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 23-13 Vicinity Map



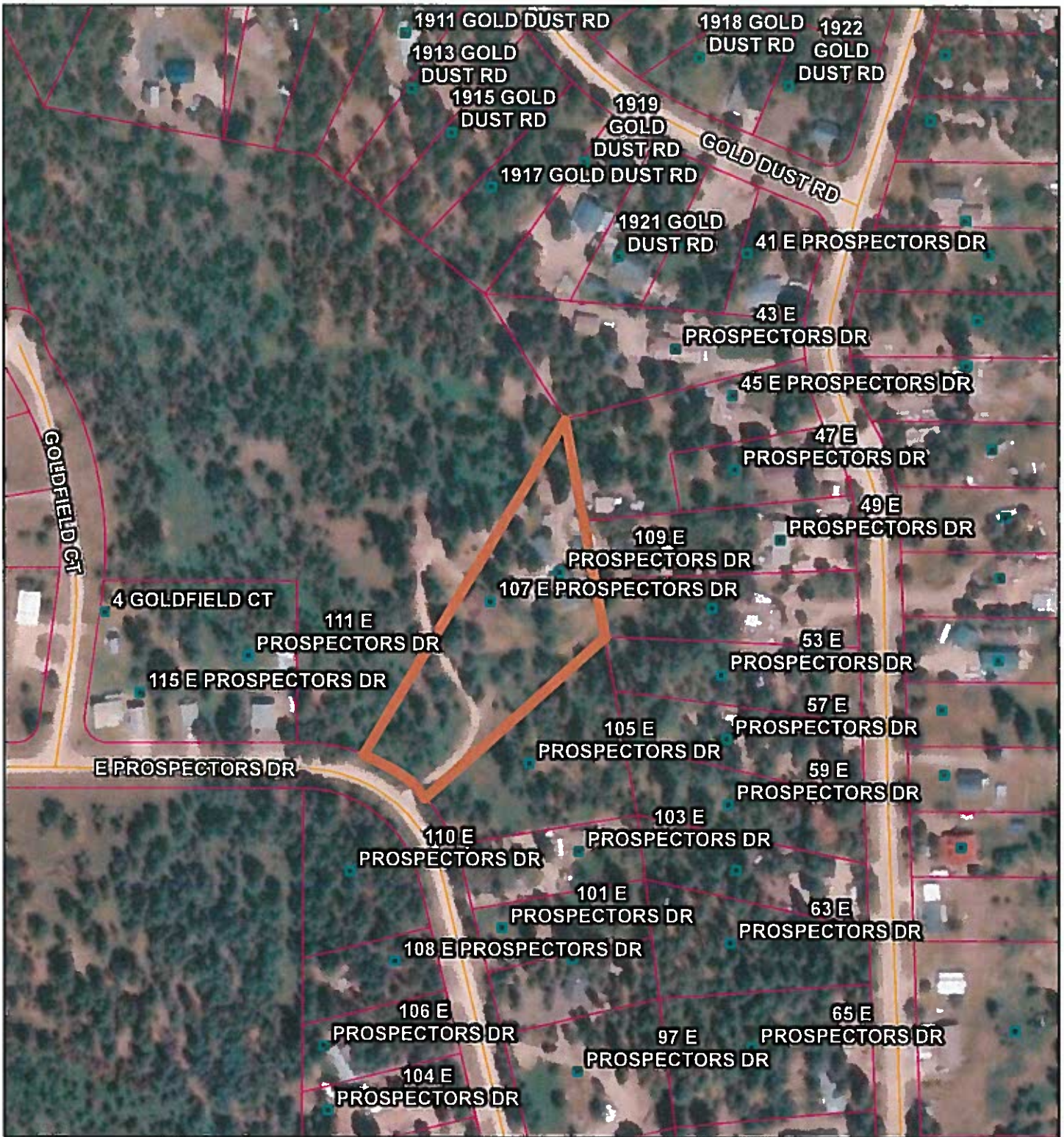
March 6, 2023

- | | |
|--|---|
| Parcel Boundaries | OTHER |
| Roads | World Imagery |
| MAJOR | Low Resolution 15m Imagery |
| COLLECTOR | High Resolution 60cm Imagery |
| URBAN/RURAL | High Resolution 30cm Imagery |
| PRIVATE | Citations |
| | 19m Resolution Metadata |



Earthstar Geographics

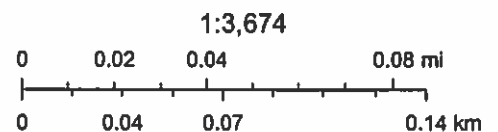
C.U.P. 23-13 Aerial Map



March 6, 2023

- Address Points
- Parcel Boundaries
- Roads
- URBAN/RURAL
- World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
1.2m Resolution Metadata



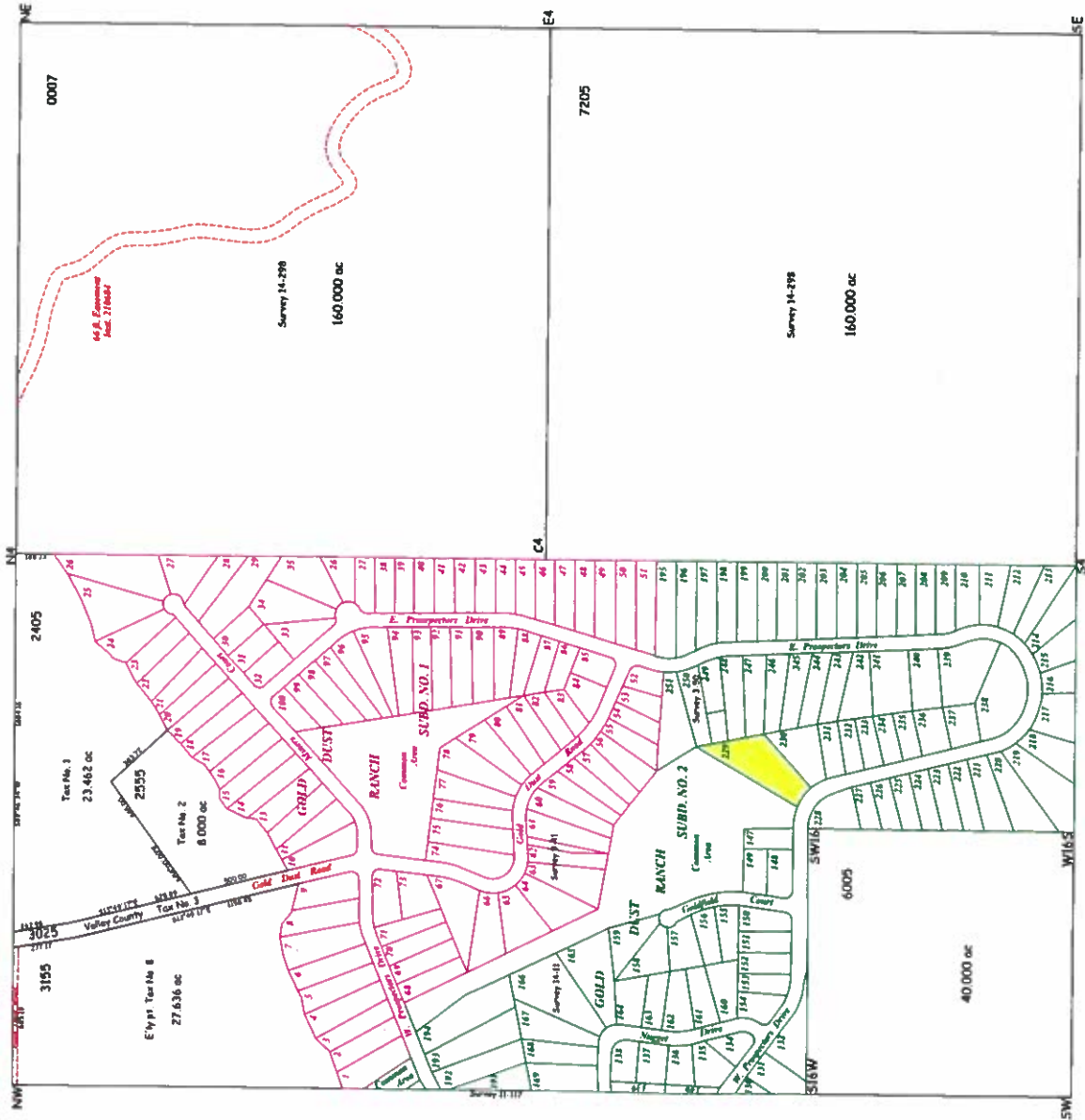
Maxar

PLAT TITLE

T W P . 1 3 N R O 4 E S E C . 1 0

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

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 1/19/2023
Drawn by: L. Frederick



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





Valley County Building Department

219 North Main Street
P.O. Box 1350
Cascade, Idaho 83611



Phone: (208) 382-7114
Fax: (208) 382-7119
www.co.valley.id.us

February 7, 2019

Michael & Jane Miller
1511 Latimer St.
Boise, Id 83705

Re: 107 E. Prospectors Dr., Valley County, ID
Final Inspection (Building Permit 07-209)

Dear Michael & Jane;

It has come to the attention of the Valley County Building Department that a final inspection was never completed for your residence at 107 E. Prospectors Dr. Cascade, ID. In order to get a certificate of occupancy and to reside in the home you must receive that inspection.

Please reply within 10 days of receipt of this letter. You may contact me at 208-382-7114 to discuss this issue. I am available Monday through Friday, 8:00 a.m. to 5:00 p.m. and would be happy to assist you in this process. Our office is located in the Valley County Courthouse at 219 N. Main St. in Cascade.

Sincerely,

Staci Plenert
Valley County Building Department
Permit Technician

6/7/2021
Can decommission
kitchen - then no
CUP required
(remove stove,
1/2 fridge,
etc.)

when contacted:
Also needs
other residence
demo or a
CUP from
P&Z - talked
to Cynda
?

Called
2-14-19
will call
- this summer
when the
house is
finished
- said she
talked to
Cynda
about
a CUP

RECEIVED
JUL 5 2007

Valley County, Idaho BUILDING PERMIT APPLICATION

1. PARCEL NUMBER RP00104000290		R. ADDRESS PG. 3608		JOB ADDRESS BUILDING PERMIT NO. 2007-209	OWNER
2. PHYSICAL JOB ADDRESS 107 E. PROSPECTOR DRIVE					
3. LEGAL DESCR. 	LOT NO. 229	BLK 	SUBDIVISION OR TOWNSHIP, SECTION AND RANGE GOLD DUST RANCH #2		
4. OWNER MICHAEL R. & E. JANE MILLER					
5. CONTRACTOR OWNER					
6. ARCHITECT 					
7. DESIGNER JEFF LIKES 2735 E. RIDGEDALE PL. EAGLE, ID 83616					
8. ENGINEER GREG LEISHMAN STAPLEY 8701 HACKAMORE BOISE, 83709					
9. FOR MANUFACTURED HOUSING: INSTALLER AND LICENSE NUMBER					
10. CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE					
11. Describe work and use NEW SINGLE FAMILY RESIDENCE WITH GARAGE + UNFINISHED SPACE IN BASEMENT H. 3072					
12. Change of use from Change of use to ATTACHED 747 OPEN P. 454					
13. Valuation of work: \$ 160,000.-		\$ 1304.78 PLAN CHECK	\$ 2007.35 PERMIT FEE	\$ 3312.13 TOTAL FEE	
SPECIAL CONDITIONS: PLAN TO DEMO EXISTING RESIDENCE AT OCCUPANCY		Type of Const. VB	Occupancy Group R/U	Division 3/1	
3 new 120#4		Size of Bldg. (Total) Sq. Ft. 1	No. of Stories 2	Max. Occ. Load 10	
APPLICATION ACCEPTED BY 6/29/07 ad	PLANS CHECKED BY Ste 7/11/07	APPROVED FOR ISSUANCE BY 7-23-07 S	Fire Zone	Use Zone	
NOTICE 14. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, HEATING VENTILATION OR AIR CONDITIONING. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 60 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.			Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No		
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT J. Miller		SIGNATURE OF OWNER OR OWNER BUILDER 			
(DATE)		(DATE)			

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PLAN CHECK VALIDATION CK. M.O. CASH PERMIT VALIDATION CK. M.O. CASH

SEWAGE SYSTEM INSTALLATION PERMIT

Environmental Health Division



File #

- ☒ Single Family ☒ New
☐ Commercial ☐ Replacement
☐ Multiple Family ☐ Other

GPS Readings	
TANK:	N _____ W _____
WELL:	N _____ W _____

THIS PERMIT IS ONLY VALID FOR ONE YEAR FROM DATE OF ISSUE

Name		Daytime Phone		Property Address Street		City	
Mailing Address		Acres		# Bedrooms		<input type="checkbox"/> Crawl Space <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Slab	
City	State	Zip	1/4	1/4	Section	Township	Range
Agent's Name		Daytime Phone		Lot	Block	Subdivision	
Sewer within 1000 ft. Yes <input type="checkbox"/> No <input type="checkbox"/>		Applicant's / Agent's Signature: I hereby certify that the system will be installed as per the rules and hereby authorize the health authority access to this property for purposes of inspecting this sewage system until final approval of this system has been granted by the health authority.					
Water Supply Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Other <input type="checkbox"/>		X		<input type="checkbox"/> Applicant's / Agent's Signature <input type="checkbox"/> Refer to Application for Signature		Date / /	

SEWAGE SYSTEM MINIMUM SPECIFICATIONS

Tank Size (Gal)	Disp. Sq. Ft.	Installation shall comply with all requirements of Health District and/or State of Idaho Sewage Disposal Rules, Regulations, and Standards			
		Max. Depth Below Ground	Excavation Depth	Disposal System Type	Dimensions
		56 inches	76 inches	Intermittent Sewer	16' x 16'
All Wells ≥ 100 ft. Y / N	Set-back Requirements From Drainfield:				OFFICIAL USE
Issued by 40	Date	Approved Plot Plan Submitted Y / N		T-Code _____ System Type _____ Soil Type _____ Gwater _____ Month Observed _____ Bedrock Depth _____ Rock Type G B Restrictive Layer _____ On-site conducted? Y / N Approved? Y / N EHS 40 _____	
COMMENTS:					

INSPECTION

The Health Department shall be notified of installation 48 hours prior to installation					
Septic Tank Size (Gal)	Riser Marker	Y / N	Manhole Depth	Depth Below Ground	Disposal Area
		Y / N	Inches	Inches	Sq. Ft.
Minimum Distances as per Regulations <input type="checkbox"/> Yes <input type="checkbox"/> No		Installer Name		Installer permit No.	Avg. depth to top of System Inches
INSPECTION:		SELF-INSPECTION:		Reviewed by 40	
<input type="checkbox"/> Installation in Compliance <input type="checkbox"/> Fails to Comply		<input type="checkbox"/> Form indicates Compliance <input type="checkbox"/> Fails to Comply			

Inspected by:

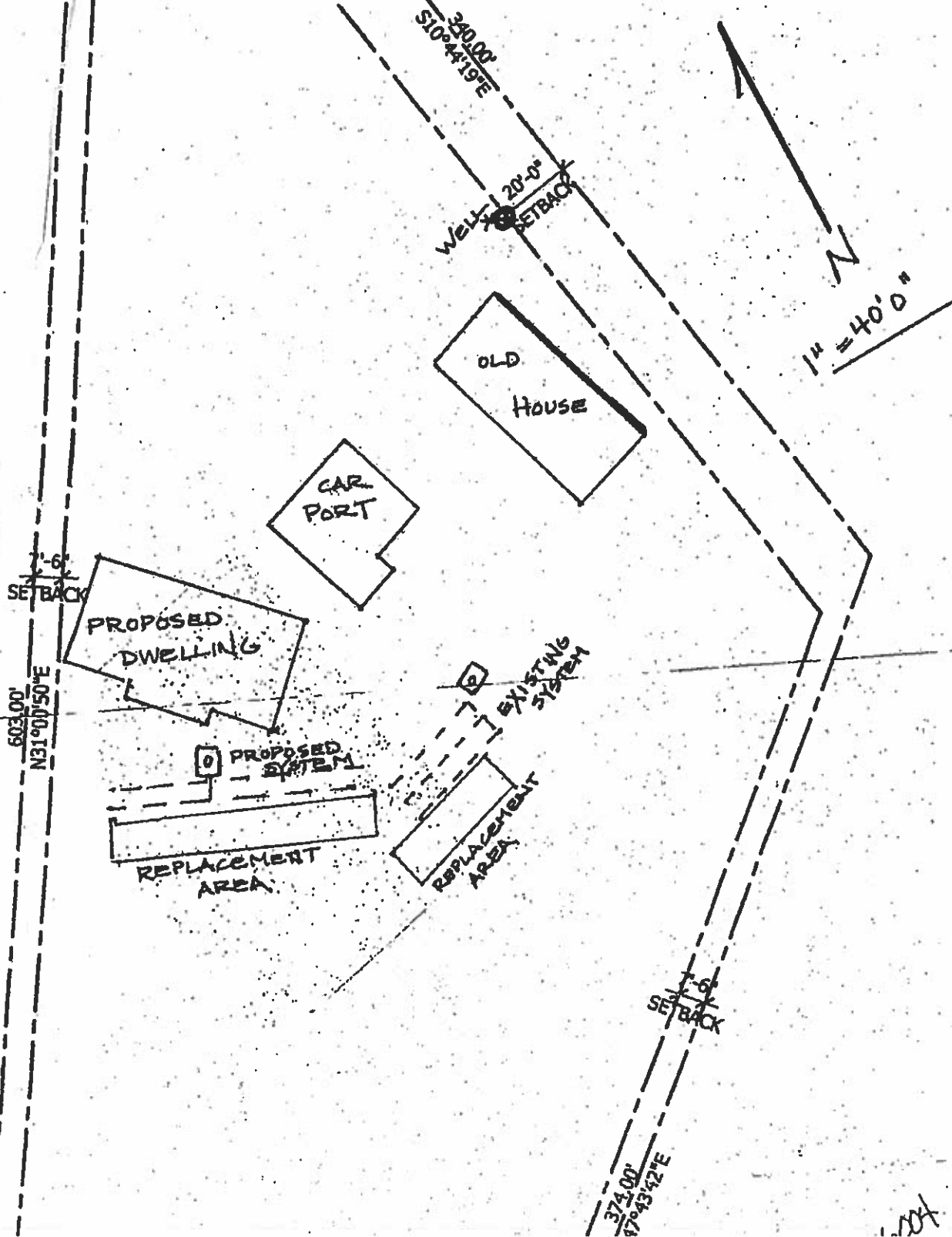
EHS 40 _____ Date / /

DIAGRAM

INSTALLER'S COPY

THE APPROVAL OF THIS PLAN AND THE ISSUANCE OF THE SEWAGE PERMIT SHALL NOT BE HELD TO BE AN APPROVAL OF A VIOLATION OF ANY PROVISION OF A STATE LAW.

RECEIVED
JUL 10 2007
By _____



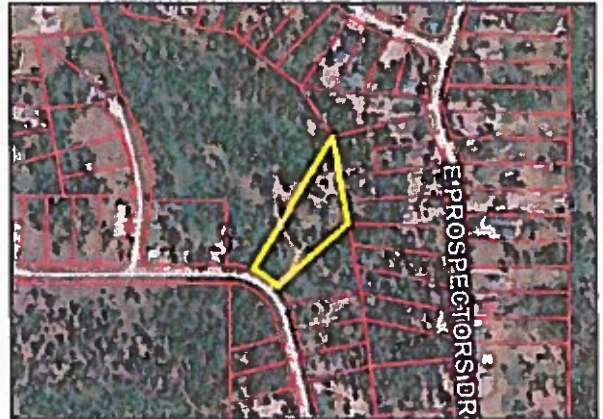
1004 2

VALLEY COUNTY ASSESSOR'S OFFICE**Parcel Summary and Improvement Report**

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | assessor@co.valley.id.us**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP001040002290
OWNER(S)	COULEGAR LLC
SITUS ADDRESS	107 E PROSPECTORS DR
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	1208 N FALDO WAY
MAILING CITY, STATE, ZIP	EAGLE ID 83616
MAILING COUNTRY	USA

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 2.0583	SQUARE FEET: 89659	FRONTAGE: 0
LAND DESCRIPTION	Average	Average (Buffer)	
LEGAL DESCRIPTIONS	GOLD DUST RANCH NO. 2 LOT 229		
NEIGHBORHOOD	401900 Gold Dust/Goslin Areas		
PLAT LINKS	13N 4E S10.pdf GOLD DUST RANCH NO. 2		
CURRENT LAND USES	USE: Average (Buffer)	ACRES: 1.0583	
	Average	1	

SALES HISTORY

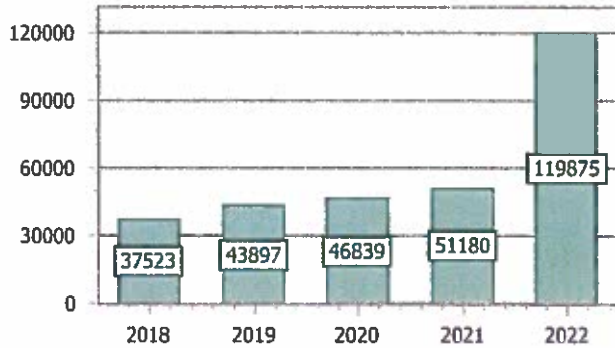
SALE DATE	GRANTOR	DEED REFERENCE
08/27/2021	MILLER E JANE	443687
11/07/2017	MILLER E JANE	409917
12/23/2015	MILLER E JANE	395780

ASSESSMENT HISTORY

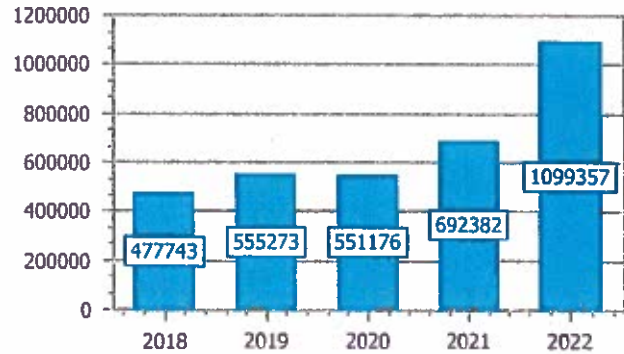
ASSESS DATE CHANGE REASON	1/1/2022 01- Revaluat	01/01/2021 01- Revaluat	01/01/2020 01- Revaluat	01/01/2019 01- Revaluat	1/1/2018 04- Board of
LAND	119875	51180	46839	43897	37523
IMPROVEMENTS	979482	641202	504337	511376	440220
TOTAL	1099357	692382	551176	555273	477743

ASSESSMENT TRENDS

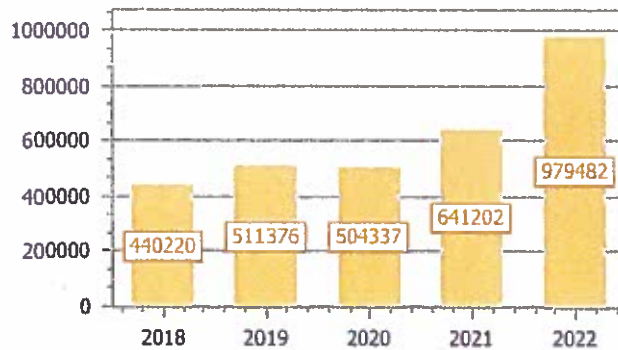
LAND



TOTAL



IMPROVEMENTS



TAX CODE AREAS & DISTRICTS

TAX CODE AREA (TAG): 020-0000

CEMETERY	
FIRE	CASCADE RURAL FIRE
HOSPITAL	CASCADE MEDICAL CENTER
SCHOOL	CASCADE SCHOOL #422

VOTER PRECINCT	007 - WEST MOUNTAIN
COMMISSIONER DISTRICT	CASCADE

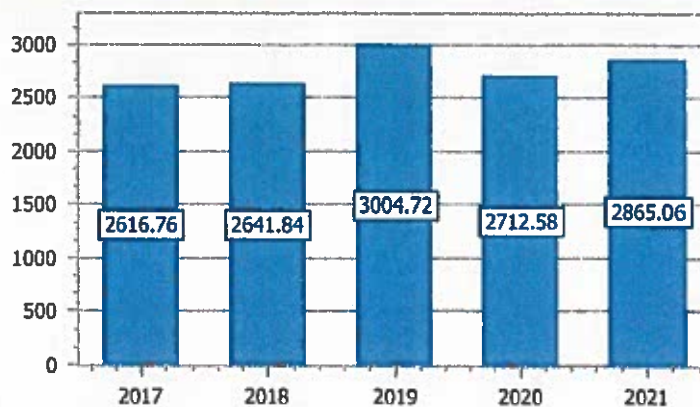
TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2022	2798.24
2021	2865.06
2020	2712.58
2019	3004.72
2018	2641.84

HOMEOWNER'S EXEMPTION?

☐ YES

☒ NO



IMPROVEMENTS

RECORD: R01

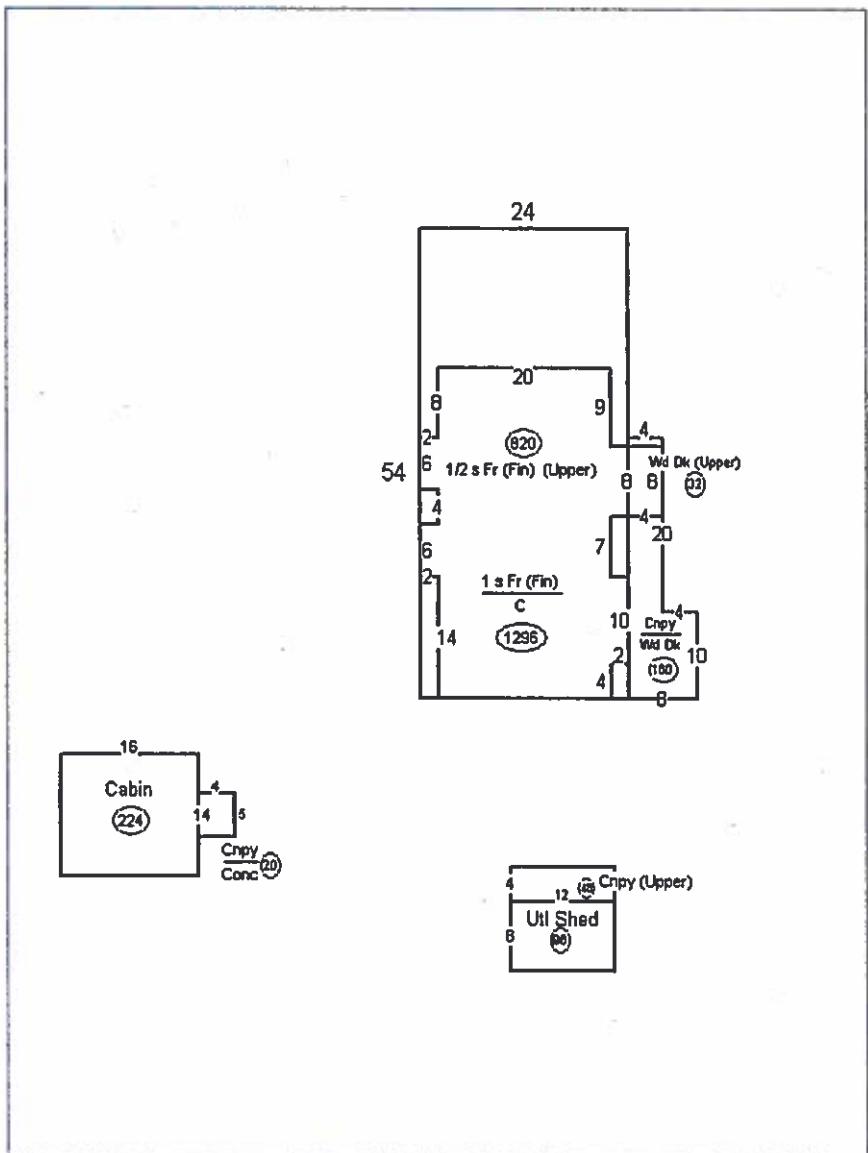
TYPE: DWELLING

USE: Single family - Owner

BUILDING DESCRIPTION

YEAR BUILT	1982
STORIES	1.5
FOUNDATION	Full Crawl
STRUCTURE	Wood frame w/sheathing
EXTERIOR 1	Log solid
EXTERIOR 2	Wood siding
ROOF STYLE	Gambrel
ROOF COVER	Enamel steel
BEDROOMS	2
FULL BATHS	2
1/2 BATHS	0
HEATING TYPE	Undefined
CENTRAL AIR	N
ATTIC TYPE	None
FIREPLACES	Y

SKETCH



BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	2116
ATTIC FIN	0
BASEMENT	0
BASEMENT FIN	0
LOWER	0
LOWER FIN	0
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	0
OPEN PORCH	0
WOOD DECK	192

OUT BUILDING & YARD ITEMS

Cabin
Residential Shed - Small Utility

IMPROVEMENTS

RECORD: R02

TYPE: DWELLING

USE: Single family - Other

IMPROVEMENTS

RECORD: R02

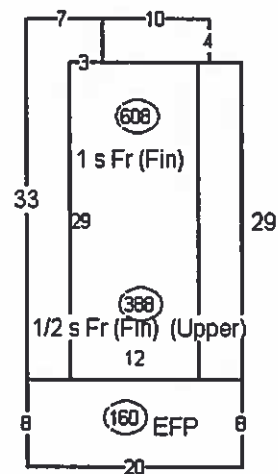
TYPE: DWELLING

USE: Single family - Other

BUILDING DESCRIPTION

YEAR BUILT	1976
STORIES	1.5
FOUNDATION	None
STRUCTURE	Wood frame w/sheathing
EXTERIOR 1	Log solid
EXTERIOR 2	Wood siding
ROOF STYLE	Gable
ROOF COVER	Enamel steel
BEDROOMS	1
FULL BATHS	1
1/2 BATHS	0
HEATING TYPE	No Heat
CENTRAL AIR	N
ATTIC TYPE	None
FIREPLACES	Y

SKETCH



BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	996
ATTIC FIN	0
BASEMENT	0
BASEMENT FIN	0
LOWER	0
LOWER FIN	0
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	160
OPEN PORCH	0
WOOD DECK	0

OUT BUILDING & YARD ITEMS

IMPROVEMENTS

RECORD: R03

TYPE: DWELLING

USE: Single family - Owner

IMPROVEMENTS

RECORD: R03

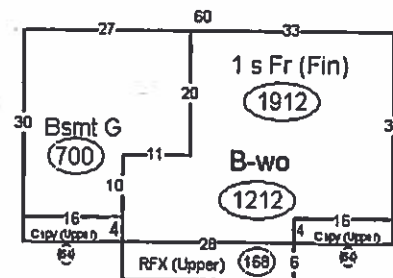
TYPE: DWELLING

USE: Single family - Owner

BUILDING DESCRIPTION

YEAR BUILT	2010
STORIES	1
FOUNDATION	Full Bsmt
STRUCTURE	Wood frame w/sheathing
EXTERIOR 1	Log veneer or rustic
EXTERIOR 2	
ROOF STYLE	Gable
ROOF COVER	Comp sh to 235#
BEDROOMS	3
FULL BATHS	1
1/2 BATHS	0
HEATING TYPE	Forced hot air-propane
CENTRAL AIR	N
ATTIC TYPE	None
FIREPLACES	Y

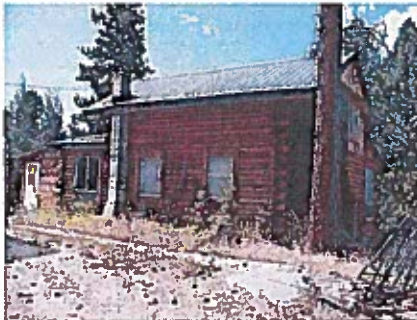
SKETCH

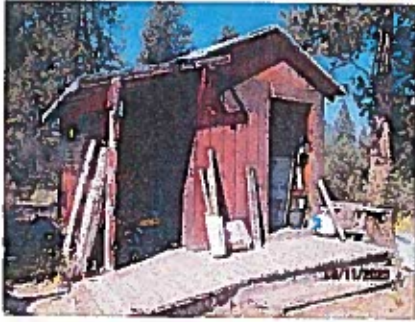


BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	1912
ATTIC FIN	0
BASEMENT	1912
BASEMENT FIN	0
LOWER	0
LOWER FIN	0
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	B 4
ENCLOSED PORCH	0
OPEN PORCH	0
WOOD DECK	0

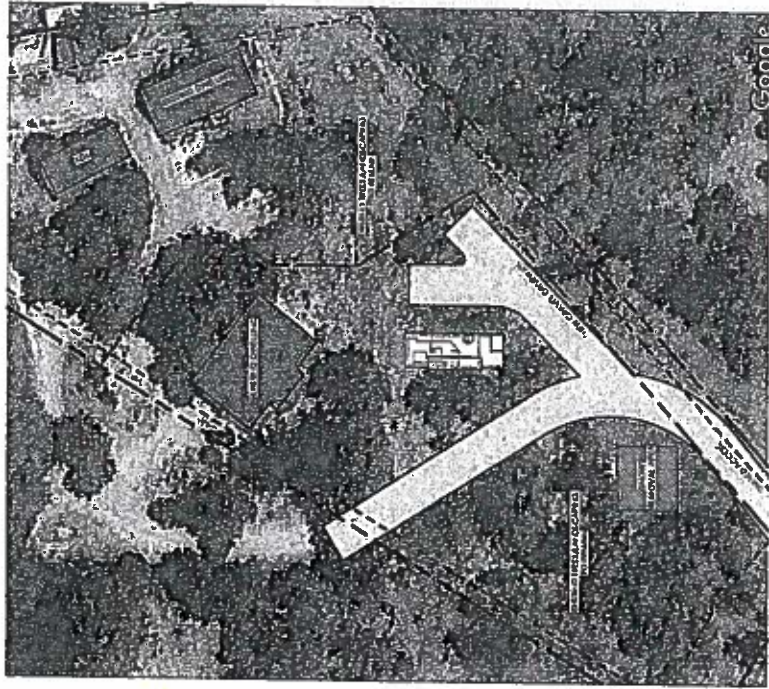
OUT BUILDING & YARD ITEMS



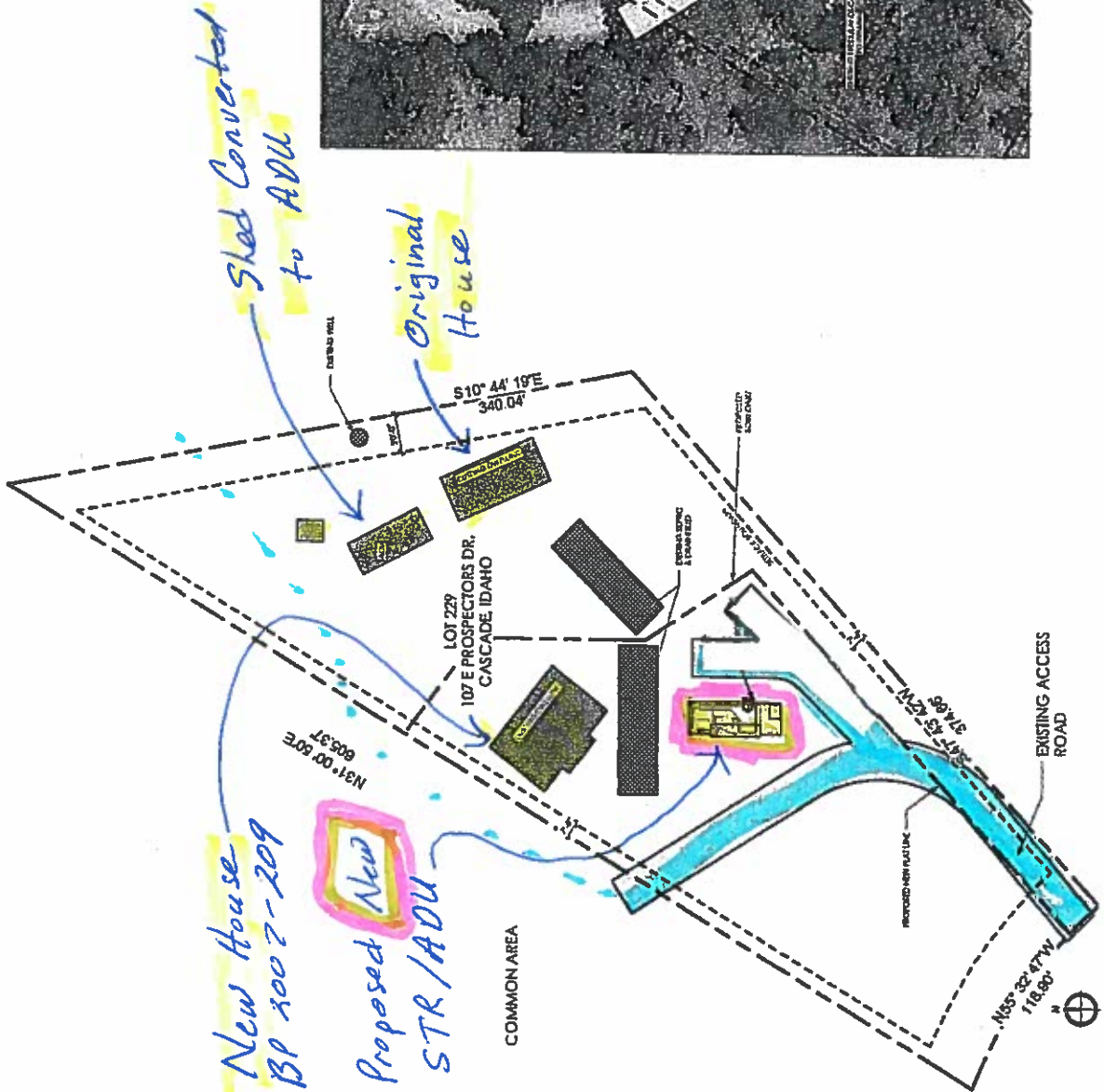


Existing

Shared
Driveway



2 LANDSCAPE PLAN
1/16/20





Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 23-13

Preliminary / Final / Short Plat _____

107 & 109 E Prospector Dr.
Lot 229 Gold Dust Ranch #2

- ☐ 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. See ATTACHED NOTES for CUP 23-13

Reviewed By: [Signature]

Date: 3/14/23

CUP 23-13 Lot 229 Gold Dust Ranch #2

Our records indicate that when the permit application for a new 4 bedroom home was submitted in 2007, the existing home on the lot was to be removed and that the small one bedroom guest house was to connect to the existing system that once served this dwelling. A septic system for the new 4 bedroom home was installed and approved in 2008. However, It appears by this CUP application that the existing home that was to be removed from the parcel was not removed. Therefore, the system serving that existing home and the guest house is not adequately sized for this use and is out of compliance with the onsite sewage disposal rules..

Before CDH could recommend approval of this CUP the following will need to occur:

An application to upgrade the current septic system serving the guest cabin and existing home must be submitted and a septic system must be installed to accommodate this current use. Adequate room must be shown on this proposed lot to accommodate the upgraded septic system as well as a replacement area of equal size and that both areas are contained within the proposed lot boundary of this proposed lot.

A septic application for the new proposed residence must be submitted and test holes conducted. Applicant will need to show that there is adequate room on this new proposed lot for the primary systems and equal sized replacement areas for both dwellings.

We would also recommend some sort of legal shared well agreement be drawn up to avoid issues should one or both of theses lots come under different ownership in the future.

Mike Reno

Environmental Health Supervisor



**CASCADE RURAL FIRE PROTECTION DISTRICT
P.O. Box 825
CASCADE, ID 83611-0825
109 EAST PINE STREET
(208) 382-3200
FAX
(208)382-4222**

March 30, 2023

To: Cynda Herrick
Valley County Planning and Zoning

RE: C.U.P 23-13 Coulegar Multiple Residences
Shared Driveway 107 and 109 E Prospectors Dr.

The shared driveway that is proposed to be built at 107 and 109 E Prospectors Dr. shall be built to the International Fire Code Standards 2018. Section 503 Fire Apparatus Access Roads and the turnaround shall be built in accordance to Appendix D (attached) :

- **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- **503.2.3 Surface.** Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
- **503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

If you have any questions, please contact me.

Steven Hull
Steven Hull
Fire Chief
Cascade Rural Fire District
208-382-3200

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User note:

About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in Section 503, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like Appendices B and C, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driv-

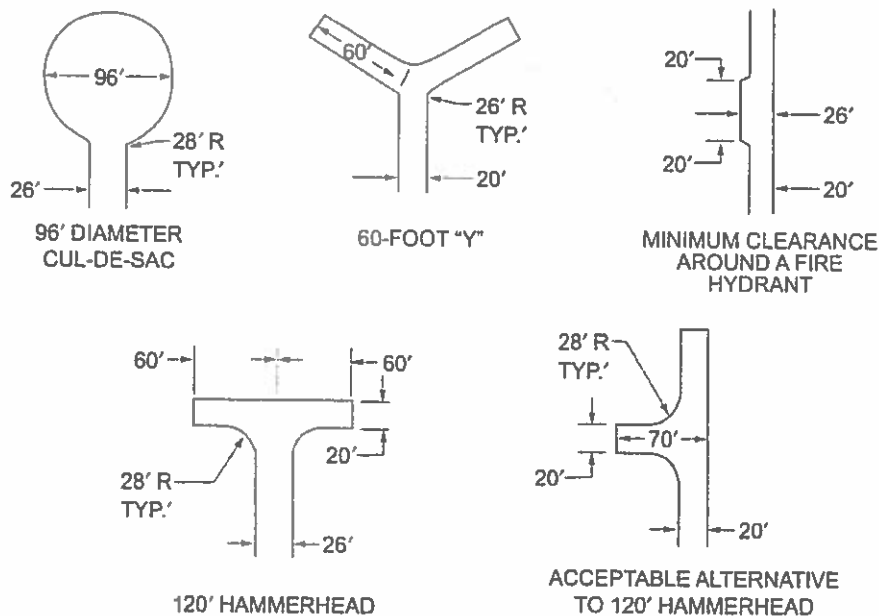
ing surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire code official.

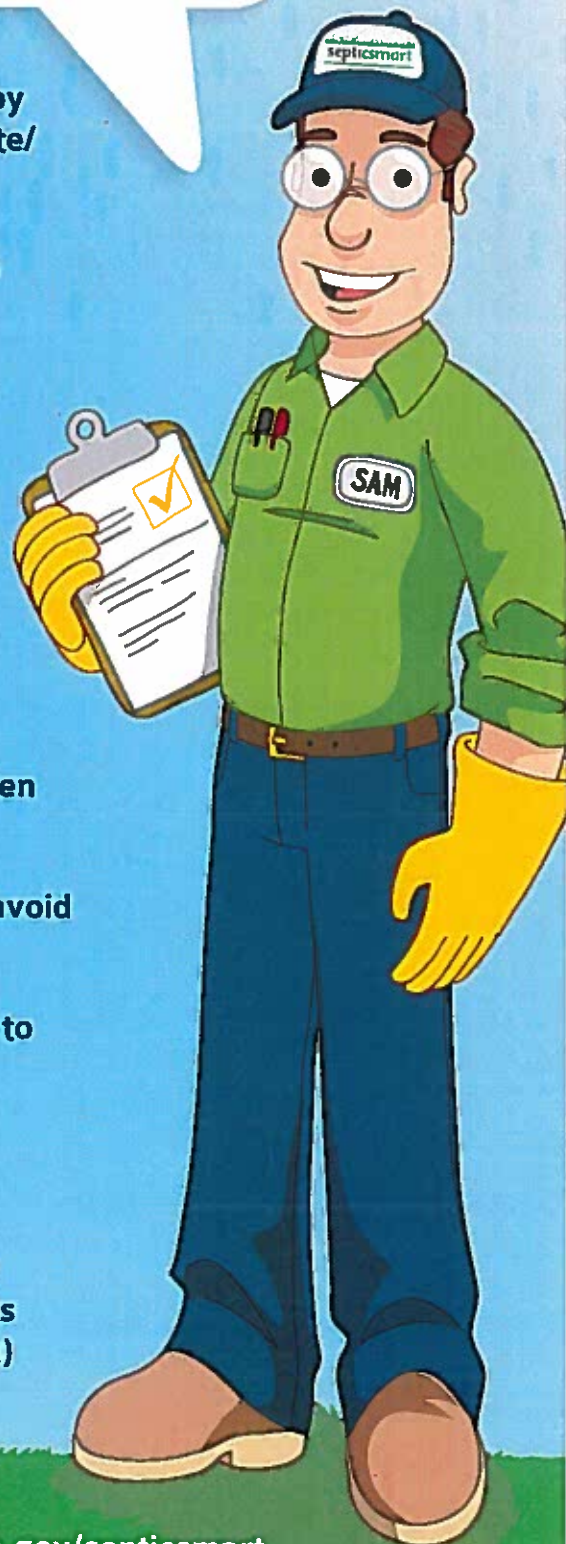


For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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

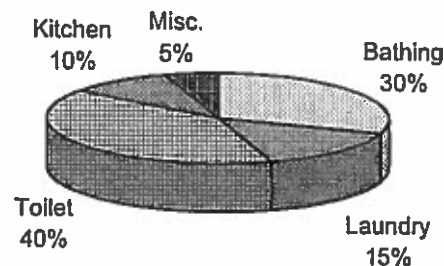


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

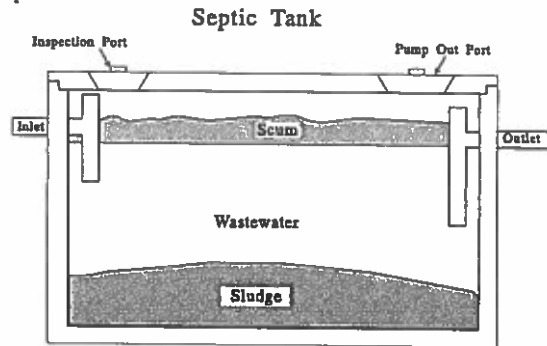
Septic Tank

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.

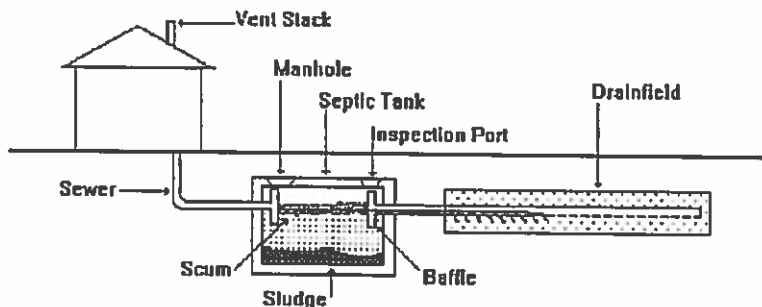
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

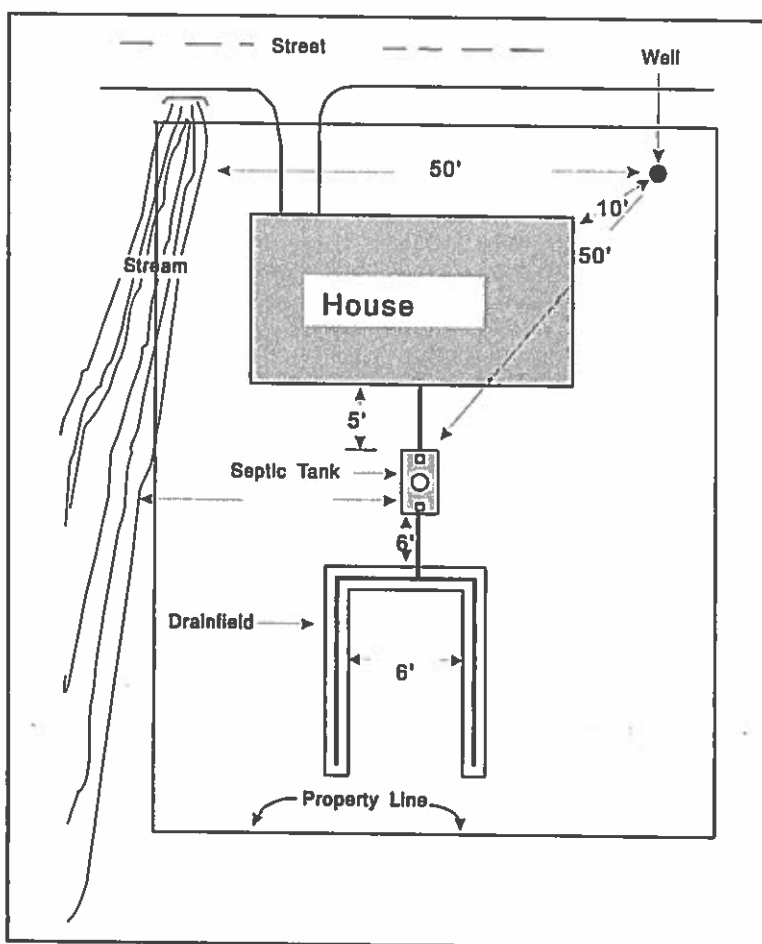
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

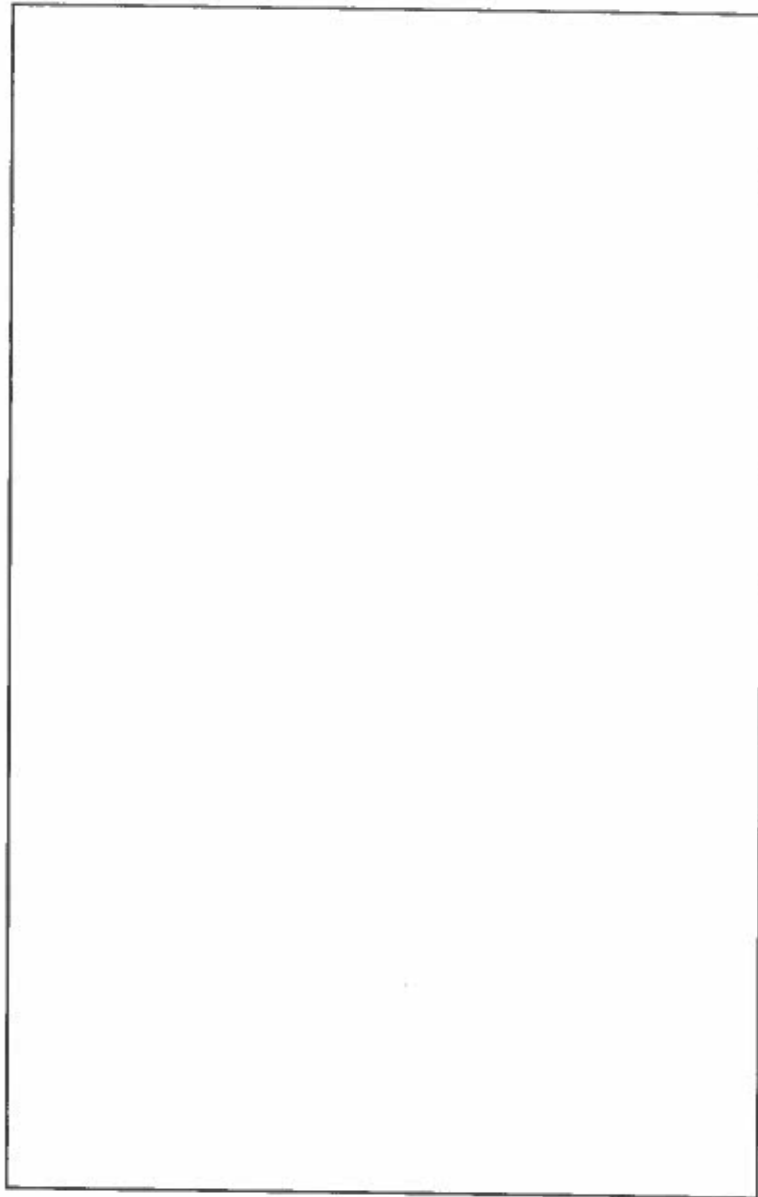
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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