

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 23-40 Ahlquist Bunkhouse, Ranch Office, Helicopter Landing Pad, and Hangar
HEARING DATE:	October 19, 2023
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	AB West Mountain Holdings LLC, c/o Tommy Ahlquist 1144 S Silverstone Way STE 500, Meridian, ID 83642
REPRESENTATIVE:	James Fronk Consulting LLC PO Box 576, McCall, ID 83638
LOCATION:	3324 West Mountain Road Parcel RP17N02E120635 located in the NW ¼ Section 12, T.17N, R.2E, Boise Meridian, Valley County, Idaho
SIZE:	A portion of the 261-acre parcel
REQUEST:	Addition of a bunkhouse, office, helicopter landing pad, and hangar.
EXISTING LAND USE:	Outbuildings on a Rural Parcel

Tommy Ahlquist is requesting approval of a conditional use permit for a 3,200-sqft, two-story building to be used as a ranch office, storage, and four-bedroom dormitory for housing temporary employees and guests. The request also includes a helicopter landing pad and a 2,400-sqft, single-story hangar with a bedroom and bathroom. The hangar would be approximately 23-ft in height.

The helicopter landing pad and hangar would be used by the ranch's business partner. The request is for three (3) times a month flight access. Approach to and from the landing area is from the south and west of the property. Additional uses of the helicopter landing pad would be Life Flight, fire suppression, and other emergency uses.

The applicant also requests the use of the ranch area to the north (parcel RP17N02E012565) to be used for a temporary fire emergency personnel encampment, equipment staging, and placement area for the U.S. Forest Service and State of Idaho.

The buildings would have individual septic systems. The existing well would be used; another well may be added.

All lighting will meet the Valley County lighting ordinance. The proposed buildings would match the existing buildings with white metal siding and red metal roofs. Existing structures consist of

one metal building shop and storage building, one metal utility shed, two wooden barns, and one wooden storage shed. The new structures would be located south of the existing buildings and corral area.

The 261-acre parcel is addressed at 3324 West Mountain Road.

FINDINGS:

1. The application was submitted on September 7, 2023.
2. Legal notice was posted in the *Star News* on September 28, 2023, and October 5, 2023. Potentially affected agencies were notified on September 18, 2023. Property owners within 300 feet of the property line were notified by fact sheet sent on September 26, 2023. The notice and request were posted online at www.co.valley.id.us on September 18, 2023. The site was posted on October 4, 2023.

3. Agency comment received:

Mike Reno, Central District Health, stated the applicant will need to submit a septic permit application. (September 19, 2023)

Paul Ashton, Valley County Engineer, stated detailed preliminary site grading and drainage plans and drainage design documentation for the site improvements have not been submitted for review. Additional stormwater resulting from improvements will need to be retained on site and appropriate best management practices are required to protect adjacent properties, waterways and roadway ditches. This project will require review and approval by Valley County of the site grading and drainage plans, and erosion control measures, prior to any ground disturbing activity related to the site development. The proposed roadway or driveway is shown with an 11% longitudinal grade; the maximum is 10% for a private road. (October 4, 2023)

Jess Ellis, Donnelly Fire Marshal, listed requirements. (Oct. 6, 2023)

4. Public comment received:

Bob Rathbone, is opposed to the helipad. The Commissioners should know about the lawsuit the applicant's partner, Mr. Boren, has filed against critics of his private airstrip in the Sawtooth's. A vehicle could be parked at the McCall Airport. LLC information was attached. (Sept. 29, 2023)

Thomas and Jean Wild, 3324 West Mountain Road, are opposed to helicopter use at the site due to use as a tourist helicopter ride destination, interruption of wildlife and their habitat, and helicopter noise in the neighborhood. (Oct. 9, 2023)

Steve Holder is opposed. The site is a 15-minute drive from the McCall Airport, which is best suited for any Life Flight needs. This ranch has continued to be a primary source of nuisance and safety concerns to the neighbors within the Blackhawk communities. The use would lower property values. (Oct. 9, 2023)

Maria P. Escosa, 35 Hait Lane, is opposed to helicopter use at the site which is residential and agricultural in nature and adjacent to sensitive wildlife habitat and a recreational area.

The application states that operations will be equivalent to the noise of a lawn mower at about 60 dB; however, published literature indicates that operations can exceed 90 dB. A noise study should be required prior to further action. (Oct. 11, 2023)

Dean and Amy Cromwell, 10 Bitterroot CT, are opposed to the helicopter landing pad and hangar due to noise. The McCall Airport is a 15-minute drive from the ranch. They are also opposed to using the ranch land as a temporary fire emergency encampment, etc. due to noise and traffic concerns. The area near Sunflower Flats, two miles to the north and west, has been used for this purpose in the recent past. (Oct. 11, 2023)

5. Physical characteristics of the site: Ranges from relatively flat to moderately sloped. Outbuildings have been constructed.
6. The surrounding land use and zoning includes:
 - North: The adjacent parcel is assessed as a Rural Parcel owned by the applicant who states it is used for grazing; further north is Blackhawk Ranch Subdivision, a Rural Parcel, and land managed by the U.S. Bureau of Land Management.
 - South: Single-Family Residential Rural Parcels
 - East: Agricultural (Grazing), land managed by the U.S. Bureau of Land Management, and the North Fork of the Payette River
 - West: Single-Family Residential Lots (Blackhawk Lake Estates Phase 5), Agriculture (Timber), and C.U.P. 10-02 Blackhawk Cell Tower
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (f) Multi-family Residence
 - 3. Civic or Community Service Uses (v) Helicopter landing area, emergency only
 - 4. Private Recreation Uses (l) Airstrip/helipad/aircraft landing area

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

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

B. Setbacks:

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

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- 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.

- 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.

9-5A-4: LANDSCAPING:

- A. Purpose And General Regulations:
 - 3. General Regulations
 - d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
- B. Landscaping; Standards Of Design:
 - 9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).

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.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

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-1: NOISE:

- C. Residential, Recreational Or Commercial Airstrip Or Airport: The noise emanating from any residential, recreational, or commercial airstrip or airport will be considered in the conditional use permit process. The FAA will be consulted.

9-5B-2: LIGHTING:

9-5B-4: EMISSIONS:

- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

9-5C. RESIDENTIAL USES

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-5: SITE IMPROVEMENT:

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

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.

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.

SUMMARY:

Staff's compatibility rating is a + _____

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the Donnelly Fire District. It is not within an irrigation district nor a herd district.
2. Will this site be rented, bartered, or used commercially?
3. Will the dormitories be occupied seasonally or will they be changing on a weekly/daily basis?
4. Will site be used as a club for club members?
5. Please describe the outdoor lighting or provide a picture of the type of fixtures.
6. How often will site to north be used for fire personnel encampment? Is this something you plan on marketing or offering annually? Will it only be used as a camp for firefighters?
7. Please place the shooting range on the site plan. Will there be a safety concern with the new uses being proposed in close proximity to the shooting range?
8. Will the helicopter arrival and departure stir up dust, or will there be hardened surfaces in the area?
9. Do you have all required permits for the pond?

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Assessor Plats – T.17N R.2E Sec. 12 and T.17N R.2E Sec. 1
- Proposed Site Plan
- Pictures Taken October 4, 2023
- Pictures from Assessor's Report
- Responses
- Septic System Handout

Proposed 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 December 31, 2026, or a permit extension will be required.

5. A letter of approval is required from Donnelly Fire District.
6. Must obtain building permits for all structures.
7. Approval from Central District Health will be required for all building permits. Shall maintain septic systems and drainfields as required.
8. 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.
9. Shall place addressing numbers at the residences and at the driveway entrance.
10. Helicopter landings shall be limited to three (3) times or less per month, excluding emergency use of the helicopter landing pad.
11. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
12. No residences can be used as a short-term rental or commercial uses unless a new conditional use permit is approved.
13. All noxious weeds on the property must be controlled.
14. Shall work with Valley County Road Department on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.

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	+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	-2	-2
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	-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	-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	-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		-1	-1	+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	-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	-1	-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	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+1		+2	+2	+1	+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	+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		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2		-1	-1	-1	-2	-1	-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	+2	+2

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

(Cynda will complete 10-16-23)

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?

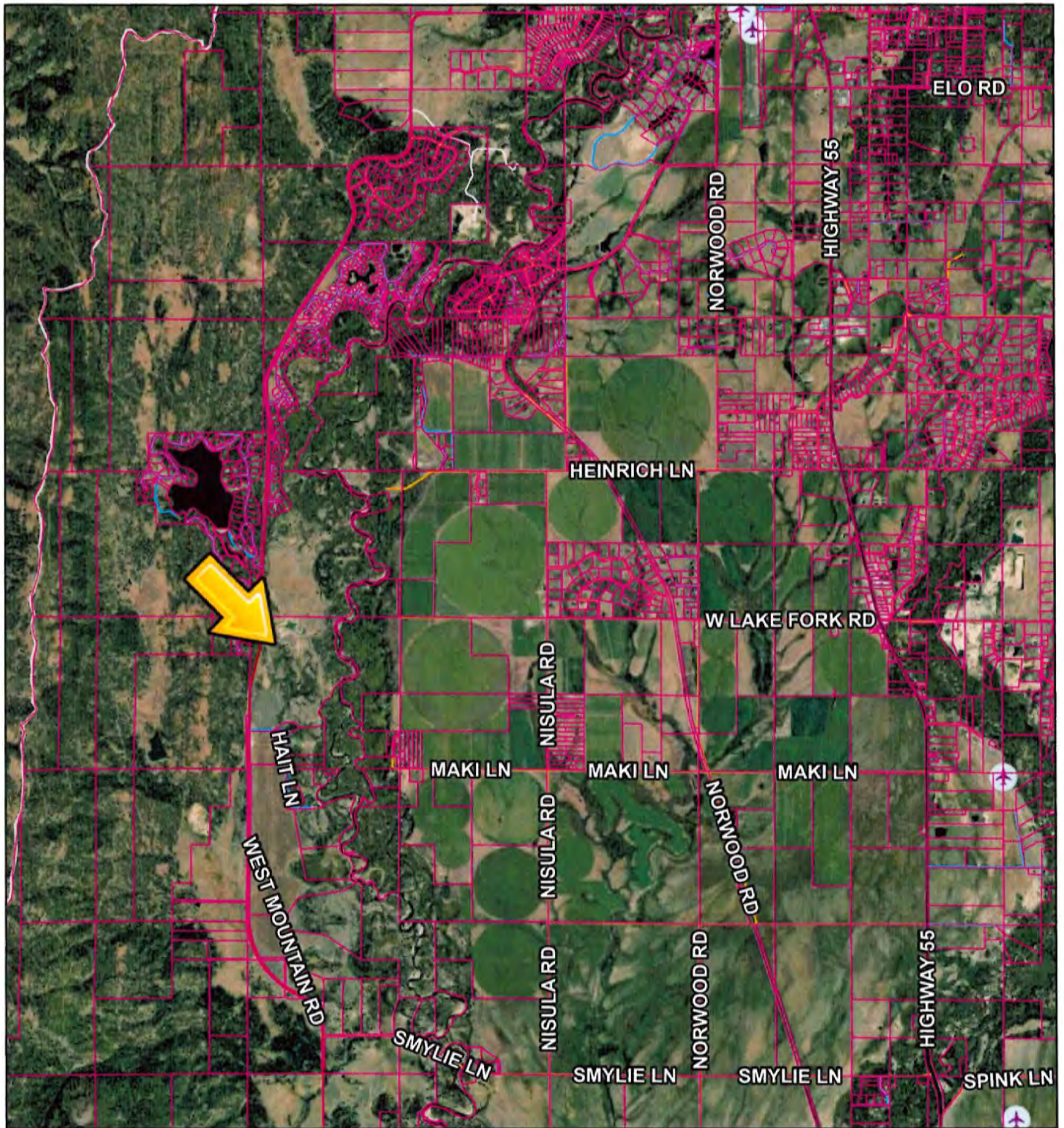
Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

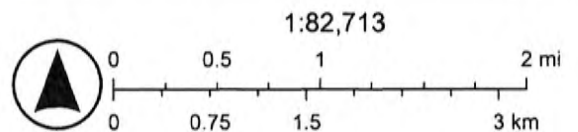
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 23-40 Vicinity Map



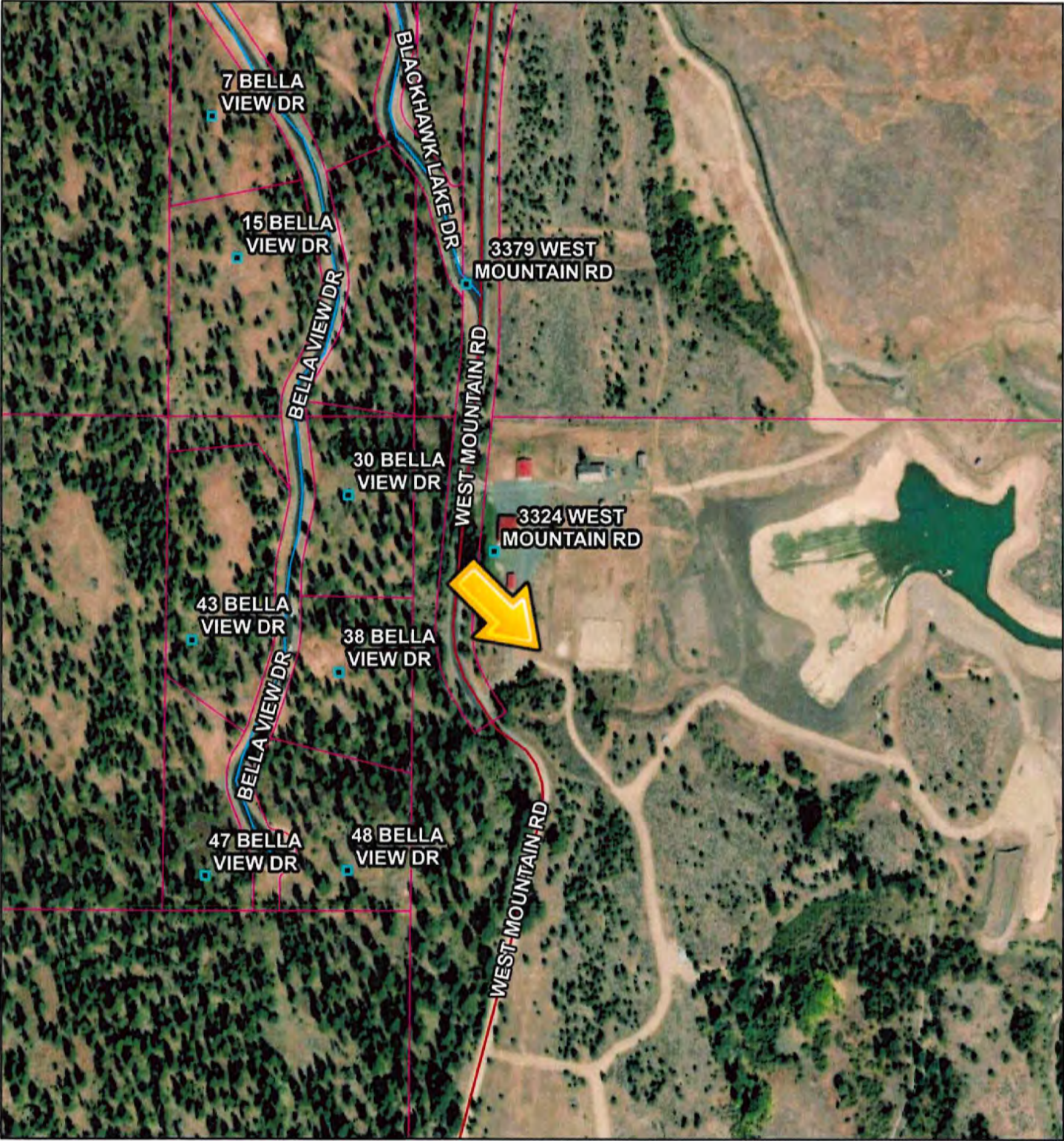
9/8/2023, 4:31:00 PM

- | | |
|-------------------|-------------|
| Parcel Boundaries | COLLECTOR |
| Airstrips | URBAN/RURAL |
| Roads | PRIVATE |
| MAJOR | OTHER |



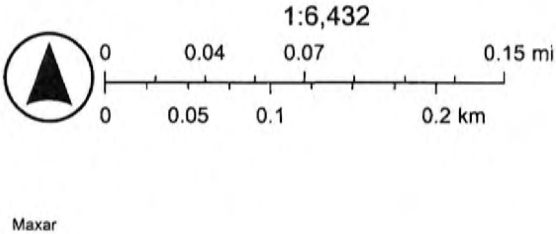
Earthstar Geographics

C.U.P. 23-40 Aerial



9/8/2023, 4:23:13 PM

- Address Points
- Parcel Boundaries
- Roads
 - COLLECTOR
 - PRIVATE

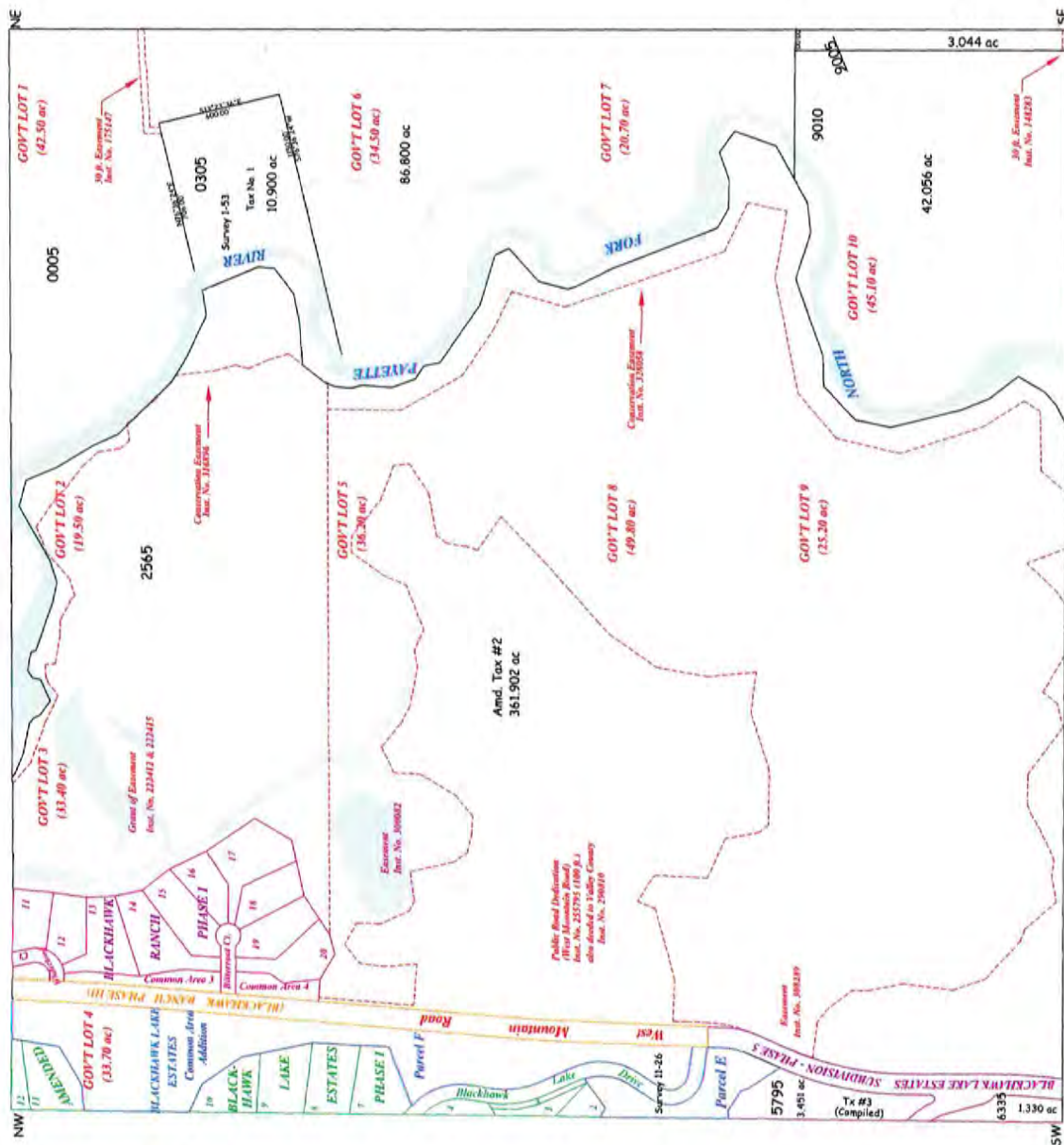


PLAT TITLE

T W P . 1 7 N R O S E S E C . 0 1

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

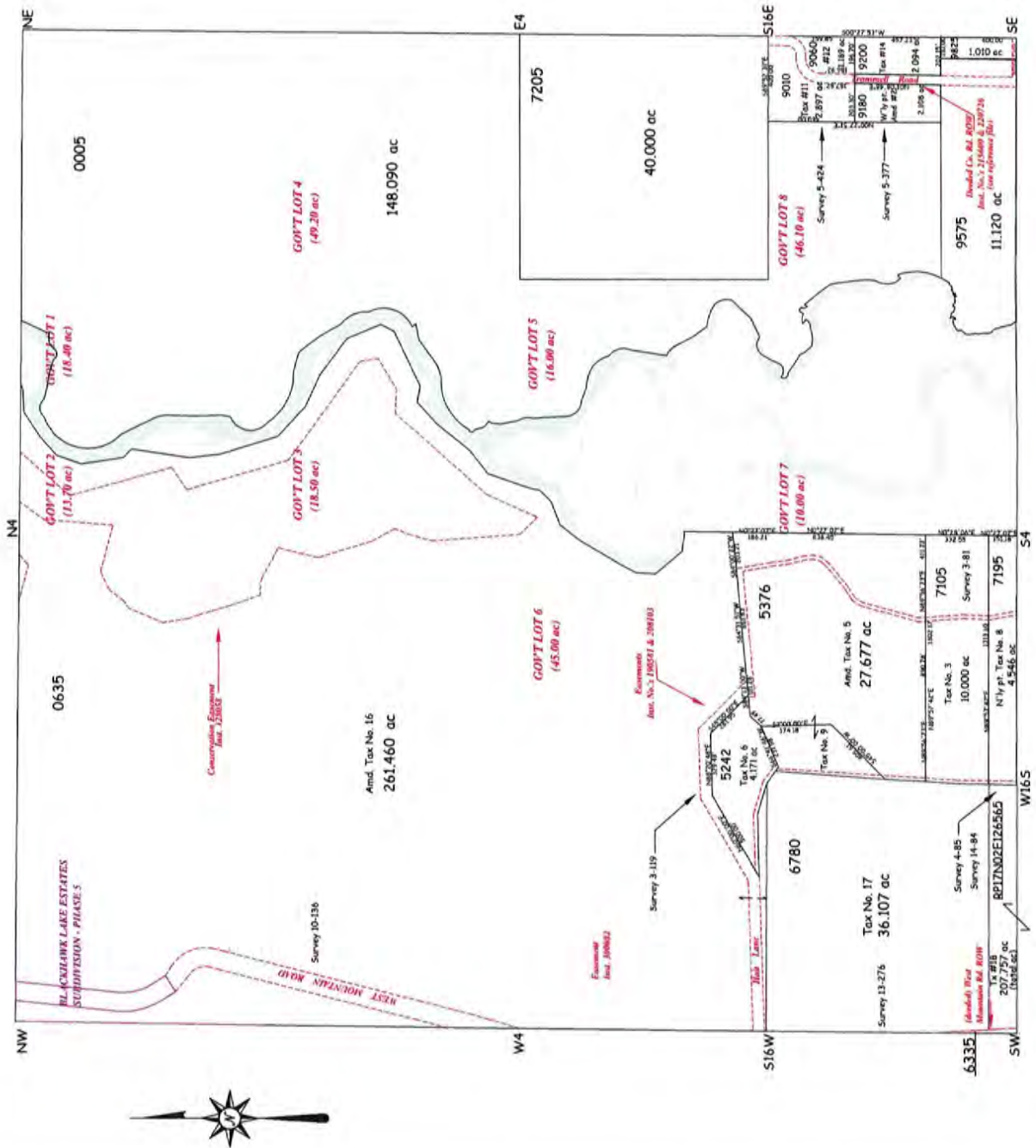
Filename:
Valley County Base Map
Scale: 1" = 400 ft
Date: 4/4/2022
Drawn by: L. Frederick



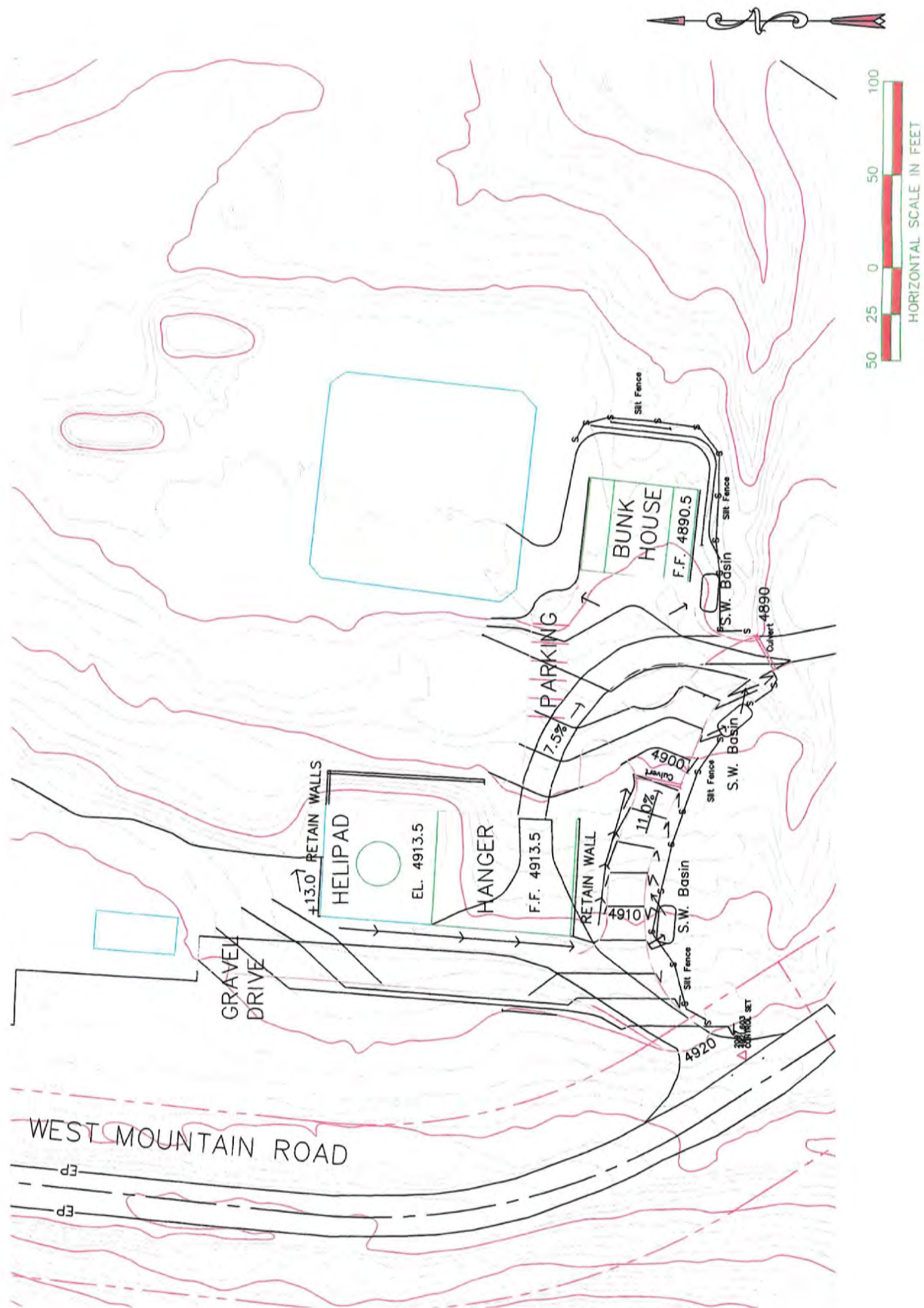
This drawing is to be used for reference purposes only. The County is NOT Responsible for any measurements contained herein.

TWP. 17 N R02E SEC. 12

Filename: Valley County Base Map
Scale: [REDACTED]
Date: 4/4/2022
Drawn by: L. Frederick



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











IMAGES





Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 23-410

Preliminary / Final / Short Plat _____

Sec 12
3324 W. MF Rd

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem.
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review, for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 14. Applicant will need to submit a septic permit application to COH.

Reviewed by: [Signature]

Date: 7 19 23

TECHNICAL MEMORANDUM

DATE: October 4, 2023
TO: Cynda Herrick, AICP, CFM
Valley County Planning and Zoning Administrator
FROM: Paul Ashton, PE
SUBJECT: October 19, 2023, Planning and Zoning Commission Agenda Items
CC: Cody Janson, PE
Kenny Dodd, PE
PROJECT NUMBER: 314-4875-011
PROJECT NAME: Valley County Engineering Services

The following comments are for the item listed in the on the October 19, 2023, Valley County (VC) Planning and Zoning Commission agenda you directed us to review:

New Business:

4. C.U.P. 23-40 Ahlquist Bunkhouse, Ranch Office, Helicopter Landing Pad, and Hangar

Detailed preliminary site grading and drainage plans and drainage design documentation for the site improvements have not been submitted to Valley County for review. Additional stormwater resulting from site improvements will need to be retained on site and appropriate temporary and permanent best management practices (BMPs) are required to protect adjacent properties, waterways, and roadway ditches. This project will require review and approval by Valley County of the site grading and drainage plans, and erosion control measures, including BMPs prior to any ground disturbing activity related to the site development.

The proposed roadway or driveway is shown with an 11% longitudinal grade. Owner should clarify if this is a driveway or private road. Per the VC Minimum Standards for Private Roads, the maximum longitudinal grade for a private road is 10%.

Please contact me if you have any questions.

Sincerely,

PARAMETRIX
Valley County Engineer



Paul Ashton, PE

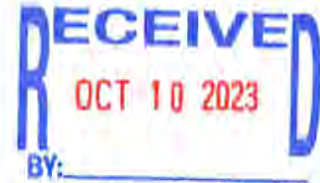


Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

October 6, 2023



Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: C.U.P. 23-40 Ahlquist Bunkhouse, Ranch Office, Helicopter Landing Pad and Hanger.

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

- **Section 503.7 IFC 2018** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
- **Section 503.7.5 IFC 2018** all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter. The address need be visible and legible from the road on which it is located. Address signs along one-way roads will be visible from both the intended direction of travel and the opposite direction. Where multiple address's are required at a single driveway, they need to be mounted on a single post, and additional signs will be posted at locations where driveways divide.
- **Section 503.7.8 IFC 2018** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities.
- In accordance with **Section 503.7.6 IFC 2018** the gradient for driveways cannot exceed 10 percent unless approved by the fire code official.
- **Section 503.7.7 IFC 2018** Where security gates are installed, they need to have an approved means of emergency operation. The security gates and emergency operation will be maintained operational at all times.
- Driveways shall be inspected and approved by Donnelly Rural Fire Protection District personnel prior to certificate of occupancy being issued..

The ranch office storage and four-bedroom dormitory is a multiple use occupancy, the second story bunk house is classified as R-3 and as such will require the following.

- **Section 903.2.8.1 IFC 2018** Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.
- Fire sprinkler plans shall be submitted to the Idaho State Fire Marshal's office for review and approval
- **Section 907.2.10.2 IFC 2018** Groups R-2, R-3, R-4 and I-1. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:
 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 2. In each room used for sleeping purposes.
 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level

Any propane use shall be in accordance with Ordinance 19-09 Liquified petroleum gas (LPG) Systems.

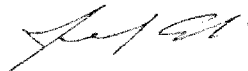
Requirements for landing pad and helicopter facility.

- **Section 2003.1 IFC 2018 Sources of ignition.** Open flames, flame-producing devices and other sources of ignition shall not be permitted in a hangar, except in approved locations or in any location within 50 feet (15 240 mm) of an aircraft-fueling operation.
- **Section 2003.2 IFC 2018 Smoking.** Smoking shall be prohibited in aircraft refueling vehicles, aircraft hangars and aircraft operation areas used for cleaning, paint removal, painting operations or fueling. "No Smoking" signs shall be provided in accordance with Section 310.
- **Section 2003.5 IFC 2018 Dispensing of flammable and combustible liquids.** The dispensing, transferring and storage of flammable and combustible liquids shall be in accordance with this chapter and Chapter 57. Aircraft motor vehicle fuel-dispensing facilities shall be in accordance with Chapter 23
- Fuel storage shall require a plan review and be permitted prior to installation of any fuel tanks
- **Section 2005.1 IFC 2018 General.** Portable fire extinguishers suitable for flammable or combustible liquid and electrical-type fires shall be provided as specified in Sections 2005.2 through 2005.6 and Section 906. Extinguishers required by this section shall be inspected and maintained in accordance with Section 906

- **Section 903.2.8.1 IFC 2018** Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.
- Fire sprinkler plans shall be submitted to the Idaho State Fire Marshal's office for review and approval
- **Section 907.2.10.2 IFC 2018** Groups R-2, R-3, R-4 and I-1. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:
 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 2. In each room used for sleeping purposes.
 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level
- All sprinkler, fire alarm and building plans shall be submitted to the Donnelly Fire Department for review prior to construction

Please call 208-325-8619 with any questions.

Jess Ellis



Fire Marshal

Donnelly Fire Department

C.U.P. 23-40 AB West Mountain Holdings LLC

From: Robert Rathbone [REDACTED]

Sent: Friday, September 29, 2023 11:05 AM

To: Cynda Herrick <cherrick@co.valley.id.us>; Nancy Darnell <NDarnell@co.valley.id.us>

Subject: C.U.P. 23-40 AB West Mountain Holdings LLC

Dear Cynda,

I am forwarding along some background information that I hope you will share with the Planning and Zoning Commissioners.

AB West Mountain Holdings is owned by Mr. Ahlquist and a partner Michael Boren. Attached are the filings from the Secretary of State's office.

The commissioners should know about the lawsuit Mr. Boren filed against critics of his private airstrip in the Sawtooth's, including a Blaine County Commissioner Dick Fosbury.

[Michael Boren appeals defamation case to Idaho Supreme Court | State/Regional | mtexpress.com](#)

The similarity of this application should also be noted. Rather than just saying he wants a helipad the request is couched as a public service offer to LifeFlight, USFS, BLM etc.

[Multimillionaire Michael Boren Battles Idaho Neighbors Over Sawtooth Airstrip \(thedailybeast.com\)](#)

[Boise man sues Sawtooth airstrip opponents for defamation | Boise State Public Radio](#)

[Video shows alleged helicopter harassment of Stanley trail construction crew | Idaho Statesman](#)

Maybe these fellows could just keep an old suburban parked at the McCall Airport.

Thank you,

Bob Rathbone
[REDACTED]

"Code of the New West"

IN CONCLUSION: Images of the Old West draw people to an area once filled with miners, farmers, ranchers, loggers and other agricultural workers. Often newcomers are much more romantic about the West than the old-timers and have false hopes about bringing their urban lifestyles into the great outdoors. They come with false expectations. They believe

they can fax and e-mail from the mountaintop. They then realize that up here the information superhighway is a dirt road. The information presented here is intended as a guideline and an introduction into some of the realities of rural living. You may discover other issues that have not been covered. We encourage you to research and examine all aspects of country living so you will enjoy the country and not have any unpleasant surprises. Our County elected officials, administration, and staff pride themselves on their accessibility. By publishing the Code of the New West, Valley County is in no way divesting itself of its responsibility to its constituents. We offer these comments in the sincere hope you better understand how things work in the country. Valley County is a wonderful place to live, work, and raise a family. We hope this information will help enhance the quality of your life here. Respect your neighbors' livelihood and property and be aware that your actions may have an adverse impact on your neighbors, human and otherwise. But then isn't that why you chose to come here?... People live here and move to Valley County for the open space, **the quiet**, the availability of outdoor activities. They also value the sense of small community, interest in the arts, dirt roads, lack of crowds and cozy neighborhood restaurants, shops, stores, "saloons" and grocery stores which are owned and operated by people who know and care about their customers as friends. Although many of the previous statements may sound discouraging, we believe the benefits far outweigh the inconveniences. Not only is it the way it is, but it is the way we like it. That's why we live here and hope that if you choose to be our neighbors, you will embrace the whole experience of living in Idaho.



CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)

11 APR 27 AM 11:32

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

Obsidian Investments Holdings, LLC

2. The complete street and mailing addresses of the initial designated/principal office:

1050 W. Bannock Street, Ste. 950, Boise, ID 83702

(Street Address)

(Mailing Address, if different than street address)

3. The name and complete street address of the registered agent:

Brittany Pfister

(Name)

1050 W. Bannock Street, Ste. 950, Boise, ID 83702

(Street Address)

4. The name and address of at least one member or manager of the limited liability company:

Name

Address

Mike Boren

1050 W. Bannock Street, Ste. 950, Boise, ID 83702

5. Mailing address for future correspondence (annual report notices):

1050 W. Bannock Street, Ste. 950, Boise, ID 83702

6. Future effective date of filing (optional):

Signature of a manager, member or authorized person.

Signature

Typed Name: Mike Boren

Signature

Typed Name:

Secretary of State use only

IDAHO SECRETARY OF STATE
04/27/2011 05:00
CK: 5098 CT: 258205 BH: 1271106
1 @ 100.00 = 100.00 ORGAN LLC # 2
1 @ 20.00 = 20.00 EXPEDITE C # 3

W102773



0003650065

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$100.00 - Make Checks Payable to Secretary of State

*For Office Use Only***-FILED-**

File #: 0003650065

Date Filed: 10/17/2019 9:21:39 AM

Certificate of Organization Limited Liability Company							
Select one: Standard, Expedited or Same Day Service (see descriptions below)	Standard (filing fee \$100)						
1. Limited Liability Company Name							
Type of Limited Liability Company	Limited Liability Company						
Entity name	AB West Mountain Holdings, LLC						
2. The complete street address of the principal office is:							
Principal Office Address	RYAN CLEVERLEY 2775 W NAVIGATOR DR STE 220 MERIDIAN, ID 83642						
3. The mailing address of the principal office is:							
Mailing Address	RYAN CLEVERLEY 2775 W NAVIGATOR DR STE 220 MERIDIAN, ID 83642-7592						
4. Registered Agent Name and Address							
Registered Agent	Ryan Cleverley Registered Agent Physical Address 2775 W NAVIGATOR DR STE 220 MERIDIAN, ID 83642 Mailing Address 2775 W NAVIGATOR DR STE 220 MERIDIAN, ID 83642-7592						
5. Governors							
<table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Ahlquist Development, L.L.C.</td><td>2775 W NAVIGATOR DR STE 220 MERIDIAN, ID 83642</td></tr><tr><td>Obsidian Investments, LLC</td><td>1050 N BRIAR LANE BOISE, ID 83712</td></tr></tbody></table>		Name	Address	Ahlquist Development, L.L.C.	2775 W NAVIGATOR DR STE 220 MERIDIAN, ID 83642	Obsidian Investments, LLC	1050 N BRIAR LANE BOISE, ID 83712
Name	Address						
Ahlquist Development, L.L.C.	2775 W NAVIGATOR DR STE 220 MERIDIAN, ID 83642						
Obsidian Investments, LLC	1050 N BRIAR LANE BOISE, ID 83712						
Signature of Organizer:							
<u>Geoffrey M. Wardle</u>	<u>10/17/2019</u>						
Sign Here	Date						

B0379-7946 10/17/2019 9:23 AM Received by ID Secretary of State Lawrence Denney

Heliport

From: Jean Wild [REDACTED]
Sent: Monday, October 9, 2023 11:26 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Heliport

To whom it may concern:

As we live across the river from this c.p.u.23-40 Ahlquist bunkhouse/ heliport at 3324 West Mountain Road, we object to this use permit.

List of objections:

1. we are not fooled this is going to be a tourist helicopter ride destination summer and winter.
2. The Payette River is home to many species of wildlife and their habitat which would be interrupted by constant helicopter flights in and out of said Heliport.
3. The constant helicopter noise in our quiet neighborhoods is unfair and annoying.

Thomas & Jean Wild

C.U.P. 23-40

From: Steve Holder [REDACTED]

Sent: Monday, October 9, 2023 5:23 PM

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

Subject: C.U.P. 23-40

Cynda,

I would like to know if this will be read at the meeting, or if I need to be there in person?

Regards,

Tommy Ahlquist's request must be rejected!

1. 7 miles to the McCall Municipal Airport, a 15-minute drive from his home / ranch property.
2. The McCall airport is best suited for ANY Life Flight needs, (given the location of the hospital). The Smoke Jumpers Base is also based there, there is no need for a "temporary" U.S. Forest Service staging area, and I have no doubt they did not request this or would want it.
3. This Booyah ranch has continued to disrupt, be a primary source of **nuisance, and safety concerns** to the hundreds of neighbors that are with the Blackhawk (On the River, Ranch, & Lake) communities. Valley County has failed to address the recent target shooting range that Tommy Alquist set up on the north end of his ranch, ~200 yards from West Mountain Road and ~ 250 yards from residential properties. Shooting directly into the West Mountain Road traffic, and Blackhawk Lakes and Ranch properties. They brought in ~30-40 people to shoot non-stop for 10 hours the first day, 6 hours the next, and then left an unmanned bonfire burning into the night. Valley County has failed to address the illegal fireworks show every 4th of July on this property. All of these items are the BIGGEST fire hazards this area faces, and most likely to be the source of the next wildfire in the area.
4. Given these items, I have filed a complaint with the tax assessor office, Tommy Alquist and lowed everyone's property values with his actions, and helicopter landing pad, is a nuisance that no one wants and drops our property values more.

The City of McCall and Valley County has done everything to prevent becoming the next Sun Valley. Tommy Ahlquist should perhaps consider relocating to Sun Valley, because Valley County does not want him.

Steve Holder
[REDACTED]

October 11, 2023

VIA EMAIL AND U.S. MAIL

Ms. Cynda Herrick, AICP, CFM
Planning and Zoning Director
P.O. Box 1350
Cascade, ID 83611
Email: cherrick@co.valley.id.us

RE: Comment on C.U.P 23-40; Ahlquist Property Development

Dear Ms. Herrick:

The purpose of this letter is to provide comments on proposed C.U.P. 23-40, known as the Ahlquist Property Development. The property in question is located at 3324 West Mountain Road, McCall, Idaho.

Mr. Ahlquist requests approval of a conditional use permit to construct a 3,200 square foot building to be used as a ranch office storage and dormitory. The request also includes a "helicopter landing pad and hanger with bedroom and hanger with a bedroom and bathroom."

Mr. Ahlquist's neighbors are concerned with his latest proposal to construct a helicopter landing pad and hanger and operate helicopters in an area that is residential and agricultural in nature. The area immediately adjacent to the proposed development includes sensitive wildlife habitat, as well as a recreational area that attracts fishers, boaters, hikers, and residents that frequent the trail system near the Payette River.

We note that the permit application states that helicopter operations will be equivalent to the noise of a "lawn mower" at sound levels of about 60 dB. Published literature indicates that helicopter operations at takeoff and landing can in fact exceed 90 dB,¹ which is considered "very loud," and equivalent to a rock concert. The permit application does not discuss or analyze sound impacts or any other related impacts in sufficient detail to inform consideration of this proposal.

Prior to taking further action this application, we request that Valley County require Mr. Ahlquist to conduct an appropriate noise study to determine the effects of all proposed helicopter operations on the nearby community. This study should be made available to the County and neighbors for review and comment prior to the County taking further action on this application. After reviewing this study, the County should then consider whether it appropriate to permit

¹ See *Sound Levels of Helicopters Used for Administrative Purposes at Grand Canyon National Park*, available at https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/Soitec-Documents/Final-EIR-Files/references/rtrcref/ch2.6/2014-12-19_NPS2007.pdf (last visited October 10, 2023).

C.U.P. 23-40 - Ahlquist Bunkhouse, Ranch Office, Helicopter Landing Pad, and Hangar

From: [REDACTED]

Sent: Wednesday, October 11, 2023 11:30 AM

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

Subject: C.U.P. 23-40 - Ahlquist Bunkhouse, Ranch Office, Helicopter Landing Pad, and Hangar

Dear Cynda,

As longtime property owners and full-time residents in Blackhawk Ranch for the past 13 years, we are writing to express our displeasure and strong concerns with C.U.P. 23-40. Please include this letter in your staff report.

Our main concerns are with the helicopter landing pad/hangar and (directly from the C.U.P.), "the use of the ranch area to the north to be used for a temporary fire emergency personnel encampment, equipment staging, and placement area for the U.S. Forest Service and State of Idaho."

Regarding the helicopter landing pad/hangar, we are completely against this. We did not purchase property and live in the Blackhawk Ranch area in order to be subjected to the noise of commercial or private aircraft landing nearby and, according to the C.U.P., on a regular basis. Folks who fly into McCall for business or pleasure clearly need to use our existing infrastructure, in this case the McCall Airport. The airport is literally a 15-minute drive from Ahlquist's ranch on a busy day.

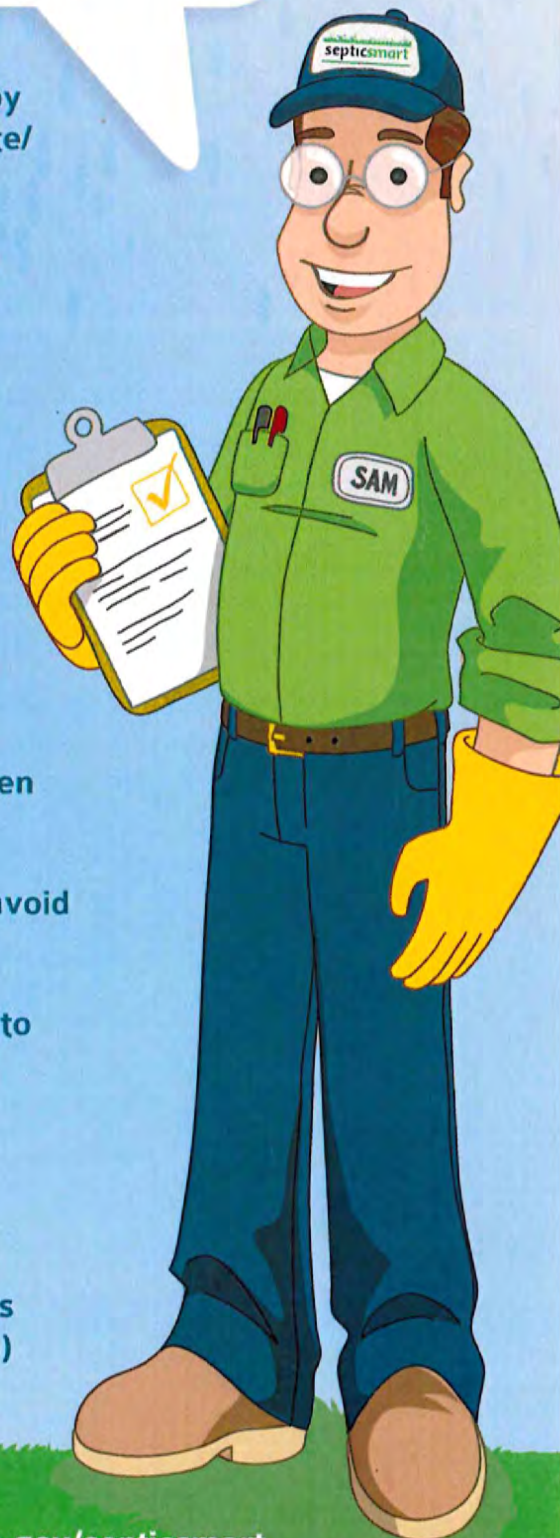
Regarding using the ranch land as a temporary fire emergency encampment, etc., we are also strongly against this. This will have a huge impact on the amount of noise and traffic in the Blackhawk area, and certainly West Mountain Road in its current state of disrepair is completely ill-equipped for this purpose. There is already an area just 2 miles to the north and west, directly off of West Mountain Road near Sunflower Flats, that has been used for just this exact purpose in the recent past. Do we really need another fire encampment/staging area in the vicinity but much closer to the three Blackhawk subdivisions where many people live full time or have second homes?

This C.U.P. will clearly have real negative impacts on all the folks who have chosen to live here, raise their families, and invest their hard-earned money in the Blackhawk area.

Sincerely,
Dean and Amy Cromwell
10 Bitterroot Ct.
McCall, ID 83638

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

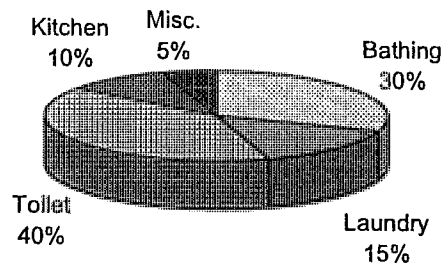


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

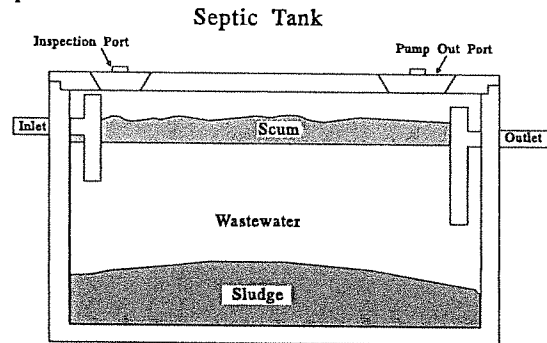
Septic Tank

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.

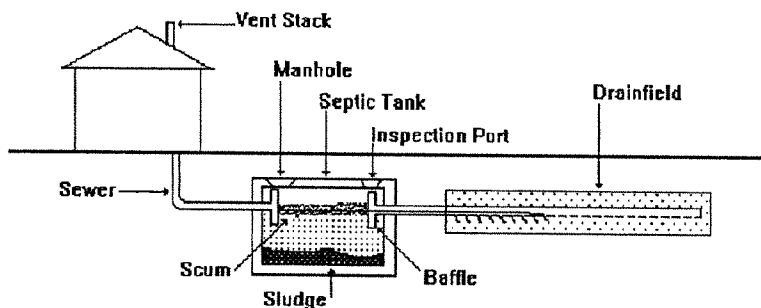
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

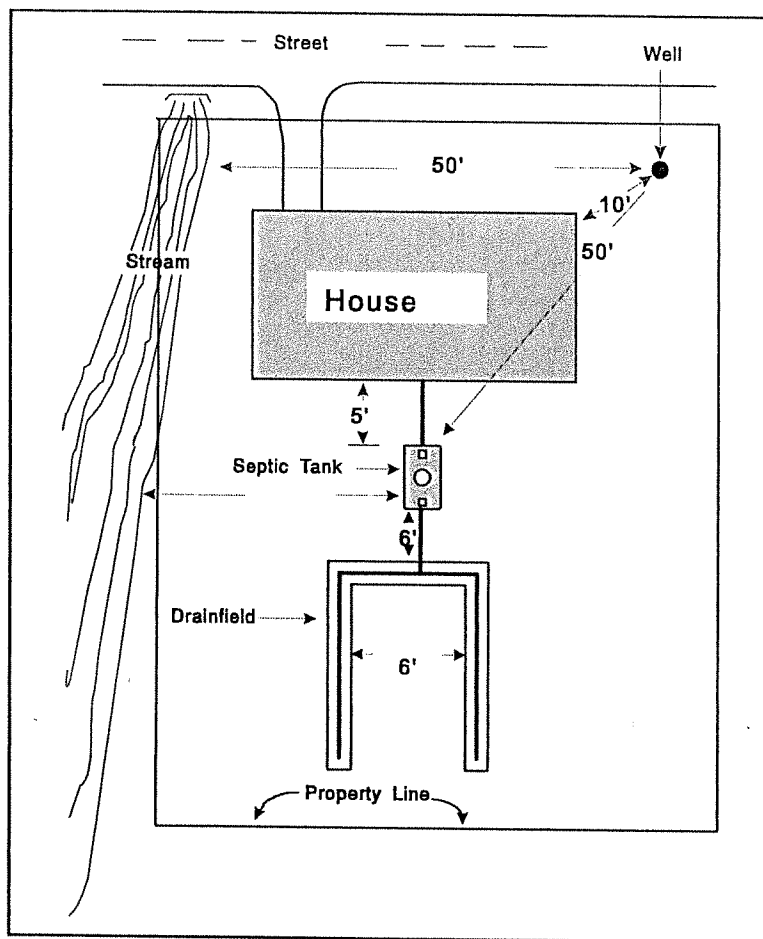
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

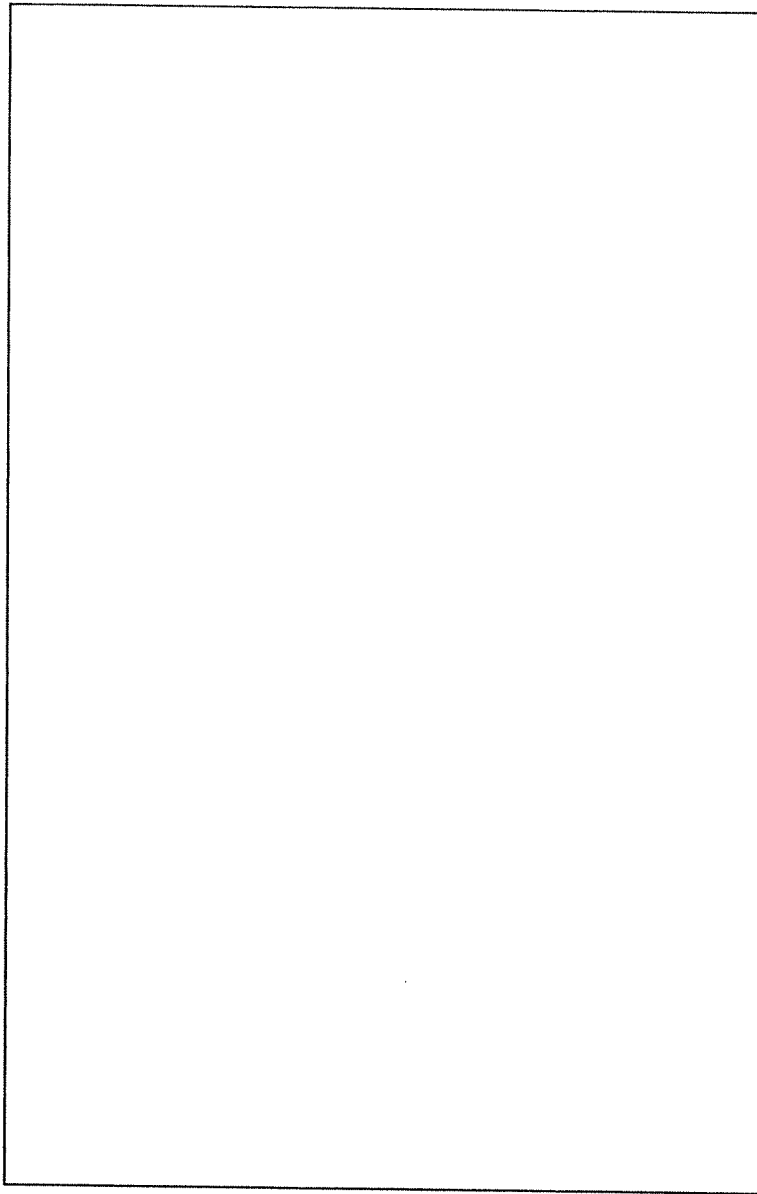
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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