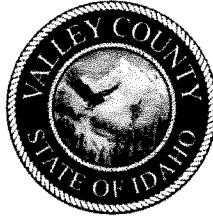


## Valley County Planning and Zoning

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



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Fax: 208-382-7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

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<b>STAFF REPORT:</b>	C.U.P. 23-43 Round Valley Haven Subdivision – Preliminary Plat
<b>MEETING DATE:</b>	November 9, 2023
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / PROPERTY OWNER:</b>	Philip Portsche and Ted Larson 12126 N 18th Ave, Boise ID 83714
<b>ENGINEER:</b>	Crestline Engineers 323 Deinhard LN Suite C, McCall, ID 83638
<b>SURVEYOR:</b>	Dan Dunn 25 Coyote TR, Cascade, ID 83611
<b>LOCATION:</b>	10373 Highway 55 Parcel RP12N04E190003 (previously RP12N04E190004 and RP12N04E190480) located in the NWNW Section 19, T.12N, R.4E, Boise Meridian, Valley County, Idaho
<b>SIZE:</b>	34 acres
<b>REQUEST:</b>	Single-Family Residential Subdivision
<b>EXISTING LAND USE:</b>	Single-Family Residential Rural Parcel

---

Philip Portsche is requesting a conditional use permit for a subdivision with eight single-family residential lots and 3 common / open space lots on 34 acres. Building lot sizes range from 1.7 to 6.6 acres.

Individual septic systems and individual wells are proposed. Utilities would be placed underground.

The lots would be accessed from a new private road onto State Highway 55. An Idaho Transportation Department Right-of-Way Approach Permit was approved on April 25, 2023, for two lots (an updated ITD permit is required). The 100-ft building setback from the highway is shown on the preliminary plat.

Two shared driveways are proposed: one for Common Lot 1, Lot 2 and Lot 3 across Lot 3; and, another driveway for Lot 6, Lot 7, and Common Lot 2 across Common Lot 2 and Lot 7.

A variance on the roadway and ditch width standards is requested to minimize the required cut and fill disturbance to the hillside it is built on while maintaining a maximum gradient of 10%. There were no specified reductions or widths proposed.

A Wildland Urban Interface Protection Plan has been submitted. Existing water rights would be used for ponds. Wetlands are shown on the preliminary plat.

## **FINDINGS:**

1. The application was submitted on September 25, 2023.
2. Legal notice was posted in the *Star News* on October 19, 2023, and October 26, 2023. Potentially affected agencies were notified on October 9, 2023. Neighbors within 300 feet of the property line were notified by fact sheet sent October 11, 2023. The site was posted on October 12, 2023. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on October 9, 2023.
3. Agency comment received:

Mike Reno, Central District Health, stated an application has been received and test holes and conducted; CDH is waiting on engineering and the plat. (October 10, 2023)

Jeff McFadden, Valley County Road Superintendent, asked for clarification on the proposed variance. The new roadways must be wide enough, for the first 100-ft off the highway, to accommodate two vehicles so no vehicle is stopped on Highway 55 waiting for a vehicle to exit onto the highway. (Oct. 18, 2023)

Steven Hull, Cascade Fire Chief, listed requirements for roads, shared driveways, water supply tank, and dry hydrant system. (Oct. 18, 2023)

Cynda Herrick, Planning and Zoning Director, responded to Rob Pair's, Crestline Engineers, about road design issues. The road does not need to be cented in the right-of-way, but should not be so far to the edge of the right-of-way that snow is pushed onto the neighboring property or into the fence. (Oct. 18, 2023)
4. Public comment received:

Michael Pierce, an attorney representing Jerald Hansen, owner parcel RP12N04E190085, stated the proposed private road abuts Mr. Hansen's property on both the south and westerly sides. The road should be paved to avoid dust problems with 10 lots and multiple trips. Mr. Hansen would like to be granted access to the road. A privacy fence is requested along the westerly property line. (Nov. 1, 2023)
5. Physical characteristics of the site: The property slopes across the site are approximately 2% to 50%. It is approximately 99% forested with conifer trees.
6. The surrounding land use and zoning includes:

North: Agricultural (Timber) and Single-Family Residential Subdivision (Saddle Rock)  
South: Single-Family Residential Subdivision (Daagco No. 1)  
East: Single-Family Residential Parcel, Highway 55, and Agricultural (Dry Grazing)  
West: State of Idaho (Timber)
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
  - 2. Residential Uses (c) Subdivision for single-family subdivision.

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

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## **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.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

### **9-5A-1: GRADING:**

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:
1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications.
  2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer.
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.

### **9-5A-2: ROADS AND DRIVEWAYS:**

- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.

### **9-5A-5: FENCING:**

- C. **Livestock In Residential Development:** If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- 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-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-2: MINIMUM LOT AREA:**

- B. **New Subdivisions:**
  - 1. **Single-Family Residences:** New subdivisions for single-family residences shall provide the following minimum lot sizes:
    - a. One acre where individual sewage disposal systems and individual wells are proposed.
- C. **Frontage On Public Or Private Road:** Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90').

**9-5C-6: DENSITY:**

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation.

## **TITLE 10 SUBDIVISION REGULATIONS**

### **10-4-6: EASEMENTS:**

- A. Utility Easements: There shall be provided easements for the utilities upon and across the front of lots of a width of a minimum of twelve feet (12') (except for entrance service) or as and where considered necessary by the commission.
- B. Stormwater Easement Or Drainage Right Of Way: Where a subdivision is crossed or bounded by a watercourse, drainageway, channel, irrigation ditch, or stream there shall be provided a stormwater easement or drainage right of way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose.
- C. Drainage: Provisions for adequate drainage shall be made by the subdivider as prescribed by the county engineer in accordance with the manual containing the drainage standards and specifications as adopted by Valley County.
- D. Existing Easements: All existing easements must be shown on the subdivision plat.

### **10-5-1: STREET AND UTILITY IMPROVEMENTS:**

- A. Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).
- B. Acceptance By County: The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed. All plats shall contain in their notes this statement: "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

Dedication of public rights-of-way does not guarantee that the public road will be maintained by Valley County. Public rights of way are allowed with roads that are maintained by homeowners. Public rights of way shall be provided through properties to adjacent lands for the purpose of circulation, when reasonable.

- C. Private Road Declaration: In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
- E. Connection To Public Road Required: The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either

private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

## **CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN**

### **10-7-4: SUBMISSION REQUIREMENTS:**

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.
  - B. Content: The plan shall be based upon a site specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.
    - 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
    - 3. Submittal, Implementation And Verification:
      - a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
      - b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
      - c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.
    - 4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.
    - 5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.
    - 6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists.
- 

### **SUMMARY:**

Staff's compatibility rating is a +26.

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

### **STAFF COMMENTS / QUESTIONS:**

- 1. This site is within the Cascade Fire District. It is not within an irrigation district nor a herd district.
- 2. Staff does not believe that a second access is practical for this location (VCC 9-5A-2).
- 3. What is the use of the common lots? What is the difference between "Common Lot" and "Open Space" designation? Will ownership of common and open space lots belong to a homeowner association?

4. The Open Space lot should have a lot number or identifier.
5. There appears to be an overlap between the southern property boundary and the adjoining property. The applicant's surveyor should work with the Valley County Cartographer to solve this. See attached Assessor's Plat and record of surveys.
6. Wetland areas shown on the plat should state "no-build area".
7. How will existing water rights be designated?
8. When were the pond(s) created? A pond excavation permit may be required. Will there continue to be three ponds? Do you have water rights?
9. The draft CCRs Section 6.3 refer Lots 1-10 regarding shared driveway access; this does not match the lot numbering on the preliminary plat.
10. The applicant or representative shall submit to staff a copy of the approved ITD Approach permit for the current plat with 10 lots.
11. The preliminary plat shows a road width of 24-ft; the application Q11a and impact report Q1 refer to a 28-ft graveled road. Please address.
12. Do all lots have topography that allows driveways that do not exceed 10%? CCRs should state driveways shall not exceed 10%.
13. Shared driveways shall be constructed prior to recordation of the plat.
14. Have you discussed with Gerald Hansen access to his property from your private road? Have you discussed with the Schneiders, emergency access through their subdivision?

#### **ATTACHMENTS:**

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Assessor Plat – T.12N R.4E Section 19
- Record of Surveys 14-218 and 14-186
- Photos taken October 12, 2023
- Proposed Preliminary Plat
- Responses
- Variance Request Clarification by Rob Pair, Crestline Engineers, Oct. 31, 2023
- 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 final plat shall be recorded within two years, or this permit will be null and void.
5. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.
6. A site grading/stormwater management plan must be approved by the Valley County Engineer prior to construction of the roads or installation of utilities.
7. A letter of approval is required from Cascade Fire District.
8. The water tank and dry hydrant for fire suppression shall be shown on the final plat.
9. All easements shall be shown on the final plat.
10. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
11. Must bury conduit for fiber optics with utilities.
12. A Declaration of Private Road shall be recorded and noted on the face of the plat.
13. A shared-driveway maintenance agreement shall be recorded and noted on the face of the plat. Shared driveways shall be constructed prior to recordation of the plat.
14. The Wildland Urban Interface Protection Plan shall be recorded and noted on the face of the plat.
15. CCR's should address lighting, noxious weeds, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, maintenance of the water tank and dry hydrant system, and limit each lot to one wood-burning device.
16. Shall place addressing numbers at the residences and at the driveway entrance if the house numbers are not visible from the road.
17. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
18. The following notes shall be placed in the notes on the face of the final plat:
  - "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
  - "All lighting must comply with the Valley County Lighting Ordinance."
  - "Only one wood burning device per lot."
  - "Surrounding land uses are subject to change."

## **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.

## Compatibility Questions and Evaluation

Matrix Line # / Use: 3  
S.F. Subdivision

Prepared by: CH

YES/NO      X      Response Value

Use Matrix Values:

(+2/-2) +2 X 4 +8

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

S.F. Subdivision

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

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

Forest - Ag

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

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

See 1+2

### Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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

It is large enough with trees. There is varied topography

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

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

Yes

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

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

Yes - No Impact

(+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?

May be some woodsmoke or dust from the road.

(+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?

May be impact to fire & schools and Highway 55

(+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?

Yes

Sub-Total (+) 28

Sub-Total (--) 2

Total Score +26

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

# APPENDIX A

## MATRIX FOR RATING

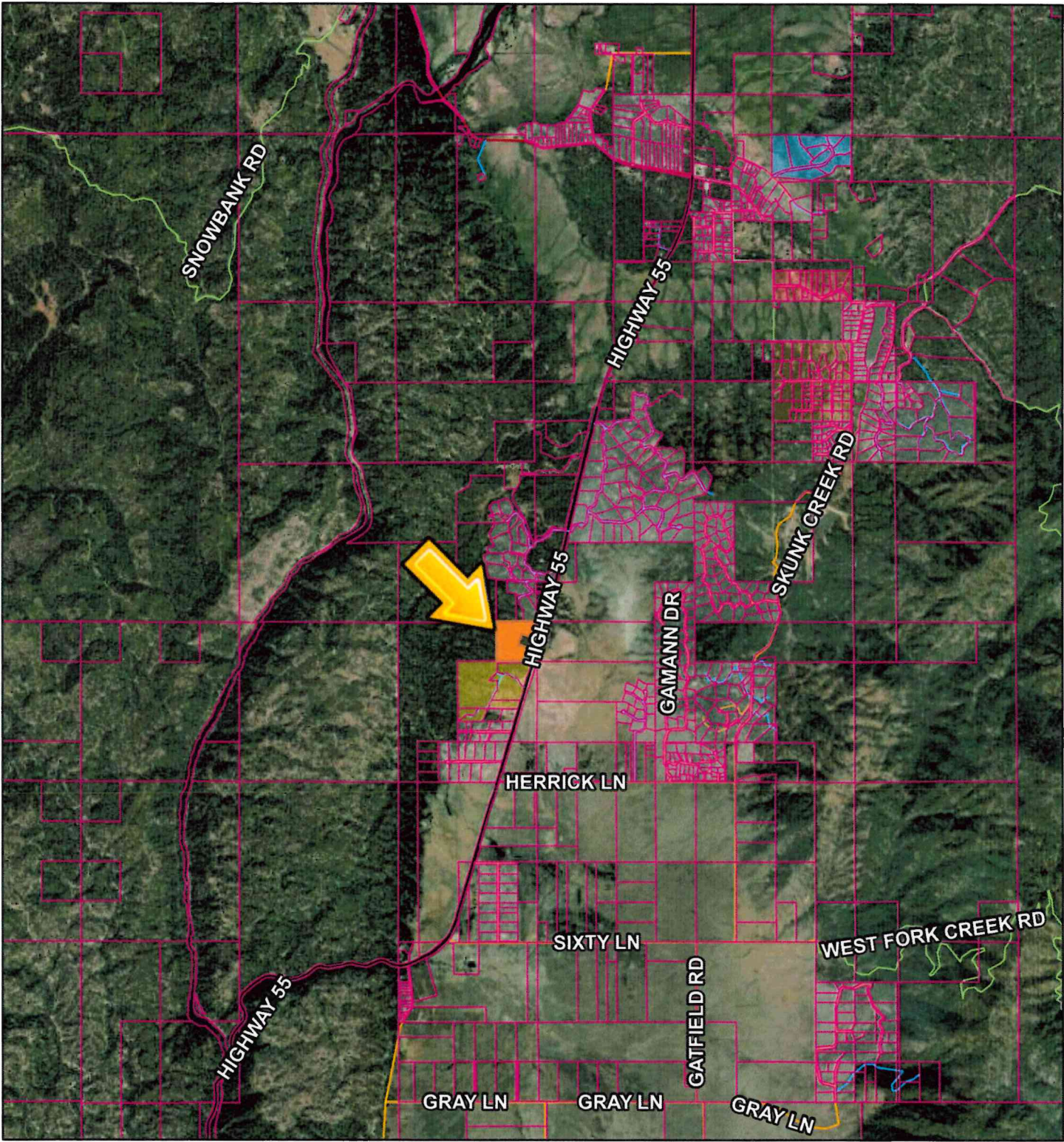
### QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2
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	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1		+1	-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2		+1	+1	+2	+2	+1	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2		+1	+1		+1	-1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+1	+1	+2	+2	+2	+1	+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2		+1	+2	-1	+2		+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+2	+1	+1	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+1	+2	+2			+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2		-1	-1	-2	-1	-2	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2		+1	-1	-2	-1	-2	+1	+1	+2	

RATE THE SOLID SQUARES AS +2



# C.U.P. 23-43 Vicinity Map



10/3/2023, 10:52:52 AM

- Parcel Boundaries

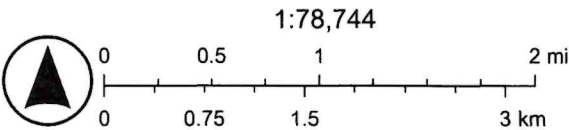
Roads

MAJOR

COLLECTOR
- URBAN/RURAL

USFS

PRIVATE




Earthstar Geographics





C.U.P. 23-43 Aerial Map




10/3/2023, 10:57:01 AM

- 

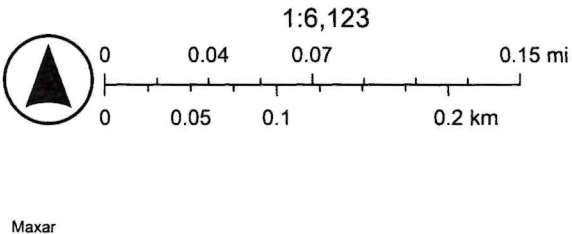
Address Points
- 

Parcel Boundaries
- 

Roads
- 

MAJOR
- 

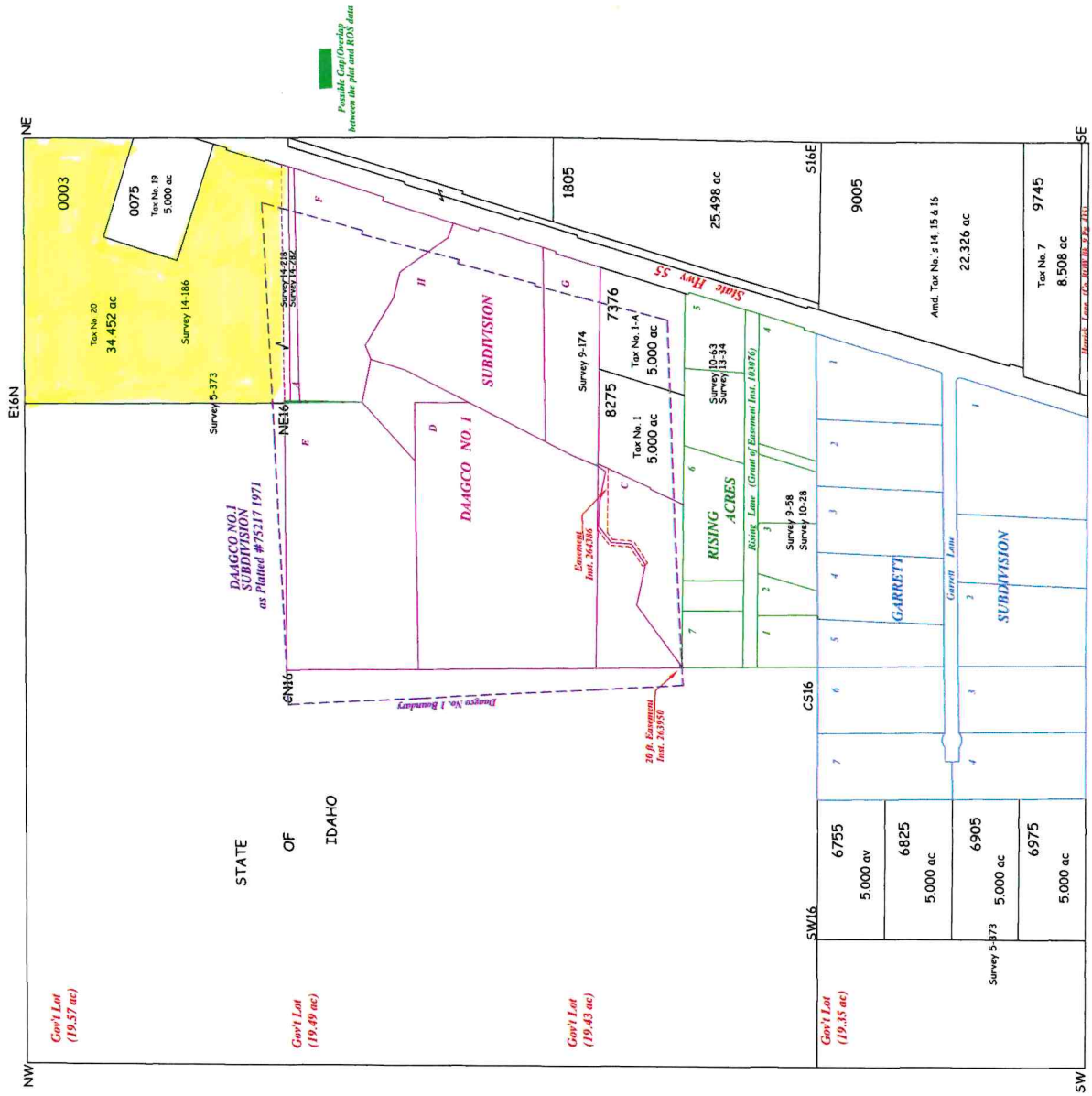
PRIVATE





## T W P . 1 2 N R 0 4 E S E C . 1 9

Filename:	Valley County Base Map
Scale:	1" = 400 ft
Date:	10/06/2023
Drawn by:	L Frederick



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

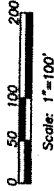




# RECORD OF SURVEY

A PART OF THE NE 1/4 NE 1/4 SECTION  
19, T. 12 N., R. 4 E., B.M.,  
VALLEY COUNTY, IDAHO  
2021

Instrument # 446243  
VALLEY COUNTY, CASCADE, IDAHO  
11-11-2021  
Recorded for: DARRIN HOLZHEY, Inc.  
DOUGLAS A. MILLER  
Idaho Professional Surveyor  
Made for RECORD OF SURVEY Fee: \$ 500



## LEGEND

- Calculated point
- Found aluminum cap monument
- Found brass cap monument
- Set 5/8 inch dia. x 30 inch iron pin
- w/ plastic cap PLS 9366
- Found 5/8 inch dia. iron pin
- Found 3/4" iron pin
- Deed line
- Section line
- Easement line
- Fence line

## CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code 31-2709, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.



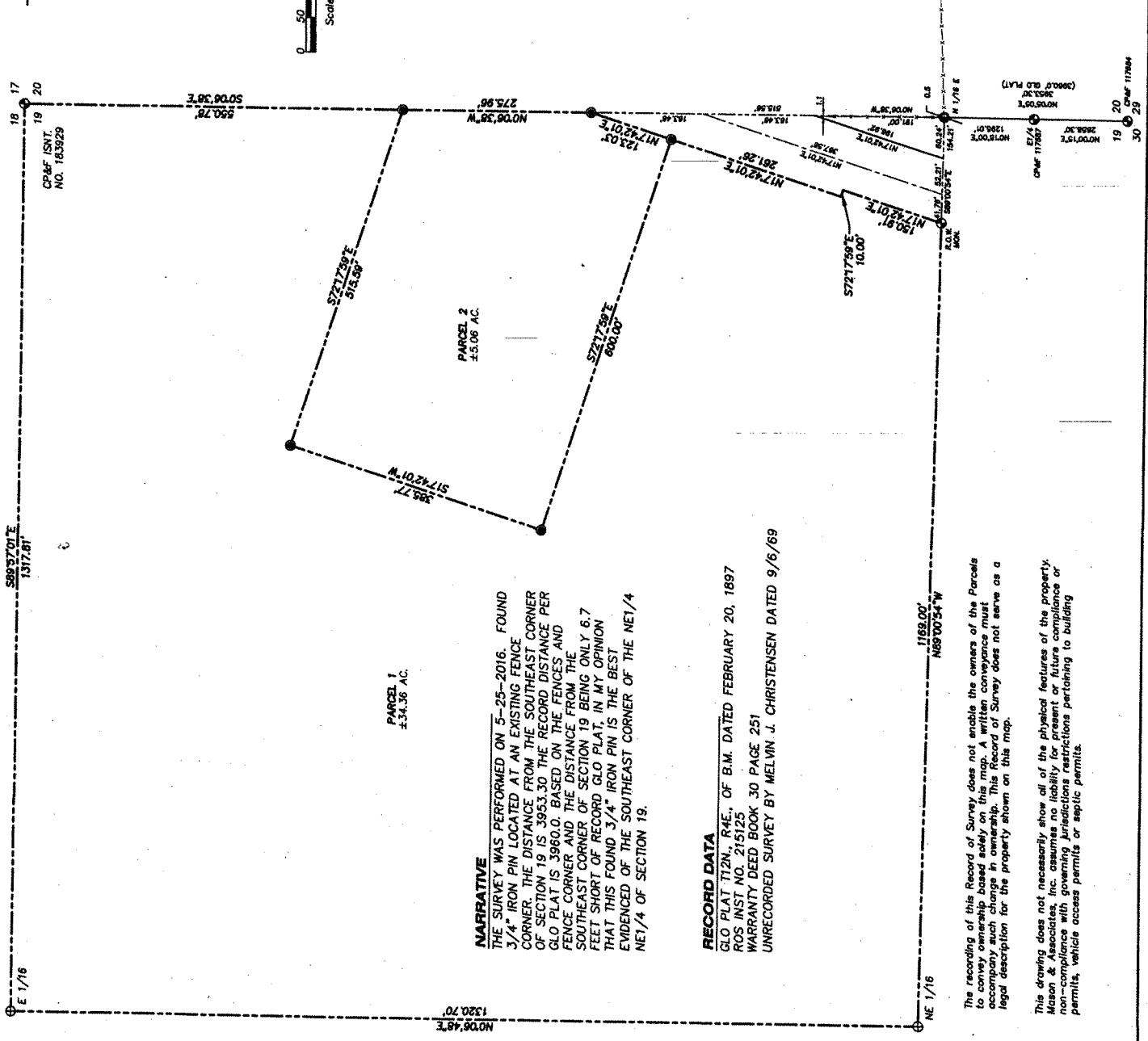
Darin Holzhey

P.L.S. License No. 9366

INDEX NO. 1241-19-1-1-0-00-00  
SURVEY FOR:

**CRAIG COASH**

<p><b>Mason &amp; Associates, Inc.</b> Professional Engineers Land Surveyors &amp; Planners 2830 S. Sun Valley Blvd. Boise, ID 83706</p>	JOB NO.	MY0814
	DWG NO.	MY0814R08
	SCALE	1"=100'
	REV.	Δ
FIELD BOOK NO.		
DRAWN BY:	DATE:	
DH	6/27/16	



## NARRATIVE

THE SURVEY WAS PERFORMED ON 5-25-2016. FOUND 3/4" IRON PIN LOCATED AT AN EXISTING FENCE CORNER. THE DISTANCE FROM THE SOUTHEAST CORNER OF SECTION 19 IS 3953.30 THE RECORD DISTANCE PER GLO PLAT IS 3950.0. BASED ON THE FENCES AND FENCE CORNER AND THE DISTANCE FROM THE SOUTHEAST CORNER OF SECTION 19 BEING ONLY 6.7 FEET SHORT OF RECORD GLO PLAT, IN MY OPINION THAT THIS FOUND 3/4" IRON PIN IS THE BEST EVIDENCED OF THE SOUTHEAST CORNER OF THE NE1/4 NE1/4 OF SECTION 19.

## RECORD DATA

GLO PLAT T12N., R4E., OF B.M. DATED FEBRUARY 20, 1897  
ROS INST NO. 215125  
WARRANTY DEED BOOK 30 PAGE 251  
UNRECORDED SURVEY BY MELVIN J. CHRISTENSEN DATED 9/6/69

The recording of this Record of Survey does not enable the owners of the Parcels to company such changes in ownership. A written consequence must accompany such changes in ownership. This Record of Survey does not serve as a legal description for the property shown on this map.

This drawing does not necessarily show all of the physical features of the property. Mason & Associates, Inc. assumes no liability for present or future compliance or non-compliance with governing jurisdictions restrictions pertaining to building permits, vehicle access permits or septic permits.



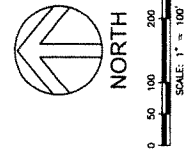
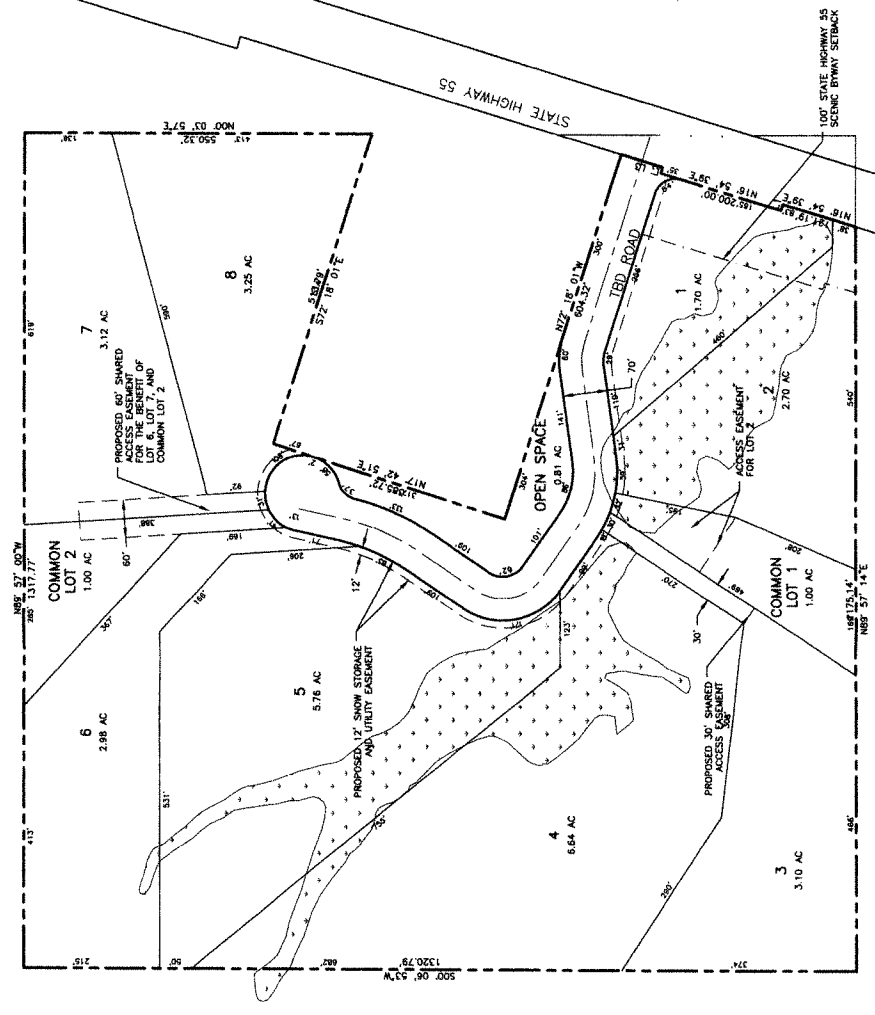




PRELIMINARY PLAT-ROUND VALLEY HAVEN

A RESIDENTIAL SUBDIVISION LOCATED IN  
NE 1/4 OF THE NE 1/4 OF SECTION 19  
T12N R4E, B.M. 14  
VALLEY COUNTY, IDAHO  
2023

LINE TABLE					
LINE	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L1	10.00	982859.786	2554057.409	982862.688	2554047.842
L2	10.00	983054.050	2554108.018	983051.141	2554115.586
L3	69.10	983051.141	2554115.586	983117.231	2554135.685



NOTES:

- THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS:  
PHILIP PORTSCHKE AND TED LARSON  
1232E N 182N AVE  
BOISE, ID 83714
1. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:  
DUNN LAND SURVEYS, INC.  
200 S. COASTAL BLVD  
CASCADIA, ID 83401
2. THE EXISTING LAND USE/ZONING IS OTHER RURAL.
3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 334.08 ACRES.
4. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
5. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
6. ALL LIGHTING MUST BE DARK SKY COMPLIANT PER VALLEY COUNTY CODE.
7. ONLY ONE WOOD BURNING DEVICE PER LOT PER VALLEY COUNTY CODE.
8. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.

DEVELOPMENT DATA:

PROPERTY AREA	34.08 ACRES
RIGHT-OF-WAY AREA	2.00 ACRES
OPEN SPACE	0.81 ACRES
LOT(S) AREA	31.25 ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C02080C  
FIRM EFFECTIVE DATE(S): 2/1/2019  
FLOOD ZONE(S): ZONE X  
BASE FLOOD ELEVATION(S): N/A  
BASE FLOOD ELEVATION(S) IS CHANGE BY FEMA AND ALL LAND WITHIN A FLOODPLAIN OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- ROAD CENTER LINE
- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- SIXTEENTH LINE
- APPROXIMATE WETLAND AREA

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

ROUND VALLEY HAVEN  
VALLEY COUNTY, IDAHO  
PRELIMINARY PLAT

VERIFY SCALE	
DATE TO ONE INCH ON	20206
DATE TO ONE INCH ON	9/2/2023
PROJECT	20206
DATE	9/2/2023
DRAWING NO	SHEET NO.
EX-1	1 OF 4



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # CUP 23-43

Preliminary / Final / Short Plat Round Valley Haves Subdivision

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

☒ 14.

Application Received & Test Holes Conducted. Waiting  
for Engineering & Plat.

Reviewed By: CR/KR

Date: 10/10/23

## Re: CUP 23-43 Round Valley Haven

Lori Hunter <lhunter@co.valley.id.us>

Wed 10/18/2023 1:14 PM

To: Jeff Mcfadden <jmcfadden@co.valley.id.us>; Cynda Herrick <cherrick@co.valley.id.us>

 1 attachments (127 KB)

CUP 23-43 Prelim Plat.pdf;

The application states "...a variance on the roadway and ditch width standards for this project in an effort to help minimize the required cut and fill disturbance to the hillside it is built on while maintaining a maximum gradient of 10%"

Proposed plat attached.

Lori

---

**From:** Jeff Mcfadden <jmcfadden@co.valley.id.us>

**Sent:** Wednesday, October 18, 2023 12:00 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>; Lori Hunter <lhunter@co.valley.id.us>

**Subject:** CUP 23-43 Round Valley Haven

Planning and Zoning Commission,

What kind of variance are they asking for on the new roadway and ditch width? The new roadway needs to be wide enough, for the first 100' off of the highway to accommodate 2 vehicles so no vehicle is stopped on Highway 55 waiting for the egressing vehicle to exit onto the highway. Thank you for your consideration.

Thank you,

Jeff McFadden, Superintendent  
Valley County Road Department



**CASCADE RURAL FIRE PROTECTION DISTRICT  
P.O. BOX 825  
CASCADE, ID 83611-0825  
109 EAST PINE STREET**

October 18, 2023

To: Cynda Herrick  
Valley County Planning and Zoning

RE: Round Valley Haven Subdivision

The roads within Round Valley Haven Subdivision shall be built to the International Fire Code Standards 2018. Section 503 Fire Apparatus Access Roads explains the standard to which the roads shall be built to.

- **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.
  - The Cul-de-sac at the end of the road shall have a diameter of 96', IFC Appendix D (attached).
- **Driveways.** Driveways shall not exceed 10% grade, must be at least 12 feet wide, have an unobstructed vertical clearance of 13.5 feet, and shall be maintained to support fire apparatus up to 75,000 pounds.
  - **Shared Driveways.** The preliminary plat shows a couple shared access easements. If the easements have a shared driveway, the shared driveway shall be 20 feet wide, shall not exceed 10% grade, have an unobstructed vertical clearance of 13.5 feet and shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds. The shared driveway shall be inspected by CRFPD prior to final plat approval.

A water supply tank for structural fire suppression is required for this development. A dry hydrant system is proposed to draft from a pond located in Lots 4 and 5. The proposed dry hydrant water supply will need to be tested and approved by Cascade Rural Fire Protection District before the final plat is approved.

The maintenance of the dry hydrant system will be the responsibility of the Home Owners Association.

Thanks

A handwritten signature in black ink that reads "Steven Hull". The signature is written in a cursive, slightly slanted style.

Steven Hull  
Fire Chief  
Cascade Rural Fire District  
[steve@cascaderuralfire.com](mailto:steve@cascaderuralfire.com)



## 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-

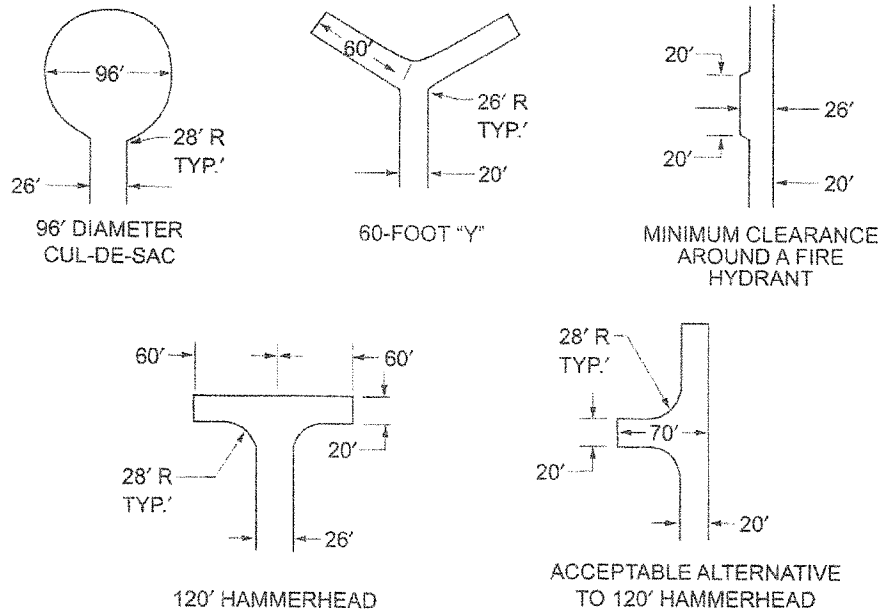
ing surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

### 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

## Round Valley Haven Road Alignment Question

Rob Pair [REDACTED]

Wed 10/18/2023 9:41 AM

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

Cc: Lori Hunter <lhunter@co.valley.id.us>

Thank you for the response Cynda. I will make sure to let them know! I will also make sure to take the snow removal into consideration while looking at the design.

Regards,

Rob

---

**Rob Pair, E.I.T.** | Associate Engineer

**Crestline Engineers, Inc.**

323 Deinhard Lane, Suite C

PO Box 2330 | McCall, Idaho 83638

---

## Round Valley Haven Road Alignment Question

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

Wed 10/18/2023 9:27 AM

To: Rob Pair [REDACTED]

Cc: Lori Hunter <lhunter@co.valley.id.us>

Hello Rob,

The travelled way/actual road does not have to be centered in the platted right-of-way. They do need the conditional use permit and approved site grading/stormwater management plans before they build the road and the access to State Highway 55.

Please be aware that the road should not go so far north in the right-of-way that snow has to be pushed off onto the neighboring property or into their fence.

I hope that addresses your question.

Thanks, Cynda

Cynda Herrick, AICP, CFM

Valley County

Planning and Zoning Director

Floodplain Coordinator

PO Box 1350

Cascade, ID 83611

(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

**S**ervice **T**ransparent **A**ccountable **R**esponsive

---

**From:** Rob Pair [REDACTED]  
**Sent:** Thursday, October 5, 2023 5:09 PM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Cc:** Lori Hunter <lhunter@co.valley.id.us>  
**Subject:** Round Valley Haven Road Alignment Question

Good Afternoon Cynda,

After submitting the Preliminary Plat application, Ted and Phillip have since reached out to me regarding the alignment of their proposed road. Currently their existing access road is located close to the northern property line and the centerline of the proposed road was centered within the R.O.W. It is not very typical, but in order to try and keep the proposed road as close to the existing road as possible and maintaining the drainage swale along the north side of the road, can we offset the alignment so this portion of the road is not centered within the proposed R.O.W? Phillip and Ted have already secured an ITD approach permit and were hoping to construct that portion before the winter weather hits. Their permit expires in December and I would like to make sure that it is built in the correct location. I have attached a quick snippet of the area I am referencing. Please feel to reach out with any additional questions.

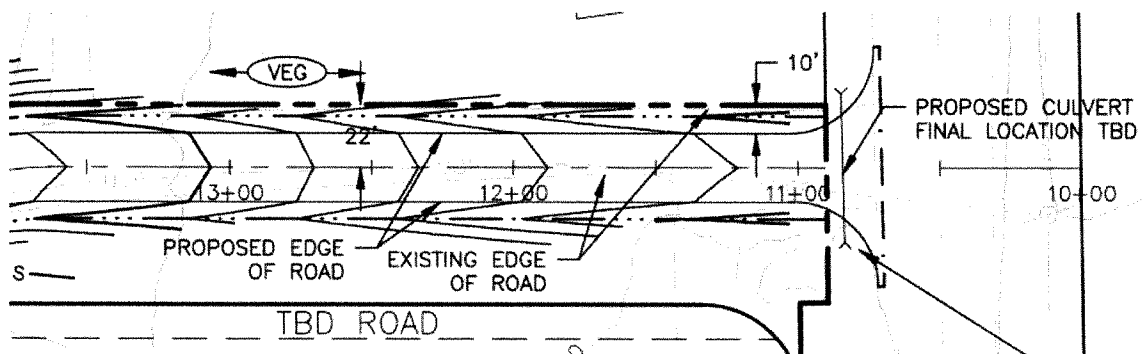
Thank you for your time,

Rob

---

**Rob Pair, E.I.T.** | Associate Engineer

**Crestline Engineers, Inc.**  
323 Deinhard Lane, Suite C  
PO Box 2330 | McCall, Idaho 83638  
T [REDACTED]



Law Office Of  
**MICHAEL G. PIERCE**

Attorney At Law

489 West Mountain Road  
Post Office Box 1019  
Cascade, Idaho 83611

Telephone  
FAX

Michael G. Pierce

November 1, 2023

Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
PO. Box 1350  
Cascade, Idaho 83611

Via email to: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

Re: C.U.P 23-43 Round Valley Haven Subdivision – Preliminary Plat

Dear Ms. Herrick:

I represent Jerald E. Hansen, owner of Parcel # RP12N04E190085, which parcel is surrounded by the two parcels that are the subject of the above preliminary plat proposal. Mr. Hansen's property will be especially impacted by the proposed development and he has requested that I submit the following comments on his behalf.

1. The proposed private road abuts Mr. Hansen's property on the South side and also on the westerly side. The applicants propose that the road be graveled and that it be maintained by the homeowners of the proposed ten (10) lots. Mr. Hansen believes the road must be paved in order to avoid a massive dust problem. When all ten lots are sold and developed, multiple users driving on the road multiple times per day will create an enormous volume of dust, not only in the air but also out onto Highway 55. The only reasonable way to prevent that problem is to require that the developer pave the road.

2. Since the road abuts Mr. Hansen's property at several points, he would like to be granted access to the road, especially at the northwesterly end.

3. Mr. Hansen also believes that the developers should be required to build a privacy fence along his westerly property line.

Additional comments may be presented on Mr. Hansen's behalf at the hearing scheduled for November 9, 2023, at 6:00 p.m., but would also like this letter to be included in the staff report.

Respectfully,



Michael G. Pierce

## C.U.P. 23-43 Round Valley Haven

Rob Pair [REDACTED]

Tue 10/31/2023 7:58 AM

To: Lori Hunter <lhunter@co.valley.id.us>

Good morning Lori,

I dropped the ball on responding back to this so I apologize in advance.

In regard to the requested variance, due to the natural grade and existing topography of the site, the applicant has requested a variance for the roadway width and ditch widths in hopes to preserve as much of the existing vegetation adjacent to the road as possible and minimize the grading disturbance outside of the Right-of-Way. Also, another intent of narrowing up the road is that it would be beneficial to help minimize the wetland impact/disturbance caused by the construction of the private road. I also just wanted to note that we are not asking for a variance for a gradient greater than 10%.

If there are any other specific questions related to this topic, please don't hesitate to reach out!

Thank you,

Rob

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**Rob Pair, E.I.T.** | Associate Engineer

**Crestline Engineers, Inc.**

323 Deinhard Lane, Suite C

PO Box 2330 | McCall, Idaho 83638

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**From:** Lori Hunter <lhunter@co.valley.id.us>

**Sent:** Wednesday, October 18, 2023 2:03 PM

**To:** Rob Pair [REDACTED]

**Subject:** C.U.P. 23-43 Round Valley Haven

We are getting questions from Jeff McFadden and Steve Hull regarding more information on the variance request.

Do you have something more specific than page 1 of the application that states:

"...a variance on the roadway and ditch width standards for this project in an effort to help minimize the required cut and fill disturbance to the hillside it is built on while maintaining a maximum gradient of 10%." ?

Lori Hunter

Valley County Planning & Zoning Planner II

208-382-7115

219 N. Main Street • P.O. Box 1350

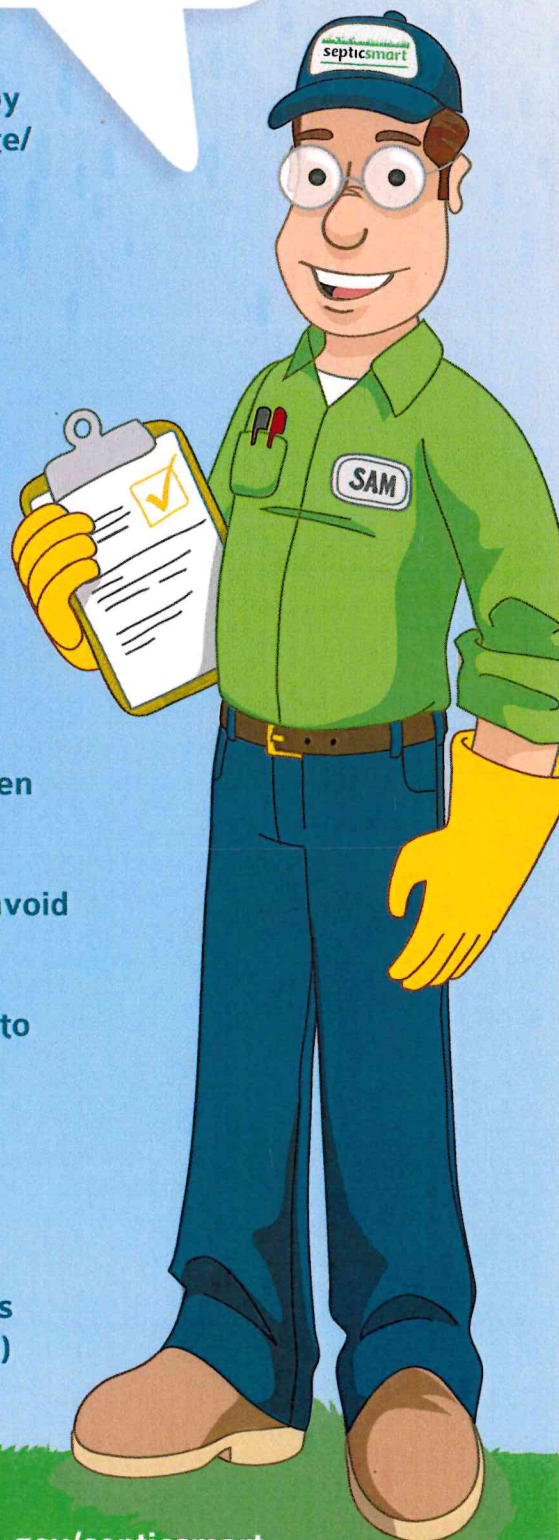
Cascade, ID 83611

**S**ervice **T**ransparent **A**ccountable **R**esponsive



# 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**

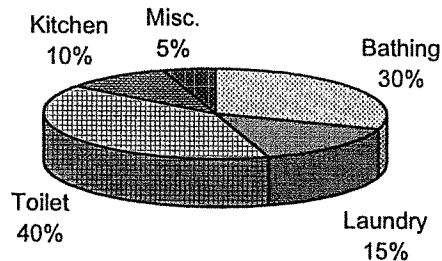


**D**o you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this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

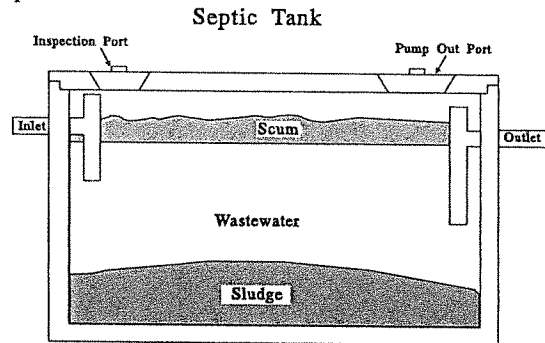
Septic tanks can be made of concrete, fiberglass, or plastic and must be approved by the state. Minimum sizes of tanks have been established for residences based on the number of bedrooms in the dwelling. In Idaho, a 1,000-gallon septic tank is required for homes with three or four bedrooms. Larger tanks 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.

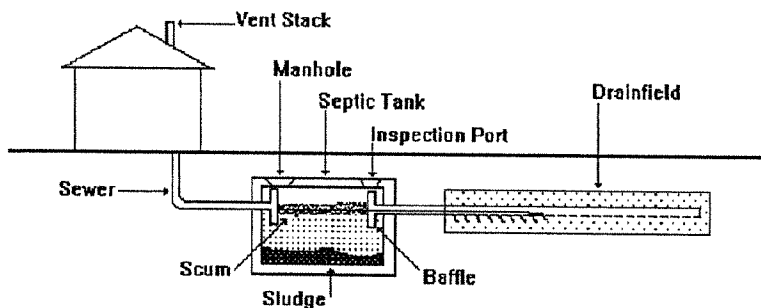
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

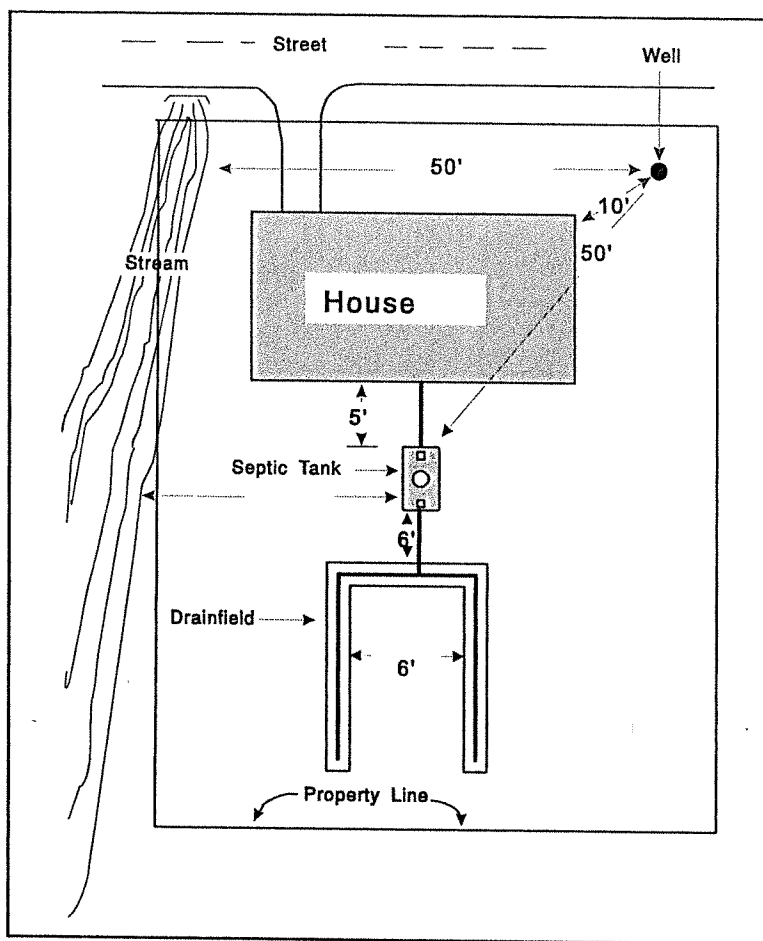
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

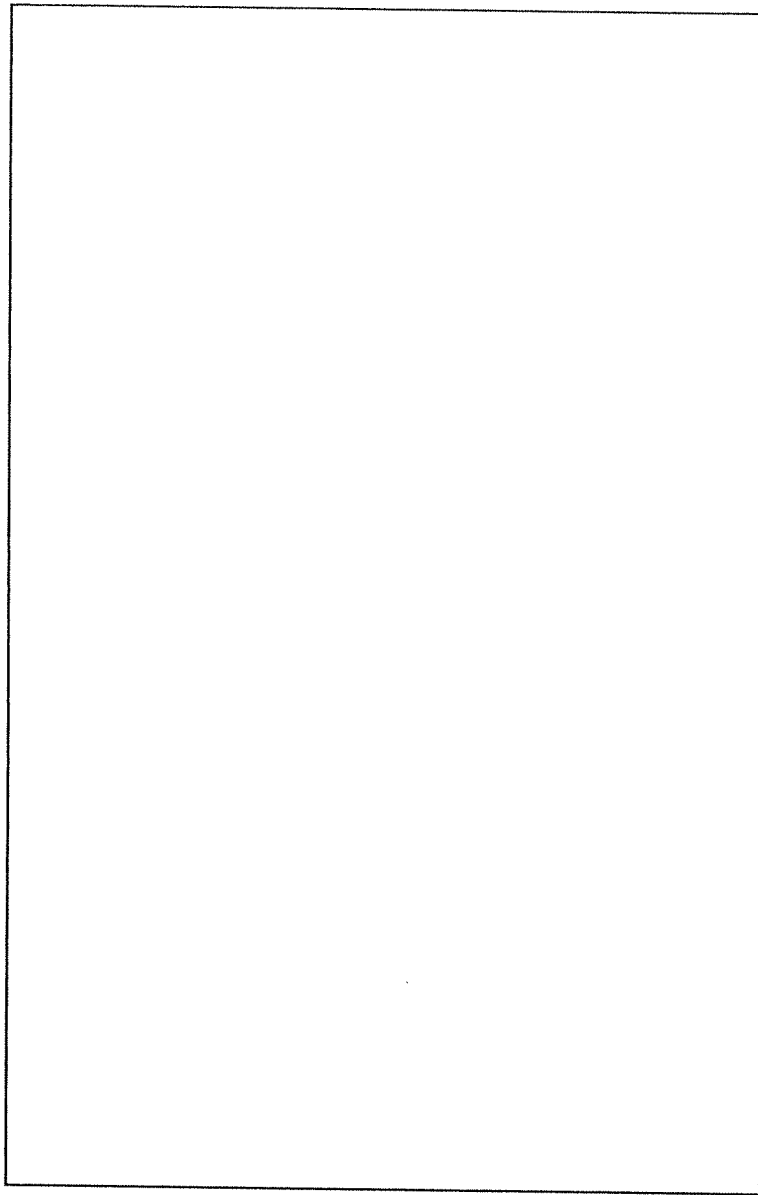
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

### **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 10<sup>th</sup> Street  
Lewiston, ID 83501  
208-799-0353

Southwest District Health Department  
920 Main Street  
Caldwell, ID 83605  
208-455-5400

Central District Health Department  
707 N. Armstrong Place  
Boise, ID 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