

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 23-45 Lake Fork Preserve Subdivision – Preliminary Plat
MEETING DATE:	November 9, 2023
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	David and Shannon Ochoa 14183 Hancock RD, McCall, ID 83638
REPRESENTATIVE:	LSW LLC 412 E Parkcenter Blvd # 211, Boise, ID 83706
SURVEYOR:	Dan Dunn 25 Coyote TR, Cascade, ID 83611
LOCATION:	12256 Adams Circle Lake Fork Estates Lot 29 located in the E ½ Section 23, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE:	10.5 acres
REQUEST:	Single-Family Residential Subdivision
EXISTING LAND USE:	Single-Family Residential Subdivision Lot – Lake Fork Estates Lot 29

The property is currently Lake Fork Estates Lot 29. Lake Fork Estates was recorded as Book 7 page 11 on August 28, 1978. The plat showed Lots 28 and 29 as a combined lot. In 2023, Lot 28 was separated from Lot 29. The plat note states the lot may be divided only once with Heath Department approval. Therefore, a subdivision plat is required to divide Lot 29; it is not eligible for a simple lot split.

David Ochoa is requesting a conditional use permit for a 2-lot subdivision on 10.5 acres. The proposed lot sizes are 5.2 acres each.

Individual septic systems and individual wells are proposed. Both lots and the adjacent Lake Fork Estates Lot 28 would share a drainfield location within Lot 28. Lot 28 is also owned by the applicant/owner of this proposed subdivision.

There is an irrigation ditch on the property.

The lots would be accessed from Adams Circle onto Elo Road, both are paved, public roads. The preliminary plat incorrectly refers to Adams Circle as a private road. No new roads are proposed. A shared driveway would be used for Lot 2 and Lake Fork Estates Lot 28.

CCRs are proposed; draft copy will be submitted with the final plat package. The application

states that fencing will be restricted through CCRs to allow the free movement of wildlife in and around the development.

A Wildland Urban Interface Protection Plan is required; the short-form is acceptable for this proposal.

FINDINGS:

1. The application was submitted on September 14, 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 13, 2023. The notice and application were posted online at www.co.valley.id.us on October 9, 2023.
3. Agency comment received:

Mike Reno, Central District Health, stated that application, test holes, and ground water monitoring are required. (October 10, 2023)

Emily Hart, McCall Airport Manager, stated the site is 2.85 miles from the McCall Airport. It is in the Conical Surface. No airport recommendations at this time. (Oct. 10, 2023)

Jeff McFadden, Valley County Road Superintendent, stated County-maintained roads that will see increased traffic would include Elo Road and Adams Circle. Valley County owns a 70-ft right-of-way adjacent to the site. Mitigation recommendations are listed. (Received Oct. 18, 2023)

Shirley Florence, Lake Irrigation District, stated the site is within the Lake Irrigation District and has water assigned to it. The parcel has a delivery ditch that delivers water to downstream users. When a parcel of land is divided within an irrigation district, the developer must designate how they wish it to be split, per Idaho Code, and present it to the district board for approval. There is a District transfer fee on split parcels that have irrigation water. (Oct. 30, 2023)
4. Public comment received: *none*
5. Physical characteristics of the site: Fairly flat, a mixture of grasses and bitterbrush.
6. The surrounding land use and zoning includes:
 - North: Single-family Residential Subdivision (Lake Fork Estates)
 - South: Single-family Residential Subdivision (Lake Fork Estates)
 - East: Single-family Residential Subdivision (Lake Fork Estates)
 - West: Agricultural (Timber and Grazing)
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.

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.
 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. Twelve thousand (12,000) square feet where a central sewage collection and disposal system 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.
- 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.
 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.
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SUMMARY:

Staff's compatibility rating is a +28.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the McCall Fire District and the Lake Irrigation District. It is not within a herd district.
2. How will existing water rights be designated?
3. Is the irrigation ditch easement for Lake Irrigation District?
4. The existing Adams Circle is shown as a private road on the preliminary plat; it shall be designated as a public road on the final plat.

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Floodplain and Wetland Map
- Assessor Plat – T.18N R.3E Section 23
- Book 7-11 Lake Fork Estates, as recorded
- Assessor's Plat Lake Fork Estates Sheet 2
- Record of Survey 14-355
- Photos taken October 13, 2023
- Proposed Preliminary Plat
- 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 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 letter of approval is required from McCall Fire District.
7. A letter of approval is required from Lake Irrigation District.
8. The irrigation ditch must be shown on the 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 shared-driveway maintenance agreement shall be recorded and noted on the face of the plat.
13. The Wildland Urban Interface Protection Plan shall be recorded and noted on the face of the plat.
14. CCR's should address lighting, noxious weeds, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.
15. Shall place addressing numbers at the residences and at the driveway entrance if the house numbers are not visible from the road.
16. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
17. Prior to recording the final plat, the applicant 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.
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.

APPENDIX A

MATRIX FOR RATING

QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+1
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	-1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1	+2	+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-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	-1	-2	-1	-2	+1	+2	+2

RATE THE SOLID SQUARES AS +2

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
Single Family 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. Residential

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

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

Agricultural

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

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

See #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 with no trees.

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

5. there will be visual impacts

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

Yes - single family residential (S.F.R.)

(+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 - single family residential

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

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

Yes - S.F.R.

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

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

Yes - within existing subdivision

(+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?

↑ taxes

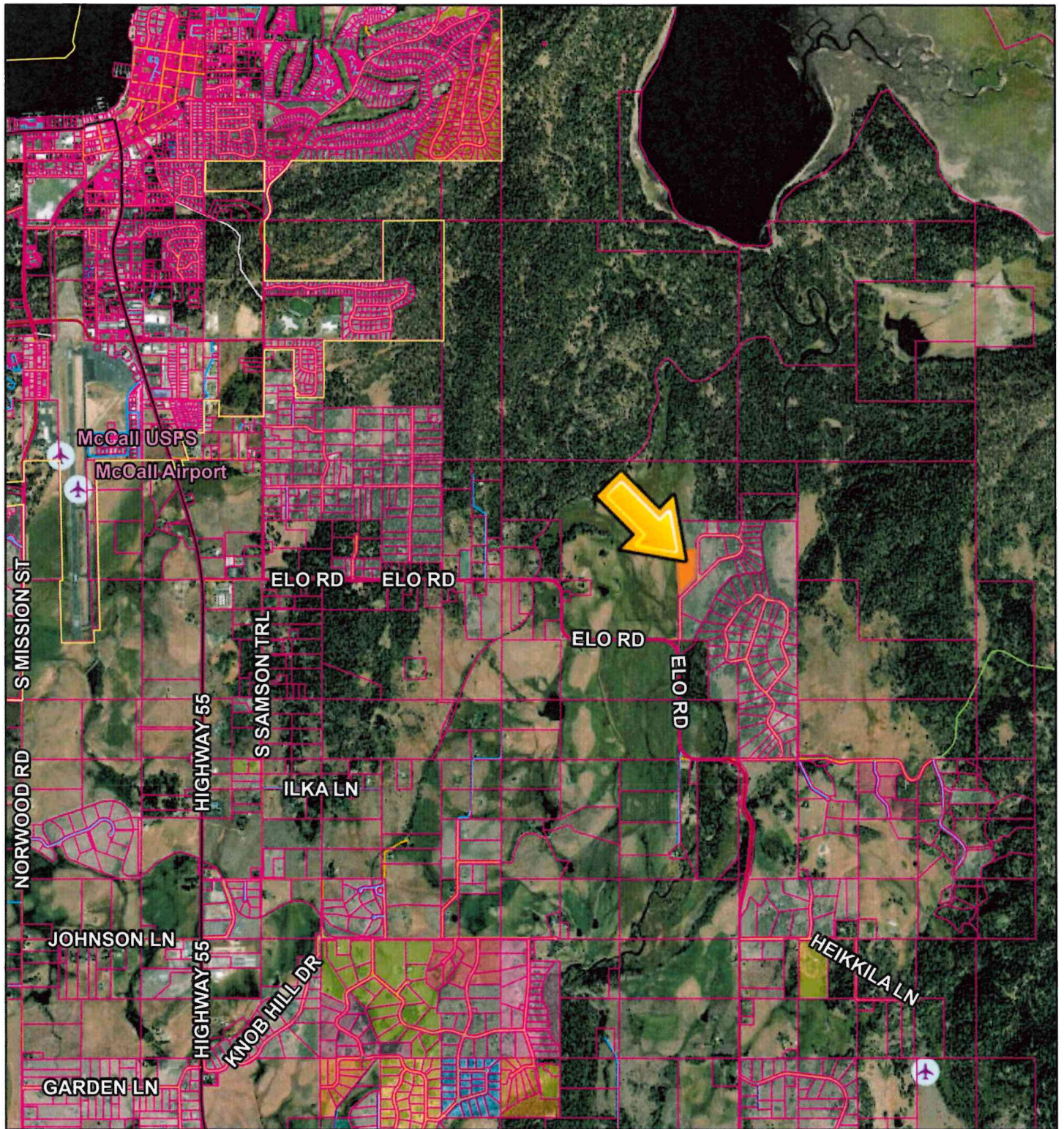
Sub-Total (+) 30

Sub-Total (--) 2











Total Score +28

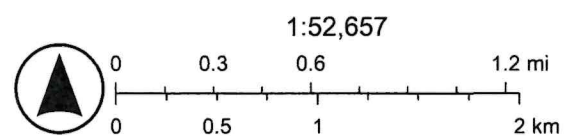
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 23-45 Vicinity Map



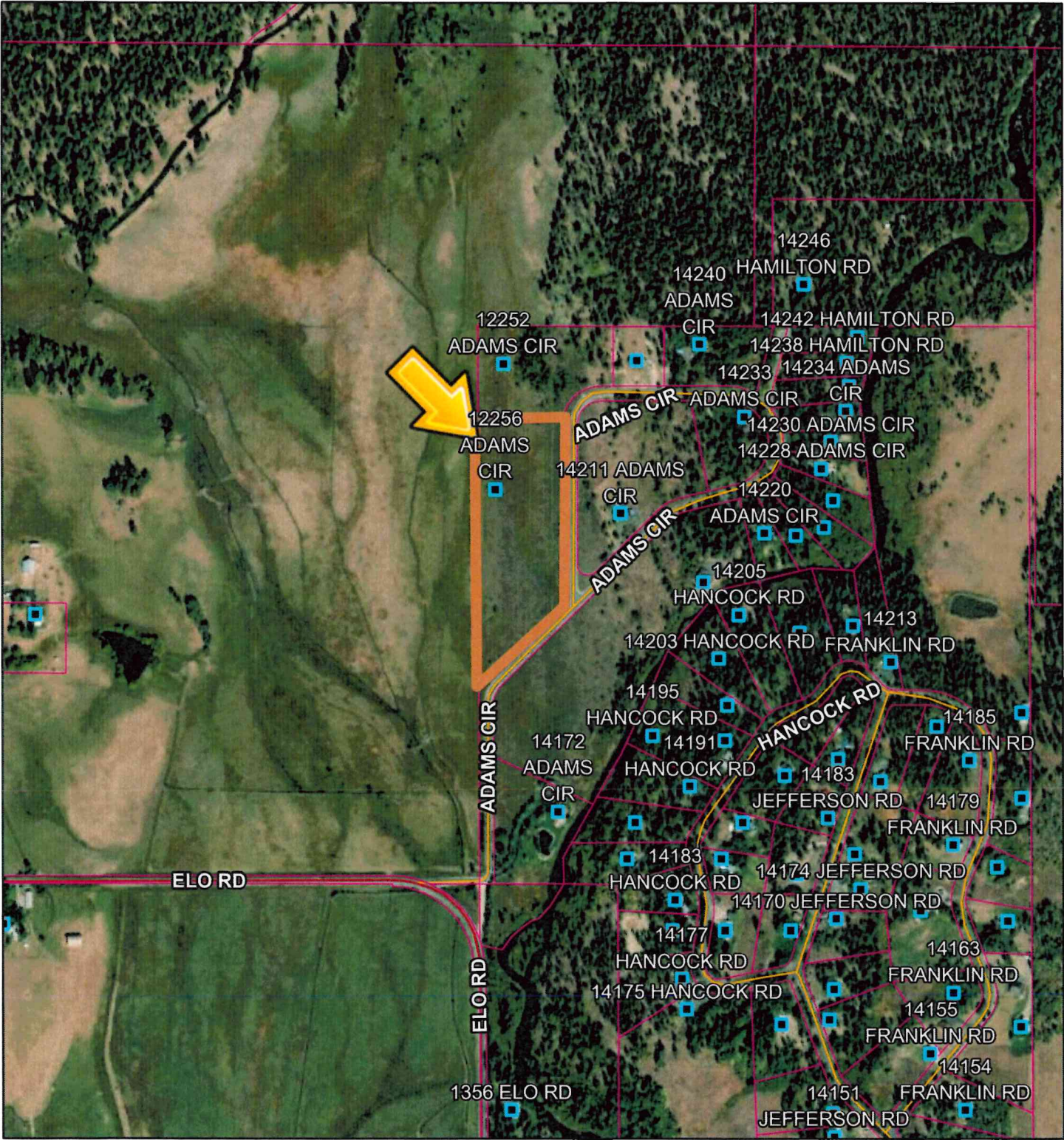
10/4/2023, 10:00:58 AM

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



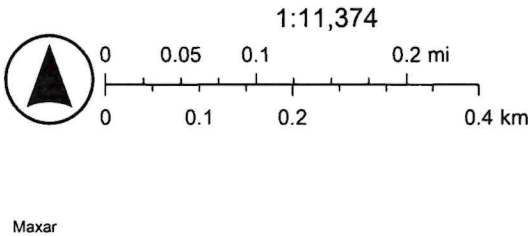
Maxar

C.U.P. 23-45 Aerial Map

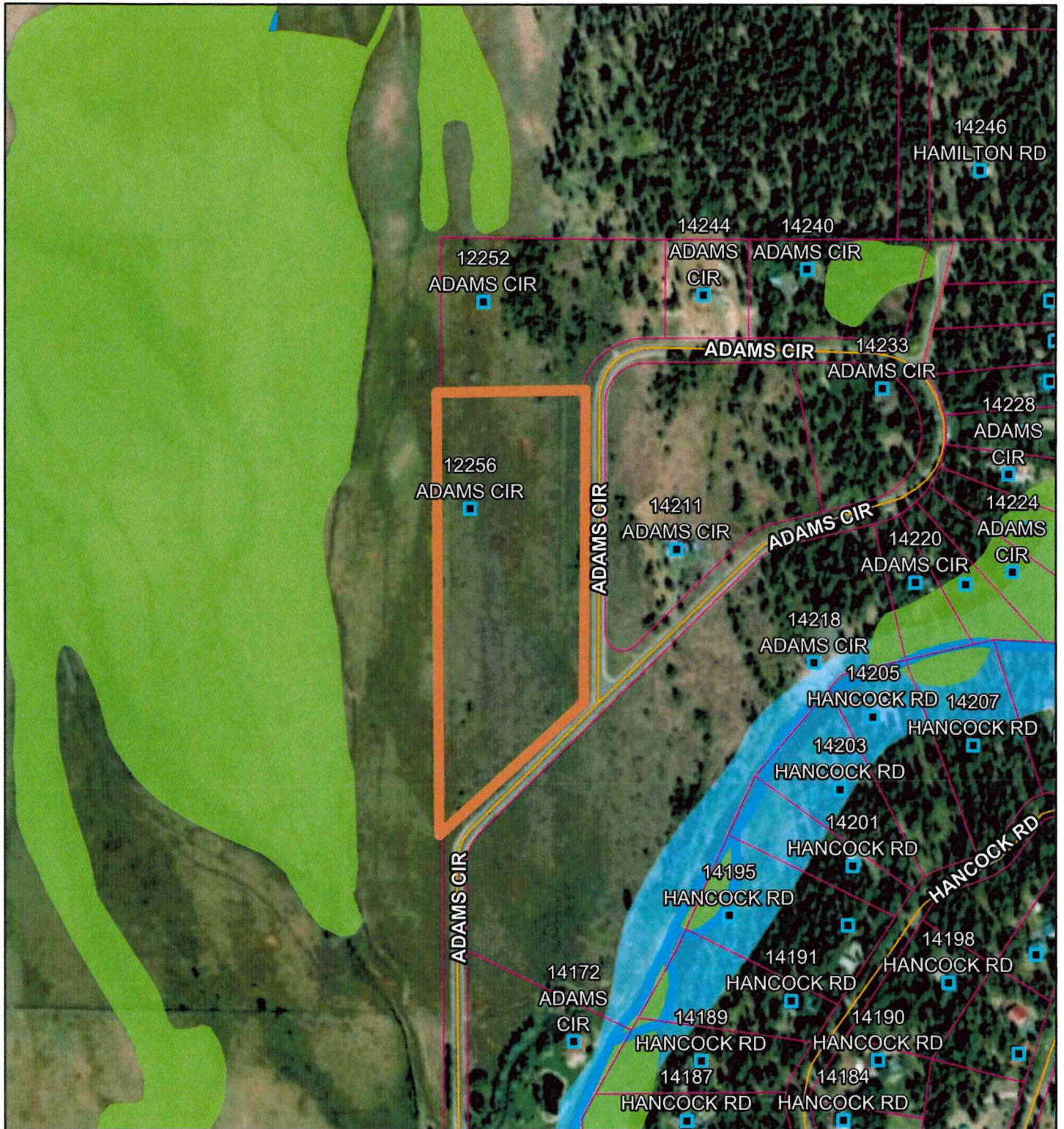


10/4/2023, 10:05:55 AM

- Address Points
- Parcel Boundaries
- Roads
 - COLLECTOR
 - URBAN/RURAL



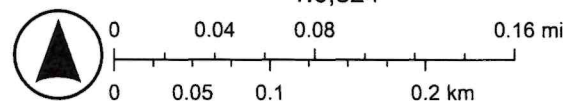
C.U.P. 23-45 Floodplain and Wetlands



10/4/2023, 10:07:27 AM

- Address Points
- Parcel Boundaries
- Wetlands (USFWS)
- Marsh, Swamp, Bog, Prairie
- River
- Roads
- URBAN/RURAL

- Floodplain
- A (1% Annual Chance, 100-Year)
- AE (1% Annual Chance, 100-Year)
- Floodway (1% Annual Chance, 100-Year)
- 500-Year Floodplain (0.2% Annual Chance)



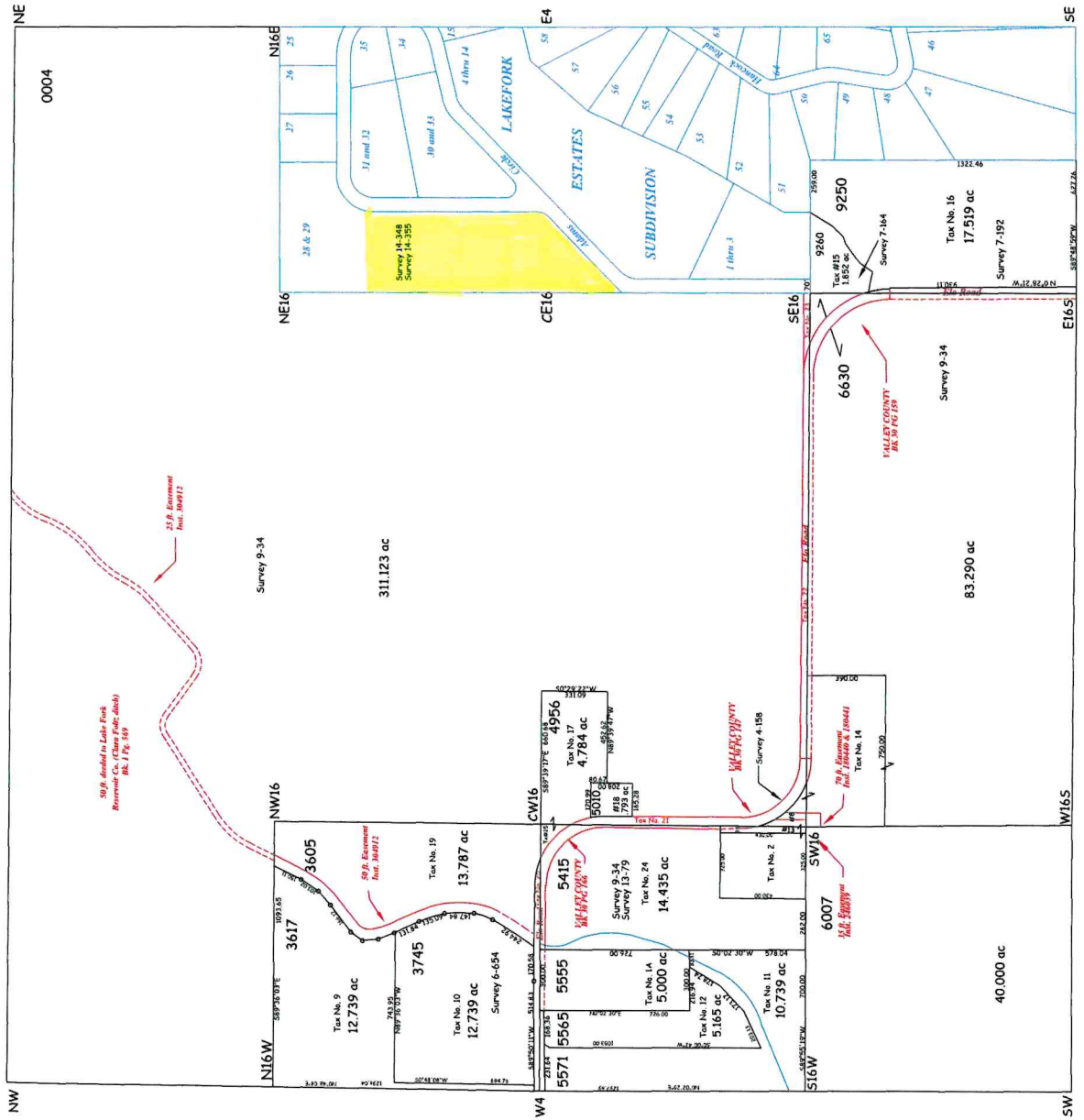
Valley County IT, Maxar

PLAT TITLE

T W P . 1 8 N R O 3 E S E C . 2 3

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

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 9/11/2023
Drawn by: L. Frederick



LAKE FORK ESTATES

A PLAT SHOWING

A PARCEL OF LAND LYING IN THE

SE1/4 NE1/4, E1/2 SE1/4, Section 23 and the SW1/4 NW1/4, Section 24 and the NW1/4 NW1/4, Section 25, T18N, R3E; B.M. VALLEY COUNTY, IDAHO

Reductive Covenants
Filed 2-11-19
Instrument No. 11111

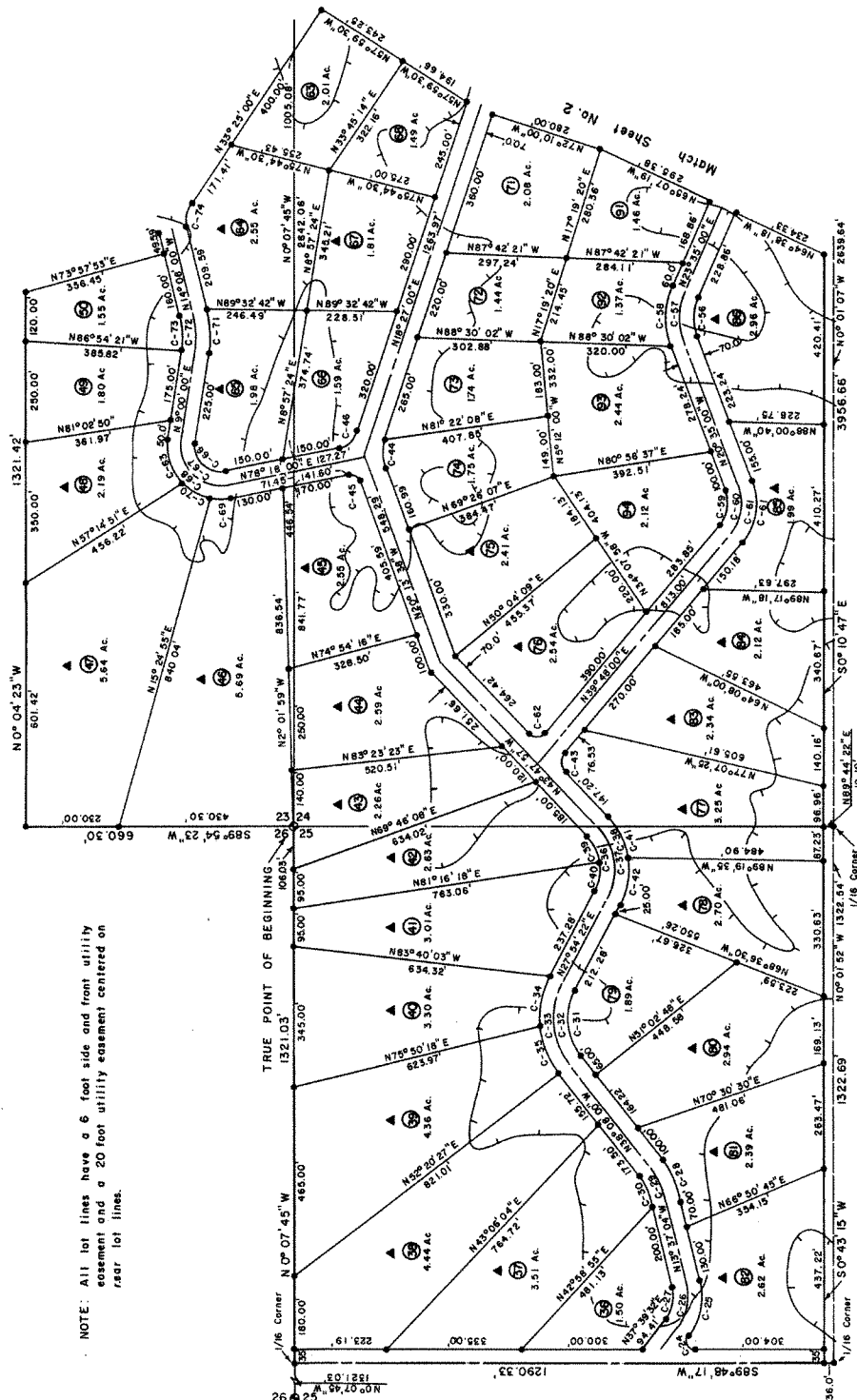
Sanitary restrictions in force under Title 50 Chapter 12, Idaho Code.

Sanitary Restriction Under Title 50
Removed By Instrument No. 11111

LEGEND

- BRASS CAP
- 5/8" Rebar w/2"x2" white guard stake
- Lot may be divided only once with Health Department approval.
- Lots to be sold under one ownership.
- Property corner pins are set on lot lines extended at high water line of Lake Fork.
- Sanitation restrictions for drain field areas.

NOTE: All lot lines have a 6 foot side and front utility easement and a 20 foot utility easement centered on rear lot lines.



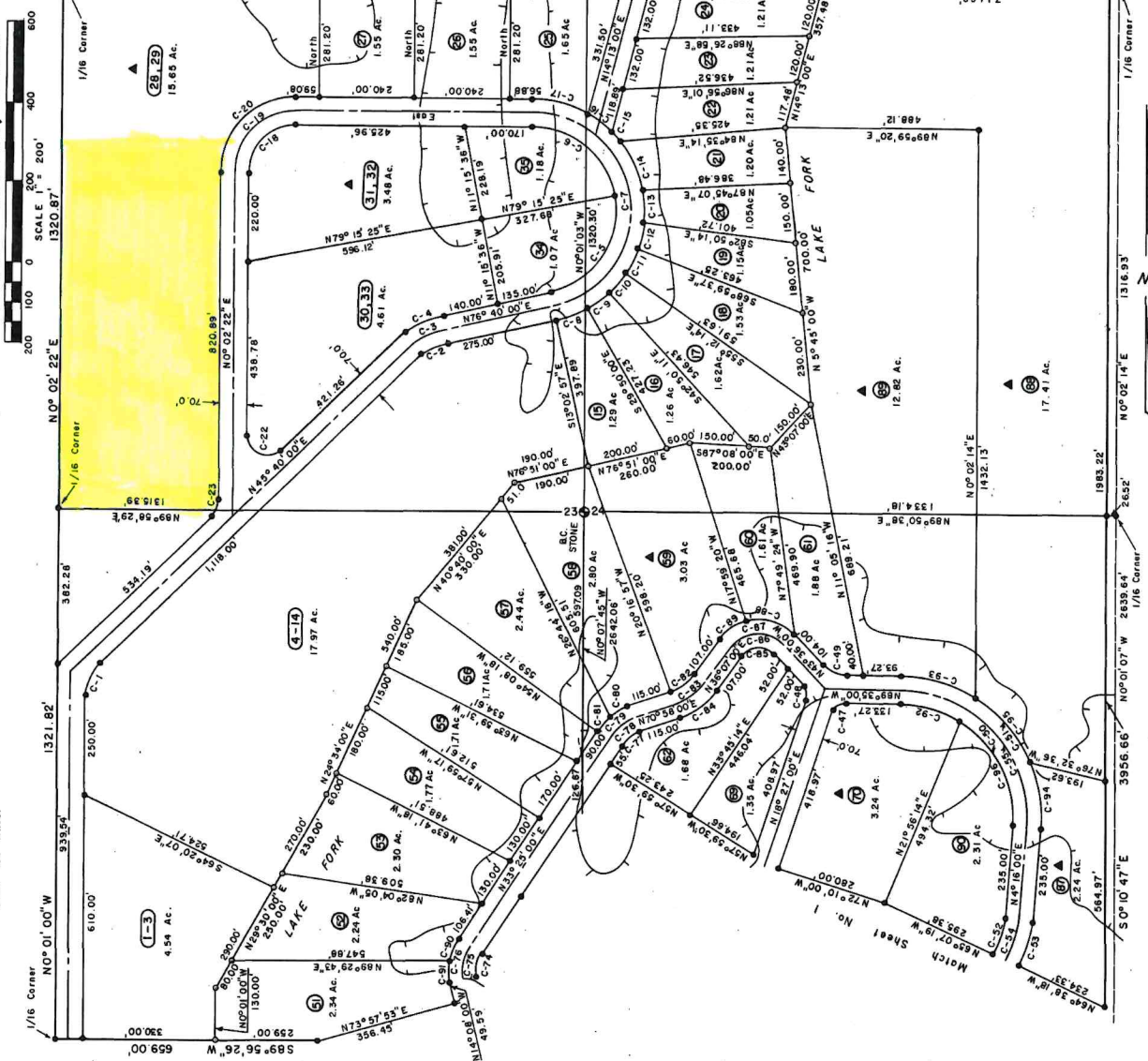
CURVE DATA

CURVE	R	a	Y	L	CH. L	CH. BEARING
C-24	19.57	127°51'15"	40.00	43.68	35.16	N26°16'05"W
C-25	166.69	5°16'36"	80.00	149.18	144.20	N12°01'14"E
C-26	131.69	5°16'36"	83.20	117.85	113.96	N12°01'14"E
C-27	86.69	5°16'36"	64.40	86.59	83.67	N12°01'14"E
C-28	250.00	24°30'56"	106.97	106.16	106.16	N25°52'32"W
C-29	215.00	24°30'56"	91.11	91.99	91.29	N25°52'32"W
C-30	180.00	24°30'56"	77.02	77.02	76.43	N25°52'32"W
C-31	148.64	86°02'22"	67.25	72.45	163.09	N3°06'49"W
C-32	184.64	86°02'22"	120.00	123.82	201.24	N3°06'49"W
C-33	219.64	86°02'22"	142.75	235.16	239.38	N3°06'49"W
C-34	219.64	35°01'17"	65.10	125.58	124.64	N17°23'47"E
C-35	219.64	35°01'17"	65.10	125.58	124.64	N17°23'47"E
C-36	117.22	77°42'19"	64.71	148.71	137.32	N7°56'48"W
C-37	152.22	77°42'19"	110.00	190.51	178.32	N7°56'48"W
C-38	187.22	77°42'19"	135.29	234.31	219.31	N7°56'48"W
C-39	117.22	35°51'10"	37.92	73.35	72.16	N25°52'32"W
C-40	117.22	35°51'10"	37.92	73.35	72.16	N25°52'32"W
C-41	187.22	35°51'10"	60.57	117.16	115.23	N25°52'32"W
C-42	187.22	35°51'10"	60.57	117.16	115.23	N25°52'32"W
C-43	33.55	83°35'57"	30.00	48.96	44.73	N1°59'59"W
C-44	107.47	35°40'36"	37.72	72.55	71.16	N1°59'59"W
C-45	23.06	81°28'22"	19.66	32.78	30.09	N6°09'19"W
C-46	51.87	59°51'00"	29.85	54.18	51.75	N4°22'30"E
C-47	124.21	44°01'00"	60.80	98.52	94.05	N1°30'00"E
C-48	162.21	44°01'00"	68.00	123.50	120.48	N1°30'00"E
C-49	193.21	44°01'00"	79.20	150.48	146.78	N1°30'00"E
C-50	85.31	80°23'00"	49.84	89.91	85.81	N9°36'30"E
C-51	120.31	80°23'00"	70.00	126.80	121.01	N9°36'30"E
C-52	155.31	80°23'00"	90.96	163.68	156.21	N9°36'30"E
C-53	26.82	99°24'08"	30.00	43.13	39.99	N8°00'02"E
C-54	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-55	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-56	95.00	110°42'00"	43.45	133.58	128.30	N4°21'00"W
C-57	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-58	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-59	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-60	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-61	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-62	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-63	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-64	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-65	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-66	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-67	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-68	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-69	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-70	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-71	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-72	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-73	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W
C-74	130.00	110°42'00"	64.37	119.52	115.37	N17°20'32"W

LAKE FORK ESTATES

A PLAT SHOWING
A PARCEL OF LAND LYING IN THE
SE1/4 NE1/4, E1/2 SE1/4, Section 23 and the SW1/4 NW1/4, W1/2 SW1/4, Section 24 and the NW1/4 NW1/4, Section 25, T18N, R3E, B.M.
VALLEY COUNTY, IDAHO

NOTE: All lot lines have a 6 foot side and front utility easement and a 20 foot utility easement centered on rear lot lines.



LEGEND

- BRASS CAP
- 5/8 Rebar w/2"x2" white guard stake
- Lot may be divided only once with Health Department approval.
- Lots to be sold under one ownership
- Property corner pins are set on lot-lines extended at high water line of Lake Fork.
- Sanitation restrictions for drain field areas.

CURVE DATA

CURVE	R	Δ	T	L	CH	L	CH	BEARING
C-1	118.70	45° 41' 00"	50.00	94.65	92.16	N22° 49' 30"E		
C-2	151.45	37° 00' 00"	42.00	81.94	80.55	N61° 10' 00"E		
C-3	186.45	37° 00' 00"	51.71	100.88	99.65	N61° 10' 00"E		
C-4	221.45	37° 00' 00"	61.41	119.81	118.36	N61° 10' 00"E		
C-5	200.00	87° 24' 35"	191.18	305.12	276.38	N32° 57' 43"E		
C-6	233.00	79° 15' 25"	105.62	276.66	255.12	S50° 22' 18"E		
C-7	233.00	169° 40' 00"	201.50	683.59	466.82	S 6° 40' 00"E		
C-8	270.00	169° 30' 00"	39.18	77.75	77.49	N68° 25' 00"E		
C-9	270.00	13° 00' 11"	30.77	61.28	61.14	N63° 35' 00"E		
C-10	270.00	12° 22' 03"	29.28	58.28	58.17	N69° 58' 48"E		
C-11	270.00	13° 47' 23"	32.65	64.98	64.82	N73° 54' 05"E		
C-12	270.00	13° 50' 37"	32.76	65.24	65.06	N14° 05' 05"E		
C-13	270.00	17° 54' 21"	42.84	84.38	84.04	N 47° 24' W		
C-14	270.00	26° 50' 11"	64.41	126.46	125.31	N24° 09' 41' W		
C-15	270.00	17° 15' 00"	10.00	20.03	20.02	N35° 42' 16' W		
C-16	270.00	16° 31' 51"	39.22	77.90	77.63	N50° 05' 42' W		
C-17	270.00	31° 58' 25"	76.50	149.10	147.21	N74° 10' 49' W		
C-18	115.00	89° 57' 38"	114.32	180.96	168.58	S45° 01' 11' W		
C-19	150.00	89° 57' 38"	149.90	235.52	212.06	S49° 01' 11' W		
C-20	185.00	89° 57' 38"	184.87	290.47	261.34	S45° 01' 11' W		
C-21	50.00	134° 02' 22"	118.87	117.28	92.16	S67° 08' 49' E		
C-22	60.00	49° 37' 38"	25.54	47.78	46.53	S22° 51' 11' W		
C-23	33.86	71° 58' 00"	24.55	42.53	39.79	N54° 26' 00"E		
C-24	48.13	62° 03' 00"	28.95	52.13	49.62	N62° 34' 30' W		
C-25	82.84	49° 59' 00"	35.15	65.48	64.71	N62° 35' 30' W		
C-26	280.00	39° 51' 00"	299.46	468.64	409.06	N42° 35' 30' W		
C-27	290.00	19° 18' 00"	49.35	97.77	97.31	N39° 35' 30' E		
C-28	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-29	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-30	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-31	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-32	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-33	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-34	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-35	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-36	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-37	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-38	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-39	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-40	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-41	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-42	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-43	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-44	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-45	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-46	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-47	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-48	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-49	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-50	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-51	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-52	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-53	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-54	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-55	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-56	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-57	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-58	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-59	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-60	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-61	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
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C-63	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-64	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-65	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-66	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-67	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-68	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-69	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-70	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-71	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-72	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-73	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-74	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-75	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-76	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-77	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-78	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-79	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-80	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-81	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-82	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-83	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-84	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-85	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-86	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-87	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-88	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-89	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-90	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-91	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-92	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-93	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-94	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-95	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		
C-96	360.00	19° 18' 00"	61.37	121.37	120.60	N13° 55' 30' E		

CERTIFICATE OF SURVEYOR

This is to certify that I, Fredrick D. Ringel, a registered land surveyor, conducted the survey of the land and described on this plat, being located in the SE 1/4 NE 1/4, the E 1/2 SE 1/4, Section 23; the SW 1/4 NW 1/4, the W 1/2 SW 1/4, Section 24; the NW 1/4 NW 1/4, Section 25, T18N, R3E, B.M., Valley County, Idaho and designated here as LAKE FORK ESTATES SUBDIVISION, and that this plat is a true representation of said survey as conducted by me on said land.

Sanitary restrictions of the plat are hereby removed according to the certificate on file with the Valley County Recorder.

Accepted and approved this 23 day of Aug., 1978, by the Commission.

By: Toni M. Olson
Chairman

Accepted and approved this 28 day of Aug., 1978, by the Board of County Commissioners
Valley County, Idaho.

By Harold W. Hall
Chairman

STATE OF IDAHO) ss
COUNTY OF ADA)



ACKNOWLEDGEMENT

STATE OF IDAHO) ss
COUNTY OF VALLEY)

On this 19th day of August, 1978, before me the undersigned Notary Public in and for said State personally appeared Leo S. Shaw, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

STATE OF IDAHO) ss
COUNTY OF VALLEY)

On this 15th day of August, 1970, before me the undersigned Notary Public in and for said State personally appeared Leo S. Shaw, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

VALLEY COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO) ss

This is to certify that the foregoing plat was for record in the office of the Recorder of Valley County,

and was duly recorded in Plat Book No. 7 at Page 11.

P. Lennemann J. W. C. Leubke

Deputy
Ex-Officio Recorder

Dear Mary

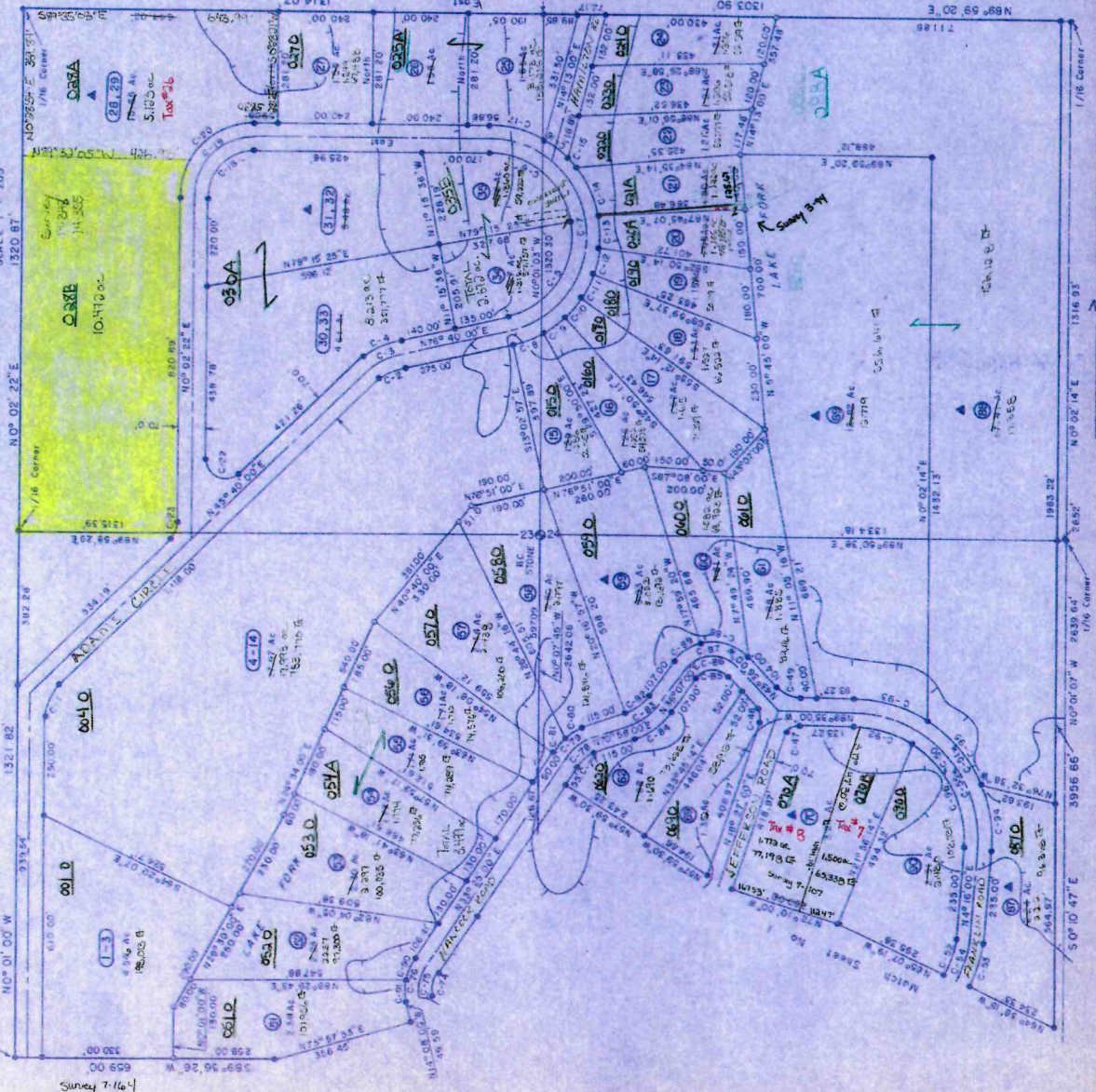
LAKE FORK ESTATES

A PLAT SHOWING

A PARCEL OF LAND LYING IN THE

SE1/4 NE1/4, E1/2 SE1/4, Section 23 and the SW1/4 NW1/4, W1/2 SW1/4, Section 24 and the NW1/4 NW1/4, Section 25, T18N, R3E; B.M.

NOTE: All lot lines have a 6 foot side and front utility easement and a 20 foot utility easement centered on rear lot lines.



BRASS CAP
5/8" Round x 1/2" x 2" white guard stake
Lot may be divided only once with Health Department approval.
Lots to be sold under one ownership
Property corner pins are set on lot lines extended
at high water line of Lake Fork
Sanitation restrictions for drain field areas

CURVE DATA

CURVE	R	B	T	L	CH	BEAR IN
C-1	118.170	459°41'00"	40'00"	98.05	92.15	162°48'30"E
C-2	141.252	3°10'00"	50'00"	81.94	80.95	161°00'00"E
C-3	186.45	3°30'00"	50'17"	100.88	93.65	169°00'00"E
C-4	221.45	3°00'00"	61°41"	118.81	118.34	168°10'00"E
C-5	200.00	87°24'35"	118.8	305.12	278.33	138°57'45"E
C-6	202.00	7°09'15"	150.62	275.66	275.15	150°29'40"E
C-7	235.00	16°04'00"	200.55	688.59	466.82	8°40'00"E
C-8	270.00	10°00'00"	39.18	77.75	77.40	162°35'00"E
C-9	270.00	13°00'00"	50.77	61.28	61.14	162°35'54"E
C-10	270.00	12°22'00"	48.25	58.28	58.17	162°38'48"E
C-11	270.00	12°22'00"	32.85	64.36	64.82	162°38'00"E
C-12	270.00	13°00'00"	32.76	65.24	65.08	162°38'05"E
C-13	270.00	17°06'21"	42.54	83.68	84.04	16°47'24"E
C-14	270.00	26°00'11"	64.41	126.46	125.31	132°09'49"E
C-15	270.00	4°15'00"	10.02	20.03	20.02	132°09'42"E
C-16	270.00	10°31'31"	39.27	79.90	77.63	150°00'40"E
C-17	370.00	3°36'23"	76.20	143.00	147.21	172°40'10"E
C-18	115.00	89°57'38"	114.92	230.56	162.58	54°09'01"E
C-19	150.00	89°57'38"	48.90	186.56	122.02	54°09'01"E
C-20	185.00	89°57'38"	184.87	290.97	261.34	54°09'01"E
C-21	50.00	34°32'32"	18.87	117.25	92.10	162°38'48"E
C-22	60.00	34°32'32"	25.84	117.26	146.51	162°38'31"E
C-23	60.00	34°32'32"	15.97	117.26	39.79	165°43'50"E
C-24	43.18	7°05'00"	24.59	48.53	49.82	162°34'30"E
C-25	115.00	82°03'00"	28.95	52.13	64.77	162°34'30"E
C-26	285.00	30°51'00"	209.46	458.64	64.77	162°35'30"E
C-27	350.00	35°51'00"	374.35	575.50	509.02	142°38'30"E
C-28	290.00	12°19'00"	49.35	97.77	97.31	163°55'30"E
C-29	260.00	10°19'00"	61.27	121.53	120.80	163°55'30"E
C-30	325.00	10°19'00"	95.31	109.57	109.03	163°55'30"E
C-31	315.00	83°01'00"	336.91	515.37	515.37	142°38'30"E
C-32	270.00	47°33'00"	30.84	58.09	56.42	142°38'30"E
C-33	105.00	47°33'00"	46.24	87.14	84.66	16°28'00"E
C-34	140.00	47°33'00"	61.67	116.91	112.82	16°28'00"E
C-35	83.00	37°33'00"	28.90	53.71	54.71	162°11'10"E
C-36	125.00	37°33'00"	40.79	78.64	77.47	162°11'10"E
C-37	155.00	37°33'00"	52.69	101.58	99.65	162°11'10"E
C-38	155.00	18°46'30"	35.63	50.78	50.65	162°44'45"E
C-39	155.00	18°46'30"	35.63	50.78	50.65	162°44'45"E
C-40	155.00	14°01'00"	40.80	70.07	72.05	163°35'30"E
C-41	165.00	14°01'00"	51.79	100.36	97.85	163°35'30"E
C-42	180.00	33°12'11"	83.87	162.26	180.00	172°56'58"E
C-43	240.00	35°12'11"	104.35	202.83	200.00	172°56'58"E
C-44	350.00	35°12'11"	162.18	316.13	310.00	172°56'58"E
C-45	350.00	40°13'16"	107.74	209.34	202.95	173°16'30"E
C-46	350.00	40°13'16"	163.77	268.26	262.73	173°16'30"E
C-47	120.00	107°17'00"	101.81	87.51	132.50	160°15'30"E
C-48	120.00	107°17'00"	143.73	210.53	184.23	160°15'30"E
C-49	120.00	107°17'00"	72.61	130.59	124.24	174°46'15"30"E
C-50	120.00	37°06'52"	41.54	79.44	78.00	165°04'00"E
C-51	140.00	37°06'52"	29.37	59.03	58.68	162°31'00"E
C-52	140.00	29°46'30"	29.47	58.09	57.68	164°44'45"E
C-53	180.00	33°12'11"	83.87	162.26	180.00	172°56'58"E
C-54	240.00	35°12'11"	104.35	202.83	200.00	172°56'58"E
C-55	350.00	35°12'11"	162.18	316.13	310.00	172°56'58"E
C-56	350.00	40°13'16"	107.74	209.34	202.95	173°16'30"E
C-57	350.00	40°13'16"	163.77	268.26	262.73	173°16'30"E



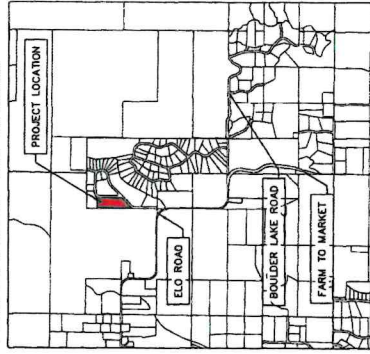




PRELIMINARY PLAT LAKE FORK PRESERVE

LOT 29
LAKE FORK ESTATES
IN A PORTION OF THE NE1/4 OF THE SE1/4
AND THE SE1/4 OF THE NE1/4
SECTION 23, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M.
VALLEY COUNTY, IDAHO

VICINITY MAP NOT TO SCALE



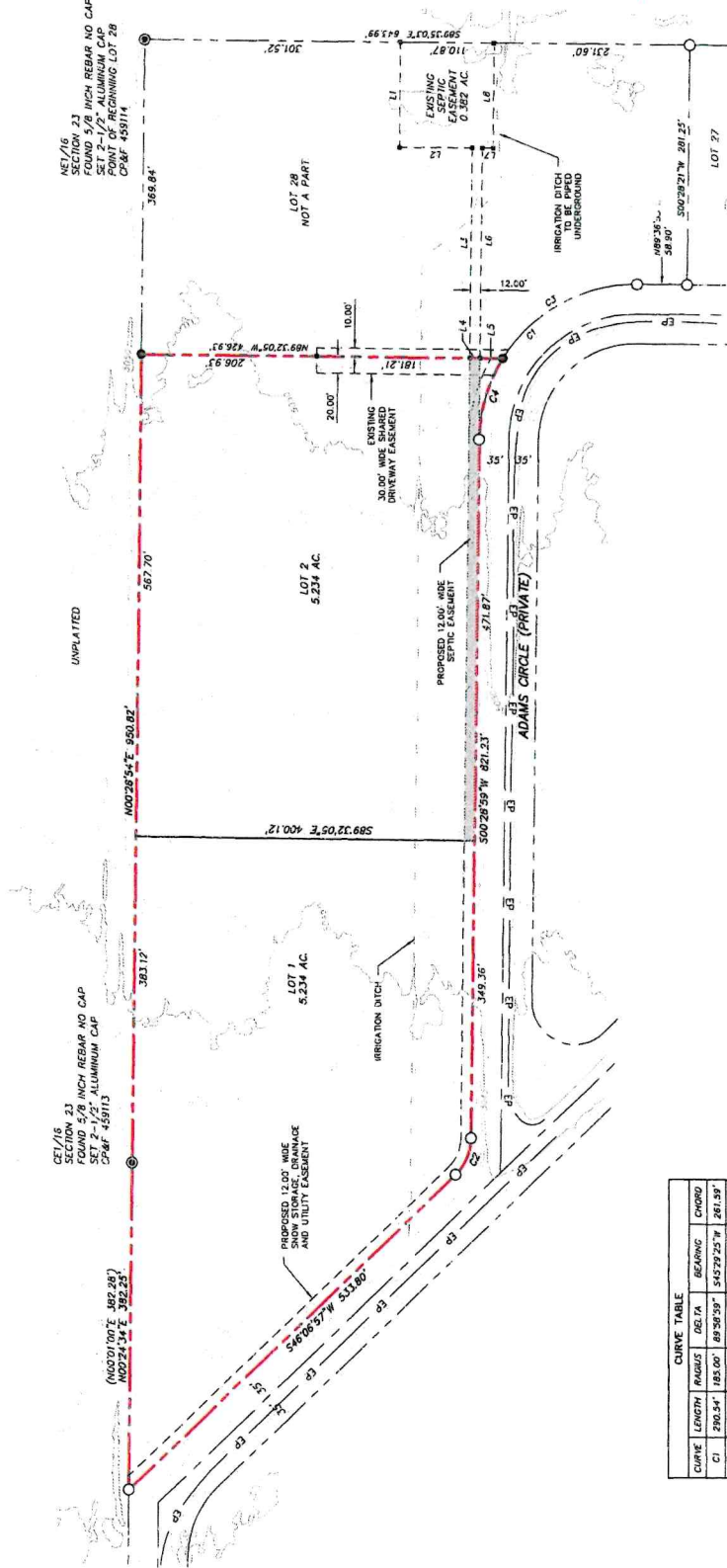
BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CITY OF LOCAL GRID
(MODIFIED STATE PLANE COORDINATE SYSTEM), DISTANCES
SHOWN ARE TRUE GROUND DISTANCES.



LEGEND

- SUBDIVISION BOUNDARY
- NEW LOT LINE
- EXISTING LOT OR PARCEL LINE
- EXISTING ROADWAY CENTERLINE
- EASEMENT LINE
- FOUND 5/8" REBAR
- SET 2-1/2" ALUMINUM CAP L514217
- SET 5/8"x24" REBAR L514217
- CALCULATED POINT, NO MONUMENT SET ON FOUND



NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO PUBLIC UTILITIES.
3. THE LAND WITHIN THIS PLAT IS LOCATED WITHIN LAKE IRIGATION DISTRICT.
4. LOTS WILL BE SERVED BY INDIVIDUAL WELLS, LOTS 1, 2 AND LOT 28 WILL SHARE TA DRAINFIELD LOCATED WITHIN LOT 28.
5. NO NEW ROADS ARE PROPOSED.
6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE FROM THE HEALTH AUTHORITY.
7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
8. UTILITY AND DRAINAGE EASEMENTS SHALL BE 12 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL.
9. THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE FORK PRESERVE.
10. CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
11. CONTOURS AND IMAGERY SHOWN HEREON ARE DERIVED FROM 12. AIRBORNE IMAGERY AND LIDAR COLLECTED AUGUST 2023.
13. FEMA FIRM PANEL(S): 16085C1000C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

CURVE	LENGTH	RADIUS	DEG TA	BEARING	CHORD
C1	210.54'	185.00'	89.50°39'	S45°29'25"W	281.38'
C2	47.77'	60.00'	45.36°53'	S23°17'11"W	46.52'
C3	169.80'	185.00'	58.46°51'	S61°05'59"W	181.56'
C4	100.25'	185.00'	31.12°08'	S16°08'00"W	99.51'

LINE	BEARING	LENGTH
L1	N07°14'48"E	123.71'
L2	N08°42'11"W	66.21'
L3	S00°28'59"W	246.05'
L4	N02°32'03"W	12.00'
L5	N08°32'05"W	26.79'
L6	S00°28'59"W	246.08'
L7	N08°42'11"W	12.84'
L8	N07°14'48"E	123.48'



25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 836-1111

DRAWN BY	DTD	CHECKED	SRD	JOB NO.	SHEET NO.
					1 of 1
DATE: 14 SEPT 2023				DATE:	



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 23-45

Preliminary / Final / Short Plat Lytle Fork Preserve Subdivision

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

☒ 14. Application Test holes & ground water monitoring required

Reviewed By: LM/KP

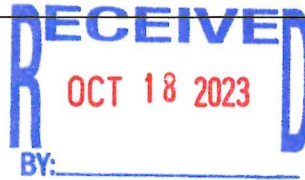
Date: 10 10 23



Valley County Road & Bridge

PO Box 672* Cascade, Idaho 83611

Jeff McFadden
Superintendent



jmcfadden@co.valley.id.us
Office * (208)382-7195
Fax * (208)382-7198

C.U.P. 23-45

June 21, 2023

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact to the local roads that will be utilized for accessing the proposed subdivision. CUP 23-45 is a preliminary plat submitted by David Ochoa seeking approval of a 2 lot subdivision on 10.5 acres.

County maintained roads that will see increased traffic by the addition of the proposed development if the plat is approved include Elo Road and Adam's Circle. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds provided by Valley County Road Dept. will be impacted by the increased traffic.

- Valley County already owns a 70' Right-of-Way adjacent to the developers property
- Recommendation (1): Mitigate impacts to transportation services on those roads identified above by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. The value of the developers proportionate share may be determined by several methods: (1) reference 2023 Capital Improvement Program cost comparisons for the Timber Ridge CIP with a predetermined cost per lot contribution by developer; (2) engage a qualified engineering firm to conduct a traffic study based on proposed development to provide recommendation for proportionate share to be attributed to the developer; (3) negotiate in-kind construction credits for immediate road improvements needs that can be mitigated by developer.
-

Any or all of the above recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Dept. and developer identifying the value of road improvement costs contributed.

Valley County Road Superintendent

A handwritten signature in black ink, appearing to read "Jeff McFadden".

Jeff McFadden

LAKE IRRIGATION DISTRICT

PO BOX 644
LAKE FORK, ID 83635

October 30, 2023

Valley County Planning and Zoning Commission
PO Box 1350
Cascade, ID 83611

Re: C.U.P. 23-45 Lake Fork Preserve Sub.

To Whom It May Concern;

The Lake Irrigation District board's comments at this time:

- This parcel of land is within the Lake Irrigation District and has water assigned to it.
- This parcel has a delivery ditch running through the property that delivers Lake Irrigation District water to said property and other land owners on down.
- When a parcel of land is divided within an Irrigation District, the developer must designate how they wish it to be split, per Idaho code, and present it to the district board for approval. There is a Lake Irrigation District transfer fee on split parcels that have water.

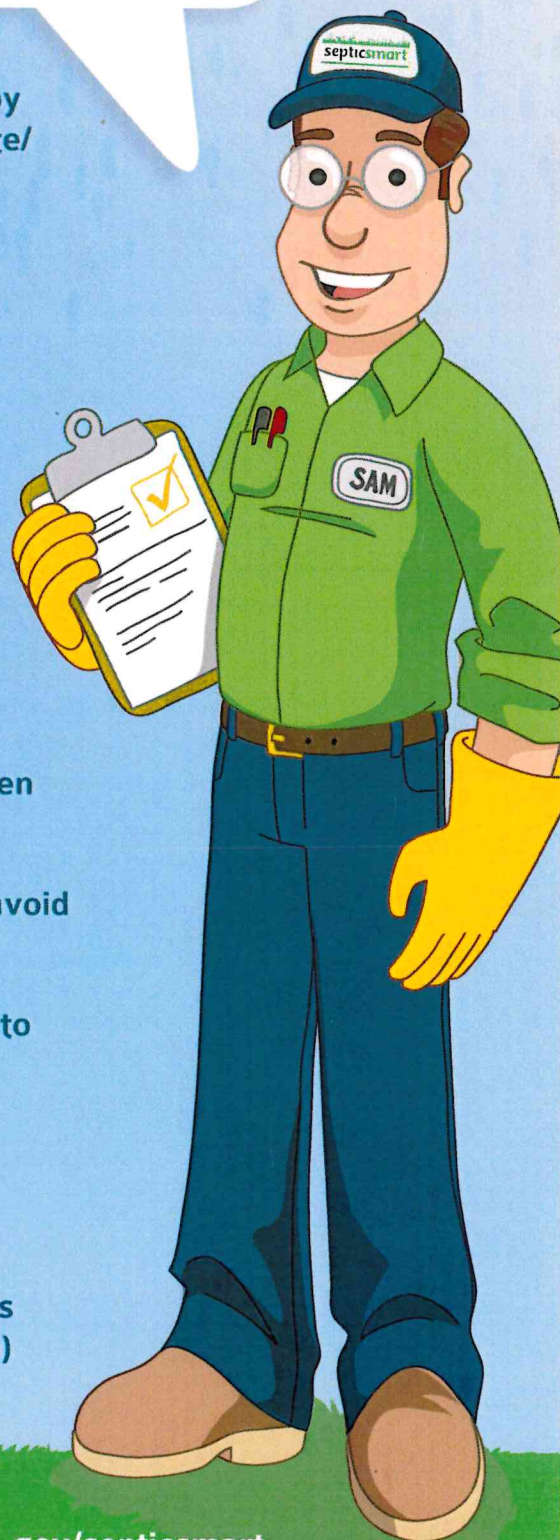
For questions, feel free to contact John Leedom 634-9672 or Shirley Florence 634-7209.

Sincerely,

Shirley Florence
Secretary

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

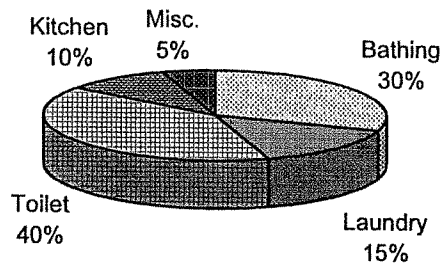


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

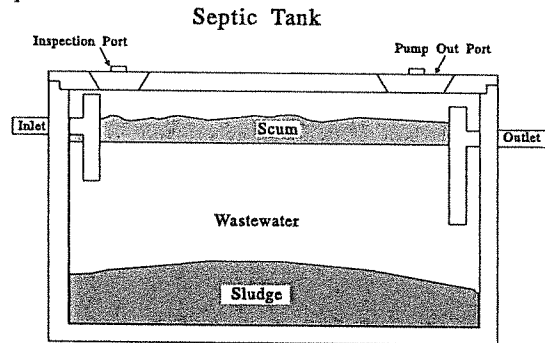
Septic Tank

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.

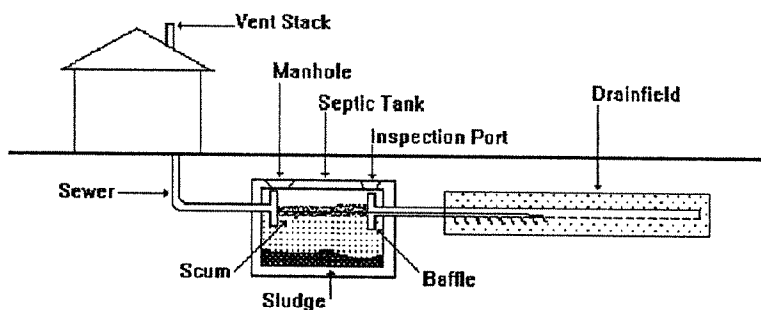
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

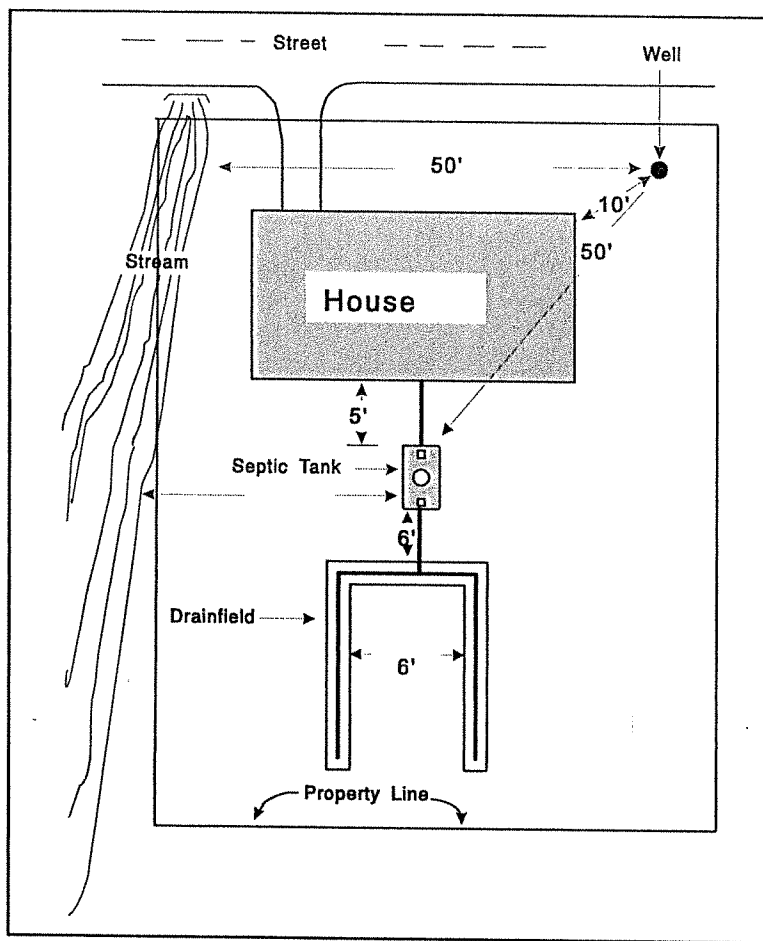
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

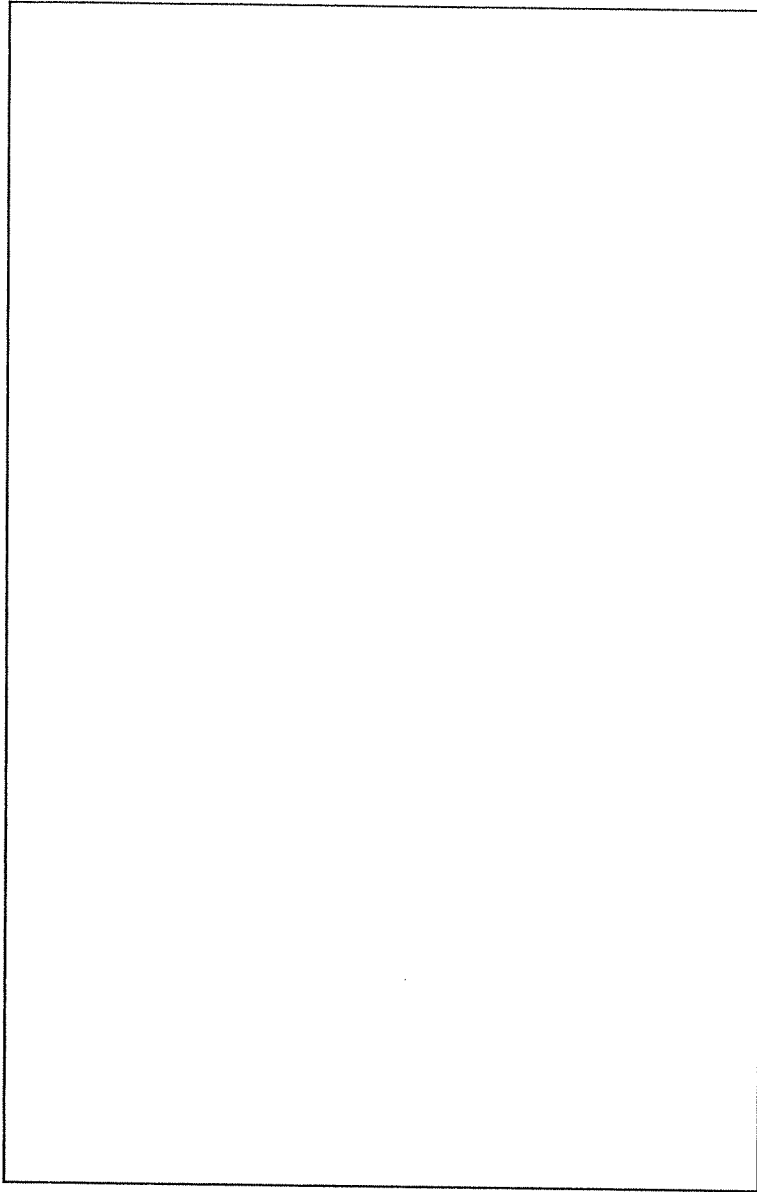
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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