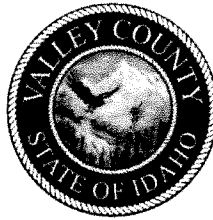


Valley County Planning and Zoning

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



Phone: 208-382-7115
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Email: cherrick@co.valley.id.us

STAFF REPORT:	C.U.P. 23-48 Clear Creek Recreation Site and Campground
HEARING DATE:	December 14, 2023
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT:	Larry Laxson, Valley County Recreation Director PO Box 1350, Cascade, ID 83611
PROPERTY OWNER:	Valley County PO Box 1350, Cascade, ID 83611
LOCATION:	289 Clear Creek Road Parcel RP12N04E102705 in the NENE Section 10, T.12N, R.4E, Boise Meridian, Valley County, Idaho
SIZE:	4.7 acres
REQUEST:	Recreation Site and Campground
EXISTING LAND USE:	Parking for Winter Recreationists / Snowmobiles

Valley County is requesting approval of a recreational parking site and campground.

The proposal includes 19 campsites, a vault toilet, power and water. Each campsite would have vehicle parking, tent pad, picnic table, and a metal firepit. A well would furnish water to a centralized access spot. One campsite would be reserved for a campground host; two sites would be accessible per the Americans with Disabilities Act (ADA). The site is currently used for parking by summer and winter recreationists. A 20-ft access road through the campground will accommodate Fire and EMS vehicles.

Trees and brush will be left intact in setback areas to screen the site; no additional landscaping is proposed. The parking area and vaulted toilet would be visible from Clear Creek Road.

In 2023, the parking area was approved. Phase 2 consisting of the campground, power, well, and toilet, would be completed in 2024.

Access would be from Clear Creek Road, a public road. Valley County grooms the road in the winter to connect the Warm Lake area for winter recreational users. This will add facilities to an area that is already seeing recreational use.

Funding will include a combination of grants, matching funds, and user fees. Recreational parking would be free to registered Over-the-Snow users (e.g. snowmobiles) in the winter and

cost \$5 per day for others. Proposed camping fees are \$10 per night.

The 4.7-acre site is addressed at 289 Clear Creek Road.

FINDINGS:

1. The application was submitted on October 24, 2023.
2. Legal notice was posted in the *Star News* on November 22, 2023, and November 30, 2023. Potentially affected agencies were notified on November 14, 2023. Neighbors within 300 feet of the property line were notified by fact sheet sent November 15, 2023. The site was posted on November 22, 2023. The notice and extension request were posted online at www.co.valley.id.us on November 14, 2023.

3. Agency comment received:

Mike Reno, Central District Health, stated a septic permit for a vault privy is required. If the water system serves at least 25 persons, it will be considered a public water system that must go through CDH and Idaho Department of Environmental Quality for approval. (November 14, 2023)

Parametrix, Valley County Engineer, stated detailed preliminary site grading and drainage plans for site improvements have not been submitted but will be required for the Engineer's review. Stormwater will need to be retained on-site. An approved site grading and drainage plan will be required. The site layout plan should identify the driveway and adhere to the private road standards. (November 29, 2023)

4. Public comment received:

(Proponents)

Greg and Shannon Hayes, Alder Way, are in favor of the proposed recreation site due to the following:

- Will provide quality camping for visitors. Their family used to camp along Clear Creek and have enjoyed the area.
- Opponents are concerned about dust and have forgotten family fun.
- Will provide a safe place to stay and recreate on public lands. Will have metal fire rings and safety access roads for fire and EMS.
- There will be little change in the type of recreation currently taking place.

(Uncommitted)

Bill Freeman, Clear Creek RD, adjacent on north and east boundaries, made the following comments:

- What is the construction schedule?
- When will campground be open?
- Initial grading cut into trees...would like further grading to avoid his trees.
- What are campground rules and where will they be posted?
- Camp host should be present when open.
- Request fire rings be moved further from his property lines.
- Should maintain road.

- Should maintain privy every other day.
- Believes this will be approved so would like impacts mitigated as much as possible.

(Opponents)

Todd Hammons (Renee), President of East Mountain Estates HOA, is opposed due to the following:

- Concerned with the added vehicle trips for vehicles including ATV, UTV, and motorcycles on local roads.
- This will be a safety issue for people and children who walk and ride bicycles.
- Lack of dust control and effect to people's health with respiratory issues.
- Lack of speed enforcement and traffic laws.
- Lack of road maintenance.
- Work on this project without approval.

Ronald and Louise Peterson, 256 Clear Creek RD, responded by email dated November 30, 2023. They are opposed to this project due to the following concerns:

- There is already a dust problem and the additional traffic will create more dust.
- Government should not be in competition with private business; there is an existing privately owned campground near this site.
- Clear Creek RD is narrow and may not accommodate vehicles passing by each other.
- Valley County already graded in the road and camp sites without notification to local residents.
- There has been no study done to assess environmental impact to this area.

Mike and Kathy Chapin, 224 Clear Creek RD, responded by mail. They are opposed to this campground due to dust and traffic. They submitted a picture of the dust cloud that currently exists. They previously paid for dust abatement but the costs has gone up too high. Campers ride their ATVs in their subdivision. They request the following:

- Pave the road.
- County pay for dust control to the campground.

Glenn and Mary Ann Brewer responded through a series of emails in August prior to submittal of an application. They were concerned that they were not notified of what was going on to create the campground prior to any approvals.

Glenn and Mary Ann Brewer responded on December 3, 2023, with the following comments:

- They own property directly across from this site and on Alder Way.
- Project should be rejected: not on water, surrounded by private property,

Micah and Jessica Hoopes are opposed to the project due to the following:

- Concerned the project was started without public input. Do not appreciate the local government doing as it pleases.
- County already struggles to maintain Clear Creek RD, both in the winter and the summer. County did not even cold patch the holes in Clear Creek RD.
- Will create additional dust; county should provide dust abatement.
- County should not be involved in a commercial endeavor that is competing against local proprietors.
- Differs from state and federal campgrounds since this site is surrounded by private property, not public lands.

- Does not believe local citizens should be charged for parking.
- Will we see additional patrols from law enforcement?
- Will background checks be performed on the Campground Host?
- What is the business plan for the next 5, 10, 15 years and where will grant matches come from?
- How is the Wellington Snow Park performing; do the user fees actually cover the cost of running the campground?
- What is the operation months of the campground...will it be open year around? County typically doesn't plow on the weekends when the users would be trying to access this site.
- This will forever alter the neighborhood.

Kay Meeker, corner of Alder and Clear Creek, duplicated concerns of the homeowner's association. Clear Creek RD is already busy and dangerous; we do not need more traffic.

Charles and Heidi Parke, 114 Alder Way, stated residents in Clear Creek Subdivision were not consulted prior to the purchase of the site. Will bring additional traffic, dust, noise, fire risk, road damage, and accidents. (Dec. 6, 2023)

5. Physical characteristics of the site: Sloped with relatively flat areas and partially treed. Some mature trees and brush would be removed during construction.
6. The surrounding land use and zoning includes:
 - North: Agriculture (Timber)
 - South: Agriculture (Timber); one parcel with a Homesite
 - East: Agricultural (Timber) Land; one parcel with a Single-Family Residence
 - West: Agricultural (Timber) Land; Single-Family Residential Parcel
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 3. Civic or Community Service Uses (k) Fairgrounds, campgrounds, and similar outdoor recreation centers or facilities owned or operated by a public agency

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

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
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.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs

9-5A-1: GRADING:

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

9-5A-2: ROADS AND DRIVEWAYS:

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

9-5A-4: LANDSCAPING:

- A. Purpose And General Regulations:
 - 3. General Regulations
 - d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
 - f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.
 - 4. Maintenance:
 - a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
 - b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
 - c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title.

Replacement of landscape material shall be of like size as that which was removed or destroyed.

- d. Maintained In Accordance With Site And/Or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
 - e. Modification And/Or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
 - f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
 - g. Sight Obscuring Landscape Features: Sight obscuring landscape features such as hedges shall be maintained in such a manner that vision necessary for safe operation of motor vehicles or bicycles along or entering public roadways is not obstructed.
- B. Landscaping; Standards Of Design:
- 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - 9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
 - 10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.

9-5B-2: LIGHTING:

9-5B-7: FIRE PROTECTION:

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

9-5D-1: SITE OR DEVELOPMENT STANDARDS:

Civic or community service uses shall meet the following site or development standards:

- A. Minimum Lot Areas:
- 1. Hospitals, sanatoriums, retirement homes, government administration buildings, cemeteries, and similar uses shall be located on lots or parcels of minimum area as computed from subsection 9-5-3A2 of this chapter but shall not be less than one acre.
 - 3. Other uses in this category shall occur on sites of an area sufficient to accommodate the use, associated activities or uses, and to adequately contain adverse impacts.
 - 4. Frontage along a public or private road shall not be less than seventy five feet (75').
- B. Minimum Setbacks:
- 1. The minimum building setbacks shall be fifty feet (50') from front, rear, and side street property lines and thirty feet (30') from side property lines except the minimum setbacks for cemeteries shall be thirty feet (30') from front and side street property lines, ten feet (10') from side property lines and fifteen feet (15') from rear property lines. Central sewage treatment facilities shall be set back at least one hundred feet (100') from any property line.
- C. Maximum Building Heights And Floor Area:
- 1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade. The building size or floor area may not exceed the limitations of subsections 9-5-3A and C of this chapter.
 - 2. No structure or combination of structures may cover more than forty percent (40%) of the lot.
- D. Site Improvements: Parking spaces shall be provided at the rate of one per two hundred fifty (250) square feet of floor area as applicable where buildings are a part of the use or as determined by the commission.

SUMMARY:

Staff's compatibility rating is a +19.

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. Landscaping Plan is required.
3. Lighting Plan is required.
4. How long can campers stay on-site? Will they be able to live there through a season or year around?
5. Will the water be potable?

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Assessor Plat – T.12 R.4E Sec. 1
- Record of Survey 13-71
- Pictures Taken November 22, 2023
- Proposed Site Plan
- Responses

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within two years or a permit extension will be required.
5. A letter of approval is required from Cascade Fire District.
6. Must have approval from Central District Health.

7. Shall regularly clean and pump vault toilet.
8. An approved Valley County Approach in County Right of Way permit is required.
9. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. This includes any pathway lighting.
10. No parking allowed in the setback areas.
11. The site must be kept in a neat and orderly manner.
12. Shall clearly post the physical address at the driveway entrance.
13. Landscaping shall be installed prior to October 1, 2025. If landscaping dies, it must be replaced.
14. Berms shall have slopes no steeper than three to one (3:1).
15. All noxious weeds on the property must be controlled.
16. Shall obtain a sign permit prior to installation of any signs.
17. A sign with rules and a phone number to contact shall be posted at the site.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

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

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

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

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
 2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
 2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.
- D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.
- E. Terms:
- DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and
1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
 2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
 3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.
- LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.
- F. Questions 4 Through 9:
1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
 2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING

QUESTIONS 1, 2, and 3

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

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 11

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

Agricultural (Forest)

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

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

Rural / S.F. Residential

(+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) +2 X 3 +6

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 and there are trees. Some trees have been removed.

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

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

No Structure

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

Recreation vs 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?

Dust

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

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

Yes, except for dust

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

No Change, but will help recreation economy.

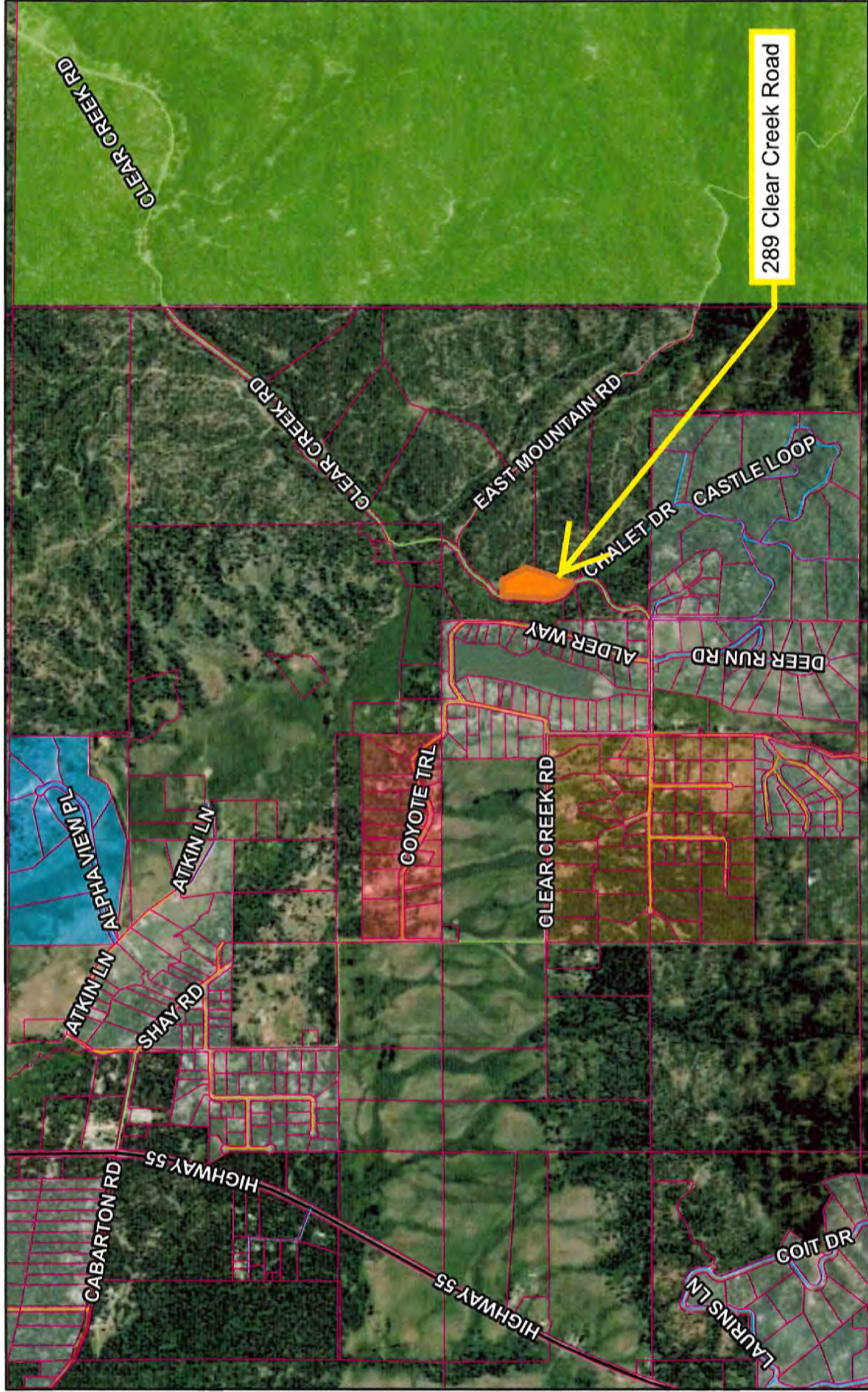
Sub-Total (+) 23

Sub-Total (-) 4

Total Score +19

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. 23-48 Vicinity Map



11/2/2023, 11:46:29 AM



1:29,392
0 0.17 0.35 0.55 0.7 mi
0 0.28 0.55 1.1 km

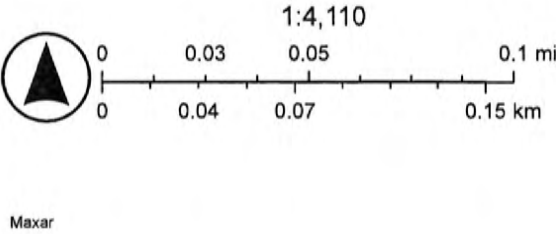
MAJOR
Parcel Boundaries
Collector
Urban/Rural
USFS
Private
Boise National Forest

C.U.P. 23-48 Aerial Map



11/2/2023, 11:23:06 AM

- Address Points
- Parcel Boundaries
- Roads
 - URBAN/RURAL
- USFS
- PRIVATE

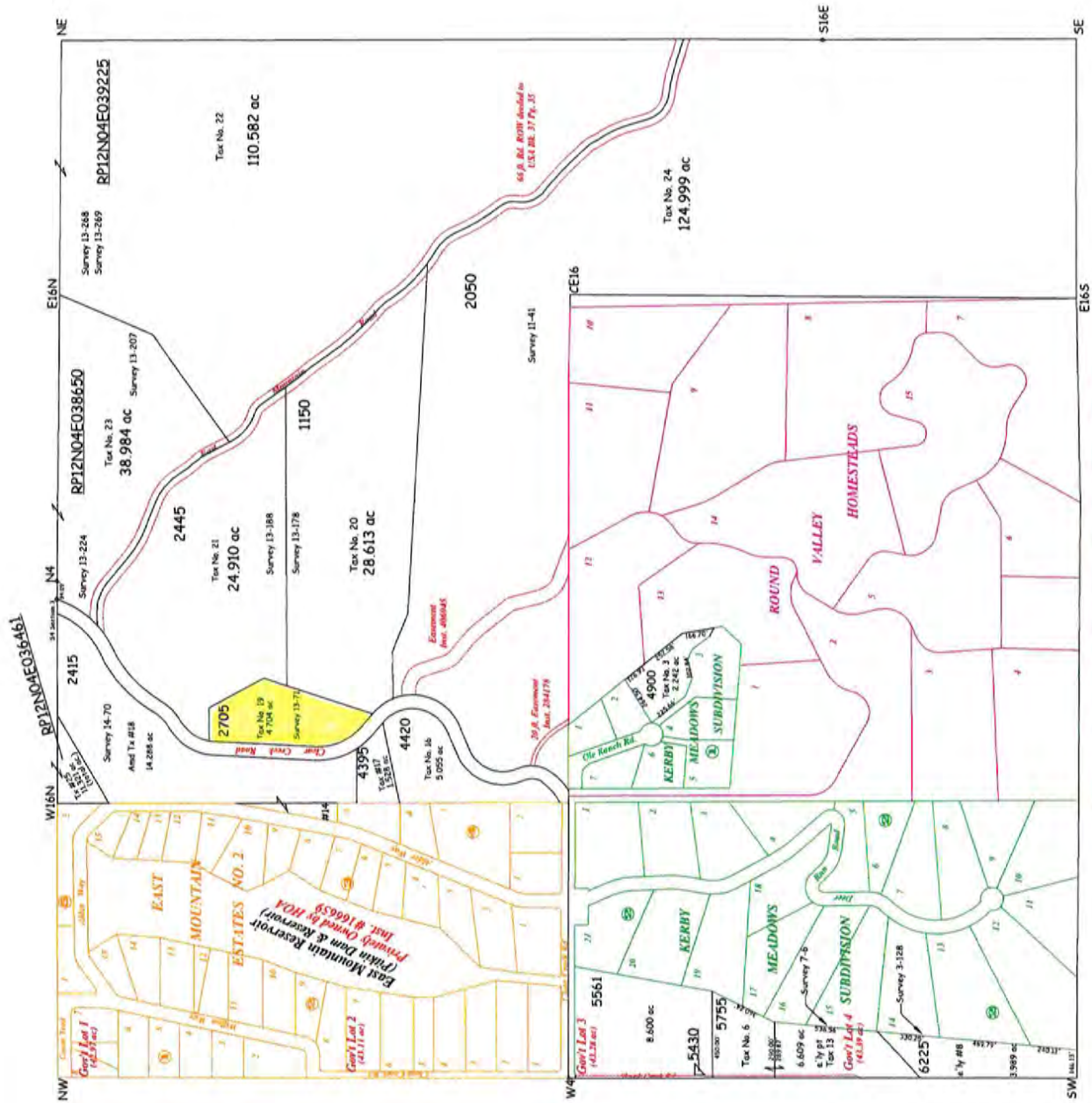


PLAT TITLE

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

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

Filename:
Valley County Base Map
Scale: ~~1"=400'~~
Date: 7/17/2023
Drawn by: L. Frederick



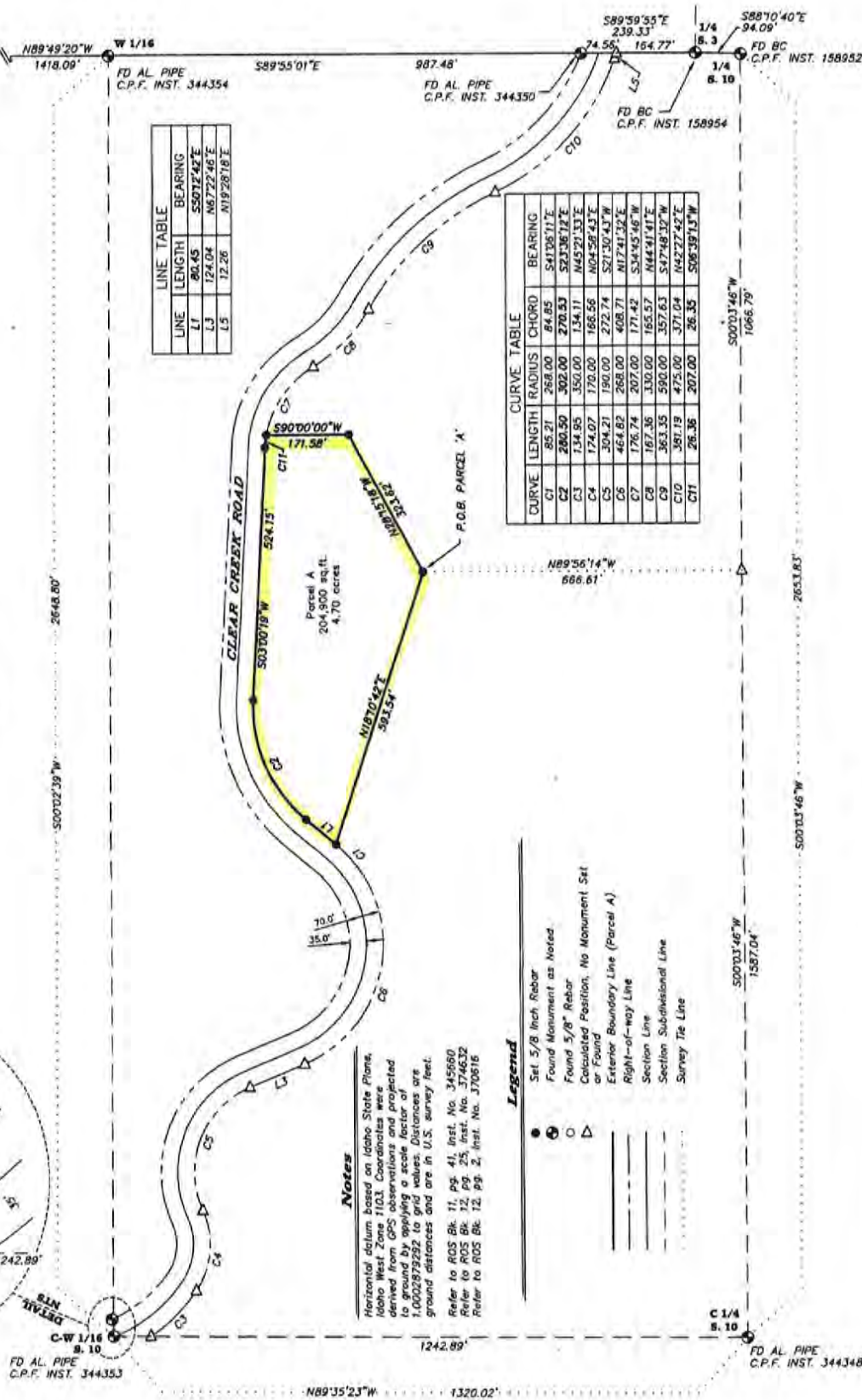
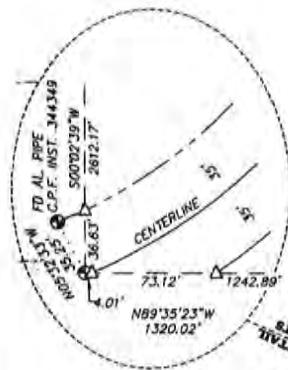
This drawing is to be used for reference purposes only. The County is NOT responsible for any measurements contained herein.

RECORD OF SURVEY

for
Valley County

Located in a Portion of the
E1/2 of the NW 1/4 of Section 10,
T. 12 N., R. 4 E., B.M.,
Valley County, Idaho
2016

Instrument # 403454
VALLEY COUNTY, CASCADE BLVD
14.3717 63.3235 PM No. of Pages: 1
Surveyed by: J. Bowers IV
2009.03.15
E. J. Bowers IV, Surveyor
E. J. Bowers IV, Surveyor
Made to record to project



Notes
Horizontal datum based on Idaho State Plane, NAD 83. All distances are in U.S. survey feet.
Derived from GPS observations and projected to ground by applying a scale factor of 1.000287922 to grid values. Distances are ground distances and are in U.S. survey feet.
Refer to ROS Bk. 11, pg. 41, Inst. No. 345680
Refer to ROS Bk. 12, pg. 25, Inst. No. 374632
Refer to ROS Bk. 12, pg. 2, Inst. No. 370616

Legend

- Set 5/8" Rebar
- Found Monument as Noted
- Found 5/8" Rebar
- Calculated Position, No Monument Set or Found
- Exterior Boundary Line (Parcel A)
- Right-of-way Line
- Section Line
- Section Subdivisional Line
- Survey Tie Line



CERTIFICATE OF SURVEYOR

I, George J. Bowers IV, do hereby certify that I am a registered Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground by me or under my supervision, and that the map is an accurate representation of said survey, and is in conformity with the current laws of the State of Idaho pertaining to plats and surveys, including Title 55, Chapter 10, Corner Perpetuation and Filing.

Fodrea Land Group, Inc.
Surveyors. Engineers. Planners.

105 N. MAIN STREET, P.O. BOX 188 - CASCADE, IDAHO 83411 - OFFICE

JOB NO: 16052
DRAWN BY: CB
DATE: 12/21/16
SHEET: 1 OF 1



11/22/2023



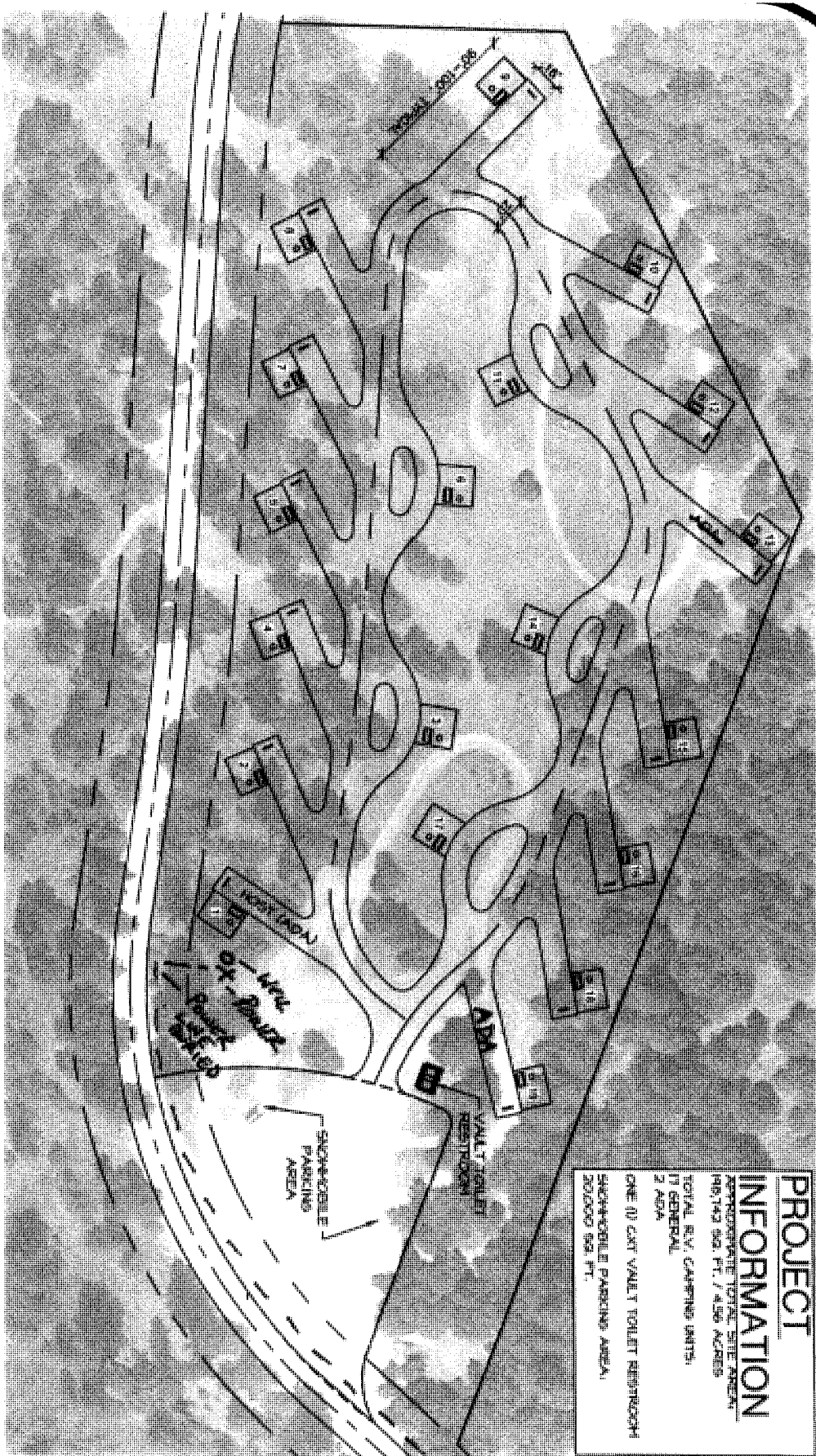
11/22/2023





CLEAR CREEK CAMPGROUND

SCALE: 1" = 60'-0"



PROJECT INFORMATION	
APPROXIMATE TOTAL SITE AREA:	160,143 SQ. FT. / 4.56 ACRES
TOTAL RV CAMPING UNITS:	17 GENERAL
TOTAL ADA:	2 ADA
ONE (1) CMT VAULT TOILET RESTROOM:	
SHOWER/PICNIC PARKING AREA:	20,000 SQ. FT.



BRECKON landesign

- Civil Engineering
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- Irrigation Design
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www.breckonlandesign.com
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Phone: 800-378-6183
600 North Glenwood Street
Garden City, Idaho 83714

CLEAR CREEK CAMPGROUND
289 CLEAR CREEK ROAD
CASCADE, IDAHO

10/10/2023

21064

L1.00



CENTRAL
DISTRICT
HEALTH

Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 23-48

Preliminary / Final / Short Plat Clear Creek Rec Site & Camp Ground

Sec 17

289 Clear Creek Rd.

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

☒ 14. Applicant will need to obtain a septic permit for Vault Privy.
If water system serves AT LEAST 25 persons it will be considered
a public water system that must go through CDH & DEQ for approval. Please have applicant
contact Josh Hygens JHigens@CDH.IDAHO.GOV date 11 14 23
208 327-2103 for Public water system requirements.

TECHNICAL MEMORANDUM

DATE: November 29, 2023
TO: Cynda Herrick, AICP, CFM
Valley County Planning and Zoning Administrator
FROM: Paul Ashton, PE
SUBJECT: December 14, 2023, Planning and Zoning Commission Agenda Items
CC: Cody Janson, PE
PROJECT NUMBER: Parametrix 314-4875-011
PROJECT NAME: Valley County Engineering Services

The following comments are for the item listed in the on the December 14, 2023, Valley County (VC) Planning and Zoning Commission agenda you directed us to review:

New Business:

4. C.U.P. 23-48 Clear Creek Recreation Site and Campground

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

The site layout plan should identify the driveway from Clear Creek Road and the access route into the proposed campground and will need to verify adequate site distance for vehicles accessing Clear Creek Road from the parking area. The gravel pavement section for a private road (see Figure 100 of the VC Private Rad Standards) will be required for the campground road. A different pavement section must be approved by the Engineer.

Please contact me if you have any questions.

Sincerely,

PARAMETRIX
Valley County Engineer



Paul Ashton, PE

C.U.P. 23-48 Clear Creek Recreation Site and Campground Email Comment in Support

Greg Hayes [REDACTED]

Tue 12/5/2023 5:41 PM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Greg Hayes and my wife Shannon and I own a home on Alder Way. I would like to express my support for the proposed Clear Creek Recreation Site and Campground proposed by Valley County.

The site will provide quality camping for visitors to use and enjoy. Prior to owning our property, we would camp off Clear Creek road and Forest Road 409. For years, my family enjoyed this area so much, we were drawn to purchase our property and make Clear Creek and East Mountain our summer home for ATV, Dirt Bikes, and enjoy the area with friends. My wife, son, and daughter learned how to ride dirt bikes and ATV's on the trails behind the newly proposed campground and still enjoy riding the 417 trail system.

You will hear from a small group of home owners, who have lost sight of the family fun involved with East Mountain and oppose the Recreation site and Campground. They are trying to impose their values upon the rest of us. They feel the campers that will be drawn to the 19 space site will create dust, added vehicle traffic, increase the ATV and UTV traffic on Clear Creek and Forest road 409. This is all part of the mountains and outdoor recreation and why recreation exist in Idaho. Having designated spots for recreators to stay at, safely, and operate their ATV/UTV and dirt bikes from that location to the 417 trail system is about as Idaho as it gets. Also why we fell in love with this place and why many others will fall in love, in turn keeping the area clean and usable for generations.

We will hear arguments against the Recreation site and Campground about safety, lack of law enforcement, etc.....my argument to safety and law enforcement is nothing will change. Many people camp off Forest Road 409 each summer, many people use the day use spot (section of newly proposed Campground area) each summer, I have yet to ever need law enforcement up there, nor have I seen any unlawful or unsafe operation of any kind. Not has there been messes left behind. Instead, what we will see is families outdoors, enjoying each other's company, teaching their children how to safely ride and operate recreational vehicles.

What many of these folks who are opposed to the Recreation site and Campground don't realize, campers will always remain able to camp along Forest Road 409, local businesses like Clear Creek Station will benefit greatly with more campers buying goods and eating at their restaurant. Property values will increase due to more availability to recreation activities and many new families will be enjoying the area my family loves. I say welcome the fellow recreation enthusiast to the area with open arms.

Another value added to this proposal, the county will use funds received from grants to develop the 19 space site. User fees will be used to continue maintaining the site. Safety access roads will be installed for EMS and Fire services. Metal fire rings will be installed to assist with campfire control/containment (which is huge being all the recent forest fires we have experienced over the years). Valley County appears to be planning this recreation area smartly with safety at the forefront of development. We all remember the UTV that caught on fire and the community came together to extinguish the fire's growth until the fire department arrived. The Recreation site and Campground will aid in preventing this type of accident with the development of the site.

Thank you for allowing me this opportunity to voice my opinion and support of C.U.P. 23-48 Clear Creek Recreation Site and Campground.

Respectfully,

Greg Hayes

Bill Freeman
1009 South Owyhee Street
Boise, ID 83705
[REDACTED]

December 1, 2023

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611

RE: CUP 23-48 Clear Creek Recreation Site and Campground

Dear Cynda Herrick:

I own the parcel at 315 Clear Creek Road, to the north and east of the proposed campground. First, I have several questions that I hope will be addressed at the December 14 hearing:

1. What is the schedule for completion of pads, fire rings, water, vault toilet, and power? When will the campground open?
2. I presume that water will be turned off in the winter; what months will the campground be open to the public?

Second, I have several concerns that I hope will be addressed in the permit conditions:

1. Initial grading required the removal of trees and deep cuts for some of the tent pads. I request that future grading protect the trees and roots along my property lines.
2. The campground needs to have some reasonable rules to protect neighbors; for example, no trespassing or wood gathering, and a noise ordinance. These rules should be posted prominently. I suggest having wood for sale at the camp host location.
3. A camp host should be present at all times when the campground is open. The host would be able to answer questions and enforce the rules.
4. Wildfire is the greatest threat to all of our forest properties during the summer and fall. I request that the fire rings along my property lines be moved as far as possible from the fences.
5. The permit should require Valley County to maintain Clear Creek Road in good condition and to service the campground toilet at least every other day.

I have no doubt that this project will increase traffic and dust on Clear Creek Road, pose greater fire risk, and lower the value of neighbors' properties. However, I also expect the CUP to be approved, so it is important to me that these negative impacts be minimized with reasonable rules, to be enforced by Valley County.

Sincerely,


Bill Freeman
[REDACTED]

FW: CLEAR CREEK PARK C.U.P. 23-48

Todd Hammons [REDACTED]

Tue 12/5/2023 6:16 PM

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

Cc: TODD HAMMONS [REDACTED]

1 attachments (2 MB)

Clear Creek Park CUP.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Valley County Planning and Zoning Commission and Cynda Herrick Planning and Zoning Director,

Concerning the Clear Creek Recreation Site and Campground C.U.P. 23-48 –

The Board of Directors for East Mountain Estates #2 is opposed to this project based on the following reasons-

1. The added vehicle trips to all our roads in our subdivision. This includes trips made by ATV, UTV, and Motorcycles. All our roads will be affected by this including Alder Way, Coyote Trail Road, Willow Way, Skunk Creek, and of course Clear Creek Road.
2. Safety issues. We have a number of people including children that walk and ride bicycles on these roads. There is also somewhat of a blind corner at Clear Creek Rd and Alder Way.
3. Dust Control or in this case lack of dust control. Clear Creek Road and Alder Way are both unpaved and become very dusty during the dry seasons with the vehicle traffic. The property owners along these roads should not have to have diminished use of their property due to the dust. People with health and respiratory issues will be impacted by this.
4. Lack of speed enforcement and traffic laws especially on Clear Creek Rd.
5. Lack of road maintenance by Valley County.
6. The county has started work on this project without ANY approvals by the planning and zoning commission or the county commissioners. This is a violation of state and county law. Also no notifications have been sent to anyone that this may affect until now.

We all want to enjoy our little piece of paradise and I do not believe that we want to stop anyone from also enjoying what we have in the Clear Creek area but this project as proposed is not a good project. It has many issues that need to be addressed. East Mountain Estates #2 is not the only group of property owners opposed to this project, many people who own property in our area have concerns about this project.

Please let us know if you have any questions.

Thank you,

Todd Hammons- President East Mountain Estates #2
[REDACTED]

On more of a personal note- My wife and I own property at 134 Alder Way. This is on the Northeast corner of Clear Creek and Alder Way. This campground will create more traffic with the camping and recreational activities including cars, trucks, RV's, UTV's, ATV's and motorcycles. We do know that these kind of projects are needed and

are important to all of us that like to camp, ride our Utv, and enjoy the great outdoors. This is one of the reasons we purchased property in Valley County! BUT—this project does have some issues. Clear Creek Road does need to be improved. The dust during the summer months is terrible and this project will make it worse. I have witnessed accidents and speeding on this stretch of Clear Creek Road. Being a straight stretch of road with the dip over Skunk Creek, along with the washboard road conditions people speed up, trucks, trailers, motorhome, atv's, etc spin tires and the dust becomes unbearable. This project as proposed will create more of these issues and I do believe someone will be hurt (see the above comments). If this project does move forward it need to have conditions placed on it to improve Clear Creek and control the dust.

Thank you.

Todd and Renee Hammons, property owner

Clear Creek Park

Thu 11/30/2023 7:48 AM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We would like to voice our opposition to this project (Clear Creek Recreation Site and Campground)

We have several concerns we would like to point out.


(1) As residents of East Mountain Estates #2 located on Clear Creek Road, we have been complaining to Valley county Sheriff's office for many years about people camping in the forest racing side by sides, atv's and motorcycles thru our sub division and creating an unbearable amount of dust for the entire surrounding area. Now the County wants to increase not only this kind of traffic thru our sub division but also increase the amount of truck and trailer and motor home traffic. It is already impossible for residents to be outdoors enjoying our quality of life, particularly on weekends. Speed limit signs and slow for dust control signs are nothing but objects for people to throw beer bottles and cans at as they ride by.

(2) Another point we would like to make is, Government should not be in competition with private business. There is a privately owned campground located near this project. this could take business away from that campground causing financial harm to the proprietors.

(3) The width of Clear Creek Rd is twenty feet of driving surface. The width of a travel trailer is eight feet and a motor home slightly wider. This leaves a small window of error on a drivers part to avoid a sideswipe or going into the ditch. The swale on Clear Creek Road causes people to speed up going down hill to make it easier to go up the hill on the other side. Speed limit and dust are of no concern.

(4) Valley County has already graded in the road and camp sights without notification to local residents, even though several other organizations were notified so they could write letters of support for the project. Why wasn't affected residents given notice? The County did all this without obtaining any permits or change in any zoning that may be needed for this type of project in a residential area. There was no study done to show the environmental impact to the area.

We will be out of State during this meeting but would like our letter read at the meeting and into record.

Ronald and Louise Peterson
256 Clear Creek Rd.
Cascade, Idaho 83611


PROPOSED CLEAR CREEK CAMPGROUND AND PICNIC PARK

We are opposed to this campground because of the added road dust it will cause to a already dust and traffic issue in this area. We can no longer afford dust abatement the cost of it has doubled in the last two years. Currently the campers are mostly located at Ditch Creek 3 miles up Clear Creek road. Now you want to put more of them in our back yard. Some of the campers already insist on running their 4 wheelers around in the subdivision and back and forth to Clear Creek Station. We believe that because this campground is so close to us that it will add to our problem of dust and traffic in general. We need the county to help with this issue. We know the county needs and relies on recreation money and are not against new ideas and progress. We are just asking for some help with the Dust and traffic issue if this park is built.

Solutions

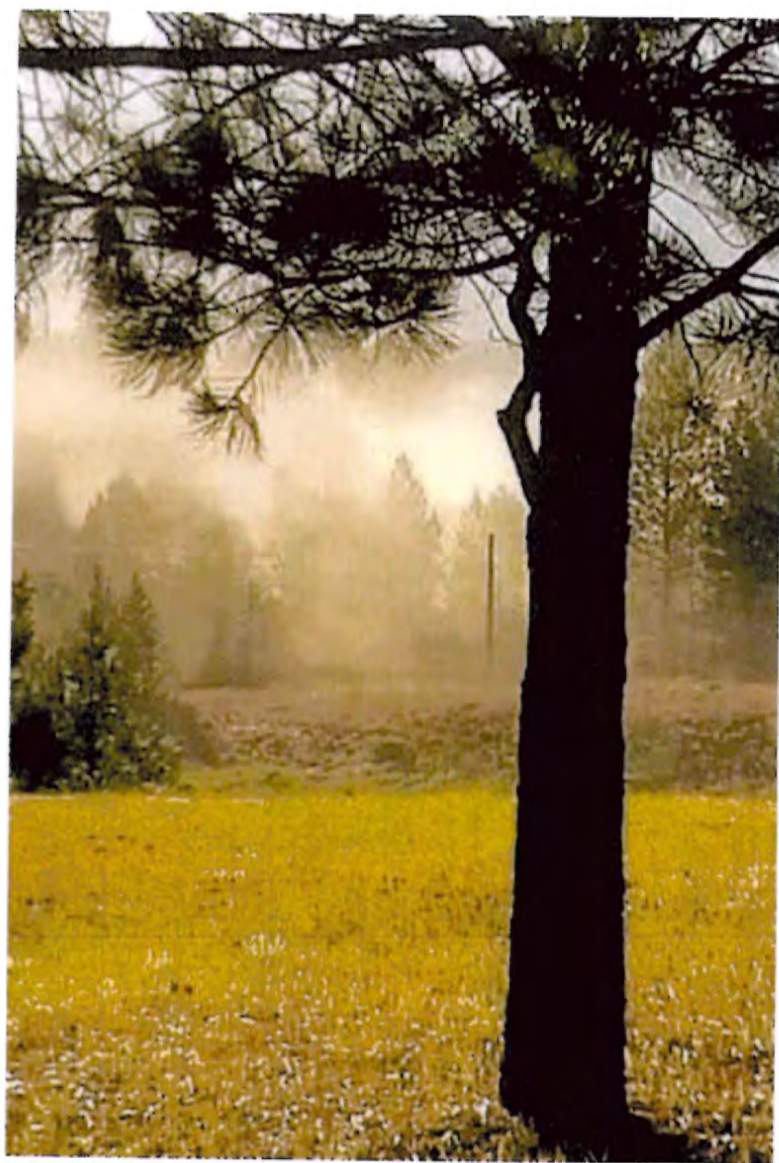
- Grant to pave road to the campground
- County pay for dust control to the Campground

Mike and Kathy Chapin

224 Clear Creek Road



Dust Issue example on a weekend at Clear Creek Road caused by ATV and Side by Side traffic looking West across where dip in road crosses the inlet of Skunk Creek Reservoir.



Re: Clear Creek Campground

Glenn & Mary Ann Brewer [REDACTED]

Wed 8/30/2023 2:08 PM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Wow, Cynda... Glenn and I went over to take a look at the new campground. Larry's racetrack and parking lot explanation is creative to say the least. Yes, some ATV tracks have been taken care of because they have a new wide circular road with at least 18 pull offs cleared out. It is most obviously a campground with camping spots clearly delineated. This has been in progress for a second week now. It doesn't take that long to remediate tracks. As for the parking lot, large boulders have been placed at the base of some of the tracks but not all and nothing done to the parking area. We watched as an OK Gravel worker used a backhoe to clear out one of the camping areas through grass that had never had tracks through it. The reality of the project vs the spin is dramatic. So very frustrating! Mary Ann

On Wed, Aug 30, 2023 at 9:55 AM Glenn & Mary Ann Brewer [REDACTED] wrote:
Thanks for the info. We'll watch for the CUP hearing. This will help inform and hopefully quell the gossip! I so appreciate you.

On Wed, Aug 30, 2023, 9:49 AM Cynda Herrick <cherrick@co.valley.id.us> wrote:
I spoke with Larry Laxson, Parks and Recreation Director. He stated they had received a grant to fix parking area and remove the racetrack that had illegally been created in the area. They are currently placing boulders to protect the hillside ...

He understands that they need a conditional use permit before they create an RV park.

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*implify *T*ransparent *A*ccountable *R*esponsive

From: Glenn & Mary Ann Brewer [REDACTED]
Sent: Wednesday, August 30, 2023 9:41 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Re: Clear Creek Campground

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

oh, yes! Lots of dirt work and trees removed. One neighbor said it looks to be dirt pushed around for maybe a dozen and a half camp spots when they drove through. Still very rough, but definitely dirt work with large excavators from OK Gravel. I saw it last week and wondered.

On Wed, Aug 30, 2023, 9:21 AM Cynda Herrick <cherrick@co.valley.id.us> wrote:

Hello, Good Morning 😊

When I obtain a conditional use permit for the campground I will forward to you and the neighbors within 300'. I have received no application at this time.

Is there activity at the site?

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: Glenn & Mary Ann Brewer <[REDACTED]>
Sent: Wednesday, August 30, 2023 9:19 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Clear Creek Campground

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Cynda

Just a quick question for you... it was our understanding that there would be a hearing for a CUP before the newly proposed campground work would begin. Because it is directly across Clear Creek Rd from our property, it is of definite interest to us to see the proposed plan and learn more about the project. Several of our neighbors have inquired of us, which brings me to you... the one person who knows "all things P and Z"! We'll surely appreciate any info on the process ahead. Thanks so much, Mary Ann

289 CLEAR CREEK

Re: Clear Creek RV Park

Dave Bingaman <[REDACTED]>
Wed 8/30/2023 2:58 PM

To: Cynda Herrick <cherrick@co.valley.id.us>; Larry Laxson <[REDACTED]>

Cynda,

We are not building a campground. Our grant was for improvements to the parking lot for summer and winter rec staging. I have not seen what is described in the email, Larry has been managing that project. I have talked to 2 of the concerned neighbors and explained that we will be applying for a conditional use permit as part of the 2nd phase of the project (the campground) which if funded, we hope to implement next summer.

Dave Bingaman
Valley County Recreation Planner
PO Box 1350
Cascade, ID 83611
[REDACTED]

From: Cynda Herrick <cherrick@co.valley.id.us>
Sent: Wednesday, August 30, 2023 2:46 PM
To: Larry Laxson <[REDACTED]>; Dave Bingaman <[REDACTED]>
Subject: Clear Creek RV Park

Hello,

Please submit the conditional use permit application for the Clear Creek RV Park as soon as possible. Please let me know your timeline...

The following is a follow up email to my explanation to the neighbors earlier today:

"Larry's racetrack and parking lot explanation is creative to say the least. Yes, some ATV tracks have been taken care of because they have a new wide circular road with at least 18 pull offs cleared out. It is most obviously a campground with camping spots clearly delineated. This has been in progress for a second week now. It doesn't take that long to remediate tracks. As for the parking lot, large boulders have been placed at the base of some of the tracks but not all and nothing done to the parking area. We watched as an OK Gravel worker used a backhoe to clear out one of the camping areas through grass that had never had tracks through it. The reality of the project vs the spin is dramatic. So very frustrating! "

If you have any questions please let me know.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611









C. U. P. 23-48 Clear Creek Recreation Site and Campground Application comments

Glenn Brewer

Sun 12/3/2023 4:03 PM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We own forest land directly across Clear Creek Road from the proposed RV campground and live full-time in our 99 Alder Way residence, which is part of East Mountain Estates No. 2 Subdivision, about 350 feet from the proposed campground. We purchased land for our cabin/residence in 1977, built our cabin in the next few years, and have lived here full time since 2006. We have always been proud to be Valley County residents.

We recommend rejecting the proposed campground for the following reasons:

1. It is not a good location for a campground:
 - a. It is not on water – Clear Creek is ½ mile away,
 - b. It is completely surrounded by private property for miles,
 - c. It is less than 300' from a subdivision (East Mountain Estates No. 2),
 - d. It would increase fire danger from campfires to the residential area,
 - e. Nearest public property is over 1 mile from the campground entrance,
 - f. It would increase traffic, dust and noise for area residents,
 - g. It would be inviting people to trespass on nearby private property,
 - h. Off-road vehicle traffic (especially young riders) would endanger area residents and increase noise and dust, and
 - i. It would lower property values in the area.
2. It does not have local support (support only from distant user groups),
3. Rough grading of roads and tree removal for the proposed campground was done by Valley County in August without even a CUP application, and approval of a CUP now would encourage others to proceed without permits,
4. A much better location would be along Clear Creek on Forest Service land,
5. The campground is being partially funded through dishonest grant applications:
 - a. Application states that 4,000 people use the parking lot in warmer weather-this is exaggerated by at least an order of magnitude, most camp along Clear Creek to be on water,
 - b. Application states 250 miles of groomed trails – only Clear Creek road to Warm Lake groomed in the last several years and only 2-3 times/year,
 - c. Application states parking lot is overflowing almost year around – never full,
 - d. Application states that no permits are required – a CUP is required,
 - e. Campground rough grading was done under a grant for parking area only,
 - f. We understand the grant application for the campground didn't even have the right property deed – used an adjacent private owner deed.

Even prior to purchase of this land by Valley County, it was used for day-use parking for off-road recreationists, snowplow turnaround, and for snowmobiling, ATV, and UTV use. Several years ago Valley County posted a welcome to Clear Creek Park, following which at a neighborhood meeting with

Commissioner Elt Hasbrouck at Clear Creek Station, we were assured that only planning and no construction would be done before a public hearing and permit.

We recommend that the CUP be approved only for the parking lot. If the campground is approved, we recommend that firebreaks be required around the property, and water be provided to all sites to reduce the likelihood of campfires being left active. There is a CUP process, Valley County personnel who approved starting campground development should be held accountable – is there accountability?

Thank you for your consideration,

Glenn and Mary Ann Brewer

To Whom It May Concern:

We would like to state our opposition to the Clear Creek Recreation Site and Campground. We know that the county started this project several years ago without notifying the public to allow for their input. We only became aware of the project when a signboard was erected at the site. When the nearby residents brought opposition, there was no more activity until recently. Apparently, county officials thought that time would make us forget or change our minds. Well, it has not, and we are even more committed to our objection.

Before getting into specifics, it is important for us to note that we do not appreciate the local government doing as it pleases. The last we checked, we are still in The United States of America where the government is to be *of the people, by the people, and for the people*. So, just to be clear, those in county government are entrusted to work for **The People**. Above all, know that the position that all of you hold as county employees is afforded you by The Great God, Creator and King, and you will be held accountable by Him one day for the decisions and actions taken in this position. Please do not take this responsibility lightly, just as we do not take lightly our responsibility to speak up when we believe government is overstepping or ignoring the citizenry.

We see the county has proceeded once again with the Clear Creek Campground project without public notice by having completed road grading to the site. Furthermore, we find the timing of this work suspicious as it coincided with a road closure due to the forest fire farther up Clear Creek. Could it be that advantage was taken of the situation in order to do some preparatory work, basically sliding that one in right under the people's noses?

County officials are supposed to be the ones that know the rules and requirements for these types of projects, but as far as we can see, you are not following them. Clearly this can be seen as a situation of *do as I say not as I do*. Or is it a matter of the county considering itself as being above those rules and requirements, or even making up the rules as they go?

Our concerns with the Clear Creek Recreation Site and Campground are many, which raise many questions that demand answers.

1. The county already struggles to maintain Clear Creek Road with grading in the summer, plowing in the winter, and not to mention, trying to keep the beavers at bay

in the swale to keep the road from being washed out when the beaver block the culvert. The completion of this project is going to add to the traffic on the road. There was not even enough money and/or manpower to cold patch all of the potholes in the paved section of Clear Creek Road this year. If the county does not have funds and/or manpower to maintain the current infrastructure, why in the world would you add something new to be maintained? That seems to be counterproductive and irresponsible in our opinion.

2. The additional traffic is going to add to the dust created by the trucks and campers, not to mention the extra recreational vehicles. There are already many summer evenings that are made miserable by the cloud of dust hanging in the air along Clear Creek. The increase in traffic will also add to the burden of road maintenance by requiring the road to be graded more often to fix the washboards that occur. Should this project be pushed through, is the county going to provide dust abatement on Clear Creek Road?
3. We do not believe that a governmental entity like the county should be involved in a commercial endeavor competing against local proprietors. Furthermore, Clear Creek Campground will not be like a National Park Campground or State Park Campground which have ample entity-owned surrounding land. This tract of land is surrounded by private residential properties. The nearest National Forest access is over a mile away. What's more, in addition to charging for campsites, you are going to be charging for parking. How does that benefit the local resident and taxpayer? Not only are our tax dollars being used for this project, now we are going to be required to pay to park. Your application states that parking is free to registered OSV users in the winter, but also lists the cost as \$5 per day. What about the residents who are accustomed to parking their vehicle there to set out on a hike or walk their dog? You are catering to the tourists on the taxpayers' dime and adding no benefit to county residents, potentially costing them even more to recreate "in their own backyard".
4. This project will actually invite outsiders right into our backyard. In this day and age, we feel that could pose a public safety issue. Will there be enough available manpower in the Valley County Sheriff's office to patrol the area with more frequency? It is already a rare occurrence to see that, which is understandable with the size of Valley County and the lack of manpower. Why not seek ways to improve that situation with county funds or grants? To add to the burden is not wise in our opinion.
5. Should this project be completed, what is going to be the process of sourcing the Campground Host? Will there be background checks performed?

6. Looking at this from a business person's perspective, we are concerned about the funding aspect. If you were going to a bank for a loan, you would need to provide a business plan and projected income from the project. Considering that you will be using funds from the county, we see the taxpayer as your banker. Where do you see this project in the next 5, 10, 15 years? What is the business plan of this project? Where within the county are these matching funds coming from?
7. The county already has a campground in Smiths Ferry at the Wellington Snow Park. How is it performing? Do the user fees actually cover the cost of running the campground or is it operating in the red and pulling precious county funds away from more important areas? Grants or not, can the county afford to add another one to the county budget?
8. What are the proposed operating time frames of this campground venture? Will it be open year-round? If that is the case, can the road department afford the added burden of plowing? The mode of operation of the county now is to not plow at all or very minimally over the weekend. You cannot invite or entice tourists into the area and expect them to be able to navigate snow-covered roads as the locals have learned to do. This is bound to add undue stress to our already stressed emergency services.

As taxpayers, full-time residents, and business owners, we demand answers to these questions. This project would forever alter the neighborhood in which we live. We wholeheartedly oppose this project. It is obvious to anyone with a lick of common sense that this is nothing that the county needs to add to the taxpayers' burden, grants or not. The county needs to get its act together and learn to manage and maintain the infrastructure that it already has. We propose the county cease and desist this unlawful project. There is not a need for added campsites or a place for paid parking in the Clear Creek area.

With Emphatic Opposition,
Micah & Jessica Hoopes
Full Time Residents of the Clear Creek Area

Clear Creek Recreation Site and Campground C.U.P. 23-48 Proposal

Kay Gulick - [REDACTED]

Sun 12/3/2023 8:53 PM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cynda Herrick, AICP, CFM Planning & Zoning Director PO Box 1350 Cascade, ID 83611 208-382-7115
cherrick@co.valley.id.us

My name is Kay Gulick Meeker (KEmmert Trust) - my cabin is on the corner of Clear Creek & Alder Way - 133 Alder Way. I am opposed to the Clear Creek Recreation Site & Campground C.U.P 23-48 for the following reasons stated by the Board of Directors for East Mountain Estates #2:

1. The added vehicle trips to all our roads in our subdivision. This includes trips made by ATV, UTV, and Motorcycles. All our roads will be affected by this including Alder Way, Coyote Trail Road, Willow Way, Skunk Creek, and of course Clear Creek Road.
2. Safety issues. We have a number of people including children that walk and ride bicycles on these roads. There is also somewhat of a blind corner at Clear Creek Rd and Alder Way.
3. Dust Control or in this case lack of dust control. Clear Creek Road and Alder Way are both unpaved and become very dusty during the dry seasons with the vehicle traffic. The property owners along these roads should not have to have diminished use of their property due to the dust. People with health and respiratory issues will be impacted by this.
4. Lack of speed enforcement and traffic laws especially on Clear Creek Rd.
5. Lack of road maintenance by Valley County.
6. The county has started work on this project without ANY approvals by the planning and zoning commission or the county commissioners. This is a violation of state and county law. Also no notifications have been sent to anyone that this may affect until now.

Clear Creek road is already so busy and so dangerous as people speed up and down that road. Just a couple years ago, an intoxicated lady drove off the road at the intersection which launched her Camaro, taking out the row of mailboxes, landing below our cement wall at a down tree in our backyard. So many people walk these roads, kids on bikes, this could have been deadly! We do not need more traffic going up Clear Creek, this will have a great affect on our property and all those around our area.

Thank you,

Kay Meeker (KEmmert Family Trust)
[REDACTED]

C.U.P. 23-48 Clear Creek Recreation Site and Campground

CHARLES PARKE Owner - [REDACTED]

Wed 12/6/2023 11:13 AM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cynda Herrick,

We have a residence at 114 Alder Way which is directly across the road from the proposed campground and have the following concerns and comments:

1. Communication with residents in Clear Creek Subdivision were never consulted prior to the purchase or proposed recreational site and campground. No community input.
2. This area will bring additional traffic to the current quiet neighborhood along with additional dust and noise.
3. Risk of fires from campsites unattended.
4. Risk of unauthorized access to many cabins and properties.
5. Wear and tear on current roads surrounding area.
6. There is currently camping sites available up Clear Creek Road now.
7. Limited access to trails and roads now due to purchase of lands surrounding this area. This just limits it more for current residences.
8. 19 sites could mean a minimum of 36 additional persons and vehicles including ATV, UT V, motorcycles and vehicles. This increases accidents, disturbances and noise.

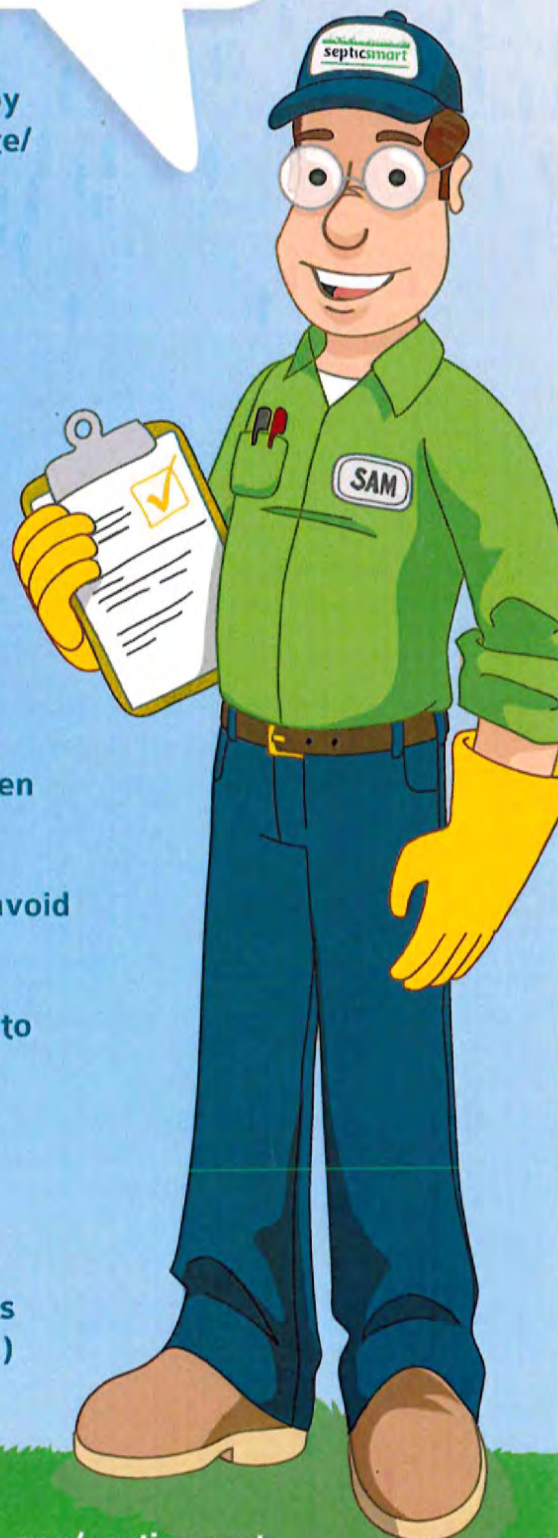
Asking for comments after the fact does not provide good community relationships.

Thank you for this opportunity to comment.

Charles and Heidi Parke
114 Alder Way
Cascade, Idaho 83611

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

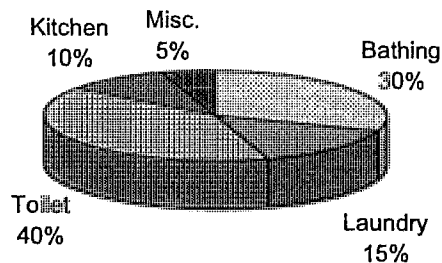


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

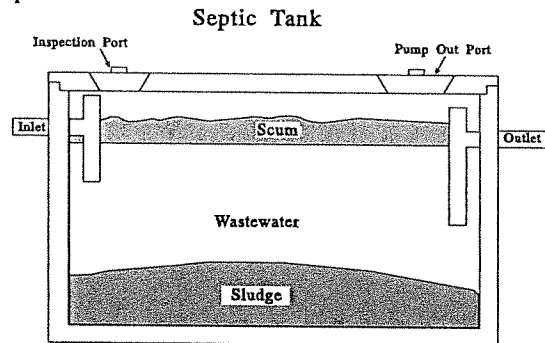
Septic Tank

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.

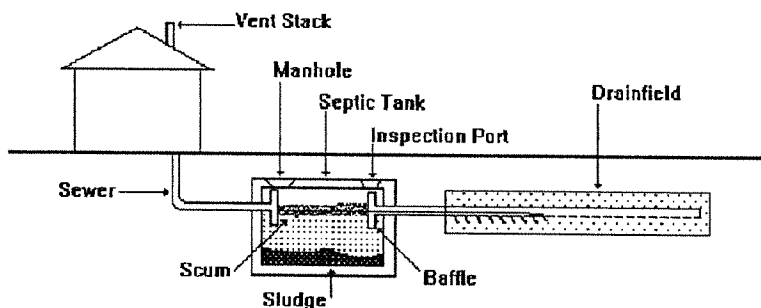
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

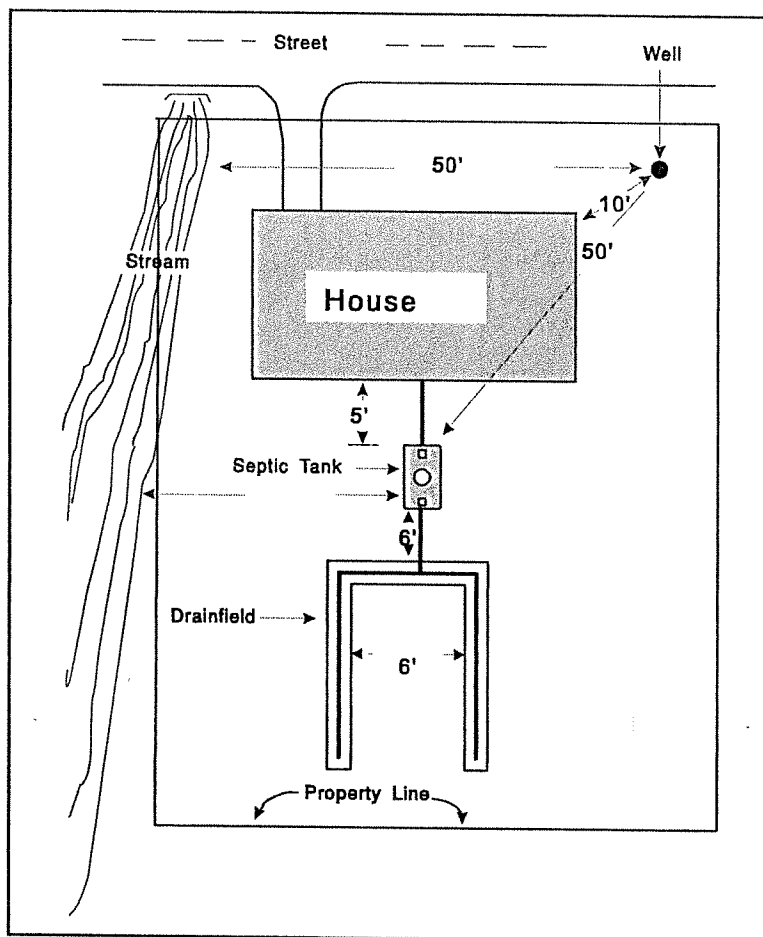
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

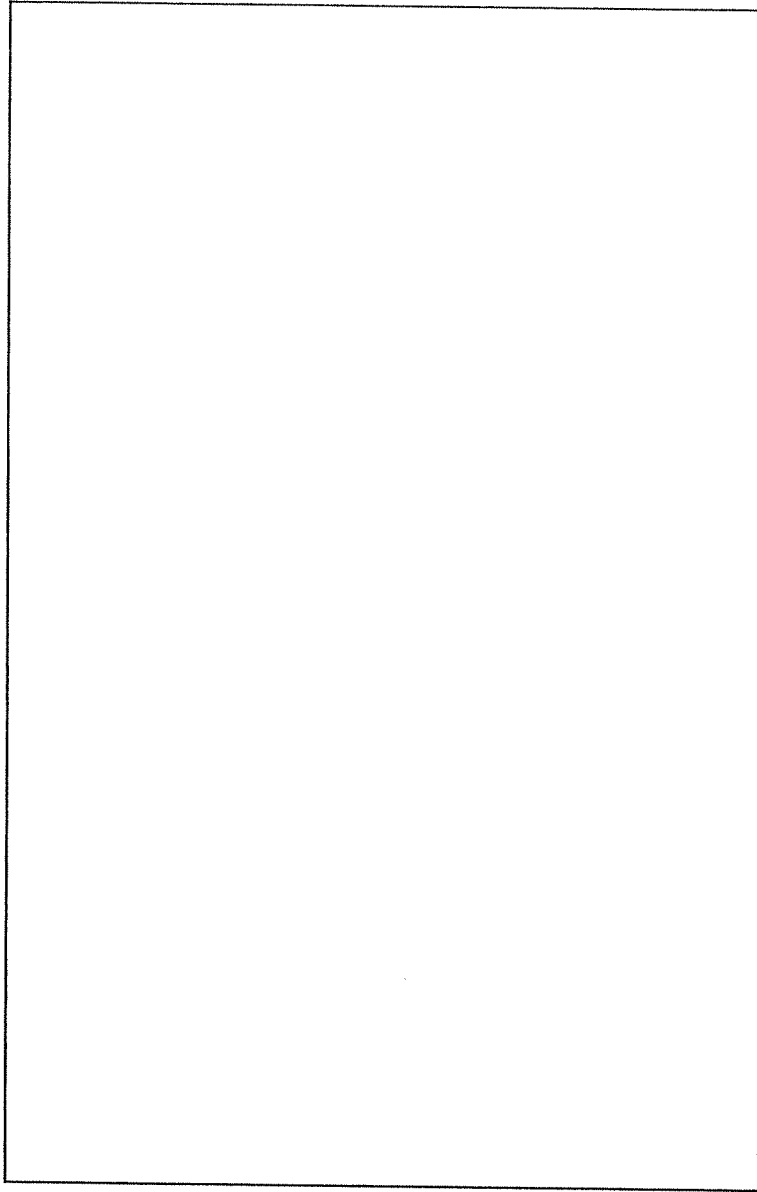
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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