

## Valley County Planning and Zoning

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**STAFF REPORT:** C.U.P. 23-47 Moser Subdivision – Preliminary and Final Plat  
**MEETING DATE:** December 14, 2023  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT:** Lacey Clark, Land Planner, km Engineering  
5725 N Discovery Way, Boise, ID 83713  
**PROPERTY OWNER:** Matthew Moser  
PO Box 591, Donnelly, ID 83615  
**LOCATION:** 13129 Norwood Road  
Parcel RP16N03E170006 in the NENE Section 17, T.16N, R.3E,  
Boise Meridian, Valley County, Idaho  
**SIZE:** 1.7 acres  
**REQUEST:** Single-Family Residential Subdivision  
**EXISTING LAND USE:** C.U.P. 23-07 Triple M Refrigeration

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KM Engineering is requesting a conditional use permit for a 1-lot subdivision on 1.7 acres. This subdivision plat would correct an illegal split that occurred in 1998.

An individual well and septic system are onsite.

Access would be from Norwood Road, a public road.

A Wildfire Urban Interface Fire Protection Plan was included with the application.

C.U.P. 23-07 Triple M Refrigeration at this site was approved by the PZ Commission effective March 28, 2023. This approval was for an office, equipment storage area, and a two-bedroom apartment on the second floor.

### FINDINGS:

1. The application was submitted on October 25, 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 21, 2023. The notice and extension request were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on November 14, 2023.

3. Agency comment received:

Mike Reno, Central District Health, stated application and engineering report are required. (November 14, 2023)

Paul Ashton, Valley County Engineer, recommends approval of the stormwater grading and drainage plans. (August 28, 2023)

Laurie Frederick, Valley County Cadastral Specialist III, noted issues that should be resolved prior to recording of the plat. (November 27, 2023)

Jess Ellis, Donnelly Fire Marshal, has no comments or concerns. (November 27, 2023)

4. Public comment received: *none*

5. Physical characteristics of the site: Relatively flat near Norwood RD and then slopes down to Mud Creek.

6. The surrounding land use and zoning includes:

North: Single-Family Residential Subdivision (Mountain Meadows Subd No. 1 and No. 2)

South: Rural Parcels

East: Single-Family Residential (Lake Cascade Ranch Subdivision and Rural Parcels)

West: Single-Family Residential Subdivision (West Mountain Estates Subdivision)

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 2. Residential Uses (c) Subdivision for single-family subdivision.

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

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## **TITLE 9 LAND USE AND DEVELOPMENT**

### **9-5-3: STANDARDS:**

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
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.
- C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- 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:**

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- 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:**

- 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-2: LIGHTING:**

- B.2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

**9-5B-4: EMISSIONS:**

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

**9-5C-2: MINIMUM LOT AREA:**

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

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

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

**TITLE 10 SUBDIVISION REGULATIONS****10-4-6: EASEMENTS:**

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

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

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

Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

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

- D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
- E. Connection To Public Road Required: The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

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

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

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



## **SUMMARY:**

Staff's compatibility rating is a +33.

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

## **STAFF COMMENTS / QUESTIONS:**

1. This site is within the Donnelly Fire District and a herd district. It is not within an irrigation district.
2. Although this site is within the North Lake Recreational Sewer and Water District, sewer and water are not available at this site. There is an existing well and septic system.
3. The Notes shall be moved to page 1 of the final Plat.
4. Note 5 shall be corrected to state "Parcel cannot be divided without approval of Central District Health and Valley County Planning and Zoning Commission."
5. The plat includes dedications for road right-of-way for W. Roseberry Road and Norwood Road. According to the Assessor's plat these portions are not part of the property owned by Matthew Moser and have previously been dedicated to Valley County. This discrepancy should be clarified.
6. The location of easement recorded as Instrument #278416 differs between the plat and the Assessor's plat. This discrepancy should be clarified.
7. Easement #278416 is a perpetual easement for roadway and drainage purposes. Landscaping or structures will not be allowed in this easement.
8. The Health Certificate signature line shall include a line for the Instrument number.

## **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.16N R.3E Section 17
- Photos taken November 21, 2023
- Proposed Final 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. All easements shall be shown on the final plat.
7. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
8. Must bury conduit for fiber optics with utilities.
9. CCR's, if recorded, should address lighting, noxious weeds, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, and limit each lot to one wood-burning device.
10. Shall place addressing numbers on the structure and at the driveway entrance.
11. 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.
12. The final plat shall show the base flood elevation and hatch the floodplain as a "No Build Area". The floodplain note shall be changed to reflect date flood insurance rate maps were adopted.
13. The following notes shall be placed in the notes on the face of the final plat:
  - "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
  - "All lighting must comply with the Valley County Lighting Ordinance."
  - "Only one wood burning device per lot."
  - "Surrounding land uses are subject to change."

## **END OF STAFF REPORT**

## Compatibility Questions and Evaluation

Matrix Line # / Use: \_\_\_\_\_

Prepared by: \_\_\_\_\_

YES/NO      X      Response  
Value

Use Matrix Values:

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

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

(+2/-2)      \_\_\_\_\_ X      2      \_\_\_\_\_

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

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

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

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

(+2/-2)      \_\_\_\_\_ X      3      \_\_\_\_\_

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

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

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

(+2/-2)      \_\_\_\_\_ X      2      \_\_\_\_\_

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

(+2/-2)      \_\_\_\_\_ X      2      \_\_\_\_\_

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

(+2/-2)      \_\_\_\_\_ X      2      \_\_\_\_\_

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

(+2/-2)      \_\_\_\_\_ X      2      \_\_\_\_\_

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

Sub-Total      (+)      \_\_\_\_\_

Sub-Total      (--)      \_\_\_\_\_

Total Score      \_\_\_\_\_

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



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

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

# APPENDIX A

## MATRIX FOR RATING

### QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+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	+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	+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	+1	+2

RATE THE SOLID SQUARES AS +2

# Compatibility Questions and Evaluation

Matrix Line # / Use: #3

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 Subdivision

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

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

Rural Parcel

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

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

Mostly one + two T w/ some commercial Multi-family

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?

Large enough, but very few trees

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

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

It is slightly larger.

(+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

(+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

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

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

Yes

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

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

Yes

Sub-Total (+) 33

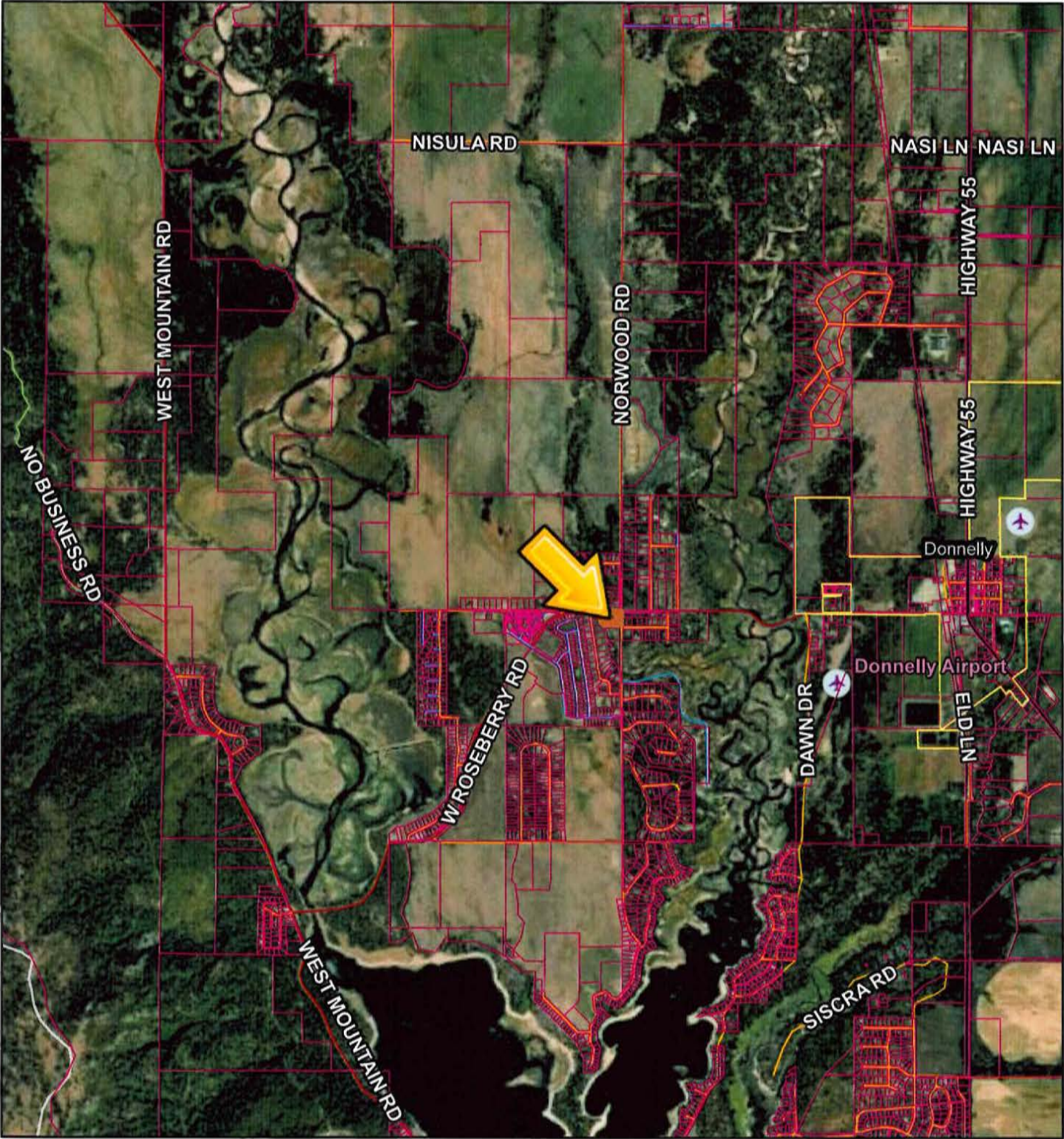
Sub-Total (--)

Total Score +33

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

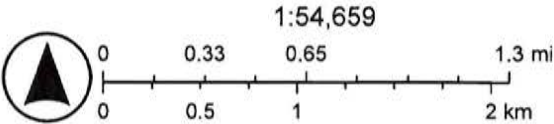


# C.U.P. 23-47 Vicinity Map



11/1/2023, 4:55:48 PM

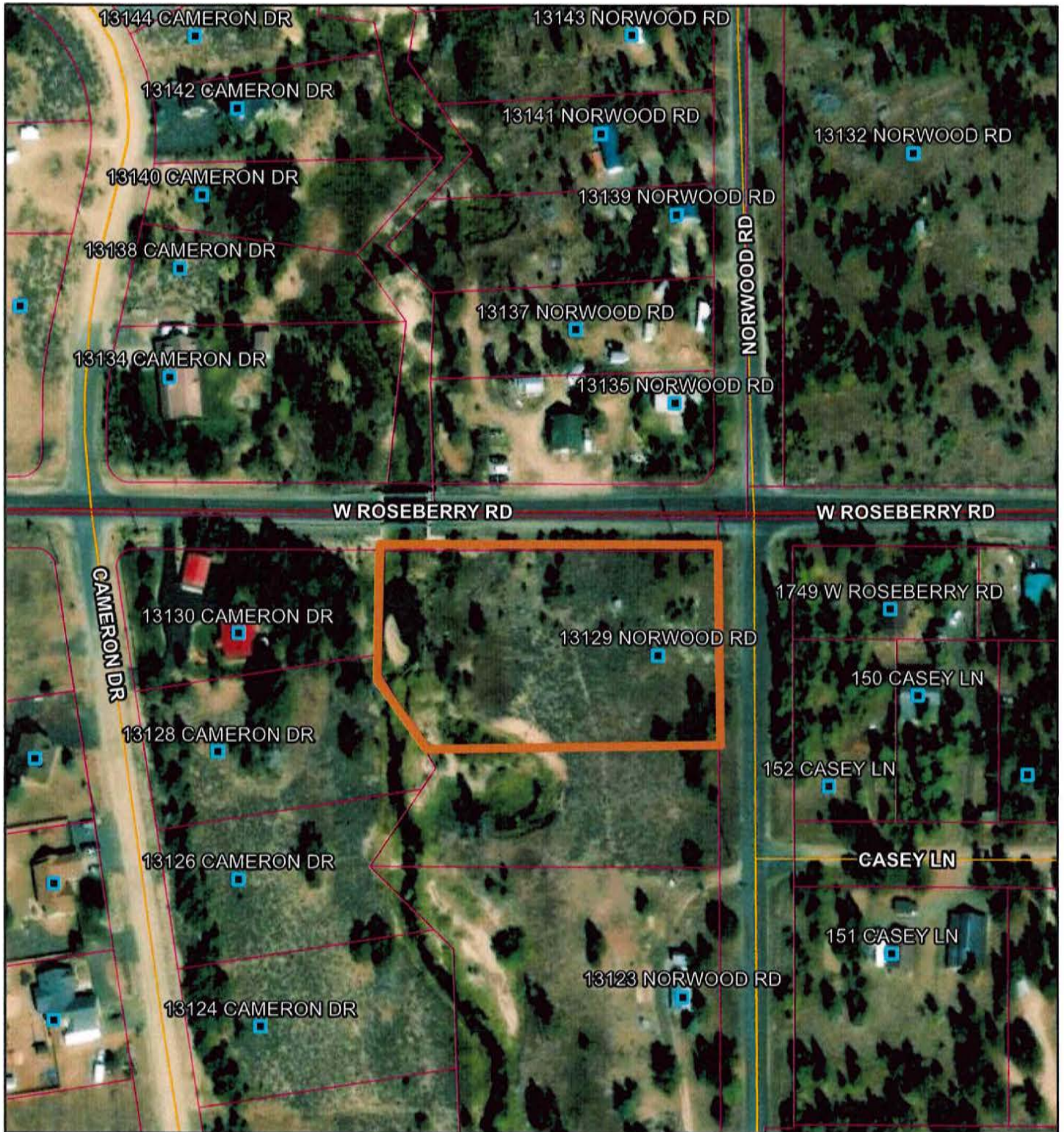
- |                   |             |
|-------------------|-------------|
| Municipalities    | COLLECTOR   |
| Parcel Boundaries | URBAN/RURAL |
| Airstrips         | USFS        |
| Roads             | PRIVATE     |
| MAJOR             |             |



Earthstar Geographics

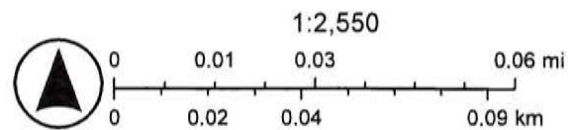


# C.U.P. 23-47 Aerial Map



11/1/2023, 4:58:44 PM

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

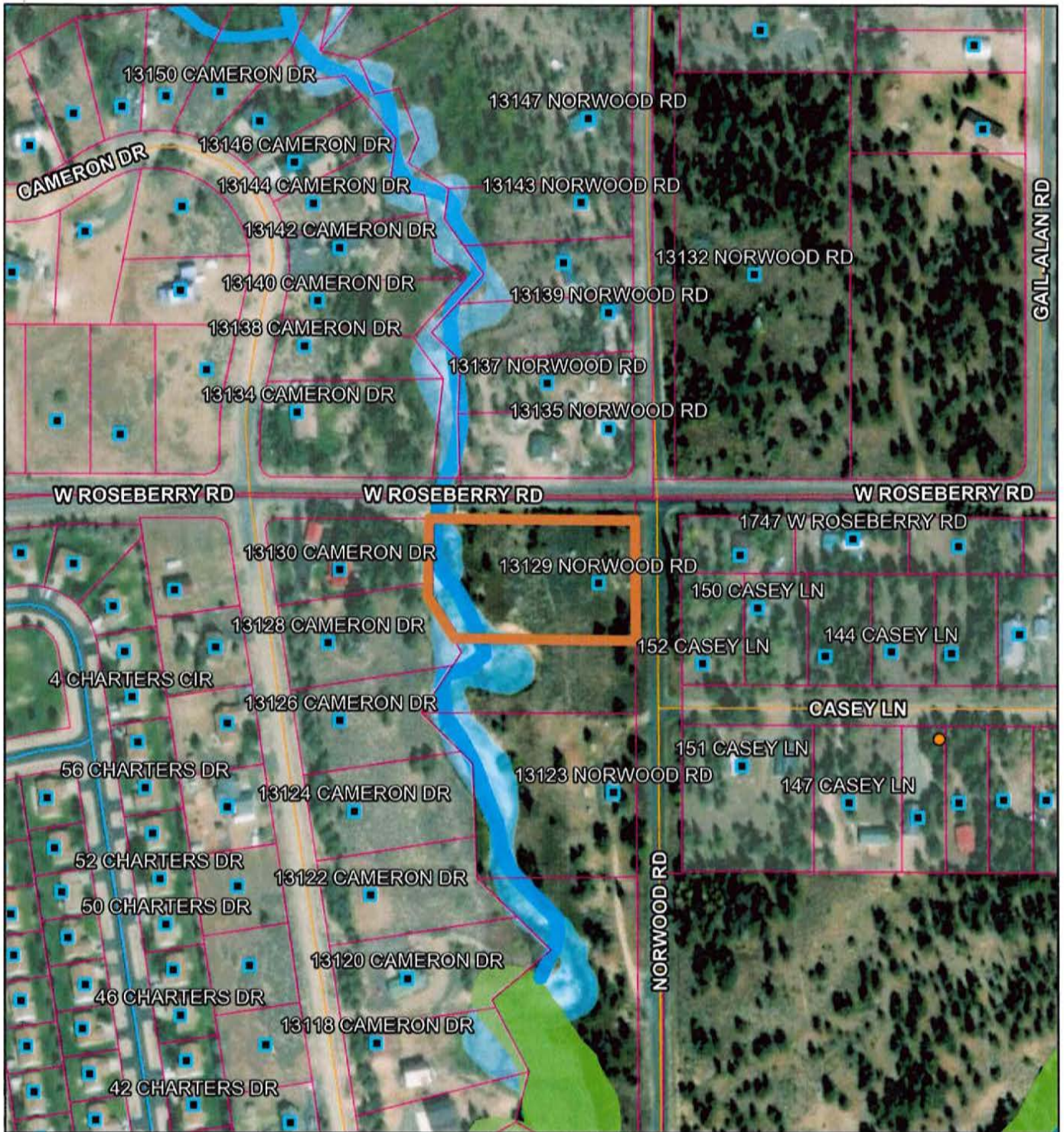


Maxar, Microsoft

Created by Valley County

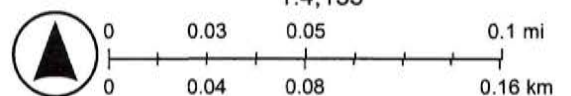


# C.U.P. 23-47 Floodplain and Wetlands Map



11/16/2023, 10:41:25 AM

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

Created by Valley County



## T W P . 1 6 N R O 3 E S E C . 1 7

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

Filename: Valley County Base Map  
Scale: ~~1" = 400 ft.~~  
Date: 5/23/2023  
Drawn by: L.Frederick



with a Disclaimer is to be Used for Reference Purposes ONLY. The County is NOT Responsible for any Inaccuracies Contained Herein.









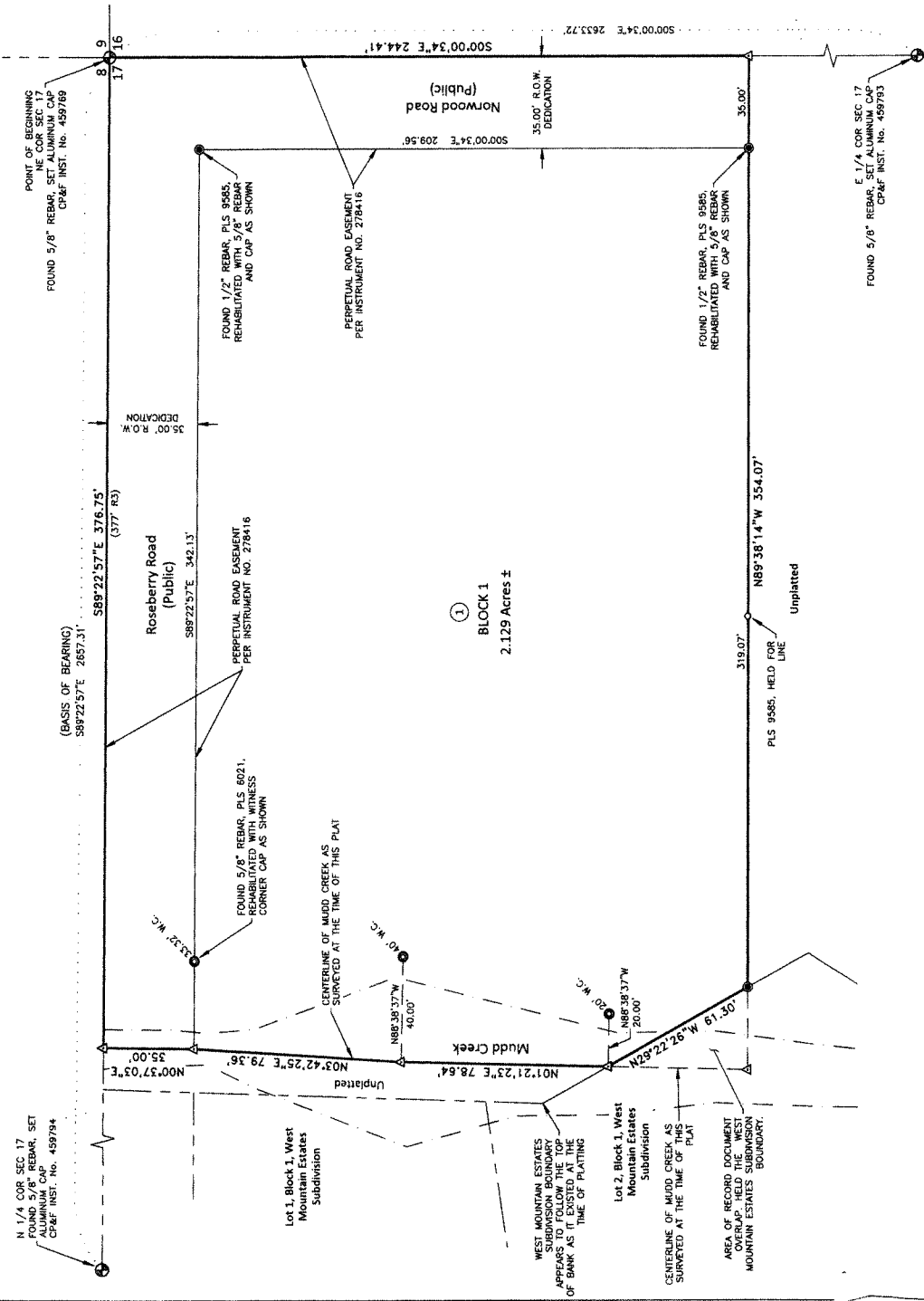
PLAT OF  
MOSER SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 16  
NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO.

2023



Plan Scale: 1" = 30'



- LEGEND**
- FOUND 5/8" REBAR AS NOTED
  - SET 5/8" REBAR WITH PLASTIC CAP MARKED "RLW 19630"
  - SET 5/8" REBAR WITH PLASTIC CAP MARKED "WC RLW 19630"
  - SET ALUMINUM CAP STAMPED FOR LOCATION
  - FOUND 1/2" REBAR AS NOTED
  - △ CALCULATED POINT
  - ① LOT NUMBER
  - SUBDIVISION BOUNDARY LINE
  - SECTION LINE
  - ADJACENT BOUNDARY LINE
  - EASEMENT LINE AS NOTED
  - EDGE OF WATER LINE
  - SURVEY TIE LINE
  - PLS PROFESSIONAL LAND SURVEYOR
  - W.C. WITNESS CORNER
  - R.O.W. RIGHT-OF-WAY

**REFERENCES**

- R1. WEST MOUNTAIN ESTATES, RECORDS OF VALLEY COUNTY, IDAHO, INSTRUMENT NO. 80737.
- R2. WARRANTY DEED INSTRUMENT NO. 75603.
- R3. QUITCLAIM DEED INSTRUMENT NO. 303789.
- R4. TITLE REPORT ISSUED THROUGH FLYING S TITLE & ESCROW OF IDAHO, INC., FILE NO. 1080339-INC, DATED MARCH 28, 2023.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DOCUMENTS LISTED IN THE REFERENCES HEREIN AND FIELD SURVEYING. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND SHOWN HEREON IS BEING SUBDIVIDED IN CONFORMANCE WITH THE REFERENCES LISTED HEREIN. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON. THE WARRANTY DEED INSTRUMENT NO. 75603 FOR THE ADJOINING PROPERTY TO THE WEST MAKES A CALL TO THE CENTERLINE OF MUDD CREEK. THE LEGAL DESCRIPTION IN THE QUITCLAIM DEED OF MUDD INSTRUMENT NO. 303789 OF THE SURVEYED AND ADJACENT LANDS OF WEST MOUNTAIN ESTATES SUBDIVISION, AS COUNTERPARTED BY A FIELD SURVEY OF MUDD CREEK, THIS CREATED AREAS OF GAP AND OVERLAP WITH THE ADJOINING SUBDIVISION BOUNDARY. IN THE AREA OF OVERLAP, THE SUBDIVISION BOUNDARY WAS HELD AS SHOWN HEREON.





Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

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

Conditional Use # CUP 23-47

Preliminary / Final / Short Plat \_\_\_\_\_

Moser 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



Application and engineering report Required by CDH

Reviewed By

Date 11/14/23

SENT VIA EMAIL

August 28, 2023

Parametrix No. 314-4875-001 Task 02.113

Mr. Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning  
219 North Main Street  
PO Box 1350  
Cascade, ID 83611

Re: Moser Property (13129 Norwood Rd.) – Grading and Drainage Plans and Stormwater Volume Calculations; SWPPP

Dear Cynda:

We have reviewed the above referenced documents against the current Valley County (VC) standards. Per our review and in coordination with the Owner's engineer, the grading and drainage plan and stormwater calculations meet the standards and requirements; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX  
Valley County Engineer



Paul Ashton, PE

cc: Project File

Jeff McFadden, Valley County Road Department

Nick Bruyn, KM Engineering



## Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street  
Cascade, Idaho 83611-1350  
Phone (208) 382-7126 • Fax (208) 382-7187

**SUE LEEPER**

Assessor  
[sleeper@co.valley.id.us](mailto:sleeper@co.valley.id.us)



**Department of Motor Vehicles**  
Phone (208) 382-7141 • Fax (208) 382-7187

**DEEDEE GOSSI**

Chief Deputy Assessor  
[kgossi@co.valley.id.us](mailto:kgossi@co.valley.id.us)

November 27, 2023

Cynda Herrick  
Valley Co. P&Z Administrator  
Valley County Courthouse  
Cascade, Idaho 83611

RE: Final Plat Review " MOSER SUBDIVISION "

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above referenced subdivision.

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This **2024** proposed plat will encompass the parcel(s) referenced on the Assessment Roll as **AMENDED TAX NO. 1-A IN NE4 NE4** in Section 17 of Township 16 North, Range 3 East. The parcel number(s) and ownership are as follows:

RP **16N03E170006** – Matthew M. Moser

I have enclosed a copy of the GIS plat, T16N R3E Section 17 (NENE), with this proposed plat highlighted. We have found a few discrepancies within this plat. Please review the Certificate of Ownership page regarding the written legal description; the beginning reference should state "in a portion of the **NENE**" and the spelling of Matthew is incorrect.

There is great concern regarding this proposed plat showing a gap between the West Mountain Estates subdivision and the centerline of Mudd Creek. Although it has been a general assumption, we have not previously been able to determine the creek centerline to be the east boundary of West Mountain Estates. We are unable to define whether this gap does exist or was previously part of the current parcel by the existing water centerline at that time; recognizing that a creek is most likely to change course over 45+ years. It is our opinion that this needs to be resolved with the bordering property owners prior to approval.

Also, the legal description for this parcel "Excepts out a 35' wide easement North & East of the described parcel (originally excluded by Warranty Deed #96390, 1978). Noting these are public roads, I am questioning whether they are part of this parcel; our office decided in 2008 that the roads would not be included as acreage of this parcel. See *attached*

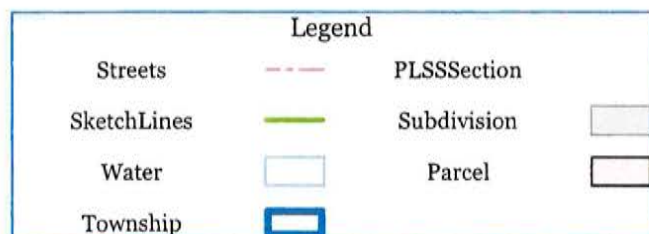
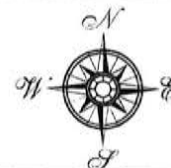
We recommend these issues be resolved prior to recording this proposed Subdivision. Please feel free to contact our office with any further questions or inquiries. Thank you for allowing us the opportunity to review this plat.

Sincerely,

Laurie Frederick  
Cadastral Specialist III  
Valley County Cartography Department

Enclosure

Cc: Chip Bowers, Valley County Surveyor  
/ljf



Date: 11/27/2023  
By: Ifrederick



# ASSESSOR'S JOURNAL VOUCHER

## VALLEY COUNTY

Date: 2-19-08

Parcel No. RP 16N 03E 17 0006	Present Record	Parcel No. same	New Record or Parcel
NAME AND ADDRESS		NEW NAME AND ADDRESS	
Centurian Properties & Investments, LLC		Same	
1961 Silvercreek Lane			
Boise, Idaho 83706			
PHYSICAL ADDRESS		PHYSICAL ADDRESS	
13129 Norwood Rd.		Same	
DESCRIPTION		DESCRIPTION	
Sec. 17	TWP. 16N	Sec.	TWP.
Range 03E	Amended Tax No. 1-A	Range	Same
	10 NE NE		
Code Area 45		Code Area 45	
Lat/Long	Bearing	Lat/Long	Bearing

Review Year	PRESENT RECORD			NEW RECORD			Additional Changes	Check if Needed	Completed (Initial and/or Date)
	Cat.	Area/Acres		Cat.	Area/Acres				
	12	1.515	143,020	12	1.707		Pro Val Land	✓	NT
	19	.468			(Remove Cat 19)		Pro Val Improv.	-	
	34		26,040	34	Same		E-2 Categ. Allocation/Insp. Date	✓	NT
							Pro Val MEMO VCR	✓	NT
							Worksheet Update	✓	NT
							Move Residential Record	-	
							Construction Cost Letter Sent	-	
							Sales Letter Sent (Manuf. Home)	-	
							Solid Waste Fee/Rec. Dist. Fee	-	
							Neighborhood No. 217406	✓	OK NT
							Location Code 2174	✓	OK NT
							Photo Update		
	1983		169,060		1.707				

CHANGES	Needed Checked	Completed (Initial)	VALUE CHANGE AUTHORIZATION		REMARKS
			Date	Initial	
NEW PARCEL					Acreage and Value Chg. done for 2008 due to computer generated traverse being done on this parcel.
Split Parcel			Source	Check	
Combination of Parcels			1. Deed		
Name Change			2. Quit Claim		The description for this parcel which lies east of West mtw. Estates is terrible. I have elected to use the east boundary of West mtw. Estates as this parcel's west boundary, which I believe to also be the centerline of Mud Creek which is referenced in the document that created this parcel.
Value Change 2008	✓	NT	3. Decree		
Acreage / Category Change 2008	✓	SP	4. Contract Buyer Letter		
Description Change			5. Other		
Void Parcel					
New Construction Roll Value			Neighborhood No.		This parcel needs to be surveyed desperately if owner wants accurate acreage. Also, I have elected to remove waste Cat. 19 (Norwood Rd. and Roseberry Rd.) to due "Subject to" Rd. Easement in legal.
Worksheet	✓	SP	AS400 Miscellaneous Comments		
Plat	✓	SP			
Comparison Sheet	na				
Control Sheet					
Sales Letter Sent	na				
Tax Book			Instrument Record		
Home Owners	na		Instrument No.		
Circuit Breaker	na		Date		
Parcel Master Update	✓	NT	Seller		
Proval Download					
Proval Maintenance	✓	NT			

Section 17

J:\Assessor\Traverse PC\traverse 2013\16n\3E\SEC17.TRV

T16N 3E SEC 17

NENE

Moser Subdivision Boundary

92733.0010 SqFt 2.1289 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
NE							1117042.851	2531373.695
1595		S0°00'34"E	244.41				1116798.441	2531373.735
1596		N89°38'14"W	354.07				1116800.683	2531019.672
1597		N29°22'26"W	61.30				1116854.102	2530989.604
1598		N1°21'23"E	78.64				1116932.720	2530991.466
1599		N3°42'25"E	79.36				1117011.914	2530996.597
1600		N0°37'03"E	35.00				1117046.912	2530996.974
NEA		S89°22'57"E	376.75				1117042.852	2531373.702

Monday, November 27, 2023 14:34:59

kriffie



## Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

November 27, 2023

Valley County Building department

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 23-47 Moser Subdivision – Preliminary and Final Plat

After review, the Donnelly Rural Fire Protection District has no comments or concerns on this matter.

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in blue ink, appearing to read "Jess Ellis".

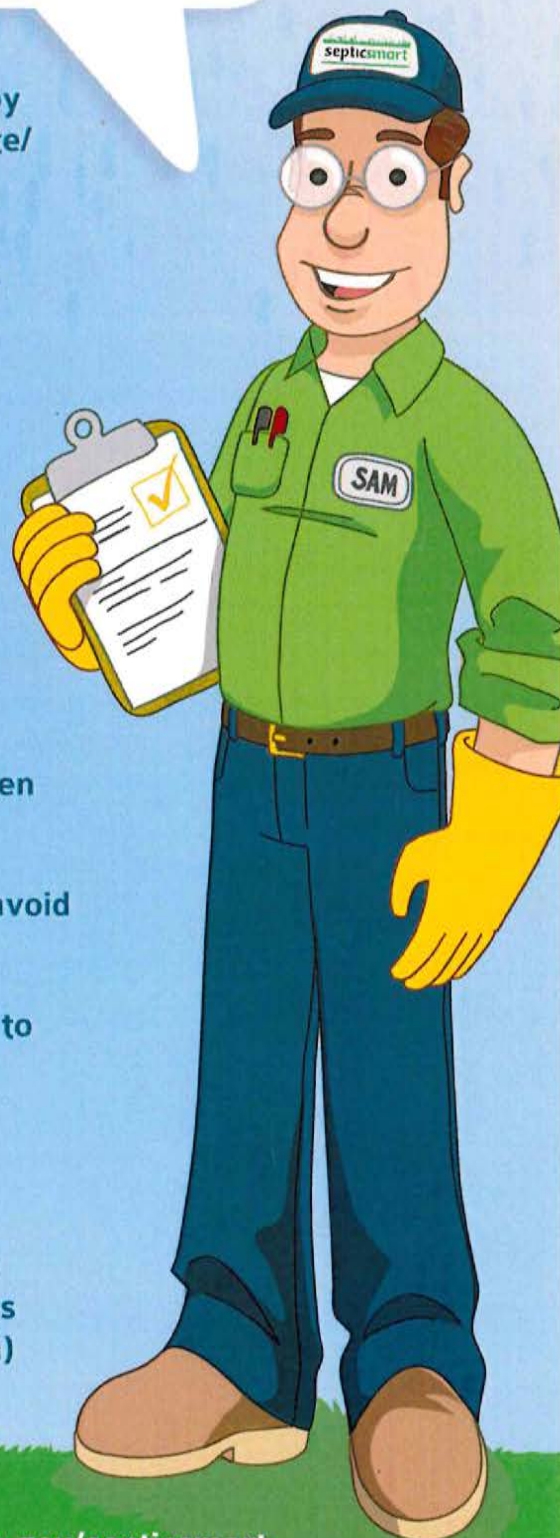
Fire Marshal

Donnelly Fire Department



# Top 10 Ways to Be a Good Septic Owner

- ✓ Have your system inspected every three years by a qualified professional or according to your state/ local health department's recommendations
- ✓ Have your septic tank pumped, when necessary, generally every three to five years
- ✓ Avoid pouring harsh products (e.g., oils, grease, chemicals, paint, medications) down the drain
- ✓ Discard non-degradable products in the trash (e.g., floss, disposable wipes, cat litter) instead of flushing them
- ✓ Keep cars and heavy vehicles parked away from the drainfield and tank
- ✓ Follow the system manufacturer's directions when using septic tank cleaners and additives
- ✓ Repair leaks and use water efficient fixtures to avoid overloading the system
- ✓ Maintain plants and vegetation near the system to ensure roots do not block drains
- ✓ Use soaps and detergents that are low-suds, biodegradable, and low- or phosphate-free
- ✓ Prevent system freezing during cold weather by inspecting and insulating vulnerable system parts (e.g., the inspection pipe and soil treatment area)





# **A Homeowner's Guide to Septic Systems**



**Idaho Department of Environmental Quality  
1410 N. Hilton  
Boise, ID 83706**

**January 2001**

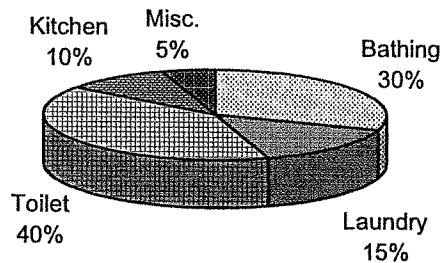


**D**o you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure grows each year. In 1999, Idaho's seven health districts issued over 6,100 permits for new septic systems.

Septic systems dispose of household sewage, or wastewater, generated from toilet use, bathing, laundry, and kitchen and cleaning activities. Because septic systems are underground and seldom require daily care, many homeowners rarely think about routine operations and maintenance. However, if a septic system is not properly designed, located, constructed, and maintained, groundwater may become contaminated.

### **Household Wastewater**

Households that are not served by public sewers depend on septic tank systems to treat and dispose of wastewater. Household wastewater carries with it all wastes that go down the drains in our homes, including human waste, dirt, food, toilet paper, soap, detergents, and cleaning products. It contains dissolved nutrients, household chemicals, grease, oil, microorganisms (including some that cause disease), and solid particles. If not properly treated by your septic system, chemicals and microorganisms in wastewater can travel through the soil to groundwater and pose a health hazard.



The average person uses between 50 and 75 gallons of water per day; mostly in the bathroom. Reducing your water use will help your septic system to work more efficiently.

### **Your Septic System**

A conventional septic system has three working parts: a septic tank, a drainfield, and surrounding soil.

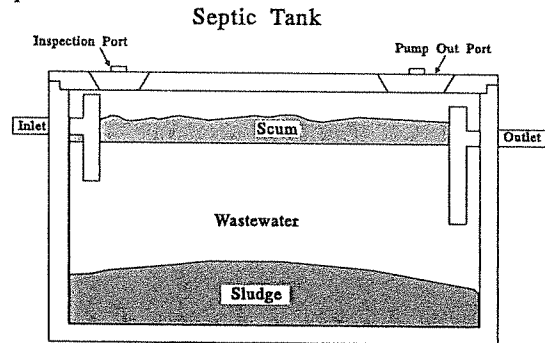
#### **Septic Tank**

Septic tanks can be made of concrete, fiberglass, or plastic and must be approved by the state. Minimum sizes of tanks have been established for residences based on the number of bedrooms in the dwelling. In Idaho, a 1,000-gallon septic tank is required for homes with three or four bedrooms. Larger tanks are required for larger homes. Local district health departments issue permits for septic systems and specify the minimum size tank. Some systems installed before the current rules and regulations may have smaller septic tanks.

A septic tank has three main functions:

- to remove as many solids as possible from household wastewater before sending the liquid, called “effluent,” to a drainfield;
- to decompose solids in the tank; and
- to store solids that do not decompose.

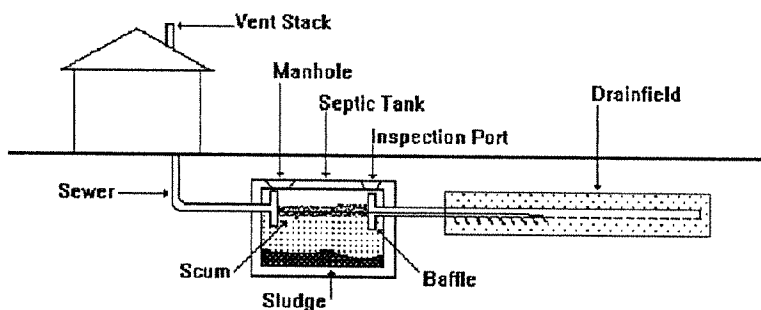
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced in volume and composition. Solids that do not decompose accumulate in the tank and eventually must be pumped out.



Tees, or baffles, are provided at the tank's inlet and outlet pipes. The inlet tee slows the incoming wastes and reduces disturbance of the settled sludge. The outlet tee keeps the solids and scum in the tank. As new wastewater enters the tank through the inlet tee, an equal amount of wastewater is pushed out of the tank through the outlet tee. The effluent that leaves the tank has been partially treated but still contains disease-causing bacteria and other pollutants.

### **Drainfield**

Each time raw wastewater enters the tank it forces an equal amount of effluent into a drainfield. A standard drainfield is composed of a series of perforated pipes buried in gravel-filled trenches in the soil. The effluent seeps out of the perforated pipes and percolates through the gravel to the soil.



### **Soil**

The soil below the drainfield provides the final treatment and disposal of the septic tank effluent. After the effluent has passed into the soil, most of it percolates downward and outward, eventually entering the groundwater. Soils are critical to the treatment of septic tank wastewater.

A system that is not functioning properly will release nutrient-rich and bacterial-laden wastewater into the groundwater and/or surface water. These contaminated waters pose a significant public health threat to people that come into contact with them. Wastewater that moves with groundwater can transport bacteria considerable distances. This can result in a threat to public health and adversely affect the quality of ground and surface waters.

## **Caring for Your Septic System**

### **Installing Your System**

In order to have a septic system installed on your property, you must first obtain a permit. Permit applications are available from your local district health department. Next, you must have a site evaluation performed. Make arrangements for this with your district health department and with a licensed septic system installer. Note that not all property is suitable for septic systems, so some permits may be denied. It is recommended that you have a site evaluation performed before you purchase property. Finally, have your system installed by a licensed installer and inspected by your local health district. Provide regular, preventative, maintenance to keep your system running smoothly.

### **Inspecting Your System**

When too much sludge and scum are allowed to accumulate in your tank, the incoming sewage will not have enough time in the septic tank for solids to settle. Solids may flow to the drainfield and clog the pipes, causing the sewage to overflow to the ground surface, where it exposes humans and animals to disease-causing organisms. To prevent this from happening, it is very important to inspect your tank regularly and have it serviced when needed. All tanks have accessible manholes for inspecting and pumping. Some excavation work may be needed to uncover the manhole.

Properly designed tanks should have enough capacity for three to eight years of use before needing service. This is dependent upon the amount of wastewater generated. It is recommended that an average family of four have its septic tank pumped out every three to five years. Don't wait for signs of system failure to have your tank pumped. Your tank should be checked annually to measure sludge and scum levels. A licensed septic tank pumper can provide a septic tank inspection and recommend when the tank should be pumped. A tank inspection should include measuring the depth of scum and sludge and inspecting the tees in the septic tank.

If you do the inspection yourself, it is important to understand that septic tanks always appear full because both the inlet and the outlet are at the top of the tank. What you will need to know is how much of the tank's volume is being taken up by scum and sludge. When sludge and scum take up more than 35 percent of the tank volume, these solids need to be removed by pumping. A pole wrapped in a coarse weave cloth can be used to check the sludge depth. An extension on the pole can be used to measure the scum depth. Record these measurements as part of your pumping records. To check the tees, uncover the inspection ports.

Never allow anyone to enter your septic tank. Dangerous gases and the lack of oxygen can kill in minutes.

While it is impractical to inspect the pipes in your drainfield, it is important to watch for drainfield failure or overuse. See "Warning Signs of System Failure" in this booklet for information.

### **Maintaining Your System**

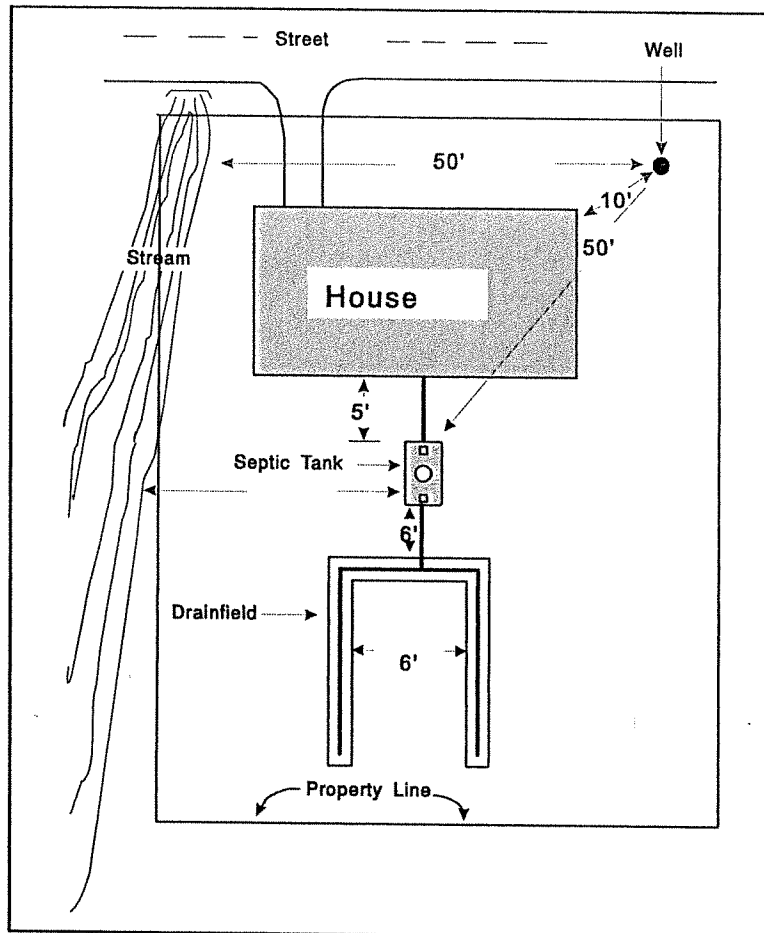
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water depth in the septic tank could cause solids to enter the drainfield and clog the system. Hire a licensed septic tank pumper to pump your tank for you.

### **Mapping Your System**

In order to take proper care of your septic system, you must know the location of the septic tank and drainfield. The location of your septic tank can be determined from plot plans, septic system inspection records, architectural or landscape drawings, or from observations of the house plumbing. If you do not have access to drawings, find where the sewer pipe leaves your house. Some installers mark the location where the waste pipe comes out of the house with an "S" on the foundation. You may want to do this as well. Probe in the ground 10 to 15 feet directly out from the location where the pipe leaves your house to find your tank.

Once the septic tank has been located, make several plot plan diagrams (with measurements) that include a rough sketch of your house, septic tank cover, drainfield area, well, and any other permanent reference points (such as trees or large rocks) and place them with your important papers. You'll find a sample system diagram on the next page, and a place to draw your own inside the front cover of this booklet. You may also want to hang a diagram in your garage and provide one to your local district health office.

Maintain a permanent record of any septic system maintenance, repair, sludge and scum levels, pumping, drainfield condition, household backups, and operations notes.



**Create a septic system diagram, similar to this one, for your system.**

## **Warning Signs of System Failure**

While proper use, inspections, and maintenance should prevent most septic tank problems, it is still important to be aware of changes in your septic system and to act immediately if you suspect a system failure. There are many signs of septic system failure:

- surfacing sewage or wet spots in the drainfield area;
- plumbing or septic tank backups;
- slow draining fixtures;
- gurgling sounds in the plumbing system;
- sewage odors in the house or yard (note that the house plumbing vent on the roof will emit sewage odors and this is normal); and
- tests showing the presence of bacteria in well water.

If you notice any of these signs, or if you suspect your septic tank system may be having problems, contact a licensed septic system professional or your local district health agency for assistance.

## **Septic System Dos and Don'ts**

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

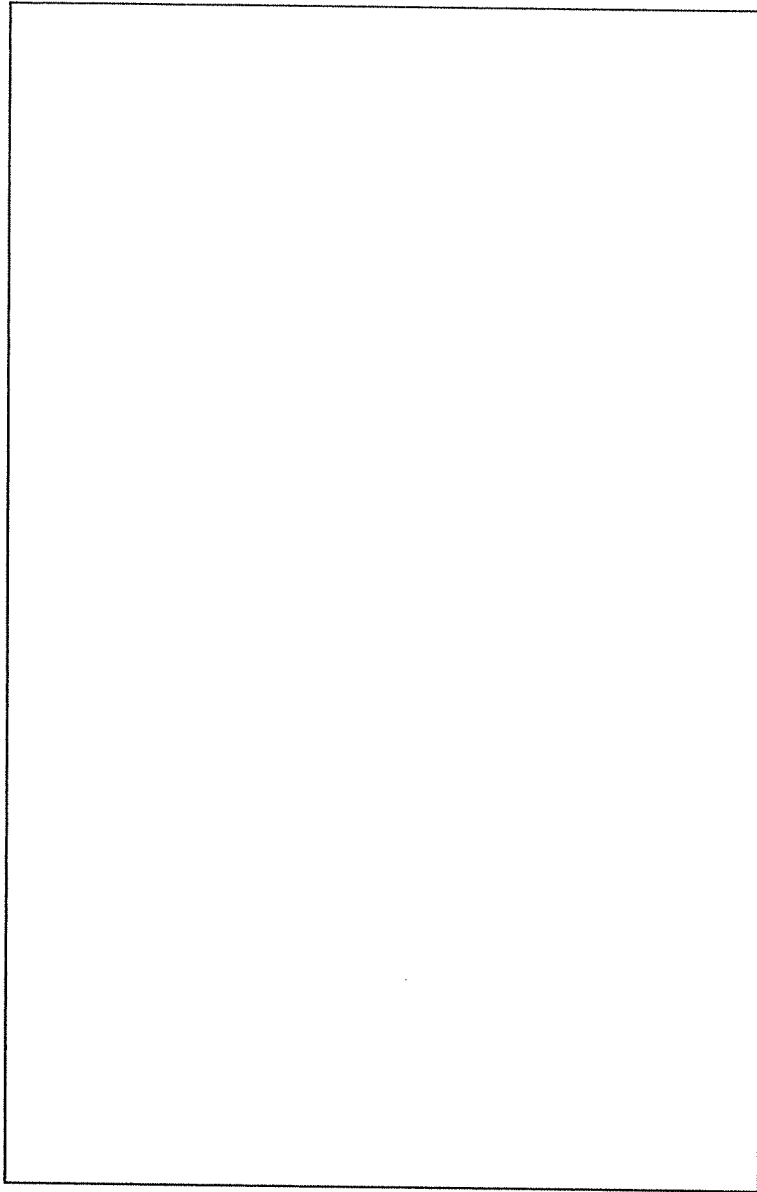
### **Do**

- ...practice water conservation. The more wastewater you produce, the more wastewater your system must treat and dispose. By reducing and balancing your use, you can extend the life of your system and avoid costly repairs.
  - Use water saving devices such as low flow showerheads.
  - Repair leaky faucets and plumbing fixtures immediately.
  - Reduce toilet reservoir volume or flow.
  - Take short showers.
  - Take baths with a partially filled tub.
  - Wash only full loads of dishes and laundry.
  - Shut off the water while shaving or brushing your teeth.
  - Balance your water use (e.g., avoid washing several loads of laundry in one day).
- ...keep accurate records. Know where your septic tank is, keep a diagram of its location using the space provided in this booklet, and keep a record of system maintenance.
- ...inspect your system annually. Check the sludge and scum levels inside the tank and periodically check the drainfield for odors, wet spots, or surfacing sewage.
- ...pump your system routinely. Pumping your septic tank is probably the single most important thing you can do to protect your system.
- ...keep all runoff away from your system. Water from roofs and driveways should be diverted away from the septic tank and drainfield area. Soil over your system should be mounded slightly to encourage runoff.
- ...protect your system from damage. Keep vehicles and livestock off your drainfield. The pressure can compact the soil or damage the pipes. Before you dig for any reason, check the location of your system and drainfield area.
- ...landscape your system properly. Plant grass over the drainfield area. Don't plant trees or shrubs or place impermeable materials, such as concrete or plastic, over the drainfield.
- ...use cleaning chemicals in moderation and only according to manufacturer's directions.



## **Don't**

- ...flood irrigate over your system or drainfield area. The best way to irrigate these areas is with sprinklers.
- ...use caustic drain openers for clogged drains. Use boiling water or a drain snake to clean out clogs.
- ...enter a septic tank. Poisonous gases or a lack of oxygen can be fatal.
- ...use septic tank additives. They are not necessary for the proper functioning of your tank and they do not reduce the need for pumping. In fact, some additives can even harm your system.
- ...flush harmful materials into your tank. Grease, cooking oil, coffee grounds, sanitary napkins, and cigarettes do not easily decompose in septic tanks. Chemicals, such as solvents, oils, paints, and pesticides, are harmful to your systems operation and may pollute groundwater.
- ...use a garbage disposal. Using a garbage disposal will increase the amount of solids entering the septic tank and will result in the need for more frequent pumping.



**Map your septic system here**

## **For More Information**

If you need to obtain a permit for a new or replacement septic system, or if you have questions about septic systems and their operation and maintenance, please contact your local health district.

Panhandle District Health Department  
8500 N. Atlas Road  
Hayden, ID 83835  
208-415-5100

North Central District Health Department  
215 10<sup>th</sup> Street  
Lewiston, ID 83501  
208-799-0353

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

Central District Health Department  
707 N. Armstrong Place  
Boise, ID 83704  
208-327-7499

South Central District Health Department  
1020 Washington Street North  
Twin Falls, ID 83303  
208-734-5900

Southeastern District Health Department  
1901 Alvin Ricken Drive  
Pocatello, ID 83201  
208-239-5270

District 7 Health Department  
254 "E" Street  
Idaho Falls, ID 83402  
208-523-5382