Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350

Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT:	CUP 26-008 Troutner Multiple Residences
MEETING DATE:	June 11, 2026
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Jeffrey C and Kathy F Troutner Living Trust PO Box 5181 Incline Village, NV 89450
LOCATION:	84 Elk Haven Way Elk Haven Subdivision Lot 9 located in the NW ¼ Section 14, T.17N R.3E, Boise Meridian, Valley County, Idaho
SIZE	18.67-acres
REQUEST:	Two Residences on One Parcel
EXISTING LAND USE:	Single-Family Residential Lot with Existing Home

Jeff and Kathy Troutner are requesting a conditional use permit to allow two residences on one 18.67-acre parcel.

There is an existing 3,750-sqft home that was built in 2006. The additional shop with living space would add 1,296-sqft of living space.

Each home would have an individual septic system; the existing well would be shared.

Access would be from a shared driveway onto Elk Haven Way, a private road.

The existing home is addressed at 84 Elk Haven Way. Another address will be issued for the second residence.

FINDINGS:

1. The application was submitted on April 13, 2026.

2. Legal notice was posted in the *Star News* on May 21, 2026, and May 28, 2026. The applicant was notified by letter on May 11, 2026. Potentially affected agencies were notified on May 12, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on May 12, 2026. The notice was posted online at www.co.valley.id.us on May 12, 2026. The site was posted on May 20, 2026.

3. Agency comment received:

Brent Copes, Central District Health, stated CDH has no objection. A septic permit is required. A septic application, fees, test holes, and possible ground water monitoring is required. (May 17, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (May 26, 2026)

Paul Ashton, Parametrix and Valley County Engineer, did not review the application. (June 3, 2026)

4. Public comment received: *none*

5. Physical characteristics of the site: Relatively flat and open building site with steep slope to wetland and floodplain areas on the east portion of the lot. There are multiple ponds on the property. Lake Fork Creek flows through the lot.

6. The surrounding land use and zoning includes:
   North: Single-family Residential Lots (Elk Haven Subdivision)
   South: Single-family Residential Lot and Single-family Residential Parcel
   East: Single-family Residential Parcel
   West: Single-family Residential Lot (Elk Haven Subdivision)

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
   - 2. Residential Uses (j) Multiple Residences on One Parcel

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

9-1-10 DEFINITIONS

Lot Coverage: That portion of a lot that is occupied by the principal building and its accessory buildings, including overhangs, along with any structures requiring a building permit, and other impervious surfaces, such as driveways, patios, and accessory structures.

9-4-3-2: SETBACKS:

A. Buildings Exceeding Three Feet In Height: The setbacks for all buildings exceeding three feet (3') in height shall be in accordance with section 9-4-8, table 4-A of this chapter.
B. Setback From Highway 55: All buildings 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.
C. High Water Lines And Ditches: All residential buildings shall be set back at least fifty feet (50') from high water lines and ditches. All other buildings shall be set back at least one hundred feet (100') from high water lines and ditches.
   1. The setback shall be from the base flood elevation if these is a determined flood elevation or a high-water line where vegetation is denuded.
   2. In order to provide for ecological function and ensure water quality benefits are preserved, a minimum twenty-five (25') area adjacent to the waterbody must be maintained to reduce erosion and enhance habitat protection. This area may consist of a vegetative buffer, bank stabilization measures, or a combination thereof.
   3. Vegetation shall be native.
   4. No vegetation can be planted that requires fertilizers. Fertilizer shall not be used in the setback area.
   5. A five feet (5') permeable pathway will be allowed to access through the vegetative buffer. The pathway cannot cause water to flow directly into the waterbody without proper filtration.
   6. See requirements in VCC 9-6-6 Riparian Area Overlay.

D. Front Yard: Front yard shall be determined by the structure establishing the principal use on the property and the access street or road.
E. Encroachment By Other Structures: No other structures may encroach on the yards determined for the structure establishing the principal use.
F. Measurement: Setbacks shall be measured horizontally, perpendicular to the property line, to the nearest corner or projections or overhang.
G. Adjustment Of Front Or Rear Yard Setbacks: The minimum front or rear yard setbacks may be adjusted to allow a proposed principal use building to conform with the average setback of existing similar buildings on adjoining properties within the same block; however, no setback may be less than seven and one-half feet (7.5').

9-5-3: STANDARDS:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

A. Lot Areas:
2. Minimum Lot Size And Configuration: The minimum lot size and configuration for any use shall be at least sufficient to accommodate water supply facilities, sewage disposal facilities, replacement sewage disposal facilities, buildings, parking areas, streets or driveways, stormwater containment, snow storage, open areas, accessory structures, and setbacks in accordance with provisions herein. All lots shall have a reasonable building site and access to that site.
3. Direct Frontage Along Public Or Private Road: All lots or parcels for conditional uses shall have direct frontage along a public or private road with minimum frontage distance as specified in the site or development standards for the specific use.

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.
B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
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.
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.
H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

9-5A-2: ROADS AND DRIVEWAYS:

9-5A-4: LANDSCAPING:

9-5A-5: FENCING:

A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
D. Random Entry: Fencing shall be installed to secure against random entry into hazardous areas or operations.
E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
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.

9-5B-2: LIGHTING:

9-5B-4: EMISSIONS:

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

9-5B-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.

9-5C-4: MAXIMUM BUILDING HEIGHT AND FLOOR AREA:

A. Maximum Height: Building heights, except as may be modified by a PUD, shall not exceed thirty five feet (35') above the lower of existing or finished grade.
B. Building Size Or Floor Area: The building size or floor area, except as may be modified by a PUD, shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
C. Lot Coverage: No structure or combination of structures, except as may be modified by a PUD, may cover more than forty percent (40%) of the lot or parcel.

9-5C-5: SITE IMPROVEMENT:

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

9-5C-6: DENSITY:

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

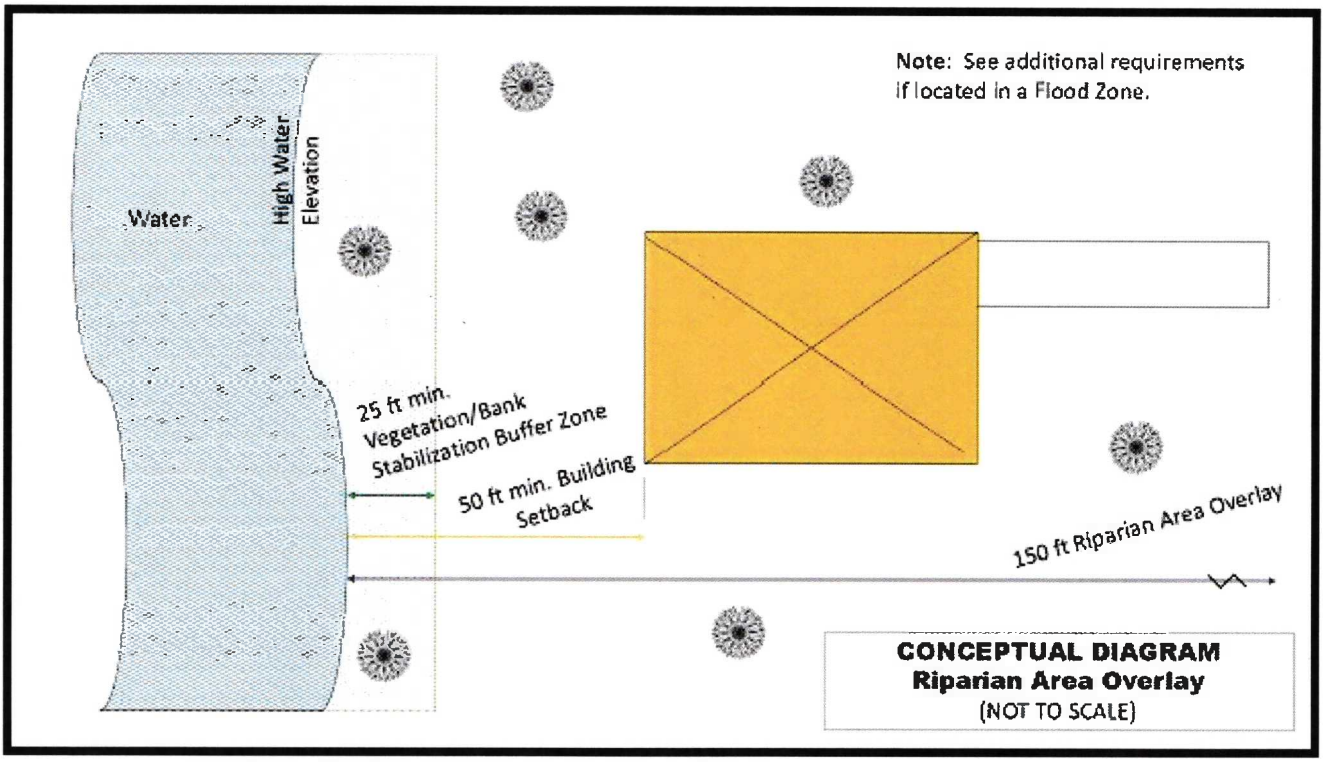
9-6-6: Riparian Area Overlay

A. Purpose: The purpose of this special overlay is to protect the health and safety of the public, and to minimize damage to property and fragile ecologies by preventing surface and ground water pollution along with protection of waterbodies. It will also serve to protect water quality.

B. Areas of Application: The standards and procedures for riparian areas shall apply to those lands which are within 150 feet of any lake, pond, river, or year-round flowing creek or stream.

C. Standards:

1. Setback shall be 50' from high water line for residential buildings and appurtenant structures and 100' for all other buildings and appurtenant structures. If a lot was platted prior to adoption of this standard and there is no area to construct, a variance may be granted by administrators if runoff control measures as prepared by the applicant are recommended for approval by the Valley County Engineer based on stormwater standards.
2. Prior to any excavation or construction, the property owner, general contractor or the responsible party shall provide proof of stormwater certification training or responsible person training. Training and certification must be on an approved training provider list that can be obtained at the Valley County Building Department.
3. Stormwater detention basins, retention basins, swales or other techniques shall be used when recommended or required by the Valley County Engineer.
   a. Basins must be designed and sized to filter or infiltrate runoff from the construction site and permanent drainage.
   b. Basins must be designed to accommodate the "first-flush" volume sized to capture the runoff from the initial rainfall depth most responsible for pollutant loading. The "first-flush" volume design storm depth is defined herein as 0.77-inch of rainfall (24-hour 95th-percentile storm).
   c. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less)
   d. The storm duration is a 1-hour event when using the Rational Method, or a 24-hour event when using the SCS method.
   e. Basin design shall be approved by the Valley County Engineer and inspected by the Valley County building department or other qualified inspectors assigned to such duties. Special inspections may be needed in some instances. The applicant's engineer shall also submit a certification that the approved plan was implemented prior to final occupancy.
   f. Basin design shall comply with Idaho Department of Water Resources (IDWR) water rights requirements.
4. There shall be no filling or dredging of lake bottoms, rivers, or wetlands without proper jurisdictional permits, i.e. IDWR, USACE, Valley County, etc.
5. There shall be no excessive clearing of vegetation.
6. Stormwater harvest and infiltration techniques are encouraged.
7. Riprap for shoreline protection is allowed with the proper turbidity controls and permits from appropriate jurisdictions (IDWR, USACE, USBR, IDL, etc), including a Floodplain Development Permit from Valley County when required.



- 100' ft min. Building Setback for all other buildings.

SUMMARY:

Staff's compatibility rating is +25.

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, Water District 65K, and a herd district. Part of the parcel is within the designated floodplain.
2. Proposed density of the parcel is 1 home per 9.3 acres.
3. A second residence on the property was previously approved as CUP 23-53. However, the conditional use permit expired on February 21, 2024. No extension was requested.
4. A building permit was obtained and construction has started for the shop building. However, an approved conditional use permit is required to add a residence in the building.
5. Do wood-burning devices exist or are proposed for any of the buildings?
6. If the conditional use permit is approved, the applicant shall submit a signed irrigation plan and weed control agreement to Staff prior to recording the conditional use permit.
7. Does the applicant have approval for the expanded use (additional residence) from the Homeowner's Association or organization that maintains the road?

Question to P&Z Commission:

1. Does this use meet the minimum standards in Title 9, Chapter 5, of the Valley County Code, etc.? If not, which ones does it not comply with?
2. Would impacts be properly mitigated? If not, which impacts would not be mitigated?
3. What could the applicant do to gain approval?

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Wiil the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Floodplain Map
- Google Maps – Aerial View
- Pictures Taken May 20, 2026
- Assessor Plat – T.17N R.3E Section 14
- Elk Haven Subdivision Plat – Assessor's Annotated Plat
- Site Plan
- Applicant's Irrigation Plan and Weed Control Agreement – Received
- Responses
- Outdoor Lighting Flyer
- Septic System Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within two years, or a permit extension will be required.
5. A building permit will be required for the new residence in the shop building.
6. Central District Health approval is required for a building permit. Property owner shall maintain septic systems and drainfields as required.
7. A letter of approval is required from Donnelly Fire Department prior to certificate of occupancy.
8. Shall clearly post the addresses at the driveway entrance and residences. Different addresses for each residence shall be assigned. Additional address signs shall be posted where the driveway divides.
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.
10. All noxious weeds on the property must be eradicated.

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	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2	1
RESIDENTIAL USES	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	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	3
	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	4
	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	5
	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	6
	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	7
CIVIC or COMMUNITY SERVICE USES	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	8
	9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-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	+1	+1	+2	+2	10
	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	11
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+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	-2	-1	+2	+2	+2	13
	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	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	+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	+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	+1	+2	+2	+2	+2	+2	+1		+2	+2		+1	+1	21
	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	19
	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	20
INDUST. USES	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+2	+2	+2		+1	+1	21
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-2	-1	-2	-2	+1		+2	22
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-2	-1	-2	+1	+1	+2		23

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

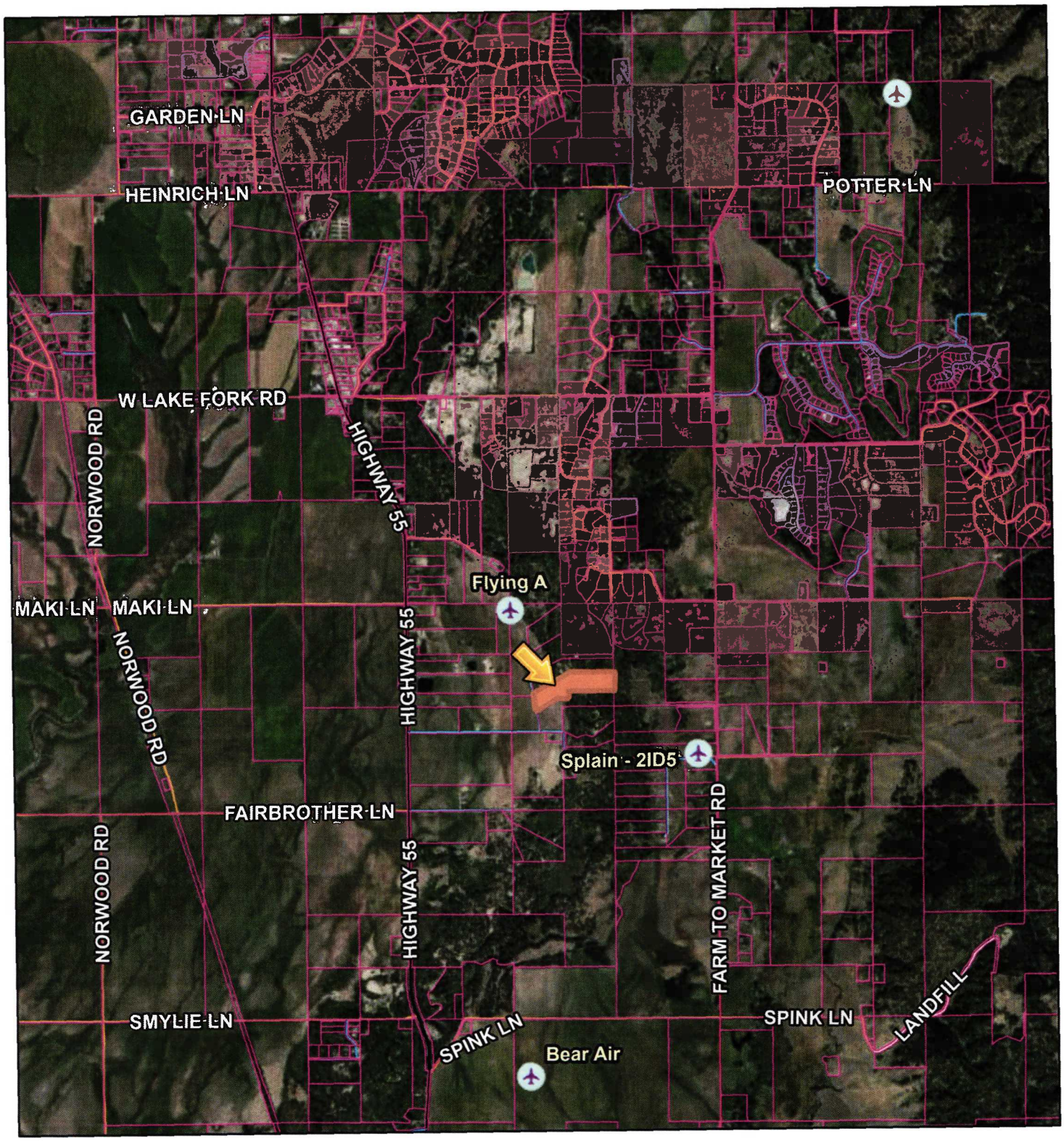
Matrix Line # / Use: #5

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? S.F. Residential
(+2/-2)	-2	X 2	-4	2. Is the proposed use compatible with the other adjacent land uses (total and average)? Agricultural
(+2/-2)	+1	X 1	+1	3. Is the proposed use generally compatible with the overall land use in the local vicinity? Mostly 1 with 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? The property is large and terraces towards creek
(+2/-2)	+2	X 1	+2	5. Is the size or scale of proposed lots and/or structures similar to adjacent ones? Yes - large home
(+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? Residential
(+2/-2)	+2	X 2	+4	7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses? Yes - Residential
(+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? No Change
(+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? ↑ Tax Revenue
Sub-Total		(+)	29	
Sub-Total		(--)	-4	
Total Score			+25	

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

CUP 26-008 Location Map



4/30/2026, 12:00:39 PM

1:60,500

0 0.35 0.7 1.4 mi

0 0.5 1 2 km

Earthstar Geographics

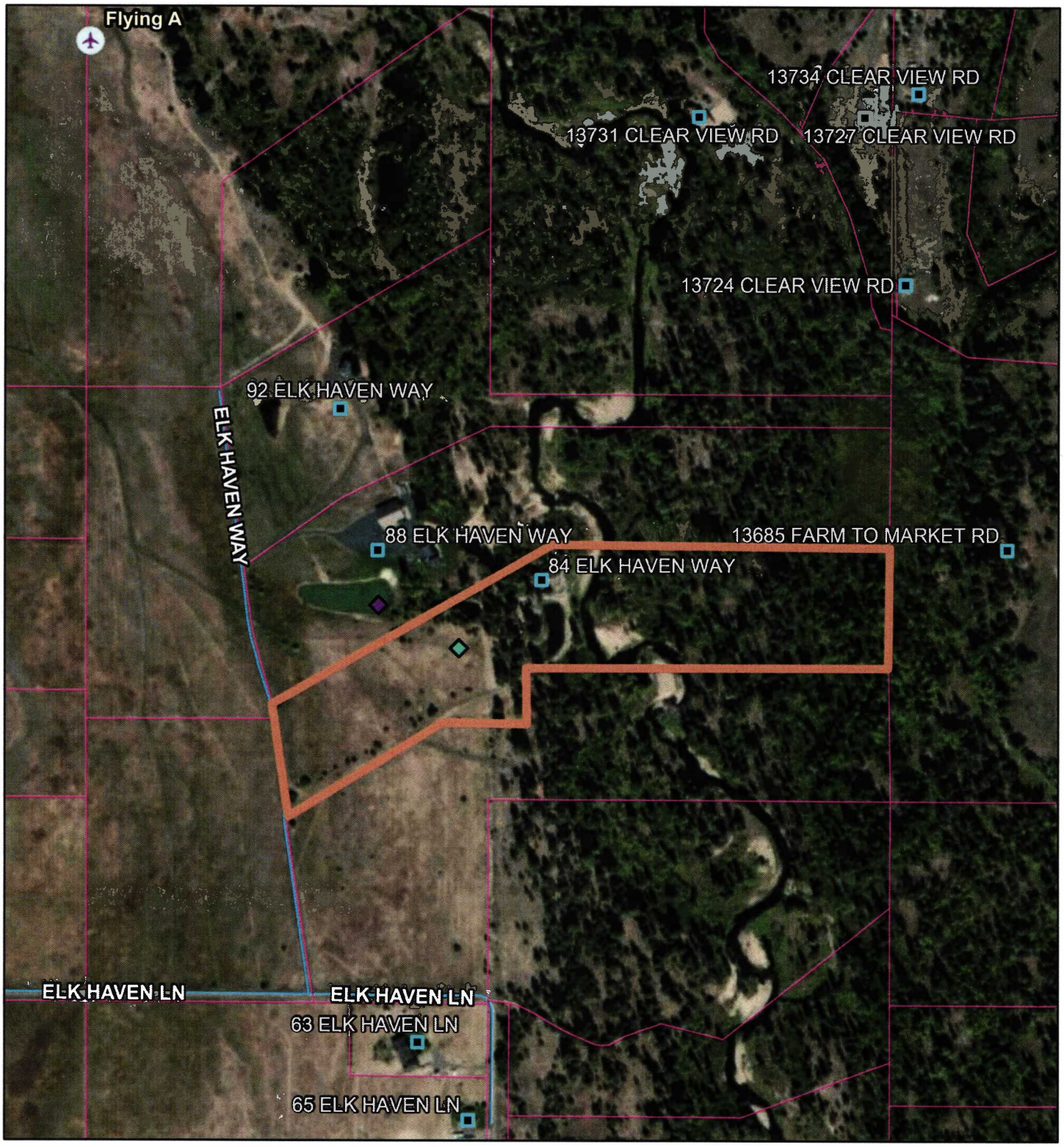
- Airstrips
- Municipal Boundaries
- Parcel Boundaries

Roads

- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

Created by Valley County

CUP 26-008 Aerial Map



4/30/2026, 11:57:35 AM

1:7,841

0 0.05 0.1 0.19 mi

0 0.07 0.15 0.3 km

Vantor

Permits
- CUP
- ADU
- FP
- GF
- EXC
- Privy
- RES

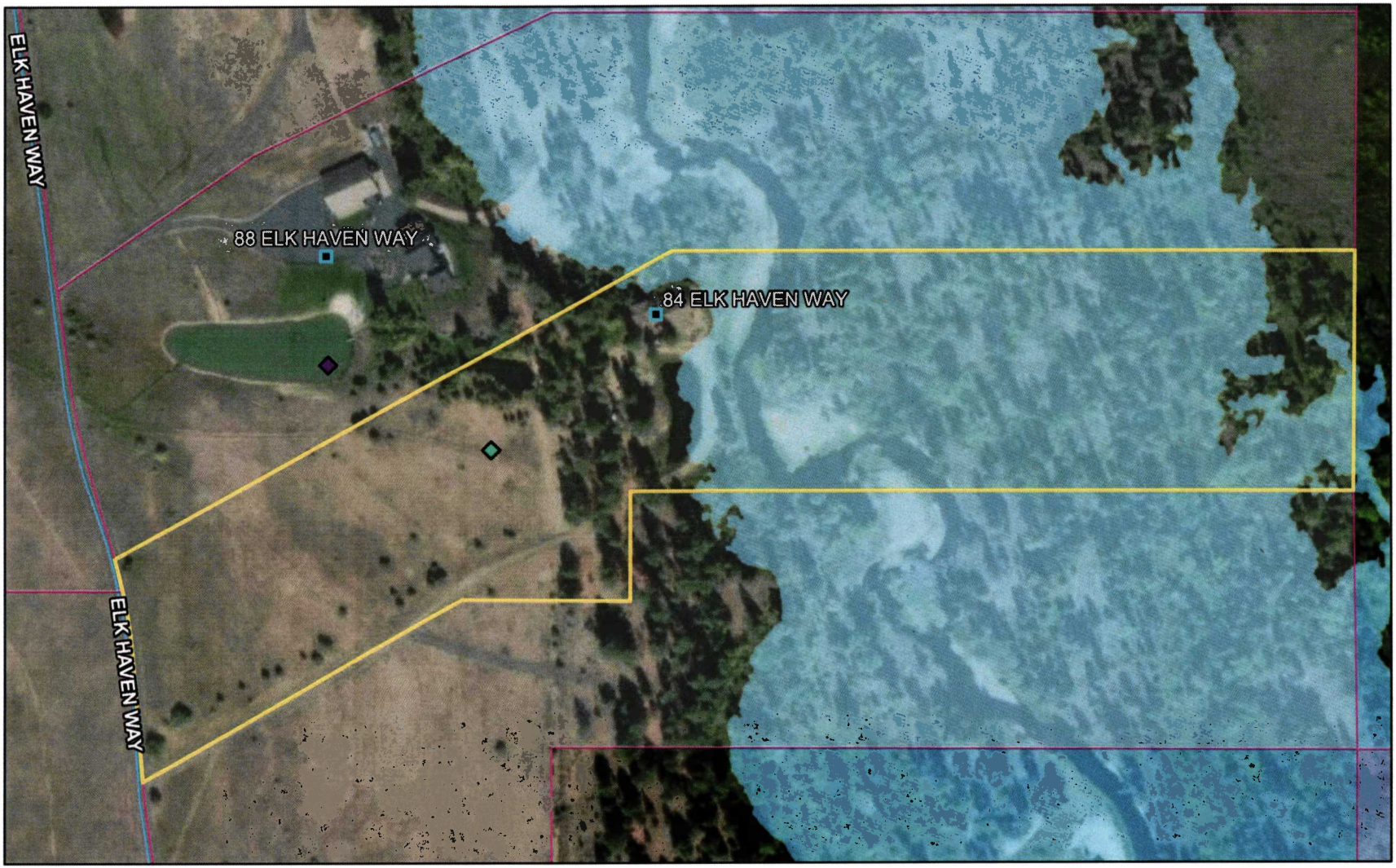
- RVC
- STR
- STS
- VAC
- VAR
- PSP
- HBB

- Undefined
- Airstrips
- Address Points
- Municipal Boundaries
- Parcel Boundaries
- IDWR Water Districts

Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

Created by Valley County

CUP 26-008 Floodplain Map



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Permits
CUP
ADU
FP
GF
EXC
Privy
RES
RVC
STR
STS
VAC
VAR
PSP
HBB
Undefined

Address Points
Municipal Boundaries
Parcel Boundaries
Roads
MAJOR
MINOR COLLECTOR
COLLECTOR
Airstrips
URBAN/RURAL
USFS
PRIVATE
OTHER
Other
Floodplain
A (1% Annual Chance, 100-Year)

1:3,848

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

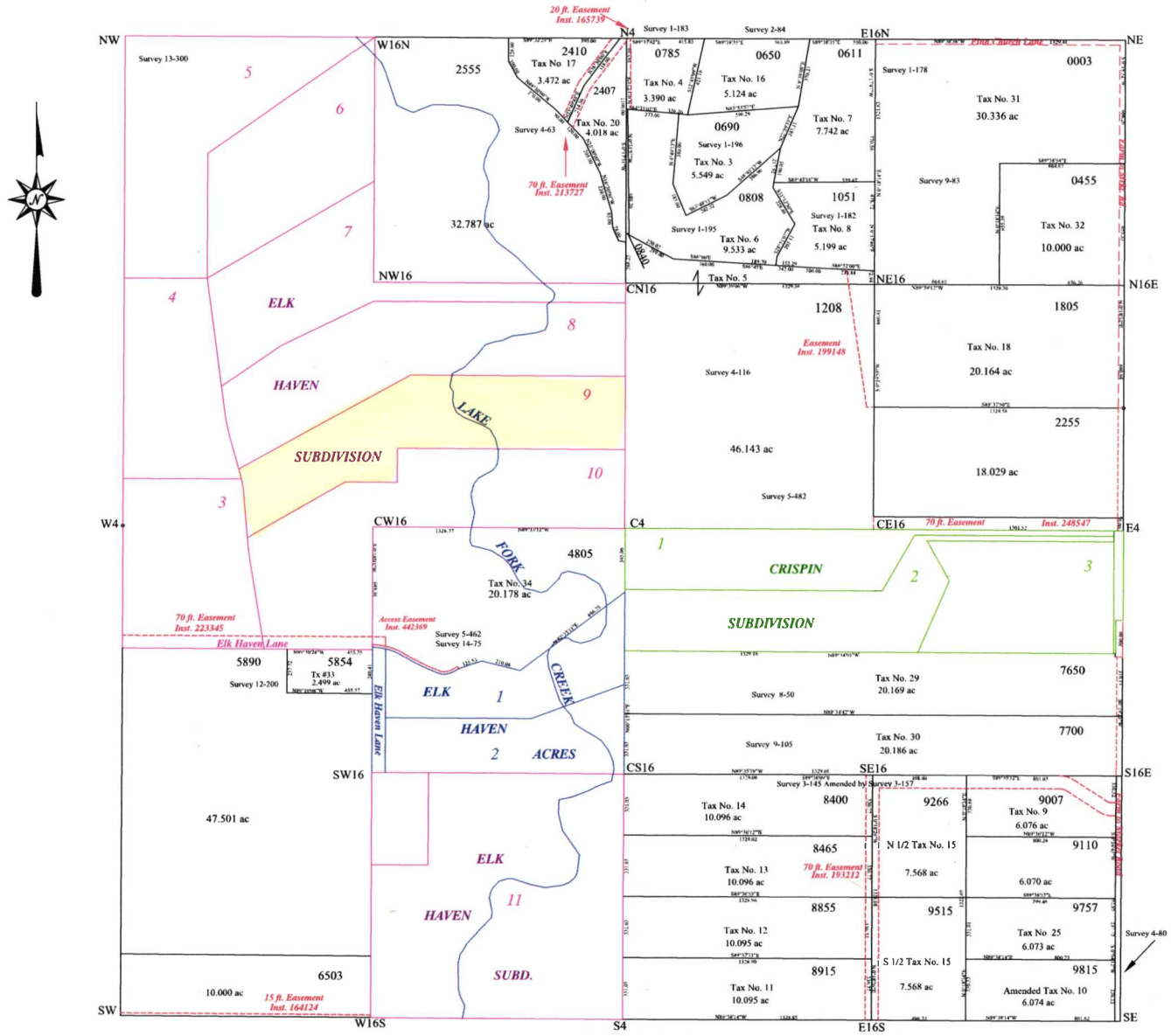
Valley County IT, Vantor

Created by Valley County

Google Maps – Aerial View


05/20/2026


PUBLIC
NOTICE
DYRUD
8-315-1066
CONCRETE



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

PLAT TITLE

TWP. 17N R03E SEC. 14

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

Filename: Valley County Base Map
Scale: ~~1" = 400 ft.~~
Date: 4/15/2024
Drawn by: L Frederick

ELK HAVEN

situate in the W2 of Section 14, the SE4 of Section 15,
T. 17 N., R. 3 E., B.M.,
Valley County, Idaho

RP 0 0459

BOOK 9 PAGE 1
OF PLATS
INST NO. 237219
12-16-98

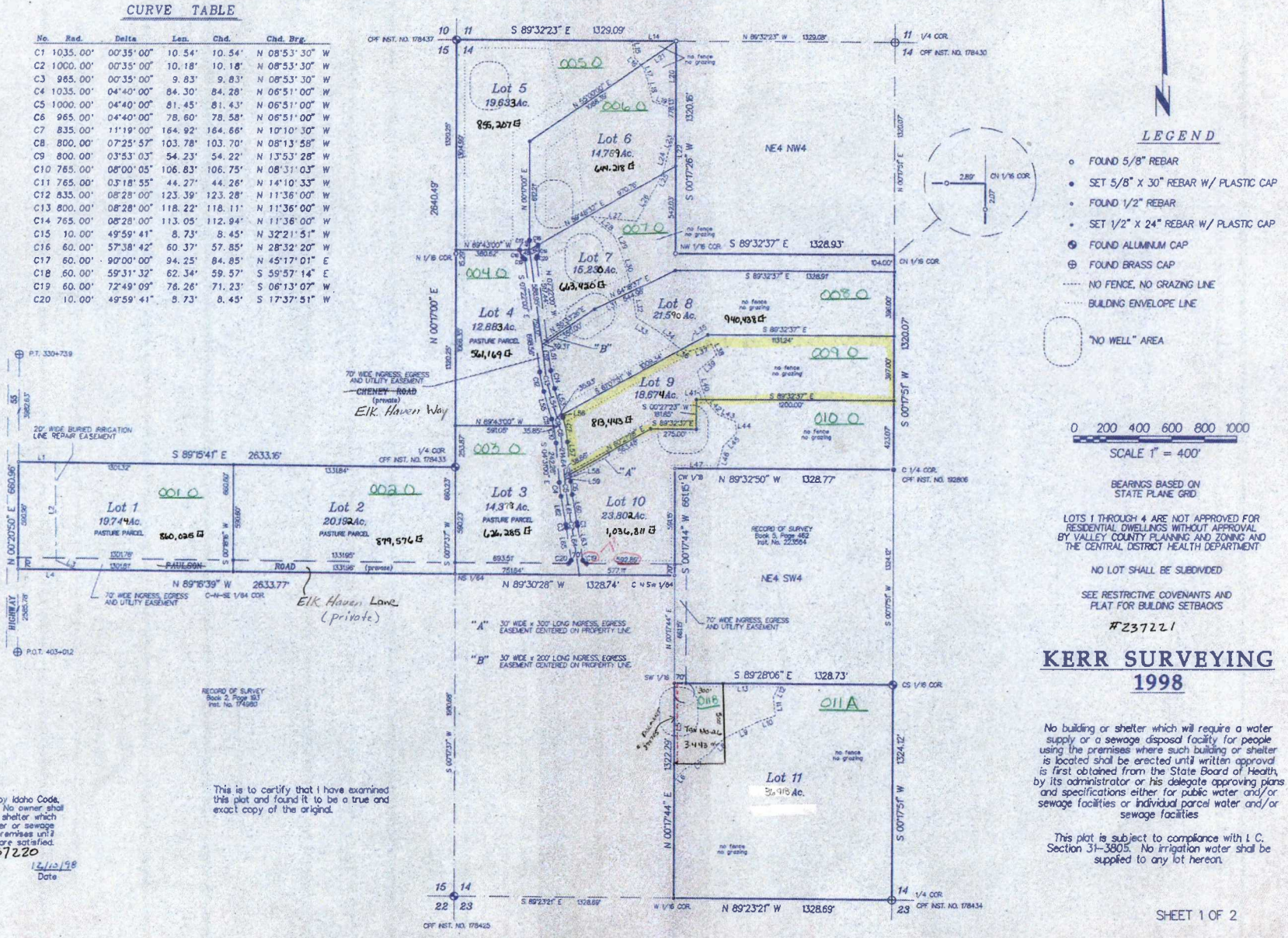
Amended and Restated CC&Rs inst 389908 6-13-12

LINE TABLE

No.	Bearing	Len.
L1	S 89°15'41" E	220.00'
L2	S 00°30'00" E	606.50'
L3	S 65°30'00" E	135.00'
L4	N 89°16'39" W	352.00'
L5	S 00°17'44" W	814.00'
L6	N 36°00'00" E	88.00'
L7	N 56°00'00" E	200.00'
L8	N 44°00'00" E	130.00'
L9	N 64°00'00" E	212.00'
L10	N 71°00'00" E	124.00'
L11	N 06°00'00" W	116.00'
L12	N 27°00'00" E	85.00'
L13	N 89°28'06" W	642.80'
L14	N 89°32'23" W	266.00'
L15	S 08°00'00" E	107.00'
L16	S 41°00'00" E	29.00'
L17	S 19°00'00" E	81.00'
L18	S 12°00'00" E	138.00'
L19	S 72°00'00" E	149.00'
L20	S 00°17'26" W	421.00'
L21	N 53°00'00" E	259.10'
L22	N 00°17'26" E	210.00'
L23	S 20°00'00" W	139.00'
L24	S 14°00'00" W	116.00'
L25	S 27°00'00" W	108.00'
L26	S 28°00'00" W	242.00'
L27	N 84°00'00" W	278.00'
L28	S 49°00'00" E	183.00'
L29	S 24°00'00" E	86.00'
L30	S 17°00'00" E	242.00'
L31	N 64°18'37" E	254.00'
L32	S 09°00'00" E	195.00'
L33	S 57°00'00" E	162.00'
L34	S 31°00'00" E	155.00'
L35	S 61°07'51" W	177.00'
L36	S 72°00'00" E	87.00'
L37	N 72°00'00" E	140.00'
L38	S 25°00'00" E	70.00'
L39	S 49°00'00" W	155.00'
L40	S 16°00'00" E	189.00'
L41	S 89°32'37" E	56.00'
L42	S 41°00'00" E	111.00'
L43	S 67°00'00" E	113.00'
L44	S 08°00'00" E	70.00'
L45	S 45°00'00" W	116.00'
L46	S 15°00'00" W	142.00'
L47	S 89°32'50" E	257.00'
L48	N 89°43'00" W	60.00'
L49	N 00°17'00" E	60.00'
L50	N 59°48'32" E	60.00'
L51	N 07°22'00" W	181.12'
L52	N 07°22'00" W	163.22'
L53	N 15°50'00" W	166.78'
L54	S 15°50'00" E	174.88'
L55	S 15°50'00" E	174.86'
L56	N 15°50'00" W	8.10'
L57	N 04°31'00" W	198.22'
L58	N 04°31'00" W	44.06'
L59	N 04°31'00" W	217.65'
L60	N 09°11'00" W	185.82'
L61	S 09°11'00" E	185.82'
L62	S 09°11'00" E	185.82'
L63	N 08°36'00" W	228.52'
L64	S 08°36'00" E	302.34'
L65	S 08°36'00" E	214.12'

CURVE TABLE

No.	Rad.	Delta	Len.	Chd.	Chd. Brg.
C1	1035.00'	00°35'00"	10.54'	10.54'	N 08°53'30" W
C2	1000.00'	00°35'00"	10.18'	10.18'	N 08°53'30" W
C3	965.00'	00°35'00"	9.83'	9.83'	N 08°53'30" W
C4	1035.00'	04°40'00"	84.30'	84.28'	N 06°51'00" W
C5	1000.00'	04°40'00"	81.45'	81.43'	N 06°51'00" W
C6	965.00'	04°40'00"	78.60'	78.58'	N 06°51'00" W
C7	835.00'	11°19'00"	164.92'	164.66'	N 10°10'30" W
C8	800.00'	07°25'57"	103.78'	103.70'	N 08°13'58" W
C9	800.00'	03°53'03"	54.23'	54.22'	N 13°53'28" W
C10	765.00'	08°00'05"	106.83'	106.75'	N 08°31'03" W
C11	765.00'	03°18'55"	44.27'	44.26'	N 14°10'33" W
C12	835.00'	08°28'00"	123.39'	123.28'	N 11°36'00" W
C13	800.00'	08°28'00"	118.22'	118.11'	N 11°36'00" W
C14	765.00'	08°28'00"	113.05'	112.94'	N 11°36'00" W
C15	10.00'	49°59'41"	8.73'	8.45'	N 32°21'51" W
C16	60.00'	57°38'42"	60.37'	57.85'	N 28°32'20" W
C17	60.00'	90°00'00"	94.25'	84.85'	N 45°17'01" E
C18	60.00'	59°31'32"	62.34'	59.57'	S 59°57'14" E
C19	60.00'	72°49'09"	76.26'	71.23'	S 06°13'07" W
C20	10.00'	49°59'41"	8.73'	8.45'	S 17°37'51" W



LEGEND

- ○ FOUND 5/8" REBAR
- ● SET 5/8" X 30" REBAR W/ PLASTIC CAP
- ◦ FOUND 1/2" REBAR
- • SET 1/2" X 24" REBAR W/ PLASTIC CAP
- ⊛ FOUND ALUMINUM CAP
- ⊕ FOUND BRASS CAP
- ····· NO FENCE, NO GRAZING LINE
- ····· BUILDING ENVELOPE LINE
- "NO WELL" AREA

BEARINGS BASED ON STATE PLANE GRID

LOTS 1 THROUGH 4 ARE NOT APPROVED FOR RESIDENTIAL DWELLINGS WITHOUT APPROVAL BY VALLEY COUNTY PLANNING AND ZONING AND THE CENTRAL DISTRICT HEALTH DEPARTMENT

NO LOT SHALL BE SUBDIVIDED

SEE RESTRICTIVE COVENANTS AND PLAT FOR BUILDING SETBACKS

#237221

KERR SURVEYING
1998

No building or shelter which will require a water supply or a sewage disposal facility for people using the premises where such building or shelter is located shall be erected until written approval is first obtained from the State Board of Health, by its administrator or his delegate approving plans and specifications either for public water and/or sewage facilities or individual parcel water and/or sewage facilities

This plat is subject to compliance with I. C. Section 31-3805. No irrigation water shall be supplied to any lot hereon.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, are in force. No owner shall construct any building, dwelling or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.

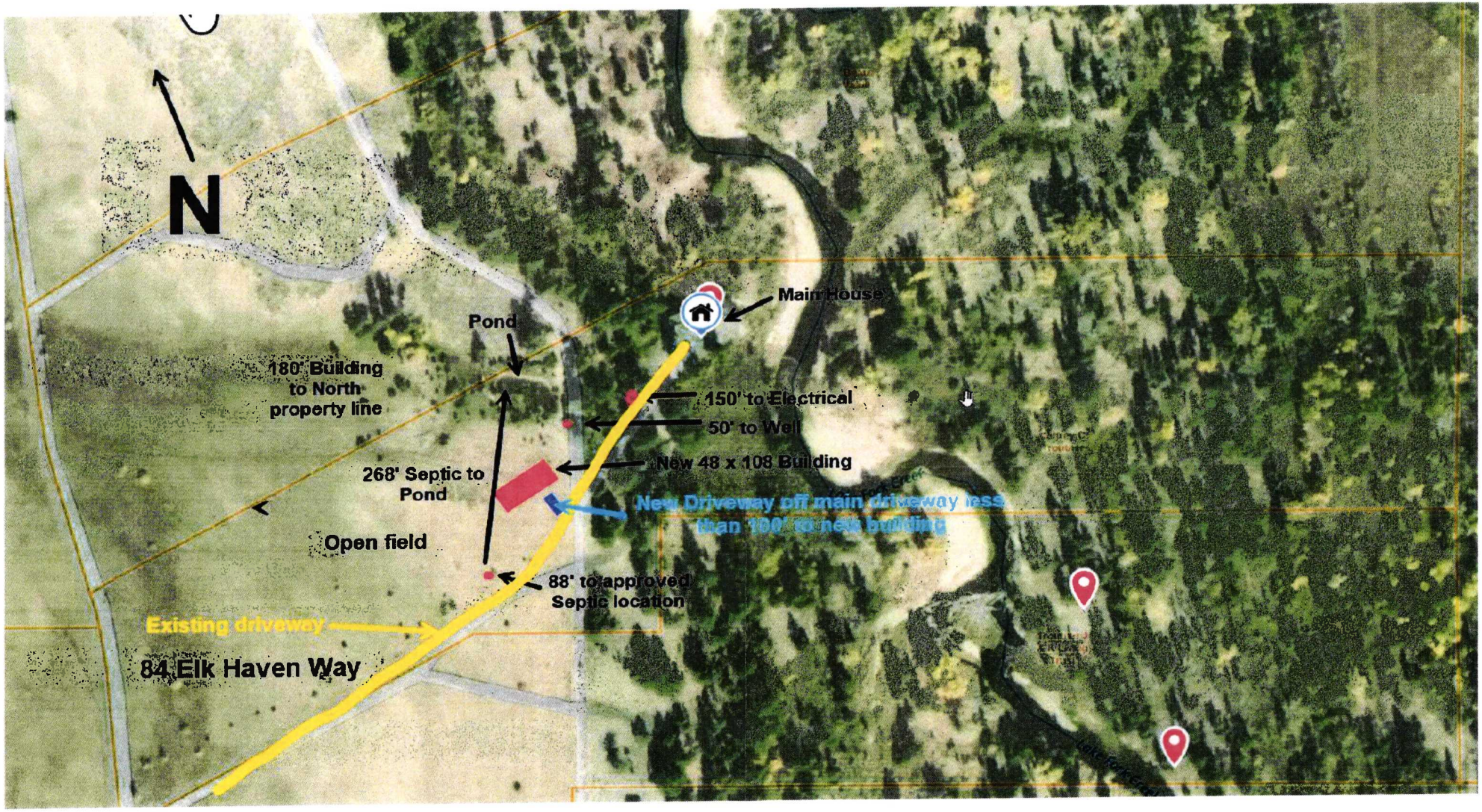
#237220

District Health Department, EHS — Date 12/12/98

This is to certify that I have examined this plat and found it to be a true and exact copy of the original.

SHEET 1 OF 2

1703E14


N
Main House
Pond
180' Building
to North
property line
150' to Electrical
50' to Well
New 48 x 108 Building
268' Septic to
Pond
New Driveway off main driveway less
than 100' to new building
Open field
88' to approved
Septic location
Existing driveway
84 Elk Haven Way

RECEIVED
MAY 26 2026
BY:

Irrigation Plan

(Idaho Code 31-3805)

** No change to existing irrigation or water delivery system.

This land: ☑ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity … **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"**

A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or

B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:

1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? ____ Yes X No

2. What is the name of the irrigation district/company and drainage entities servicing the property?
   Irrigation: LAKE FORK (WESTSIDE LAKEFORK LATERAL DITCH)
   Drainage: _____

3. How many acres is the property being subdivided? N/A (18.6 total acres)

4. What percentage of this property has water? Approx 50%

5. How many inches of water are available to the property? .02 CFS/acre

6. How is the land currently irrigated? ☐ surface ☑ sprinkler ☐ irrigation well
   ☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided? ☐ surface ☑ sprinkler ☐ irrigation well
   ☐ above ground pipe ☐ underground pipe

8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

9. Is there an irrigation easement(s) on the property? ☑ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? Ponds, existing

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction ⟶).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

Applicant Acknowledgement

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: _____ (Applicant) Date: 5 / 26 / 26

VALLEY COUNTY

WEED CONTROL AGREEMENT

RECEIVED
MAY 26 2026
BY:_____

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By:_____
Applicant

Date: 5/26/26

By: *Valley County Weed Supervisor*

File 1167

CENTRAL DISTRICT HEALTH

Valley County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ Cascade
- ☐ Donnelly
- ☐ McCall
- ☐ McCall Impact
- ☑ Valley County

Rezone # _____

Conditional Use # 26-008 Trout Ner Multiple Residences

Preliminary / Final / Short Plat _____

_____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water

☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water

☐ 10. Run-off is not to create a mosquito breeding problem

☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☑ 14. CDH has no objection to the CUP. A septic permit is required for installation of septic system. Before approval of the additional living space, CDH requires a septic application, Reviewed By: Brad Cope
fees, test holes and possible ground water monitoring Date: 5/17/26

6/20 jm

Review Sheet

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

May 26, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
cherrick@valleycountyid.gov

Subject: Valley County Planning and Zoning Public Hearing 6 11 2026

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. **AIR QUALITY D6, D8, D11**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
     For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
   - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
   - For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

   AIR QUALITY C1, D3,D4, D7
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
   - For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
   - DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. **WATEWATER AND RECYLED WATER**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
   - IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
   - All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
   - DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
   - DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
   - For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.
3. **DRINKING WATER**
   - DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
   - DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
   - IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
   - All projects for construction or modification of public drinking water systems require preconstruction approval.
   - If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
   - DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. **SURFACE WATER**
   - A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
   - Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
   - For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
   - If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
   - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
   - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
   - For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**
   - **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
   - **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. **ADDITIONAL NOTES**
   - If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

Troy Smith
Regional Administrator

The installation of mercury vapor lamps is prohibited.

Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This shall not be construed so as to prohibit holiday lights during the holiday season.

Sensor activated lights It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way, set to only go on when activated and to go off within five (5) minutes after activation. The lights shall not be triggered by activity off the property.

Uplighting for flags is allowed provided the flag is of a government and the maximum lumen output is 1300 lumens. Flags are encouraged to be taken down at sunset to avoid the need for lighting.
LED lighting shall not exceed 3000 degrees Kelvin.

Tod Costello Code Compliance
208-382-7145 ext., 1390

ALL OTHER OUTDOOR LIGHTING SHALL MEET THE FOLLOWING STANDARDS

The height of any light fixture or illumination source shall not exceed thirty feet (30').

All lighting or illumination units or sources **shall be hooded or shielded in a downward direction** so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section Valley County Code 6-2-7.

Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. **Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.**

All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.

Outdoor Lighting
Dark Sky Compliance

Valley County Code 6-2-5
PURPOSE

The purpose is to promote the health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting.

APPLICABILITY

These standards shall apply to all outdoor lighting including, but not limited to, search, spot, or flood light.

PERFORMANCE STANDARDS

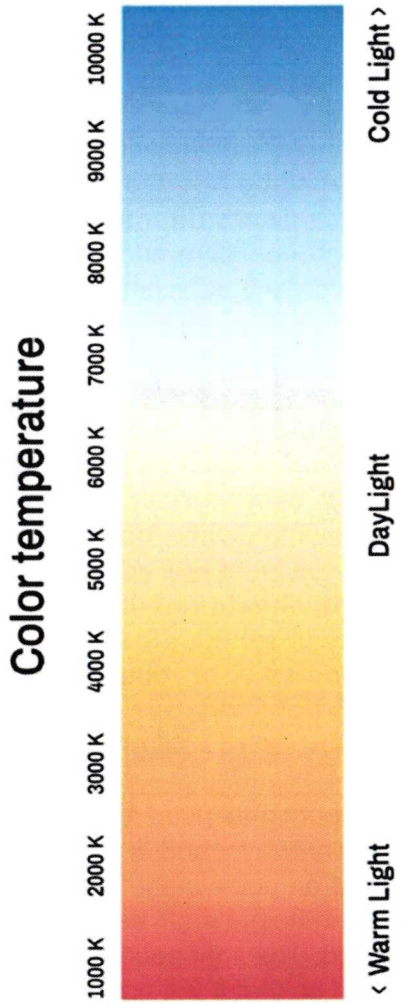
All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

Examples of Shielded Lights

NOTE : "Cannot See the Bulb"

Basic LED Colors/Kelvin Temperatures

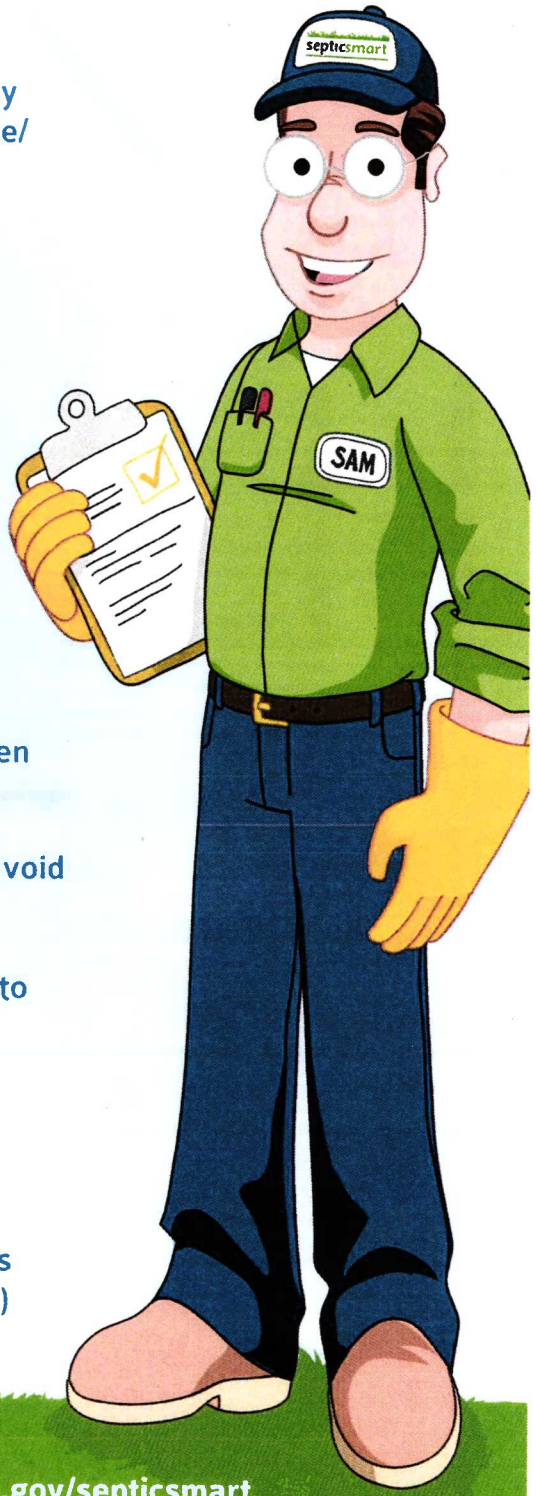
3000 K Max per VCC



Here are some examples of options to bring your lights into Dark Sky Compliance

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)



septicsmart
U.S. Environmental Protection Agency

For more SepticSmart tips, visit **www.epa.gov/septicsmart**

EPA EPA-832-F-16-010 July 2016

A Homeowner's Guide to Septic Systems

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

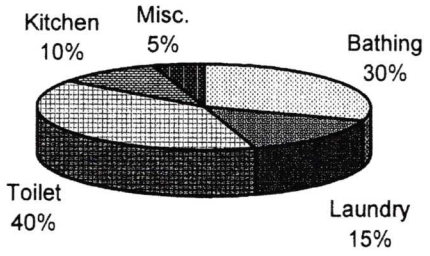
January 2001

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.

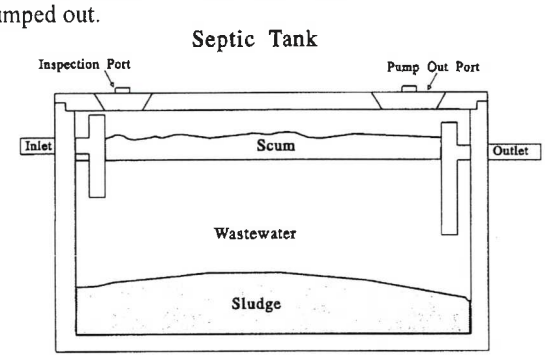
Septic Tank

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.

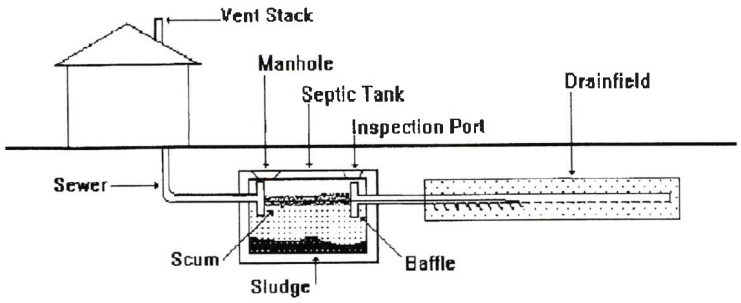
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

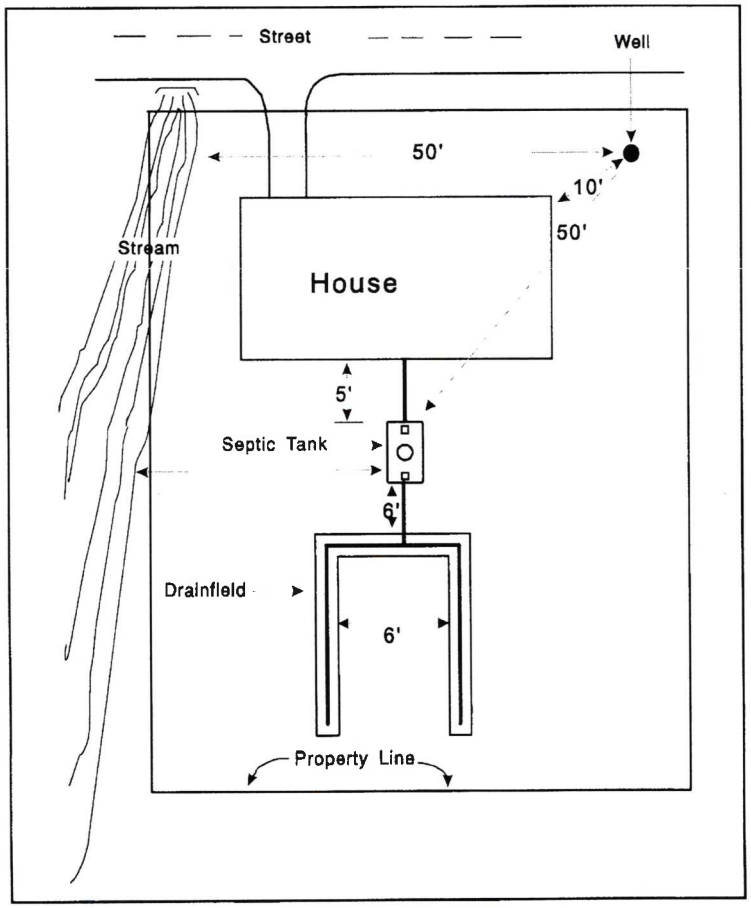
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

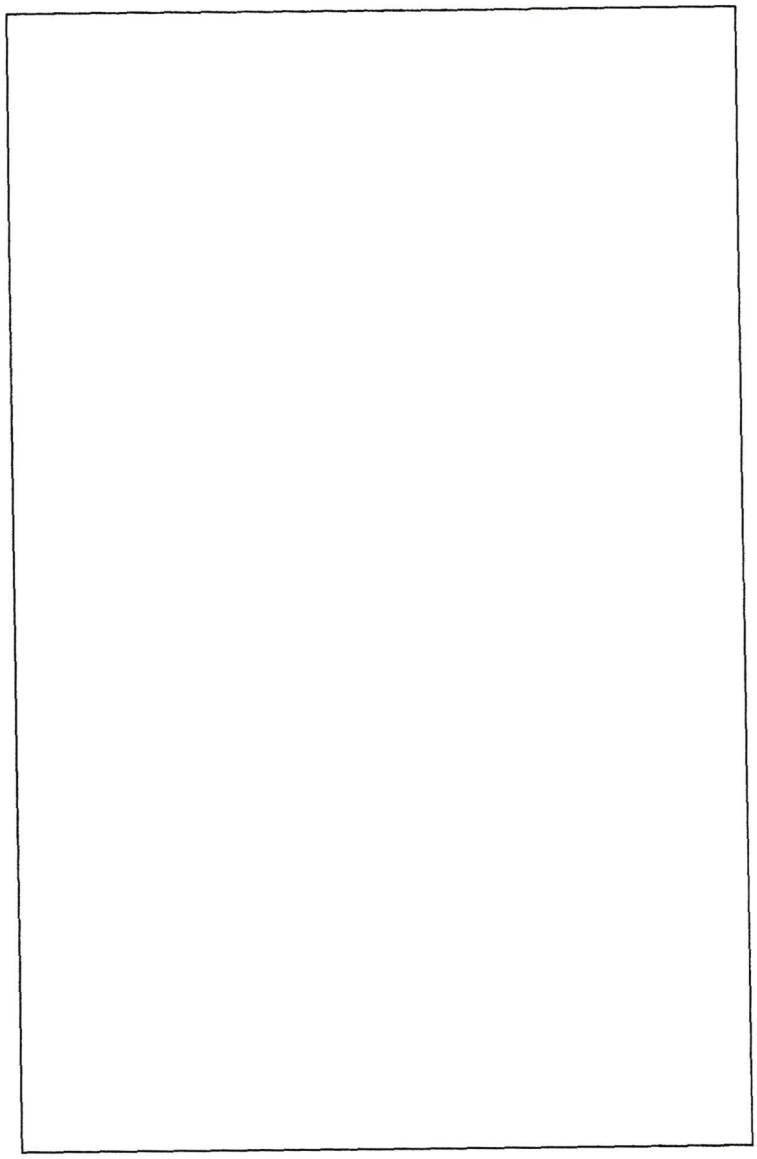
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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