

Valley County Planning and Zoning

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STAFF REPORT: SUB 25-009 Wood Run Heights Subdivision - Preliminary Plat
MEETING DATE: May 15, 2025
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Brundage Mountain Resort LLC
Po Box 1062, McCall Id, 83638
REPRESENTATIVE: Brundage Mountain Resort LLC, Attn: Heidi Schneider
3890 Goose Lake RD, McCall ID, 83638
SURVEYOR: Ralph Miller, Secesh Engineering Inc
PO Box 70, McCall, ID 83638
LOCATION: The site is a portion of parcel RP18N03E290007 located in the
NE ¼ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE: Approximately 27.6 acres
REQUEST: 14-Lot Single-Family Residential Subdivision
EXISTING LAND USE: Conditional Use Permits Associated with The Activity Barn

Brundage Mountain Resort LLC is requesting a conditional use permit for a 14-lot single-family residential subdivision on 27.6 acres. Proposed lot sizes range from 1 acre to 3.24 acres. The density is 0.5 dwelling units per acre.

The site is a portion of 115.60-acre parcel RP18N03E290007. The Activity Barn (C.U.P. 99-21, 16-13, and 23-22) is on a portion of this parcel. The Activity Barn site is not included within the proposed plat.

Individual septic systems and individual wells are proposed. Wetlands have been identified and are shown on the preliminary plat. Wet areas have been noted on the plat as "No Building".

The lots would be accessed from a graveled, private road onto Norwood Road, a public road. A variance for the private road is requested. A portion of the right-of-way would be 50-ft, and the remaining would be the standard 70-ft wide. The traveled roadway would be 28-ft wide.

The applicant has requested a time extension to complete the wildland urban interface fire protection plan. The applicant proposes underground storage tank(s) to store water for fire protection.

CCRs would be submitted with a final plat.

FINDINGS:

1. A neighborhood meeting, as required by VCC 9-5H-1.D, was held via Zoom on March 20, 2025.
2. The application was submitted on March 24, 2025.
3. Legal notice was posted in the *Star News* on April 17, 2025, and April 24, 2025. Potentially affected agencies were notified on April 10, 2025. Neighbors within 300 feet of the property line were notified by fact sheet sent April 15, 2025. The site was posted on April 30, 2025. The notice and application were posted online at www.co.valley.id.us on April 10, 2025.

4. Agency comment received:

Mike Reno, Central District Health, stated an application, test holes, ground water monitoring, and engineering are required. (April 11, 2025)

Ryan Garber, McCall Fire & EMS, listed requirements for roads, wildfire protection plan and water supply. A 30,000-gallon water storage tank for fire protection is required. (April 21, 2025)

Brandon Flack, Idaho Fish and Game Regional Technical Assistance Manager, submitted general recommendations for subdivisions, which include controlling pets, vegetative recommendations, prohibiting feeding of wildlife, riparian barriers around wetlands, pond requirements, and wildlife friendly fencing. (November 21, 2024)

Emily Hart, McCall Airport Manager, stated all 14 proposed lots are less than one mile from end of Runway 34 and in the Horizontal surface. Aircraft flying VFR (visual flights rules) in the pattern will regularly fly over this subdivision as they enter base leg for final approach to Runway 34. Recommend Avigation Easement in CCRs as a Condition of Approval. Form FAA-Form 7460-1 may be required for buildings. (April 11, 2025)

Shirley Florence, Lake Irrigation District, stated the developers are working on the water split or reallocation with the District. Any ditch running through this property is an "on farm" ditch, not a Lake Irrigation District facility. (May 2, 2025)

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. (April 14, 2025)

5. Public comment received: *none*
6. Physical characteristics of the site: The topography is flat to rolling. Vegetation includes grasses, shrubs, and conifers.
7. The surrounding land use and zoning includes:
 - North: Agricultural and Single-Family Residential Parcel – Remainder of Parcel
 - South: Single-Family Residential Parcel
 - East: Single-Family Residential with Homes
 - West: Single-Family Residential Parcel with Conditional Use Permits for Activity Barn
8. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (c) Subdivision for single-family subdivision.

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

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.

- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.

E. Site Grading Plan:

1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications.
2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer.

- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.

- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.

9-5A-2: ROADS AND DRIVEWAYS:

- 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.
- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance and any policies adopted by the board of county commissioners.
- D. Cattle Guards: Cattle guards shall not be installed in public roads within residential developments.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

9-5A-5: FENCING:

- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- 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.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5A-6: UTILITIES:

- A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
- B. Central Water Supply And Sewage Systems: Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.
- 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

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-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.

TITLE 10 SUBDIVISION REGULATIONS

10-4-3: LOTS:

- A. Size, Depth, Shape, Orientation And Setback Lines: The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Every lot shall abut upon a street. Corner lots for residential use shall have extra width to permit appropriate building setbacks from, and orientation to, both streets.
- B. Double Frontage And Reverse Frontage Lots: Double frontage, and reverse frontage lots, shall be avoided, except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A screening easement of at least ten feet (10'), and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
- C. Side Lot Lines: Side lot lines shall be within twenty degrees (20o) of right angles or radial to street lines.

10-4-4: STREETS:

Any parcel of land that is intended to be used, or is actually used, to provide vehicular access to more than one building site, whether said street is public or private and whether the parcel is set aside by deed, easement, or other means, unless an administrative variance is allowed for a shared driveway to adjacent properties, all having the required frontage on an existing street if in a platted subdivision or a legal parcel, is in the best interest of all parties involved due to unusual circumstances or topographic reasons, as determined by the administrator. Administrative variances cannot be given for more than three (3)

building sites and shall at a minimum require the shared driveway to be built to the satisfaction of the fire department and have a shared driveway agreement.

- A. **Conformance With Adopted Standards And Policies:** The classification, ownership, design and location of all streets shall conform to adopted standards and policies, and shall be considered in their relation to existing and planned streets, topographic conditions, to public convenience or safety, and in their appropriate relation to the projected traffic demand of the land to be served by such streets.
- B. **Arrangement Of Streets:** The arrangement of streets in a subdivision shall either:
 - 1. Provide for the continuation or appropriate projection of existing streets in surrounding areas; or
 - 2. Conform to a plan for the neighborhood approved or adopted by the commission to meet a particular traffic, circulation or topographic condition.
- C. **Arterial Or Major Collector Streets:** Where a subdivision abuts or contains an existing or proposed arterial or major collector street, the commission may require frontage streets, backage streets or similar treatment necessary for adequate protection of residential properties and control of access.
- D. **Railroad Or Limited Access Highway Right Of Way:** Where a subdivision borders on or contains a railroad right of way or limited access highway right of way, the commission may require a street approximately parallel to and on each side of such right of way, at a distance suitable for the appropriate use of the intervening land.
- E. **Reserve Strips:** Reserve strips controlling access to streets shall be prohibited, except where their control is placed in the county under conditions approved by the commission.
- F. **Street Layout:** Street layout shall provide for reasonable development of adjoining areas and the entire neighborhood, and shall provide for the following:
 - 1. Adequate access within a public right of way to adjoining lands when there may be future development.
 - 2. Streets intersecting at right angles, or as nearly as possible, to meet the requirements of the county road standards.
 - 3. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of this title, and where the planning commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. In all other instances where a half street is adjacent to an undeveloped tract, the other half of the street shall be platted within such tract.
 - 4. No street names shall be used which will duplicate or may be confused with the names of existing streets in any city or in the county area. Street names shall be subject to the approval of the commission.
 - 5. If street trees are to be installed, the minimum standard shall be forty feet (40') to sixty feet (60') apart. No shrubbery, fencing, or other obstruction exceeding three feet (3') in height will be allowed within a forty foot (40') sight distance triangle at the street corner, except for traffic control signs and street lighting, unless specifically authorized by the board.
 - 6. Cul-de-sac streets, designed to be so permanently, shall not be longer than nine hundred feet (900') unless specifically approved by the commission and board and shall be provided with a turnaround with a right of way radius of at least sixty feet (60').
- G. **Property Lines:** Property lines at street intersections shall be chamfered at approximately a forty five degree (45°) angle with a minimum chamfer leg of twenty feet (20') or rounded with a minimum radius of twenty feet (20'). A greater radius or chamfer leg length may be required for collector streets or where the commission deems it desirable, or upon recommendations by the county engineer.
- H. **Street Jogs:** Street jogs with centerline offsets of less than one hundred twenty five feet (125') should be avoided.
- I. **Driveways:** Driveways on local streets should be offset a minimum distance of fifty feet (50') from intersections with collector or external streets.

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.

10-4-7: PATHWAYS:

- A. Rights Of Way Or Easements: New developments shall show pathway rights of way or easements where development overlies key pathway corridors, as identified in the Valley County pathways concept master plan.
- B. Safe Pedestrian Travel: In new development areas where potential links to the regional valleywide pathway system can be established, developers should create neighborhood pathways, bike lanes, and/or sidewalks to encourage and accommodate safe pedestrian travel to regional pathways.

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.
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SUMMARY:

Staff's compatibility rating is a +30.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached). Be prepared to submit your compatibility rating or state which lines on staff's compatibility rating needs to be changed.

STAFF COMMENTS / QUESTIONS:

1. This site is within the McCall Fire District, Water District 65, Lake Irrigation District, and a herd district. The application states there are water rights.
2. The applicant is asking for a variance for road width and a variance for delayed submittal of the wildland urban interface protection plan.
3. The proposed road length is 2100-ft. Valley County Code states cul-de-sac streets, designed to be so permanently, shall not be longer than 900-ft unless specifically approved by the commission and board and shall be provided with a turnaround with a right-of-way radius of at least 60-ft.
4. If approved, the motion should include approval of the variances for road width, road length, and wildland urban interface protection plan submittal.

5. What is the grade of individual driveways? Is there a landing area for someone accessing the internal roads? Will each lot be able to construct a driveway that is accessible by firefighting equipment and emergency vehicles?
6. The Applicant responded to the following questions on April 24, 2025:
 - The requirements of VCC 9-5H-1.D include a summary of the comments received at the neighborhood meeting. Where any comments made?
 - *There were constructive questions and answers mostly regarding lot size, circulation, fire mitigation, and Norwood Road.*
 - The application states there are water rights; what is the plan for these water rights? Plat note 5 states irrigation is not provided.
 - *The water rights exist for the entire 115-acre parcel. The intention is to not assign the water rights to the subdivision portion.*
 - The application states there is an irrigation easement. Is this on the portion that proposed for platting or on the remainder of the larger parcel? All easements must be shown on the plat.
 - *The Lake Irrigation District confirmed the District does not have any delivery facilities on the parcel.*
 - The impact report states that easy access to the rail trail will be provide to the property owners. Will this be an easement through the Activity Barn site? How would this access be maintained in the future?
 - *There are no plans for a permanent recreation easement.*
 - Do you propose dedicating road right-of-way for Norwood Road to Valley County?
 - *Yes.*

Question to P&Z Commission:

1. Does this subdivision meet the minimum standards in Title 9, Chapter 5, of the Valley County Code in regards to frontage, lot size, etc.? If not, which ones does it not comply with?
2. Does this subdivision meet the minimum standards in Title 10 of the Valley County Code in regards to the access road, etc.?
3. Are impacts being properly mitigated? If not, which impacts are not mitigated?

Standard 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. Will 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
- Images from Google Maps
- Photos taken April 30, 2025
- Assessor Plat – T.18N R.3E Section 29
- Record of Survey 14-91 Sheet 1
- Preliminary Plat
- Applicant's Response of April 24, 2025
- Responses
- Lake Irrigation 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 final plat shall be recorded within two years, or this permit will be null and void.
5. A Development Agreement may be required for mitigation of off-site impacts. The applicant shall work with Dan Coonce, Valley County Engineer, and Planning and Zoning Director on

an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.

6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
7. Prior to issuance of building permits, the PZ Administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.
8. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer, or the infrastructure shall be financially guaranteed.
9. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat.
10. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.
11. A letter of approval is required from McCall Fire District. This should include approval of the Wildland Urban Interface Fire Protection Plan.
12. The Wildland Urban Interface Fire Protection Plan must be recorded with the final plat.
13. The location of the water tank for fire protection must be shown on the final plat.
14. Shall record a maintenance agreement for the water tank for fire protection or include information in recorded CCRs.
15. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
16. All easements shall be shown on the final plat.
17. Must have approval from Lake Irrigation District.
18. A deed from the applicant to Valley County shall be prepared for the transfer of road right-of-way along Norwood Road.
19. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, fiber, and water tank for fire protection.
20. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
21. Shall contact McCall U.S.P.S. Postmaster to determine if a Cluster Box Unit for mail delivery is appropriate for this development.
22. CCR's should address lighting, noxious weeds, irrigation, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, prohibiting yews in landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.
23. CCR's should also address BMPs on individual lots during and after construction to prevent runoff into the wetlands and/or ditches.
24. 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.”
- “Wildland Urban Interface Fire Protection Plan was recorded as Instrument # _____”

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

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: # 3

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?

Private / Public Recreation

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

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

S.F. Residential

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

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

yes with S.F. Subdivision

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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

It is large enough, bare land, will be

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

5. seen by neighbors in McCall River Ranch

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

It is smaller lots until you get beyond direct adjacency's house will be similar size

(+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, very near service providers

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

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

↑ taxes

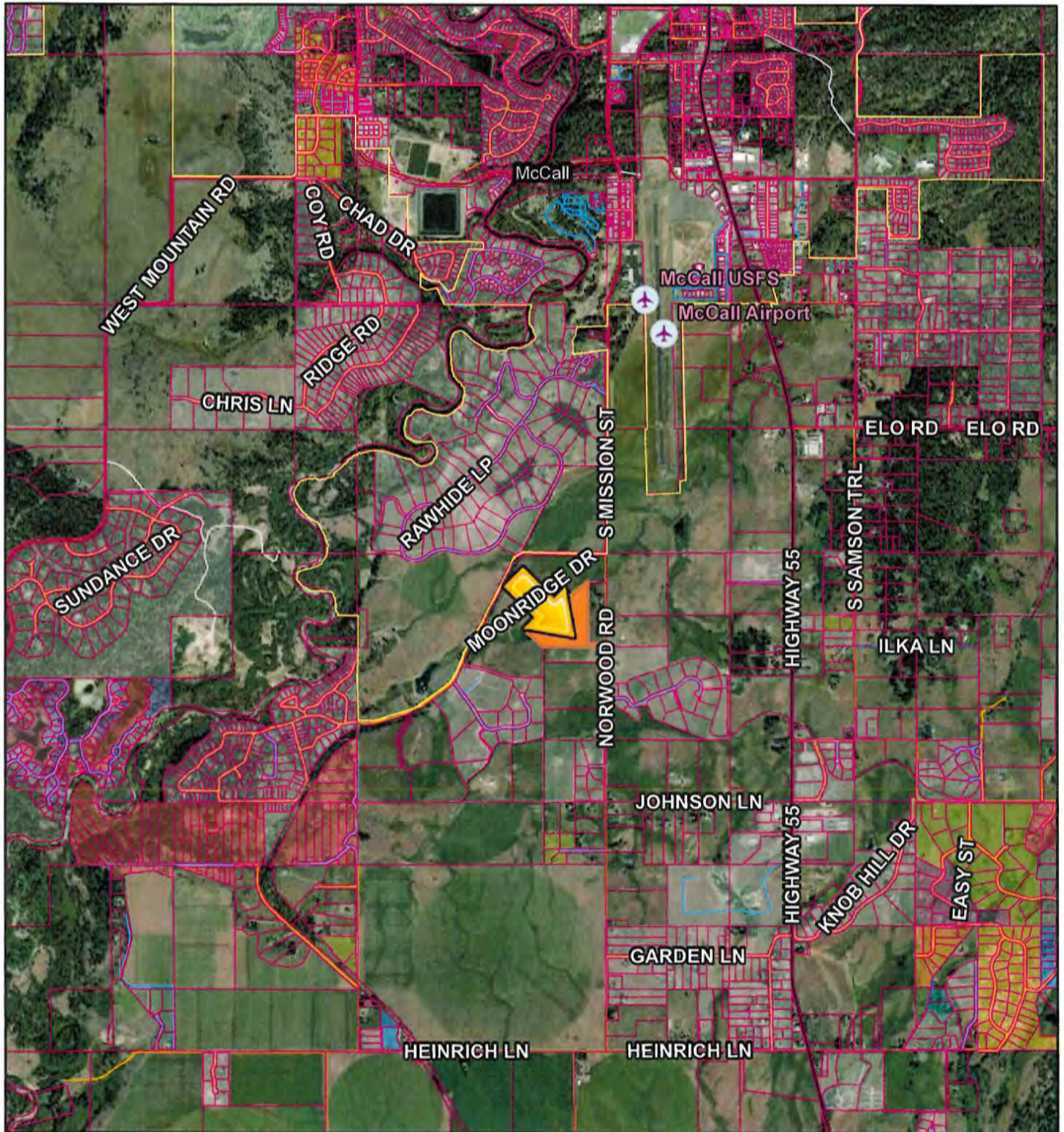
Sub-Total (+) 30

Sub-Total (--)

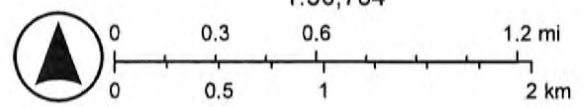
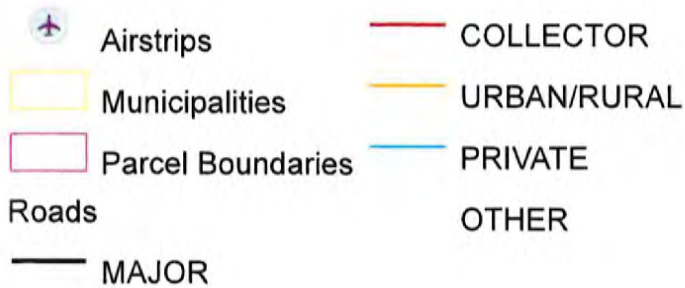
Total Score +30

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

SUB 25-009 Wood Run Heights - Location

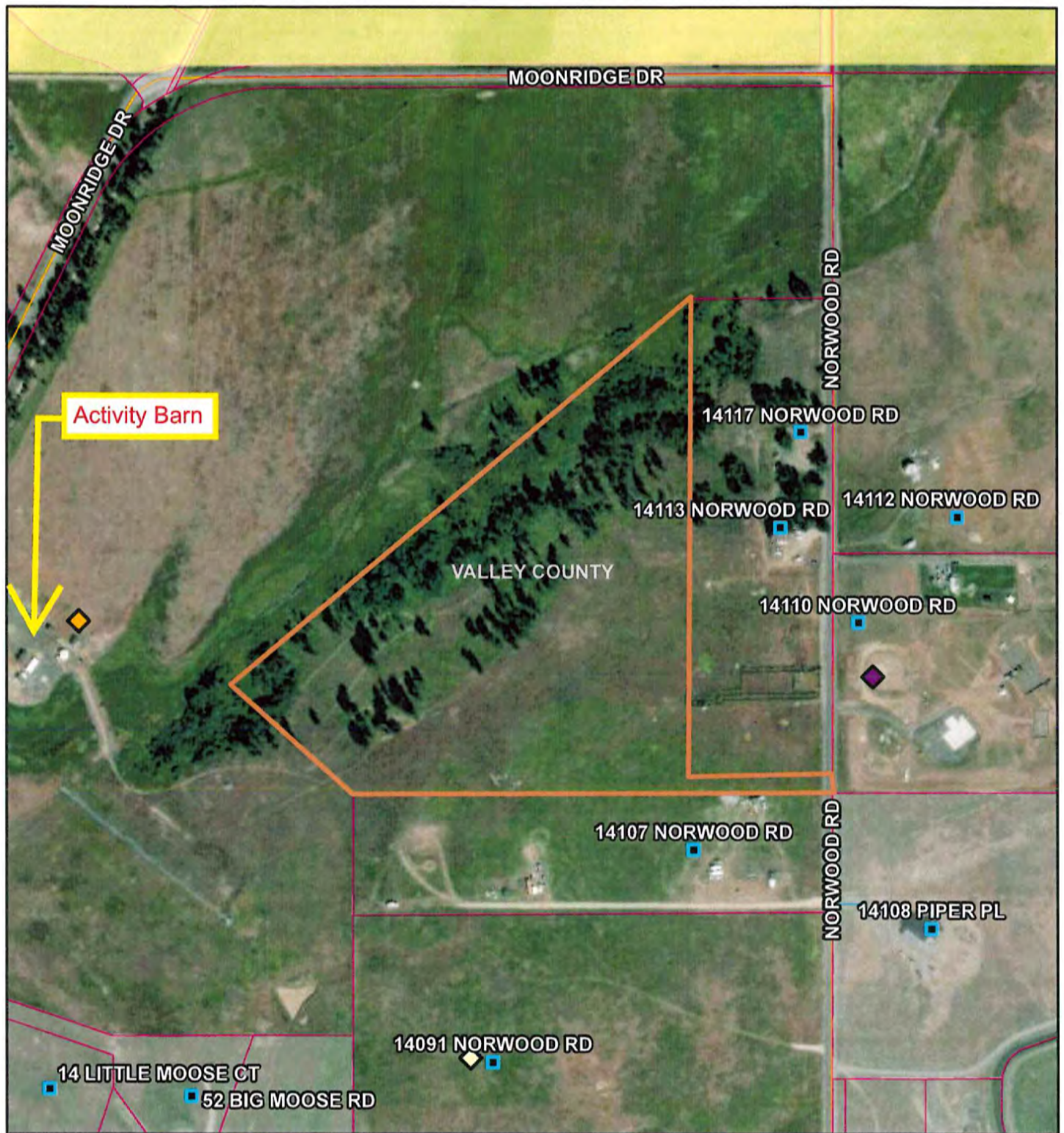


4/2/2025, 10:49:37 AM



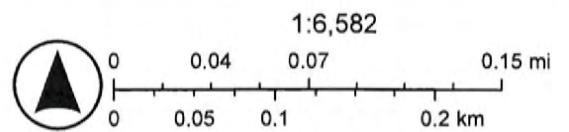
Maxar

SUB 25-009 Wood Run Heights - Aerial - Approximate Boundary



4/2/2025, 10:43:50 AM

- | | |
|-------------------|-------------------|
| Permits | Parcel Boundaries |
| EXC | Roads |
| Privy | COLLECTOR |
| RVC | URBAN/RURAL |
| City Impact Areas | PRIVATE |
| Address Points | |



Maxar



Image from Google Maps, 2025

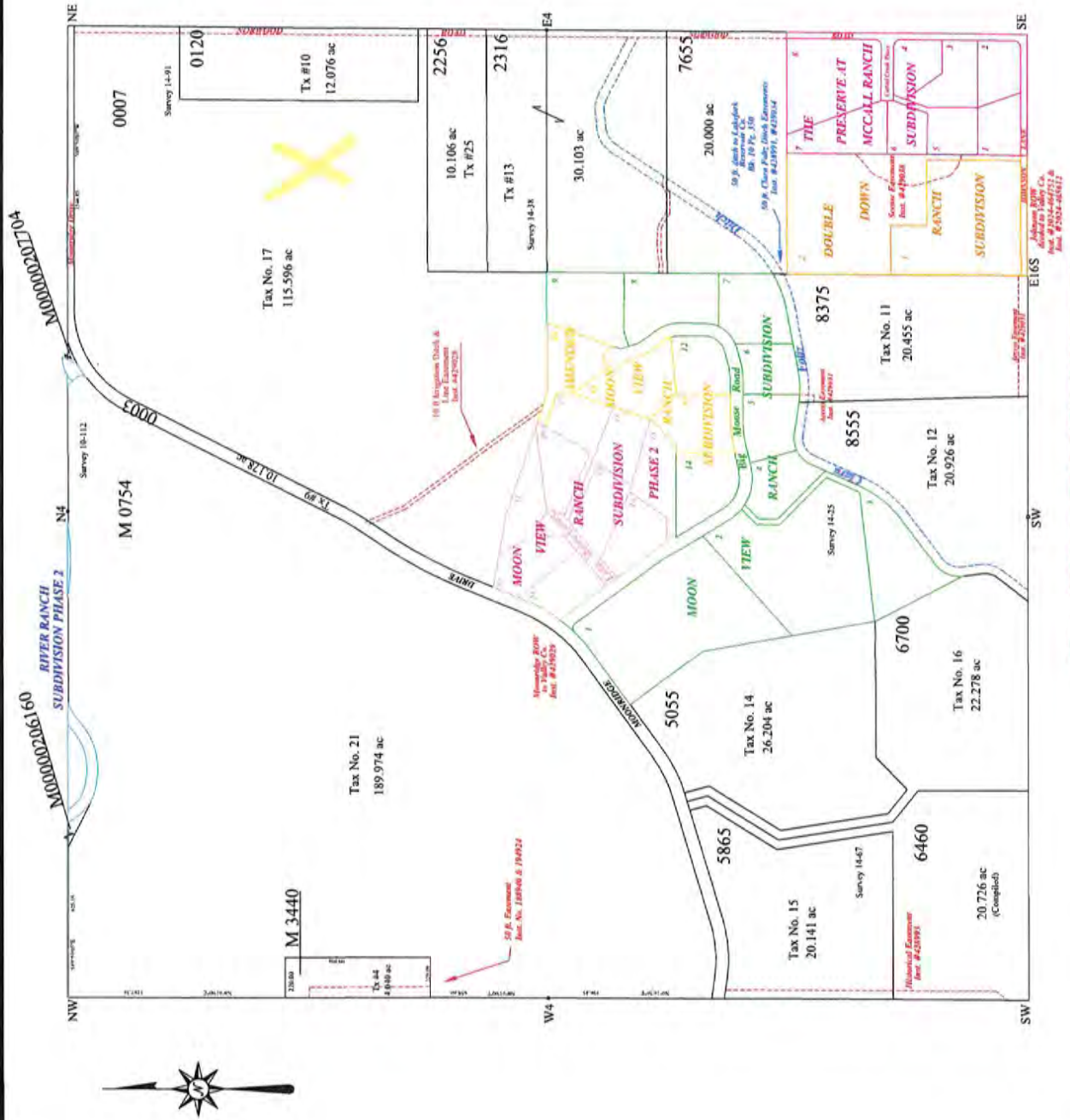
Google Street View Looking Westward from Norwood Road, August 2024





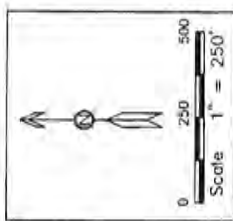
TWP. 18N R03E SEC. 29

Filename:	Valley County Base Map
Scale:	1" = 1 mile
Date:	2/10/2025
Drawn by:	L. Frederick





I, Rod M. Skiftun, a Professional Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made under my direct supervision in October 2020, and that it correctly represents the points, courses and distances as recorded in said field notes.



They were surveyed with Topcon GR-5 base and rover units and a Leica 3" total station. GPS base control points were located from the nearest NAD83 and/or observations with solutions from NOS GPS CORS. The distances between are ground distances using a scale factor of 0.000297630857 originating at CP "TOP". (See NOS #429001) Azimuthal grid azimuths and elevations are derived from the Geoid 12b model.

Bearings are based on

GPS derived UTM Zone 18N Plane West (1103) NAD83
Vertical Datum NAVD 86

Survey References

PLANTS

Blackump Sub., Book 4, Page 52, Inst. No. 350569, 1979

Payette River Sub. No. 2, Book 7, Page 92, Inst. No. 132772, 1982

RECORDS OF SURVEY

Sec. 33, Book 3, Page 185, Inst. No. 130441, 1991

Sec. 18, Book 4, Page 121 Inst. No. 193671, 1992

Sec. 18, Book 4, Page 10, Page 11, Inst. No. 326527, 2007

DeBoer & Mirror Pond L.C. Book 14, Page 25, Inst. No. 429001, 2020

Survey Narrative

This record of survey is being prepared and recorded to show the lot line adjustment involving McCall Ranch Parcel 24 and 25, ROS #479001 and subsequent desiring a single rectangular Parcel 25 which encompasses the existing 3 parcels, RP18NO3E290100, RP18NO3E290040, and RP18NO3E291850. The owners desire to adjust the line between the two parcels to keep all wetlands on the Parcel 25.

RECORD OF SURVEY

Valley County, Idaho

LOT LINE ADJUSTMENT

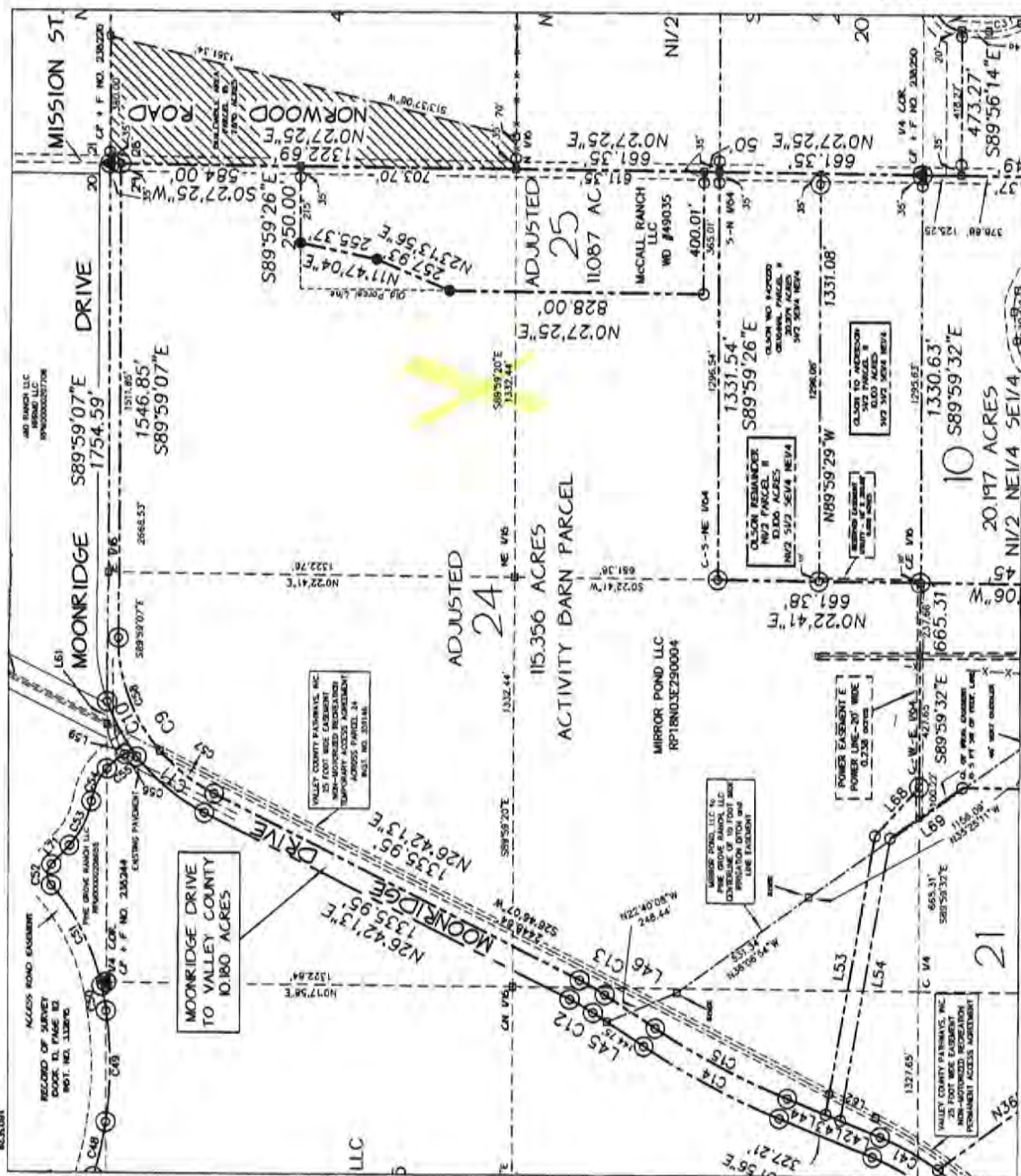
McCall Ranch Parcels 24, 25A, 25B, & 25C
MIRROR POND LLC, DEBIEB, BROWN'S INDUSTRIES, INC.

in the NE1/4 and the SE1/4 NW1/4
section 29, T. 18 N. R. 3 E. RM.

Valley County, Idaho

Valley County, Idaho
 DEER BOUND TOWNSHIPS HOLDING

SKIFTUN LAND SURVEYING, INC.
13784 HIGHWAY 55
MCALL, IDAHO 83638
208-634-3696/FAX 208-634-8475



LEGEND

- client boundary line
 section breakdown lines
 adjusted parcel lines
 old parcel lines
 existing fence lines
 set 1/2" rebar
 found brass cap
 calc. point, nothing set
 found aluminum cap
 found 5/8" rebar
 found 1/2" rebar
 found monument as noted

Curve Table

[illegible]

Line Table

NUM	EFF	ARING	DISTANCE
L42	521.51	56.11	141.21
L43	521.51	56.11	51.12
L44	521.51	56.11	134.68
L45	521.51	56.11	198.26
L46	533.12	20.11	198.26
L47	533.12	20.11	198.26
L48	533.12	20.11	198.26
L49	580.08	36.11	920.09
L50	580.08	36.11	932.52
L51	526.46	07.11	190.77
L52	526.46	07.11	190.77
L53	526.46	07.11	190.77
L54	526.46	07.11	190.77
L55	526.46	07.11	190.77
L56	526.46	07.11	190.77
L57	526.46	07.11	190.77
L58	526.46	07.11	190.77
L59	526.46	07.11	190.77
L60	526.46	07.11	190.77
L61	526.46	07.11	190.77
L62	526.46	07.11	190.77
L63	526.46	07.11	190.77
L64	526.46	07.11	190.77
L65	526.46	07.11	190.77
L66	526.46	07.11	190.77
L67	526.46	07.11	190.77
L68	526.46	07.11	190.77
L69	526.46	07.11	190.77
L70	526.46	07.11	190.77
L71	526.46	07.11	190.77
L72	526.46	07.11	190.77
L73	526.46	07.11	190.77
L74	526.46	07.11	190.77
L75	526.46	07.11	190.77
L76	526.46	07.11	190.77
L77	526.46	07.11	190.77
L78	526.46	07.11	190.77
L79	526.46	07.11	190.77
L80	526.46	07.11	190.77
L81	526.46	07.11	190.77
L82	526.46	07.11	190.77
L83	526.46	07.11	190.77
L84	526.46	07.11	190.77
L85	526.46	07.11	190.77
L86	526.46	07.11	190.77
L87	526.46	07.11	190.77
L88	526.46	07.11	190.77
L89	526.46	07.11	190.77
L90	526.46	07.11	190.77
L91	526.46	07.11	190.77
L92	526.46	07.11	190.77
L93	526.46	07.11	190.77
L94	526.46	07.11	190.77
L95	526.46	07.11	190.77
L96	526.46	07.11	190.77
L97	526.46	07.11	190.77
L98	526.46	07.11	190.77
L99	526.46	07.11	190.77
L100	526.46	07.11	190.77

*Located in the NE 1/4 of Section 29 T.18N., R.3E., B.M.
Valley County, Idaho*



1. All lots shown are subject to and governed by the provisions of the Declaration of Restrictive Covenants, Conditions and Restrictions for the Valley County, Idaho, Recorder as Instrument No. _____, as the same may be amended.
2. Road 1 and its right of way as depicted on this Plat is private; and, after completion, it will be owned and maintained by the Wood Run Heights Property Owners Association, as is further provided in the Private Road Declaration, which is being recorded concurrently with this Plat with the Office of Recorder of Valley County, as Instrument Number _____.
3. Utilities will be completed as provided in the Declaration of Utilities, which is being recorded concurrently with this Plat with the Office of Recorder of Valley County, Idaho, as Instrument No. _____.
4. There shall be no further division of any Lot depicted on this Plat, as provided in the General Declaration and without prior approval from the Health Authority and Valley County.
5. This Plat is subject to compliance with Idaho Code Section 31-31-3805. Irrigation is not provided.
6. Flood zones shown on this plat are per FEMA FIRMA panel #16085C 1001 Effective January 1, 2015:
Flood Zone X, N/A
Base Flood Elevation: _____
Floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.
7. 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.
8. Per Valley County Code, only one wood burning device shall be allowed per lot.
9. All lighting must comply with the Valley County Lighting Ordinance.
10. Surrounding land uses are subject to change.

PROJECT DATA

TOTAL ACREAGE: 27.61 AC.

BUILDABLE LOTS: 14

AVERAGE LOT SIZE: 1.74 AC.

ACREAGE OF RIGHT-OF-WAY. 3.31 AC. TOTAL

NEW ROADS: 3.27 AC.

EXISTING ROADS: 0.04 AC.

LEGEND

- WET AREA -- NO BUILDING
- EXISTING FENCE
- EASEMENT LINE

SECESH ENGINEERING, INC.
McCall, Idaho

04/24/2025

Brundage Mountain Resort
3860 Goose Lake Road
McCall ID 83638

Valley County Planning and Zoning
Cynda Herrick
219 North Main Street
PO Box 1350
Cascade ID 83611

RE: Response to County Letter Received 4/15/2025

Dear Cynda Herrick,

I write to you today to address your comments from your letter dated 4/7/2025. For ease of review, I have included your comments with my responses in red.

- The requirements of VC 9-5h-1.D include a summary of the comments received at the neighborhood meeting. *A zoom call was held. Constructive questions and answers mostly regarding lot size, circulation, fire mitigation. Neighbors were in agreeance with the proposed phase. At a later date, a call was received by a neighbor who was unable to attend the Zoom call. Her concern was the current condition of Norwood Road.*
- The application states there are water rights; what is the plan for these water rights? Plat note 5 states irrigation is not provided. *Correct, the existing 115-acre parcel has water rights. The parcel currently has 97.5" of water available to it. Per my conversation with Shirley Florence of Lake Irrigation District this property is allotted 1" of water per acre. Once the 27+- acres are subdivided there will be excess of approximately 9.5" of water that will need to be assigned. There is no intention of assigning that 9.5" of water to Wood Run Heights. Assignment will be determined prior to recording of the final plat.*
- The application states there is an irrigation easement. Is this on the portion that is proposed for platting or on the remainder of the larger parcel? All easements must be shown on the plat. *Shirley Florence with the Lake Irrigation District confirmed that the district does not have any delivery facilities on the parcel.*



- The impact report states that easy access to the rail-trail will be provided to the property owners. Will this be an easement through the activity barn site? How would this access be maintained in the future? **There are no plans for a recreational easement. Brundage plans to allow access through the remainder property, however it will not be a permanent easement.**
- Do you propose dedicating the road right-of-way for Norwood Road to Valley County? **Yes.**

Please reach out if you have any questions or need additional items.

Thank you for your time.

Regards,

Heidi Schneider

Heidi Schneider

Development, Brundage Mountain Resort



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # SUB 25-009

Preliminary / Final / Short Plat Wood Run Heights Sub

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

Reviewed By: SLP

Date: 4/11/25

SUB 25-009 Wood Run Heights

From: Ryan Garber <ryan@mccallfire.com>

Sent: Monday, April 21, 2025 12:14 PM

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

Cc: Mike Bertrand <mike@mccallfire.com>; Garrett de Jong <garrett@mccallfire.com>

Subject: SUB 25-009 Wood Run Heights

Cynda,

I have the following comments on Wood Run Heights preliminary plat.

- In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a 30,000-gallon water storage tank for fire protection shall be installed on-site, in accordance with NFPA 22, inspected and made operable prior to building construction (501.4, IFC2018). The site plan, including the tank location, position, accessibility, etc., needs to be approved by the fire district prior to the installation.
- All access roads shall be built to Valley County standards and have an unobstructed width of not less than 20 feet (D103.1), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (503.2.1). Grade shall not exceed ten percent (D103.2).
- Where a fire hydrant or draft site is located along a fire access road minimum road width shall be 26 feet exclusive of shoulders (D103.1)
- Dead end access roads longer than 150 feet shall have a turn around the meets the requirements in IFC Appendix D (Table D103.4)
- A wildfire protection plan should be prepared, and any fuels mitigation recommendations should be instituted.
- Roads and water supply for fire protection shall be installed, inspected, and made operable prior to final plat or building construction within each phase(501.4, IFC2018).

Ryan

Captain Ryan Garber

Fire Prevention / Code Enforcement

McCall Fire & EMS

201 Deinhard Lane

McCall, ID 83638

www.mccallfire.com

Office: (208) 634-4306

Cell: (208) 469-0135

Valley County PZ - Public Hearings - May 15, 2025

To:Lori Hunter

Cc:Chris Johnston <Chris.Johnston@itd.idaho.gov>;Steffen Verdin
<Steffen.Verdin@itd.idaho.gov>;Favors Schildgen, Jennifer L (FAA)
<Jennifer.L.Favors.Schildgen@faa.gov>

Date: Fri 4/11/2025 10:46 AM

Hi Lori -

- SUB 25-007 Smokejumper Drop Zone - All eight lots are between 2.25 and 2.35 miles from end of Rwy 34. In Conical Surface. Straight-in jet traffic will regularly fly over this subdivision on IFR (Instrument Flight Rules) approach, as well as on departure. Recommend Avigation Easement in CCRs as Condition of Approval. For future building permits, enter lat/long, site elevation, and building height into <https://mccall.maps.arcgis.com/apps/instant/3dviewer/index.html?appid=4412279e0a414e999da4c5841cc69161>. File FAA-Form 7460-1 if Exceeds Notice Criteria.
- SUB 25-008 Circle P Subdivision - No Airport Comments
- SUB 25-009 Wood Run Heights - All 14 proposed lots are less than one mile from end of Rwy 34. In Horizontal surface. Aircraft flying VFR (visual flights rules) in the pattern will regularly fly over this subdivision as they enter base leg for final approach to Rwy 34. Recommend Avigation Easement in CCRs as a Condition of Approval. For future building permits, enter lat/long, site elevation, and building height into <https://mccall.maps.arcgis.com/apps/instant/3dviewer/index.html?appid=4412279e0a414e999da4c5841cc69161>. File FAA-Form 7460-1 if Exceeds Notice Criteria.
- SUB 25-010 Saddle Rock Phase 5 - No Airport Comments
- SUB 25-011 Ashton Corner - No Airport Comments
- SUB 25-Jughandle View - No Airport Comments

Thank you,
Emily

Emily Hart, C.M. | McCall Airport Manager
336 Deinhard Lane Hangar 100 | McCall, ID 83638
Direct: 208.634.8965 | Cell: 208.630.3441
www.mccall.id.us/airport

LAKE IRRIGATION DISTRICT

District Manager:

John Leedom [REDACTED]

Secretary:

Shirley Florence [REDACTED]

PO Box 3126
McCall, ID 83638

Board Members:

Art Troutner [REDACTED]
Justin Florence
Will Maki

MAY 2, 2025

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

Re: SUB 25-009 Wood Run Heights

To Whom It May Concern;

The Lake Irrigation District board comments at this time:

- This parcel of land is within the Lake Irrigation District (LID) and does have LID water assigned to it.
- When a parcel of land is divided within an irrigation district, the developer must designate how they wish it to be split, per Idaho code, and present it to the district board for approval. The developers are in contact with the LID secretary and are working on the water split or reallocation.
- Any ditch running through this property is on "on farm" ditch, not a Lake Irrigation District Facility.

For questions, feel free to contact Shirley Florence [REDACTED] or John Leedom [REDACTED]

Sincerely,

Shirley Florence
Secretary



April 14, 2025

Cynda Herrick
Planning Director and Zoning Director
Star City Hall
P.O. Box 1350
Cascade, Idaho 83611
cherrick@co.valley.id.us

Subject: Valley County PZ - Public Hearings - May 15, 2025

Dear Ms. Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects 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://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

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

- 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 contractor(s) 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 contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED 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 district health department.
- 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 ground water.
- 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) 373-0550.

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.
- 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.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (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.
- 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 ground water 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) 373-0550.

4. SURFACE WATER

- 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 James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- 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) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER 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 Conservation 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 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 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.

- **Ground Water 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."

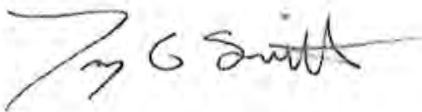
For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. 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 conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. 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

Contact your local irrigation entity before you begin any construction, landscaping or other activity within a ditch easement.

Any unauthorized encroachments will be removed at your expense, in accordance with Idaho law.

Can I relocate and/or pipe the irrigation facility on my property?

Yes. But you must first obtain written permission from the entity operating the irrigation facility.

To obtain permission, contact your local irrigation entity to determine what information they will need to review your request. They will also advise you of any standards and/or specifications relating to moving or piping an irrigation facility.

Generally, canals and lateral ditches may only be relocated or piped during the non-irrigation season, after water is out of the delivery system.

Will the irrigation entity work with me to address my questions?

Yes. Contact your local irrigation entity if you have questions about the ditch easement on your property.

The irrigation entity can give you information about the irrigation facility in question. This may include:

- The scope of the ditch easement, including the access necessary to operate, clean, maintain and repair the facility; and
- Any policies and/or procedures regarding encroachments and/or modifications.

We appreciate your cooperation in working to protect our irrigation facilities. Feel free to contact us if you have any questions.

PO Box 3126
McCall, Idaho 83638

Shirley Florence
SECRETARY
208-634-9235

John Leedom
MANAGER
208-634-9672

Board Members

Justin Florence
Will Maki
Art Trounner



Each year, Idaho's water users divert millions of gallons of water from Idaho's rivers, reservoirs and aquifers. This water is delivered to farms, neighborhoods, parks and schools throughout the state through thousands of miles of canals, laterals, ditches and other facilities.

Since many of these facilities cross private property, it is important for you to understand the rights and obligations associated with a ditch easement or right-of-way (referred to as a "ditch easement").

What is a ditch easement?

- A ditch easement includes the irrigation facility and enough land along both banks to allow access for operation, cleaning, maintenance and repair. The width of the easement will vary depending on the facility.
- Access allows operators to remove sediment and other debris, mow, spray/burn and refurbish facilities and to perform other maintenance activities.



- The ditch easement includes the right to deposit any removed debris or other material on the banks of that facility.

- It is not required for a ditch easement to be recorded or notated on your deed(s). Mere existence of the facility constitutes notice of the ditch easement.

- Ditch easements are not public property and are not open to public use. Unauthorized third-party use of this land is a trespass.

Is there a ditch easement on my property?

If your land is crossed by a water delivery facility, there is likely an easement on your land.

You may use the easement area. However, you cannot interfere with access for operation, cleaning, maintenance or repair activities.

What are the irrigation entity's duties?

Irrigation entities must operate and maintain the facilities to minimize the risk of overtopping the banks, failure of the facility and/or blockage. This includes regular monitoring of water flows, ditch banks and irrigation structures.

Ditch easements are necessary to perform these duties. Access must not be blocked.

What happens if I encroach on a ditch easement?

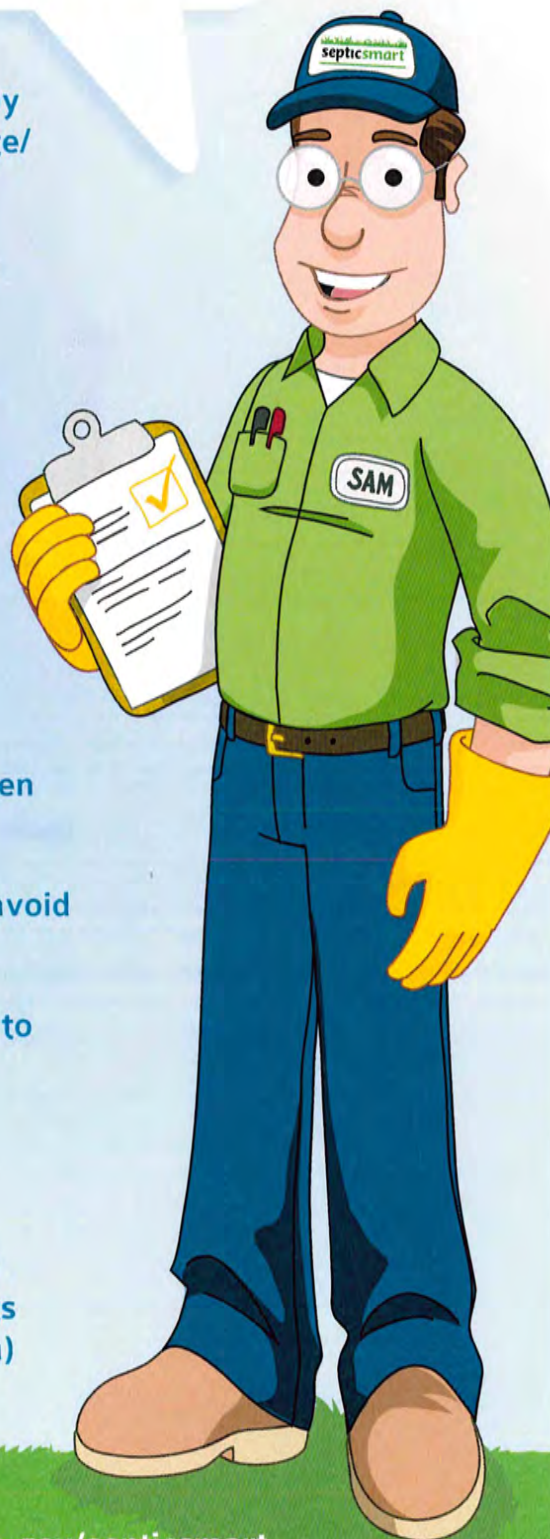
Encroachments onto ditch easements interferes with access for operation, cleaning, maintenance and repair activities.

Idaho statute (42-1209) prohibits the placement of any encroachment within a ditch easement – including buildings, parking areas, fences, landscaping and other structures or activities within the ditch easement.



Top 10 Ways to Be a Good Septic Owner

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



A Homeowner's Guide to Septic Systems



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

January 2001

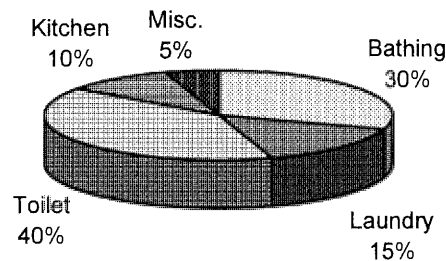


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

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

Household Wastewater

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



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

Your Septic System

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

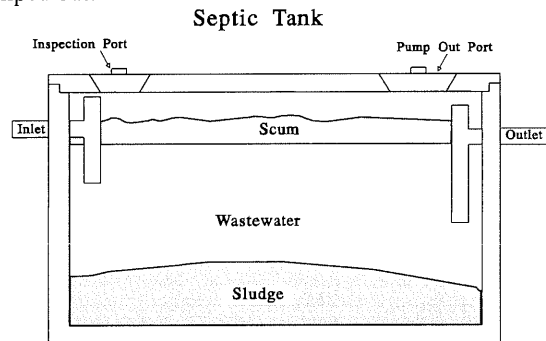
Septic Tank

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

A septic tank has three main functions:

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

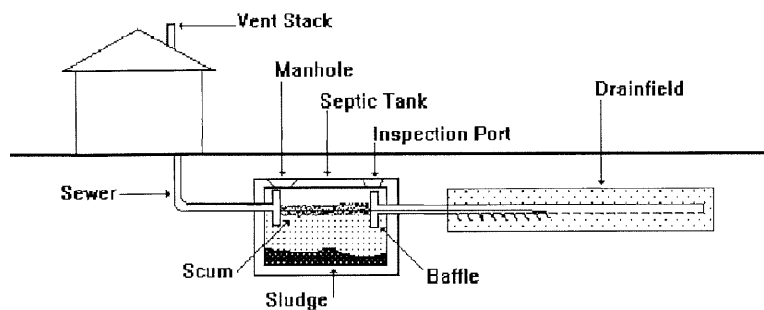
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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



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

Drainfield

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



Soil

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

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

Caring for Your Septic System

Installing Your System

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

Inspecting Your System

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

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

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

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

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

Maintaining Your System

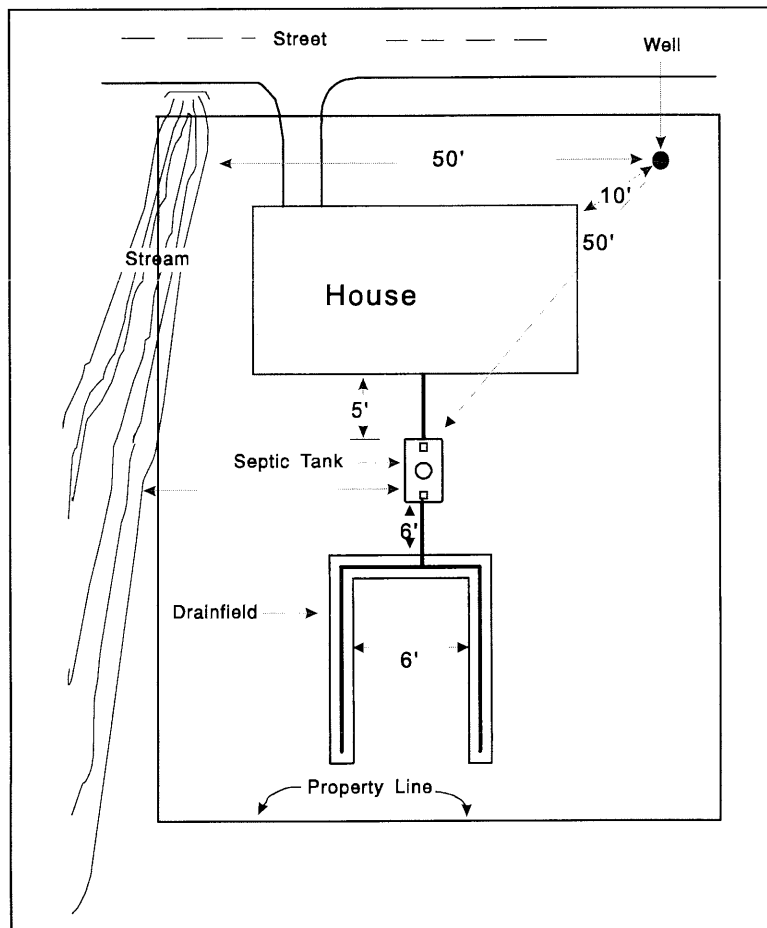
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

Mapping Your System

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

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

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



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

Warning Signs of System Failure

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

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

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

Septic System Dos and Don'ts

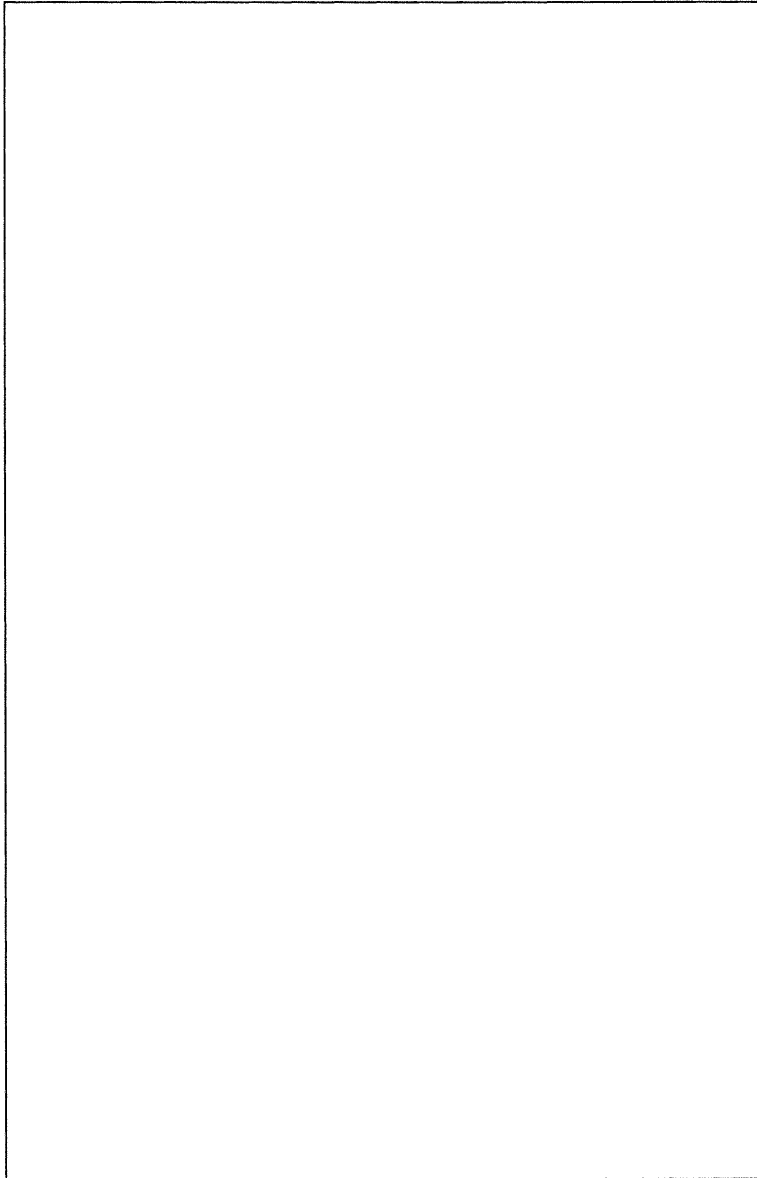
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

Do

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

Don't

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



Map your septic system here

For More Information

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

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

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

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

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

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

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

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