

Valley County Planning and Zoning

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STAFF REPORT:	SUB 25-013 Eld Ranch Estates – Preliminary Plat
MEETING DATE:	July 10, 2025
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT:	Greater Good Investments LLC, c/o Mark Young 1479 Mace RD, Eagle, ID 83616
PROPERTY OWNER:	Eld Ranch Investments LLC 6700 N Linder RD STE 156, PMB 243, Meridian, ID 83646
ENGINEER:	Crestline Engineers PO Box 2330, McCall, Idaho 83638
SURVEYOR:	Dunn Land Surveys 25 Coyote Trail, Cascade ID, 83611
LOCATION:	Parcel RP16N04E199005 located in the SE ¼ Section 19, T.16N, R.4E, Boise Meridian, Valley County, Idaho
SIZE:	55 acres
REQUEST:	20-Single-Family Residential Lots and 2 Open-Space Lots
EXISTING LAND USE:	Agricultural (Dry Grazing)

Greater Good Investments LLC is requesting a conditional use permit for a single-family residential subdivision on 55 acres. The plat includes 20 buildable lots and two open space lots. Proposed lot sizes range from 1.5 to 4 acres.

Individual septic systems and individual wells are proposed. All proposed utilities (electric, cable television, and telephone) would be installed underground.

Wetlands will be delineated. The portion of Lot 20 within the floodplain has been noted as a “no build zone”. The applicant states there are no existing or proposed irrigation ditches, streams, drainage ditches, or known underground watercourses in this site.

The proposed plat includes the dedication of a 70-ft wide road right-of-way for Gold Fork Road.

The lots would be accessed from new, paved, private roads onto Gold Fork Road, a public road. There is an existing ingress/egress along the northern portion that has been included on the plat.

CCRs and a Wildfire Urban Interface Fire Protection Plan will be submitted at a future date. A water tank for fire suppression is proposed in Lot 9.

The length of the proposed TBD ROAD 1 is approximately 2,925 linear feet; therefore, a variance of VCC 10-4-4.F.6 is requested.

FINDINGS:

1. A neighborhood meeting, as required by VCC 9-5H-1.D, was held on April 30, 2025.
2. The application was submitted on May 27, 2025.
3. Legal notice was posted in the *Star News* on June 19, 2025, and June 26, 2025. The property owner and applicant were notified by letter on June 9, 2025. Potentially affected agencies were notified on June 9, 2025. Property owners within 300 feet of the property line were notified by fact sheet sent June 11, 2025. The notice was posted online at www.co.valley.id.us on June 9, 2025. The site was posted on June 24, 2025.

4. Agency comment received:

Brent Copes, Central District Health, stated subdivision application, fees, test holes, ground water monitoring and engineering report are required. (July 1, 2025)

Neil Shippy, Water District 65 Watermaster, stated the property has a portion of two water rights. An irrigation system to deliver water to each parcel is required per Idaho Statute 31-3805. (June 16, 2025)

Jerry Holenbeck, Donnelly Fire Marshal, listed requirements for roads, driveways, addressing, fire protection water supply, and wildfire prevention. All roads shall be inspected and approved by Donnelly Fire prior to final plat. A 30,000-gallon underground water storage tank is required. (June 23, 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. (June 17, 2025)

5. Public comment received:

Simpco Estates POA Board of Directors are opposed to any proposal for secondary road access through Simpco Estates. The paved roads within Simpco Subdivision were paid for by property owners in a shared cost arrangement with Valley County; these include Barker Lane, Barker Loop, Zoon Lane, and Leland Drive. Additional traffic would increase wear on the streets and negatively impact Simpco Estate property owners. (June 21, 2025) Staff: HOA paid for the oil to make the asphalt per McFadden.

Bob and Gerry Luffel, Barker Loop, stated this first phase of development seems reasonable and consistent with surrounding area. They oppose any future road access from Eld Ranch Estates through Simpco Estates. (June 21, 2025)

Kurt and Michele Stelling are opposed to any secondary access through Simpco Estates. They are concerned about the effect on wildlife; larger lots might be more favorable. (June 30, 2025)

6. Physical characteristics of the site: The area has rolling topography, and portions have slopes in excess of 15%. The approximate wetland area is shown on the preliminary plat. Grass and some treed areas.
7. The surrounding land use and zoning includes:
 - North: Single-Family Residential Parcels and Lots; Agricultural (Dry Grazing)
 - South: Single-Family Residential Parcels and Lots
 - East: Agricultural (Dry Grazing and Timber)
 - West: Single-Family Residential Parcels; Grandfathered Gravel Pit
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.

- 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.
- 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').

10-4-6: EASEMENTS:

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

10-5-1: STREET AND UTILITY IMPROVEMENTS:

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

Dedication of public rights-of-way does not guarantee that the public road will be maintained by Valley County. Public rights of way are allowed with roads that are maintained by homeowners.

Public rights of way shall be provided through properties to adjacent lands for the purpose of circulation, when reasonable.

- C. **Private Road Declaration:** In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- 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 +24.

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.

P&Z Commissioners: When assigning numbers, please follow the guidance in the Appendix A of Title 9 of the Valley County Code:

- 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).

STAFF COMMENTS / QUESTIONS:

1. This site is within the Donnelly Fire District and Water District 65. It is not within an irrigation district nor a herd district. The application states there are water rights.
2. Additional conditional use permits and SUB applications will be required for any additional phases. This application is only for the area shown on the preliminary plat.
3. The applicant is asking for a variance for length and a variance for delayed submittal of the wildland urban interface fire protection plan.
4. The proposed road length is 2,925-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. In the phased plan it will not be a dead-end street.
5. If approved, the motion should include approval of the variances for road length and wildland urban interface protection plan submittal.
6. The application cover letter refers to additional phases and amenities such as walking paths. Any easements for pathways for this particular plat should be included on the final plat.
7. Lot 20 looks too small for constructing anything due to the floodplain...?
8. What is the grade of the road?
9. What is the maximum grade of potential driveways?
10. Neil Shippy, Water District 65 Watermaster, stated the property has a portion of two water rights. An irrigation system to deliver water to each parcel is required per Idaho Statute 31-3805. How are you going to accomplish this?
11. Staff recommends a public right-of-way with private roads for connectivity, until such time that the Board of County Commissioners agree to maintain.

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
- Assessor Plat – T.16N R.4E Section 19
- Record of Survey 5-436
- Image from Google Maps
- Photos taken July 24, 2025
- Preliminary Plat
- Applicant's Response – June 18, 2025
- Responses
- Septic System Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. 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.
5. 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.
6. The final plat shall be recorded within two years, or this permit will be null and void.
7. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.
8. A letter of approval is required from Donnelly Fire District.
9. The location of the water storage tank for emergency response must be noted on the final plat.
10. Wetlands and floodplains shall be marked as no-build areas; a delineation of wetlands is required.
11. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
12. All easements shall be shown on the final plat.
13. A deed from the applicant to Valley County shall be prepared for the transfer of road right-of-way along Gold Fork Road.
14. A private road declaration shall be recorded with the final plat.
15. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber optics (conduit).
16. 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.
17. Shall contact Donnelly U.S.P.S. Postmaster to determine if a Cluster Box Unit for mail delivery is appropriate for this development.
18. CCR's, if recorded, should address lighting, noxious weeds, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, low water/natural landscaping, prohibiting yews in landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.

19. CCR's shall provide for long-term maintenance of requirements identified in the Wildland Urban Interface Fire Protection Plan and memorialize any buried tanks and their continued maintenance.
20. The following notes shall be placed in the notes on the face of the final plat:
 - "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
 - "All lighting must comply with the Valley County Lighting Ordinance."
 - "Only one wood burning device per lot."
 - "Surrounding land uses are subject to change."

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

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

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

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

APPENDIX A

MATRIX FOR RATING

QUESTIONS 1, 2, and 3

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

RATE THE SOLID SQUARES AS +2

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

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

Compatibility Questions and Evaluation

Matrix Line # / Use: #3

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +2 X 4 +8

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

S.F. Residential

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

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

S.F. Residential Subdivision

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

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

See 1 & 2 with Agriculture

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. Open space is proposed along Gold Fork Rd. Other uses

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

5. are S.F. residential.

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

Yes - S.F. residences and parcels

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

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

Yes, S.F. residential.

Will be impact on Barker, Gold Fork, Davis CR

(+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, will be some noise & smoke. Dust during construction.

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

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

Will have power, fire tanks, & open areas.

Quite a distance for service providers.

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

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

Will pay taxes, but impact services

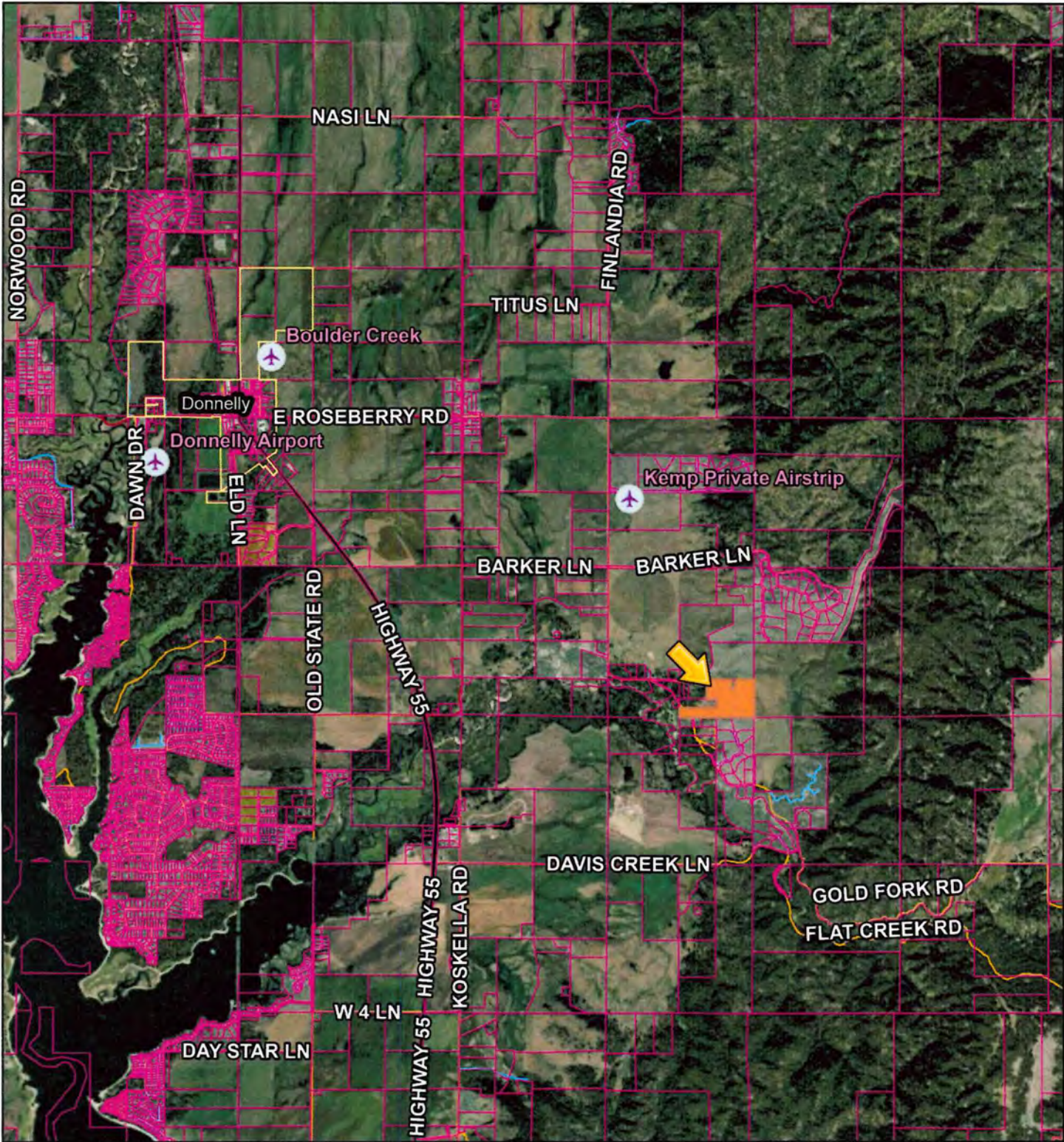
Sub-Total (+) 26

Sub-Total (--) 2

Total Score +24

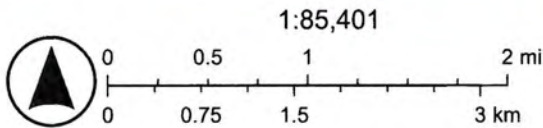
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

SUB 25-013 Location Map



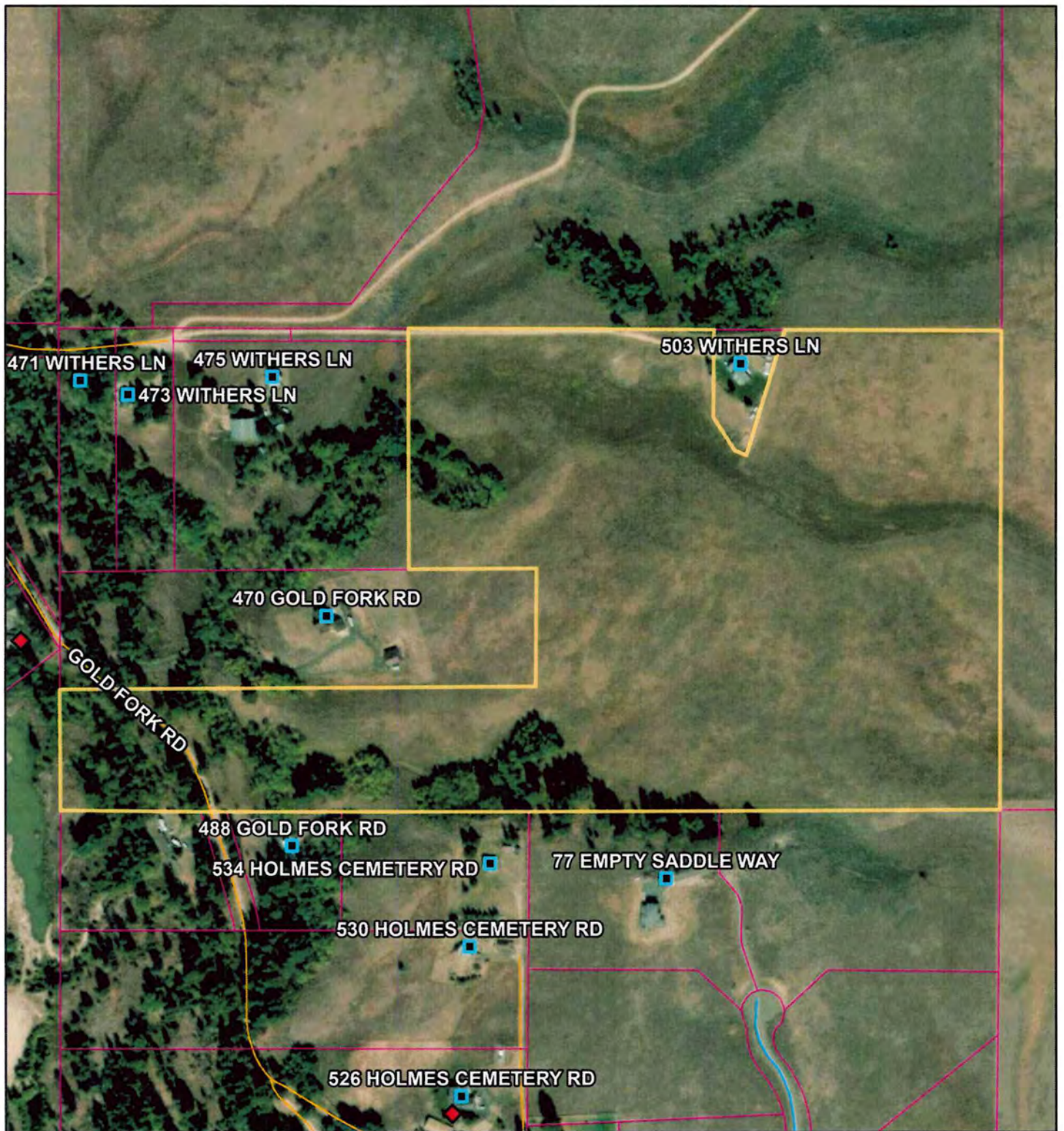
6/2/2025, 2:05:18 PM

-  Airstrips
-  Municipalities
-  Parcel Boundaries



Earthstar Geographics

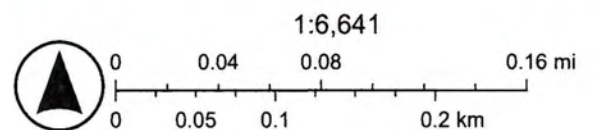
SUB 25-013 Aerial Map



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Permits

- ADU
- Address Points
- Parcel Boundaries



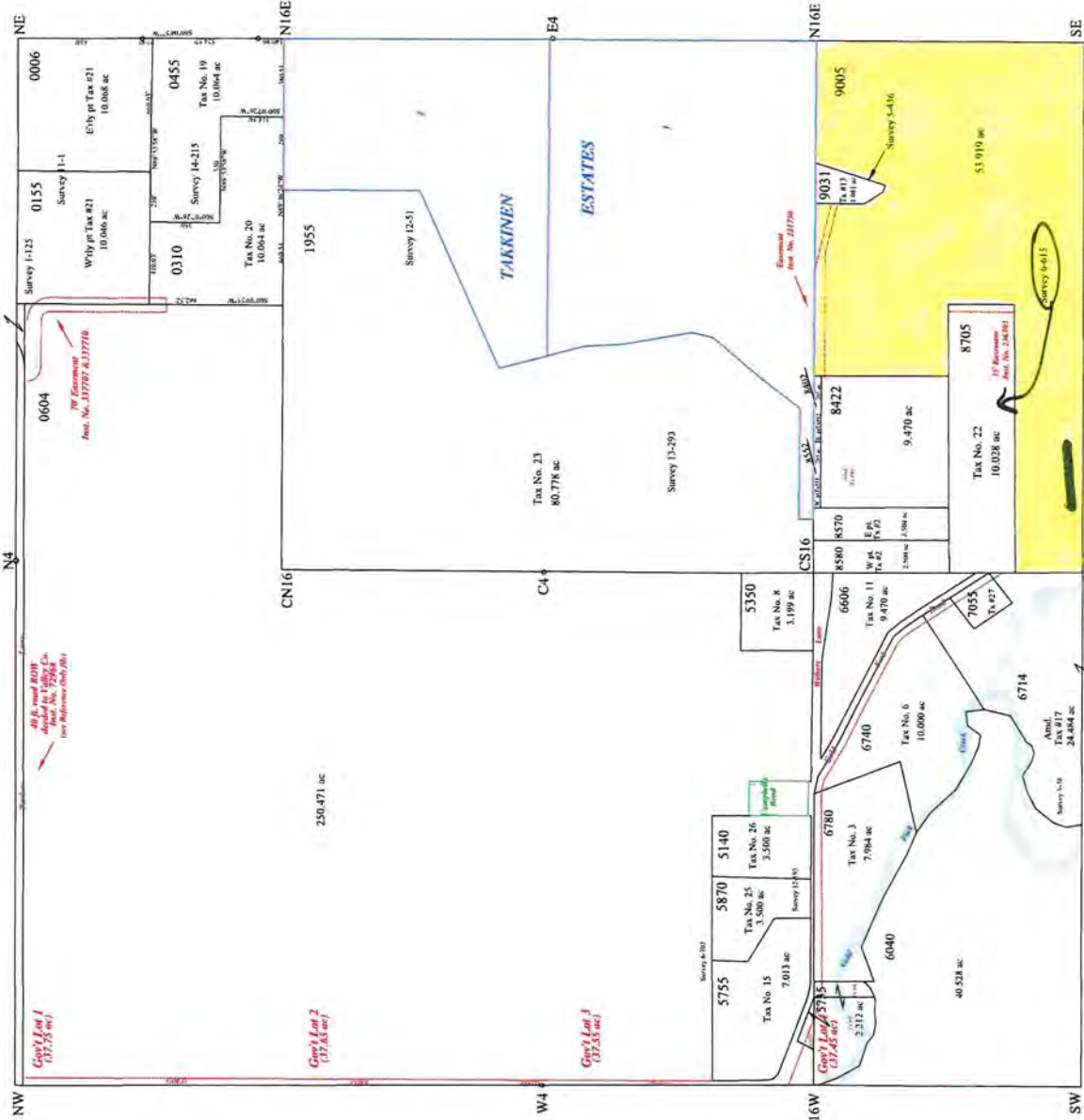
Maxar

PLAT TITLE

T W P . 1 6 N R O 4 E S E C . 1 9

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

Filename:
Valley County Base Map
Scale: ~~1"=1000 ft.~~
Date: 4/8/2024
Drawn by: L. Frederick

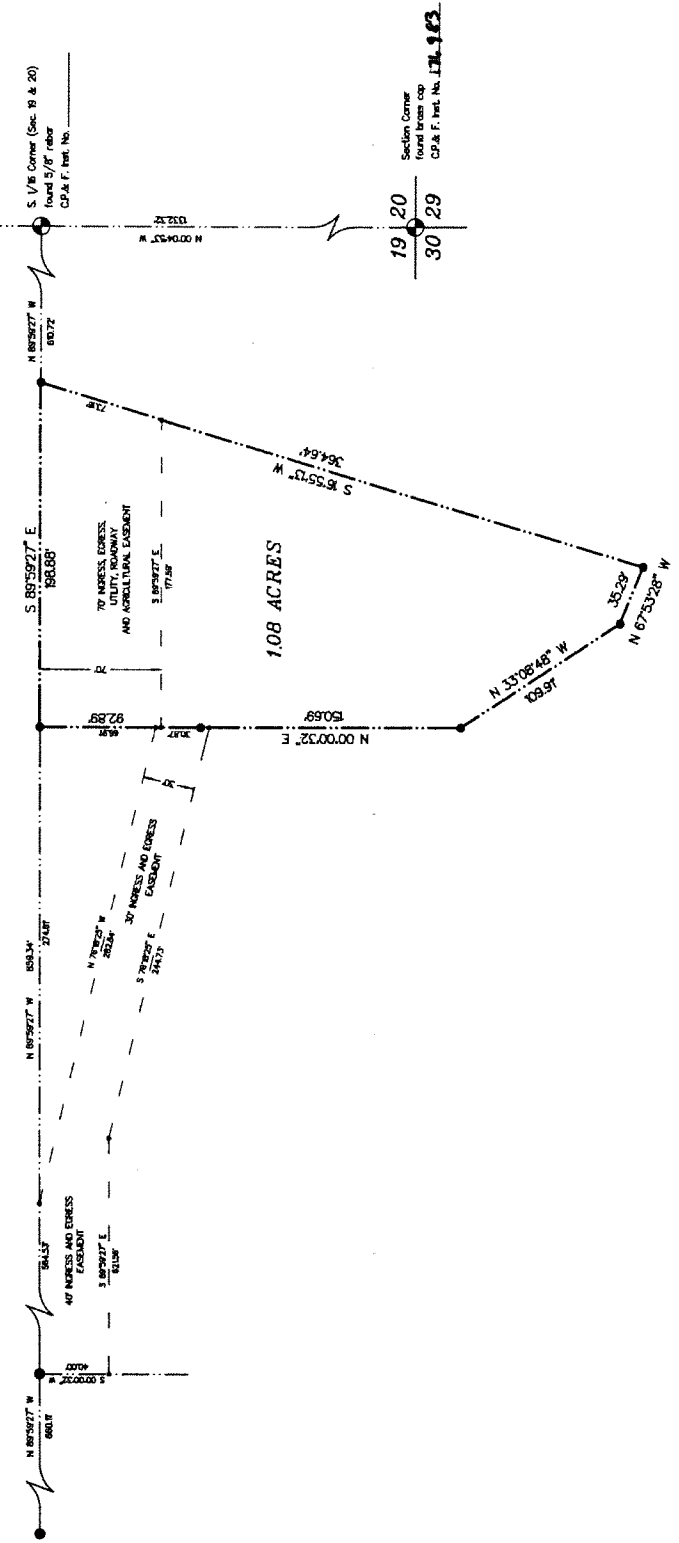


This drawing is to be used for reference purposes ONLY. The County is NOT responsible for any inaccuracies contained herein.

22-526
BOOK 5 PAGE 434
RECORDS OF SURVEY
INST. NO.

19 20
1/4 Corner
found aluminum cap
CP & F. Inst. No. 20554
195 OCT 17 AM 11 42
REQUESTED BY
Kerr
RECORDED
54454
FEB 2 1996
624

I, Joel W. Drouillard, a Professional Land Surveyor,
do hereby certify that this plat was prepared from
notes taken during an actual survey made by me in
September 1996, and that it correctly represents
the points, courses, and distances as recorded in
said field notes.



scale : 1 in = 50 ft

surveyed by:
Kerr Surveying
PO Box 853
McCall, ID 83638
208-634-2686

Section Corner
found bronze cap
CP & F. Inst. No. 17114

LEGEND

- found monument as noted
- found 5/8" rebar
- set 1/2" x 24" rebar w/ plastic cap
- calculated point, not set

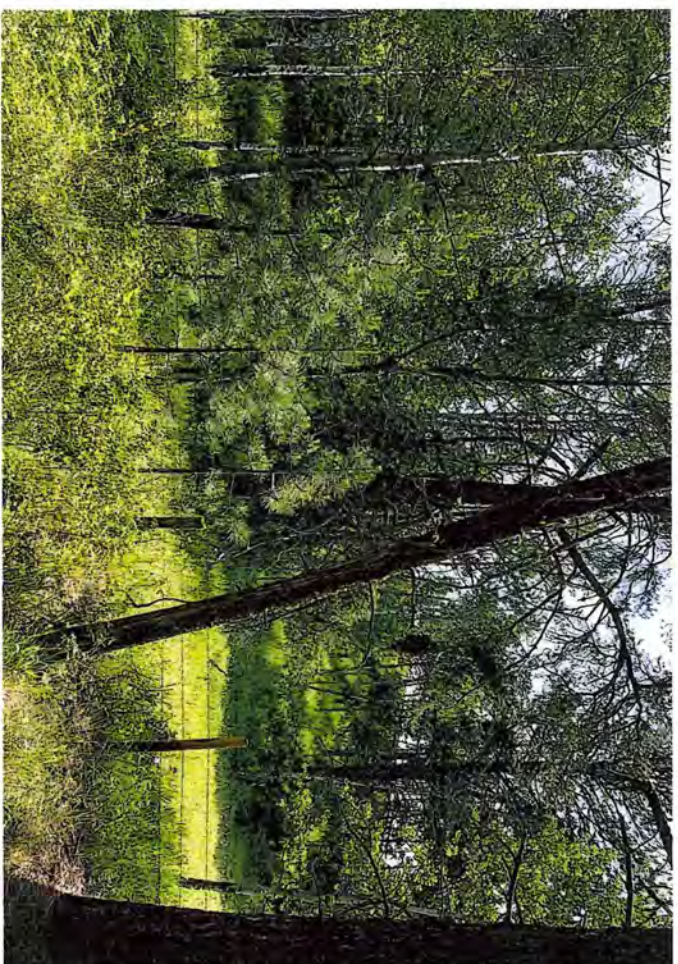
RECORD OF SURVEY

situate in SE4 SE4
Sec 19, T. 16 N., R. 4 E., BM
Valley County, Idaho

FOR
BLD - GREENLAND

Google Maps – Aerial View - 2025





A RESIDENTIAL SUBDIVISION LOCATED IN A PORTION OF
S1/2 OF THE SE 1/4, SECTION 19

A RESIDENTIAL SUBDIVISION LOCATED IN A PORTION OF
S1/2 OF THE SE 1/4, SECTION 19

T.16N., R.4E., B.M.
VALLEY COUNTY, IDAHO
2025

1. THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS:
GREATER GOOD INVESTMENTS, LLC
1478 WACE ROAD
SALE, TX 83816
2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
DUNN LAND SURVEYS, INC.
25 CROFTS PARK
COACHEE, TX 83811
3. THE TOTAL LAND USE/ZONING IS AGRICULTURAL.
4. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 25.94 ACRES.
5. THE EXISTING LAND USE/ZONING FOR EXISTING CONDITIONS AND ADJACENT AREAS:
A. RATED TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND ADJACENT AREAS.
6. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
7. ALL LIGHTING MUST BE DARK SKY COMPLIANT.
8. ONLY ONE WOOD BURNING DEVICE PER LOT.
9. 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.
10. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
11. WELLING BOUNDARIES AS SHOWN ON THIS PLAN ARE INTERPRETATIONS OF EXISTING SURVEY DATA AND ARE NOT GUARANTEED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C1	42.44	33.00	66.48	S86° 45' 30"E	36.89	
C2	11.31	11.00	59.02	S86° 45' 30"E	108.37	
C3	150.88	183.00	52.38	S86° 40' 27"E	145.86	
C4	239.74	310.00	44.31	N82° 17' 17"E	233.81	
C5	154.69	165.00	53.72	N82° 15' 06"E	149.09	
C6	144.75	643.00	12.31	N81° 48' 51"E	144.48	
C7	331.88	685.00	12.31	N81° 42' 52"E	328.64	
C8	40.72	15.00	155.54	N81° 48' 33"E	28.32	
C9	228.68	250.00	52.41	N33° 44' 14"W	220.79	
C10	77.88	300.00	44.54	N13° 15' 08"W	77.75	
C11	11.28	20.00	16.57	N42° 15' 23"W	15.81	
C12	15.00	60.00	14.32	N36° 22' 48"W	14.90	
C13	92.28	60.00	86.12	N7° 09' 35"W	83.45	
C14	35.15	80.00	71.76	N72° 45' 49"E	70.33	
C15	102.07	80.00	97.47	S32° 30' 22"E	95.81	
C16	18.26	20.00	46.57	S4° 18' 40"E	18.20	
C17	61.65	440.00	11.44	S13° 15' 08"E	61.70	
C18	162.50	160.00	58.09	S38° 34' 30"E	174.78	
C19	32.98	110.00	27.68	S33° 48' 28"E	32.47	
C20	53.10	110.00	27.68	S34° 11' 42"E	52.59	
C21	35.35	35.00	56.20	S39° 27' 47"E	34.04	
C22	13.14	695.00	1.10	S68° 00' 42"E	13.14	
C23	248.85	165.00	66.34	N89° 21' 58"E	225.78	
C24	141.94	265.00	25.70	N40° 27' 48"E	146.48	
C25	35.85	265.00	7.17	N68° 18' 53"E	35.63	
C26	133.88	215.00	35.70	S44° 07' 46"W	137.82	
C27	100.09	235.00	24.40	S34° 23' 47"W	99.34	
C28	245.25	235.00	61.84	S91° 34' 03"W	241.66	
C29	69.80	61.00	58.81	S84° 07' 37"E	68.12	
C30	220.32	235.00	53.72	N82° 35' 06"E	212.34	
C31	185.61	240.00	44.31	N87° 17' 17"E	181.02	
C32	194.68	235.00	52.38	S86° 40' 27"E	201.48	
C33	41.84	15.00	159.60	N37° 37' 07"E	28.54	
C34	173.30	300.00	25.45	N49° 34' 24"W	171.58	
C35	196.36	320.00	35.18	N43° 26' 42"E	193.30	

PROPERTY BOUNDARY
ADJACENT PROPERTY LINE
PROPOSED RIGHT-OF-WAY
ROAD CENTER LINE
EXISTING EASEMENT LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
APPROXIMATE WETLAND AREA

PROPERTY AREA	54.83	ACRES
RIGHT-OF-WAY AREA	6.53	ACRES
LOT(S) AREA	44.85	ACRES
OPEN SPACE AREA	3.07	ACRES
PROPERTY TRANSFER (TO NEIGHBOR)	0.36	ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 18050C1325C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE A
BASE FLOOD ELEVATION(S): N/A
FLOOD FRAMES ARE SUBJECT TO CHANGES BY FEMA AND ALL

FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY BASE FLOOD ELEVATION(S). N/A

FLOOD ZONES ARE SUBJECT TO CHANGE. IF LAND AND ALL
LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY
TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

201' **OPEN**

NO. 48' 41" W
1323.77'

[illegible]

1323.04' 44.7°

1
2
3
4
5

LOT 1
PERO SUB.

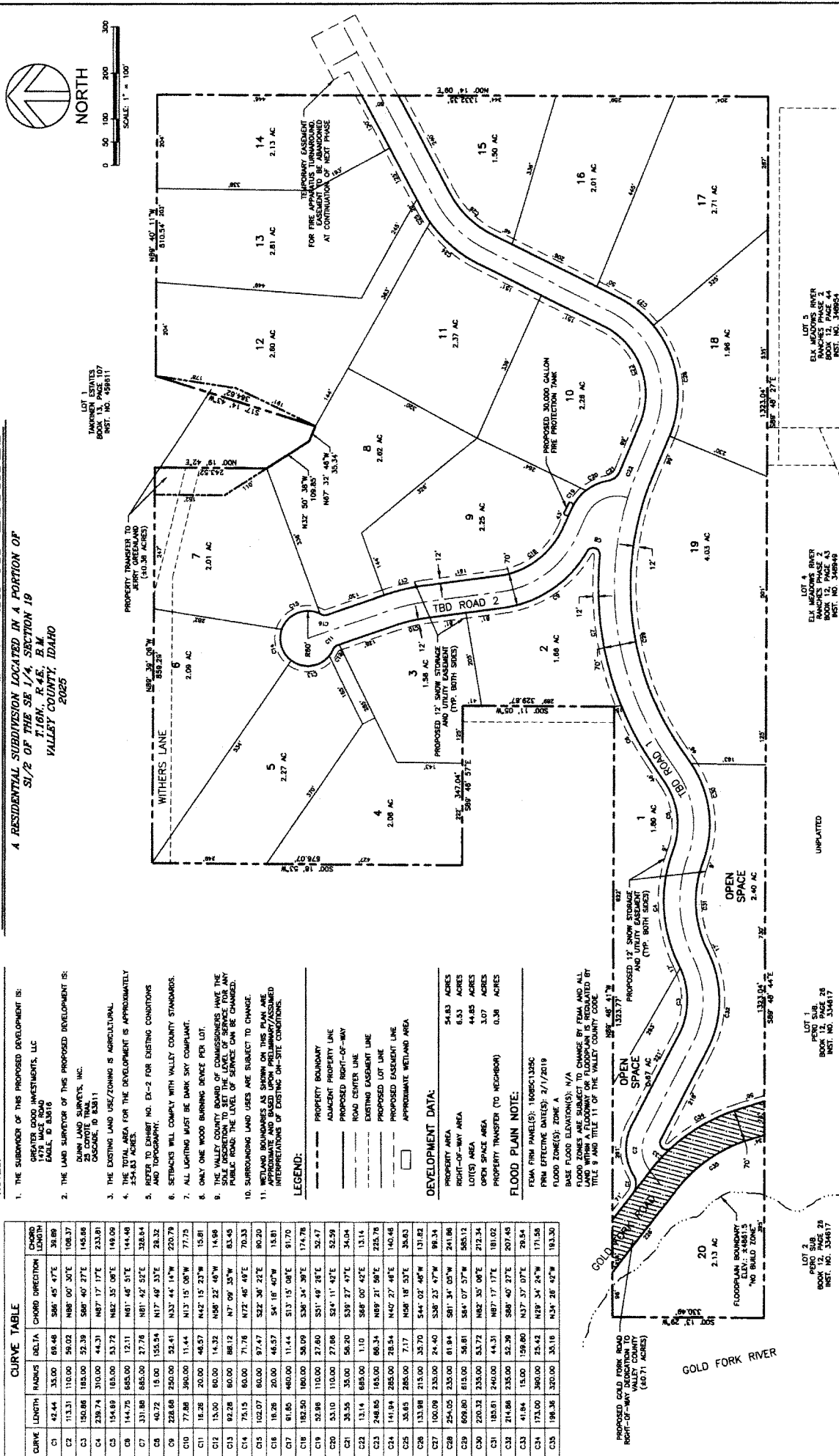
BOOK 12, PAGE 28
INST. NO. 334617

	DATE	DESIGN	
--	------	--------	--

5/27/2025	RFP
	DRAWN


DATE	
CHECKED	
W.P.	

U11	
APPROVED	
Q11	


[illegible]

REVISION		BY		DATE		DESIGN	
VALLEY COUNTY LAND USE APPLICATION SUBMITTAL		RFP		5/7/2025		RFP	
						DRAWN	
						RFP	
						CHECKED	
						GTT	
						APPROVED	
						GTT	

FOR REVIEW ONLY
NOT FOR CONSTRUCTION



CRESTLINE
ENGINEERS
323 DEINHARD LANE SUITE C PO BOX 2330
MCALL, IDAHO 83638
208.634.4140 • 208.634.4146 FAX



811
CALL BEFORE YOU DIG

ELD RANCH ESTATES
VALLEY COUNTY, IDAHO

PRELIMINARY PLAT

VERIFY SCALE	
MAP IS ONE INCH OR SMALLER	25000
PROJECT	5220025
DATE	5/22/2025
DRAWING NO.	SHEET NO.
EX-1	1 OF 6

Eld Ranch Estates

Greater Good Investments LLC



June 18, 2025

**Ms. Cynda Herrick
Planning and Zoning Director Valley County
219 North Main Street
Cascade, ID 83611**

Subject: SUB 25-013 Eld Ranch Estates – County letter dated June 9.

Dear Cynda,

Thank you for your feedback and comments. Please find answers to your questions or clarification to the noted items from your letter.

Clarification:

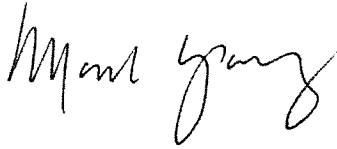
- **Water Rights Plans:** The new owner, Greater Good Investments LLC, and the subsequently established Homeowners Association (HOA) intend to retain and responsibly manage all existing water rights associated with the property. These rights will be maintained in compliance with all applicable state and local regulations.
- **Length of TBD Road:** The length of TBD Road 1 is currently +/- 2,925 L.F. and upon reviewing the VCC Code 10-4-4.F.6 we understand that the proposed road is greater than nine hundred feet (900') therefore, we would respectfully like to request a variance for the proposed road length.
- **Lot 4 minimum road frontage:** The line and curve labels shown on the Preliminary Plat are somewhat hard to read. The total length of road frontage for lot 4 is 33.37 L.F.

Other Requests/Application Modifications:

- Under the second Section 16 "OUTLINE OF PROPOSED RESTRICTIVE COVENANTS" please change the following to say. **Minimum construction value** from "\$300,000" to "\$250,000" plus add "each lot will be allowed a single ADU compliant with "Valley County Code".
 - Application Section 10 "Variances": Request a variance to VCC Code 10-4-4.F.6 "Cul-de-sac streets" due to the added length of proposed TBD Road 1.
-

On behalf of the Eld Ranch Estates Development Team, we appreciate your assistance and please feel free to call or email if you have additional questions or need more clarification.

Warm regards,

A handwritten signature in black ink, appearing to read "Mark Young". The signature is fluid and cursive, with the first name "Mark" and last name "Young" clearly distinguishable.

Mark Young
Managing Member
Greater Good Investments, LLC

Quaid Kettering & Nolan Peck
Owners
K2 Excavation and Construction LLC

Attachments:

CC: Crestline Engineering – Gregg Tankersley & Rob Pair
Exceed Legal – Erik Bolinder



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat SUB 25-013 E12 Ranch Estates

- ☐ 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. Subdivision application, fees, test holes, ground water monitoring and engineering report required

Reviewed By: Brian Cooper

Date: 7/1/25

From: Neil Shippy <neil.waterdistrict65@gmail.com>
Sent: Monday, June 16, 2025 12:11 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Eld Ranch Estates

Yes, that would be 31-3805

Neil Shippy
Watermaster
Water District 65
Cell 208-550-1276
Office 208-642-4465

On Mon, Jun 16, 2025, 10:03 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:
Thank you for the response Neil. Will you please cite the statute.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest....”

Service **T**ransparent **A**ccountable **R**esponsive

From: Neil Shippy <neil.waterdistrict65@gmail.com>
Sent: Monday, June 16, 2025 9:52 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Eld Ranch Estates

Good morning Cynda,

This subdivision will be required to install an irrigation system to deliver water to each parcel per Idaho statute.

This property has a portion of two water rights.

Neil Shippy
Watermaster
Water District 65
Cell 208-550-1276
Office 208-642-4465



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

June 23, 2025

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: *Eld Ranch Estates*

After review, the Donnelly Rural Fire Protection District will require the following.

- All roads shall be built to Valley County Road Department standards or **Section 503.2 IFC 2018**
- **Section 503.4.1 IFC 2018** Traffic calming devices. Traffic calming devices shall be prohibited unless approved by the fire code official
- **Section D103.4 IFC 2018** Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turn around provisions in accordance with table D103.4
- **Section 503.7 IFC 2018** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
- **Section 503.7.5 IFC 2018** all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter.
- **Section 503.7.8 IFC 2018** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities
- All roads shall be inspected and approved by the DRFPD prior to final plat
- Driveways shall be inspected and approved by Donnelly Rural Fire Protection District personnel prior to certificate of occupancy being issued
- **Section 507.1 IFC 2018** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction
- The approved fire protection water supply will be a 30,000-gallon underground water storage tank; water tank shall be connected to a well and have automatic fill capability. Fire Department connections shall be a minimum of 4-inch diameter pipe and have a 5-inch Storz connector

- Water tank shall be installed in an approved location. Tank design and specifications shall be submitted for review prior to installation
- Slash, dead timber, ladder fuels and debris shall be removed throughout the subdivision

Please call with any questions you may have.

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Holenbeck".

Jerry Holenbeck
Fire Marshal
Donnelly Fire Department
firemarshal@donnellyfire.net
Cell: (208) 849-2438



June 17, 2025

Lori Hunter
Planning and Zoning
Star City Hall
P.O. Box 1350
Cascade, Idaho 83611
lhunter@valleycountyid.gov

Subject: Public Hearing Notice - July 10, 2025

Dear Ms. Hunter:

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."

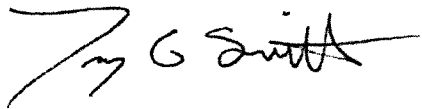
For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

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,

A handwritten signature in black ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator

June 21, 2025

Cynda Herrick, Director
Planning & Zoning Valley County
219 N. Main Street
Cascade, ID 83611



RE: Eld Ranch Estates and Simpco Estates POA – Secondary Road Access

The Board of Directors and property owners of Simpco Estates would like to inform the Planning and Zoning Commission that we have over 3 miles of paved streets. The pavement project was paid for by the property owners in a shared cost arrangement with Valley County. The Association provided money, and the County provided labor and equipment. Simpco Estates has a vested financial interest in the streets of Barker Lane, Barker Loop, Zoon Lane, and Leland Drive.

Our property owners oppose any proposal by Eld Ranch developers to any future secondary access through Simpco Estates. Human nature suggests traffic would increase from 60 or more homes heading to and from Donnelly, McCall, preferring pavement and shorter distance to a surface of snow, mud, and dust on Gold Fork Road. This would increase wear and tear on our streets while also disturbing the tranquility of our residents.

Respectively,

Simpco Estates POA
Board of Directors
James Dugger, President
James Miller, Secy/Treasurer
Rick Avila, Director

From: Bob Luffel [REDACTED]
Sent: Saturday, June 21, 2025 2:51 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Feedback, Eld Ranch Estates Prelim Plat Proposal SUB 25-013

Hello Cynda,

We are longtime residents of Simpco Estates and live on Barker Loop, near its intersection with Zoon Lane.

We have reviewed the preliminary plat and other related documents for the proposed Eld Ranch Estates Subdivision and would like to provide some feedback and a request.

This first phase development seems pretty reasonable and consistent with the surrounding area and subdivisions (including Simpco Estates). At this point we don't have any significant concerns with the Phase 1 plat as proposed, as long as they adhere to the details mentioned in their proposal.

Our primary concern is the next and subsequent phase(s) which could result in Eld Ranch adding a secondary road access. We are primarily concerned that Eld Ranch would attempt to tie into Zoon Lane in Simpco Estates, funneling up to 70 homes worth of traffic through our little neighborhood's roadways. Paving of our roads was funded using money provided entirely by the Simpco Estates property owners. All our roads are showing significant signs of deterioration that need ongoing county maintenance. This large increase in traffic will greatly shorten the life and add to the wear tear and county maintenance needed.

Our little community has no sidewalks and relies on these roads for recreation, primarily for pedestrians and their dogs. Our neighborhood is tranquil and not a through-way for anywhere else, so there is no heavy outside traffic constantly driving past our house or impacting pedestrians. Having Eld Ranch traffic funneling through Simpco would have a significant impact on all the residents here and degrade the quality of life we have been able to preserve here on the far east side of the valley.

With all this in mind, we oppose any future road access from Eld Ranch Estates through Simpco Estates. We request that P&Z require Eld Ranch to find an alternate solution that does not impact Simpco Estates.

Thank You,
Bob and Gerry Luffel
[REDACTED]

SUB 25-013 Eld Ranch Estates hearing

From: Kurt Stelling [REDACTED]
Sent: Monday, June 30, 2025 11:16 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Michele Stelling [REDACTED]; Logan Stelling
[REDACTED]
Subject: SUB 25-013 Eld Ranch Estates hearing

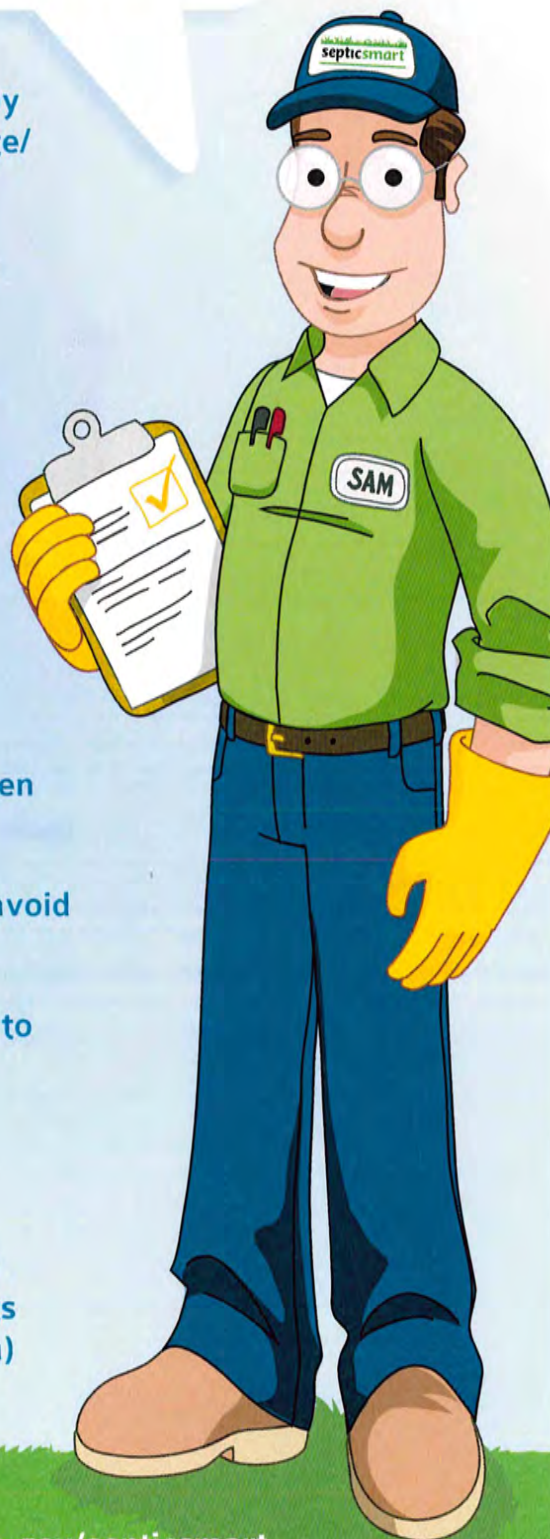
To whom it may concern,

We strongly oppose ANY future secondary access from Simpco Estates Subdivision. After witnessing first hand what could and WILL happen when construction traffic and new residents finds it easier to travel through our neighborhood rather than going around the long way, this will definitely disturb the peace and quality of life that our subdivision currently provides. Also, this new residential development would tend to disturb the migration of wildlife that use this land. It's possible a less densely populated development with larger lots would be more favorable but still oppose the secondary access from Simpco Estates.

Respectfully,
Kurt and Michele Stelling
Property owner, Simpco Estates

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

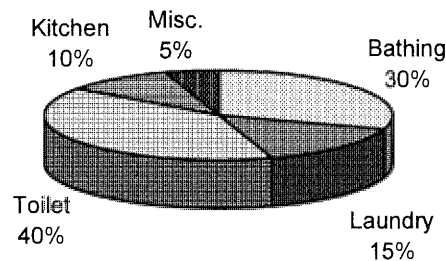


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

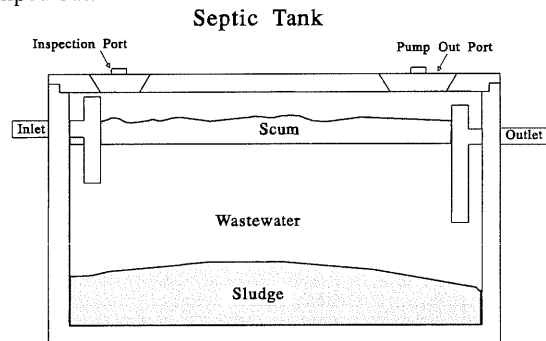
Septic Tank

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.

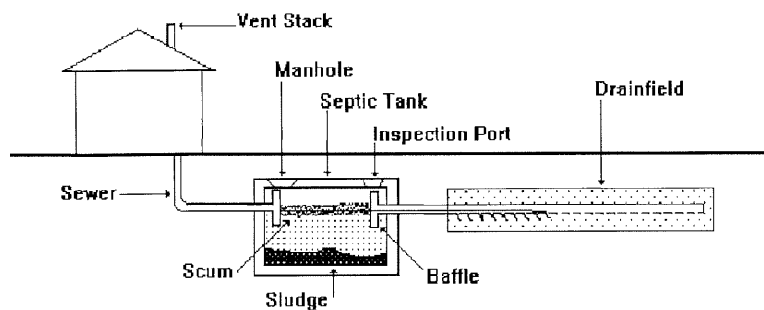
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

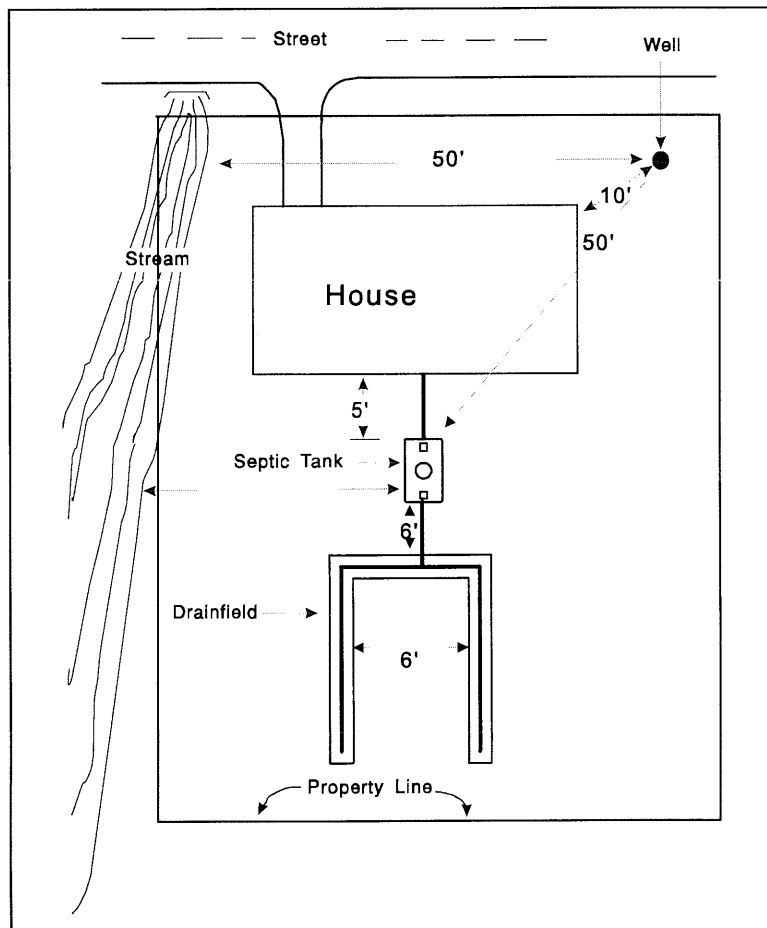
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

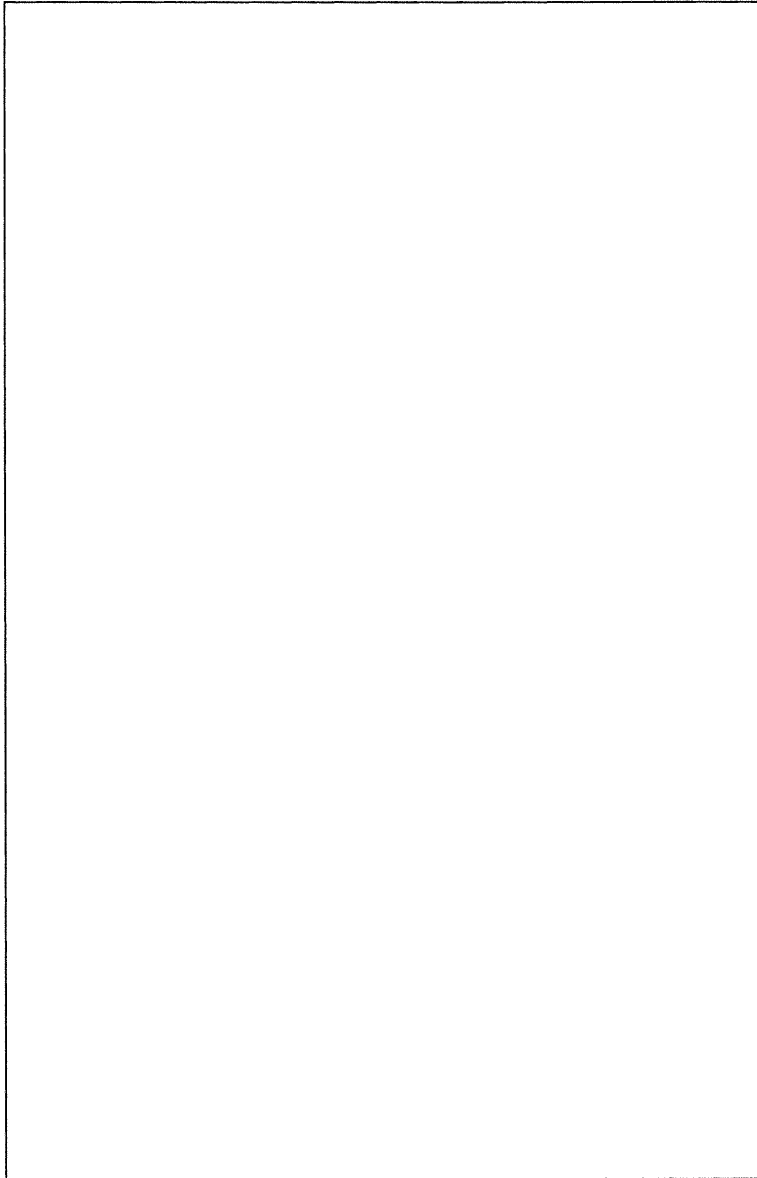
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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