

## Valley County Planning and Zoning

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<b>STAFF REPORT:</b>	C.U.P. 25-016 Harvey Property Management and Equipment Storage
<b>MEETING DATE:</b>	August 14, 2025
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT:</b>	Karen & Aaron Harvey PO Box 1162, McCall, ID 83638
<b>REPRESENTATIVE:</b>	Ginnell Hellhake PO Box 2036, McCall, ID 83638
<b>PROPERTY OWNER:</b>	Daniel Earl Daugherty 2986 Kyle Cir, Loveland CO 80537
<b>LOCATION:</b>	13978 B Rustic Road East half of Lot 3 of Eld's Country Subdivision in the NWSE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho
<b>SIZE:</b>	Approximately 1.0 acres
<b>REQUEST:</b>	Office and equipment storage for a property management business
<b>EXISTING LAND USE:</b>	C.U.P. 19-31 Daugherty Excavation permitted for all of Lot 3

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Karen and Aaron Harvey are requesting a conditional use permit for the operation and equipment storage of a property management business using an existing shop.

Proposed business hours are Monday – Friday, 9 a.m. to 5 pm. The site would be used for an office, restroom, laundry, storage inside the existing shop, parking for 2-4 company trucks and trailers, parking of employee parking, and loading/unloading of supplies.

There is also an apartment in the shop.

No retail, walk-in customers, or large deliveries would occur onsite.

Access is from an easement across 13978 Rustic Road to Rustic Road, a public road.  
The 1-acre parcel is addressed at 13978 Rustic Road Unit B.

### FINDINGS:

1. The application was submitted on June 30, 2025. A revised site plan was submitted on July 11, 2025.
2. Legal notice was posted in the *Star News* on July 24, 2025, and July 31, 2025. Potentially affected agencies were notified on July 15, 2025. Neighbors within 300 feet of the property

line were notified by fact sheet sent July 17, 2025. The site was posted on July 29, 2025. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on July 15, 2025.

3. Agency comment received:

Brent Copes, Central District Health, requested more information regarding the use of the shop septic. The shop septic is sized for a 1-bedroom dwelling only. No additional employees. CDH may require enlargement of the septic system if the building will be used as a residence and as an office. (August 5, 2025)

Septic Permit for the apartment in the shop is attached.

Ryan Garber, McCall Fire and EMS, listed requirements for driveways and turnarounds. (August 5, 2025)

Emily Hart, McCall Airport Manager, had no comments. (July 22, 2025)

4. Public comment received: *none*

5. Physical characteristics of the site: flat with existing shop; Highway 55 is along the east boundary of the lot.

6. The surrounding land use and zoning includes:

North: Single Family Residential Lots (Eld's Country Subdivision)

South: Single Family Residential Lots (Eld's Country Subdivision) and  
C.U.P. 16-10 ION Electric

East: Highway 55 and Single-Family Residential Parcel

West: Single Family Residential Lots (Eld's Country Subdivision) and  
C.U.P. 17-07 Crawford Landscape Services

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

- 5. Commercial Uses (d) Area Business

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

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

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

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

#### **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 SITE IMPROVEMENTS**

**9-5A-1: GRADING:**

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

**9-5A-2: ROADS AND DRIVEWAYS:**

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

**9-5A-4: LANDSCAPING:**

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

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

- d. Maintained In Accordance With Site and/or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
- e. Modification and/or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
- f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
- g. Sight Obscuring Landscape Features: Sight obscuring landscape features such as hedges shall be maintained in such a manner that vision necessary for safe operation of motor vehicles or bicycles along or entering public roadways is not obstructed.

**B. Landscaping; Standards Of Design:**

- 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
  - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
  - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
- 4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
- 5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
- 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
  - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
  - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
  - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
- 7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
- 8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
  - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
  - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
- 9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
- 10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
- 11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

**9-5A-5: FENCING:**

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.

- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- 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.

## **9-5B PERFORMANCE STANDARDS**

### **9-5B-1: NOISE:**

- A. Commercial Or Industrial Activity: The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line if adjacent uses are not the same.

### **9-5B-2: LIGHTING:**

### **9-5B-3: ELECTRICAL INTERFERENCE:**

Provisions must be made for necessary shielding or other preventive measures against interferences occasioned by mechanical, electrical, electronic, and nuclear equipment, uses or processes with electrical apparatus in nearby buildings or land uses.

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

- A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust 1 . State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

### **9-5B-5: DUST:**

- A. Minimization Required: Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.
- B. Created By Approved Operation: Dust created by any approved operation shall not be exhausted or wasted into the air. The standards in appendix C, fugitive dust 1 along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

### **9-5B-6: OPEN STORAGE:**

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed.

### **9-5B-7: FIRE PROTECTION:**

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home,

use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

**9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS:**

Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

- A. Minimum Lot Area:
    - 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
  - B. Minimum Setbacks:
    - 1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
    - 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
    - 3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
  - C. Maximum Building Height And Floor Area:
    - 1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
    - 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
    - 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
  - D. Site Improvements:
    - 1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
    - 2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.
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**SUMMARY:**

Staff's compatibility rating is a + 3.

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

**STAFF COMMENTS / QUESTIONS:**

- 1. This site is within the McCall Fire District, Water District 65, Lake Irrigation District, and a herd district.
- 2. Parking is not allowed within the setbacks. The revised site plan shows trailer parking within the setback area along the southern property line; there should be a setback of 10' on the side property line.
- 3. Is open storage of supplies requested? What type and number of vehicles will be stored on site. How big is the employee parking area? How many employee cars will be on-site?
- 4. A landscaping plan is required.
- 5. Can only have lot coverage of 40%. What is your proposed lot coverage?
- 6. Have you talked to ITD or property owner to the south about access directly to Hwy 55?



7. What are you doing laundry for? How much laundry?
8. Are you removing the apartment?

**Question to P&Z Commission:**

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

**Standards of Approval:**

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. 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 With Nearby Conditional Use Permits
- Assessor Plat – T.18N R.3E Section 33
- Eld's Country Subdivision – Assessor's Plat
- Record of Survey 15-115
- Google Maps – Aerial View - 2025
- Google Map Street Images - 2024
- Photos Taken July 24, 2025
- Site Plan Submitted July 11, 2025

- Responses
- Septic Handout

### **Proposed Conditions of Approval**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work on-site.
7. Must comply with the requirements of the McCall Fire District.
8. Setbacks shall be 100-ft from the property line along State Highway 55.
9. Shall obtain a sign permit prior to installation of any sign.
10. Snow must be stored on-site.
11. The site must be kept in a neat and orderly manner.
12. Shall clearly post the physical address at the driveway entrance.
13. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
14. Building permits will be required for any fencing over 6-ft in height.
15. Landscaping shall be installed prior to July 1, 2026. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
16. A minimum of one tree should be maintained for every 25 feet of linear street frontage along the property line. The trees may be grouped or planted in groves.
17. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
18. Access can be from Highway 55 if approval is granted by Idaho Transportation Department. If access from Highway 55 is approved, there shall be no commercial traffic on Rustic RD.
19. Shall work with Valley County Road Department and Planning and Zoning Director on a Development Agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners. This could include travel only to the north on Rustic RD to Garden LN; and, working with Crawford Landscaping on dust abatement.

### **END OF STAFF REPORT**



## Compatibility Questions and Evaluation

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

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

YES/NO      X      Response  
Value

Use Matrix Values:

(+2/-2)      X      4      \_\_\_\_\_

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

(+2/-2)      X      2      \_\_\_\_\_

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

(+2/-2)      X      1      \_\_\_\_\_

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

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

(+2/-2)      X      3      \_\_\_\_\_

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

(+2/-2)      X      1      \_\_\_\_\_

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

(+2/-2)      X      2      \_\_\_\_\_

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

(+2/-2)      X      2      \_\_\_\_\_

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

(+2/-2)      X      2      \_\_\_\_\_

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

(+2/-2)      X      2      \_\_\_\_\_

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

Sub-Total      (+)      \_\_\_\_\_

Sub-Total      (--)      \_\_\_\_\_

Total Score      \_\_\_\_\_

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

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

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

# APPENDIX A

## MATRIX FOR RATING

### QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+1	+1	+1	-1	-1	+2	-1	-2	-1	+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	+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	3
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	4
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	5
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	6
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	7
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	8
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	9
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	10
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	11
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	12
13. LANDFILL or SWR PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	13
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	14
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	15
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	16
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	+1	+1	+1	-2	17
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2		+1	21
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	19
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	20
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+2	+2	+2		+1	21
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	+1		22
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-1	-2	-1	-2	+1	+1	23

RATE THE SOLID SQUARES AS +2



CAP 25-06

# Compatibility Questions and Evaluation

Matrix Line # / Use: 19

Prepared by: CH

Area Business

YES/NO X Response Value

Use Matrix Values:

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

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

S.F. Residence

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

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

Area Business

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

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

Mostly 1, 2 an Agricultural

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?

Small property; very

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

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

Yes

(+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?

No, commercial traffic on residential road

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

Usual Impact

(+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?

Very little Change

(+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?

Very little Change

Sub-Total (+) 12

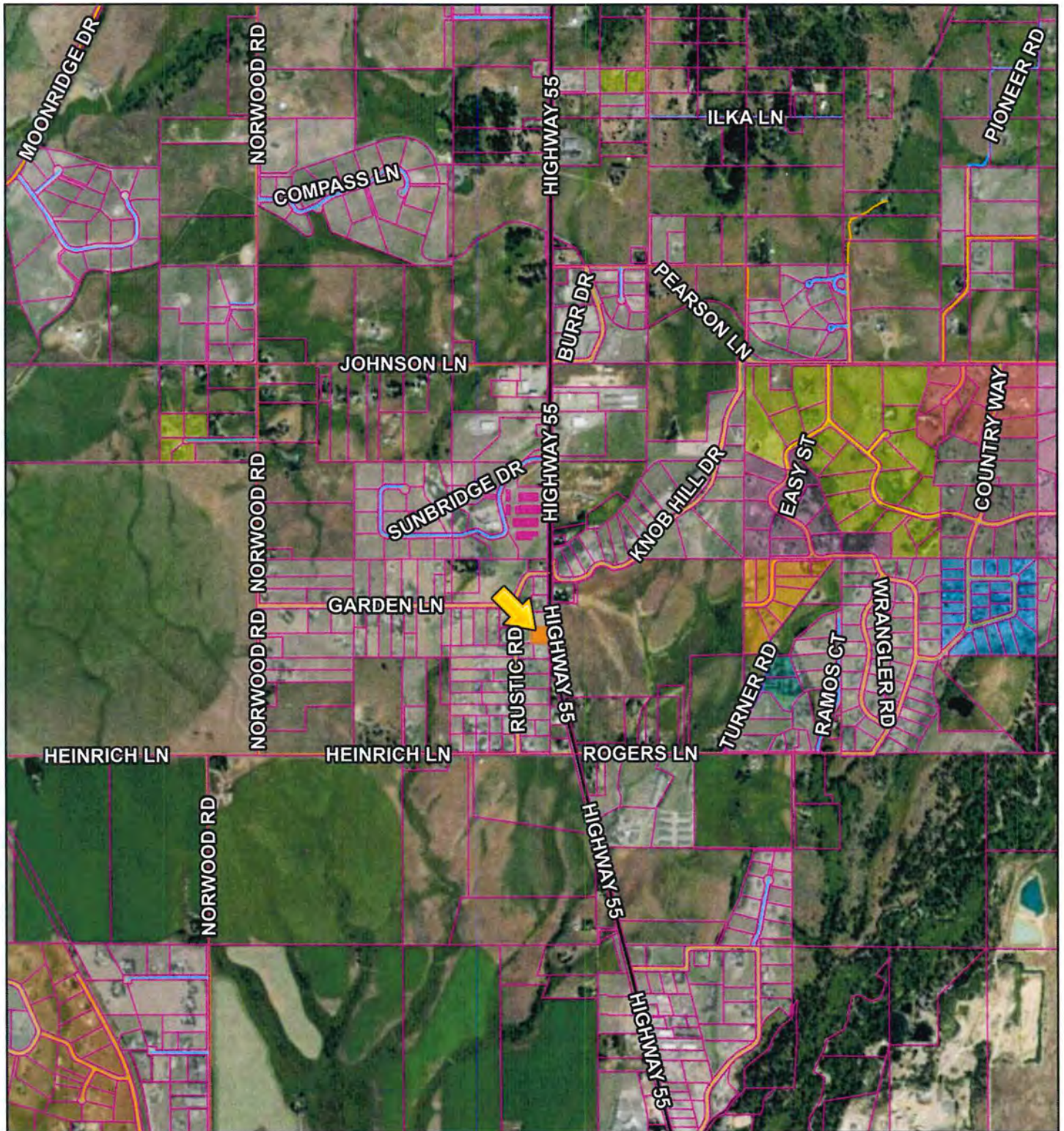
Sub-Total (-) 9

Total Score +3

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

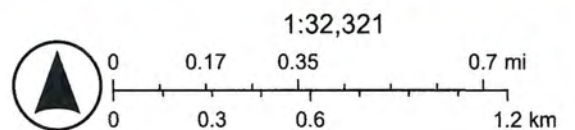


# C.U.P. 25-016 Location Map



7/3/2025, 4:42:28 PM

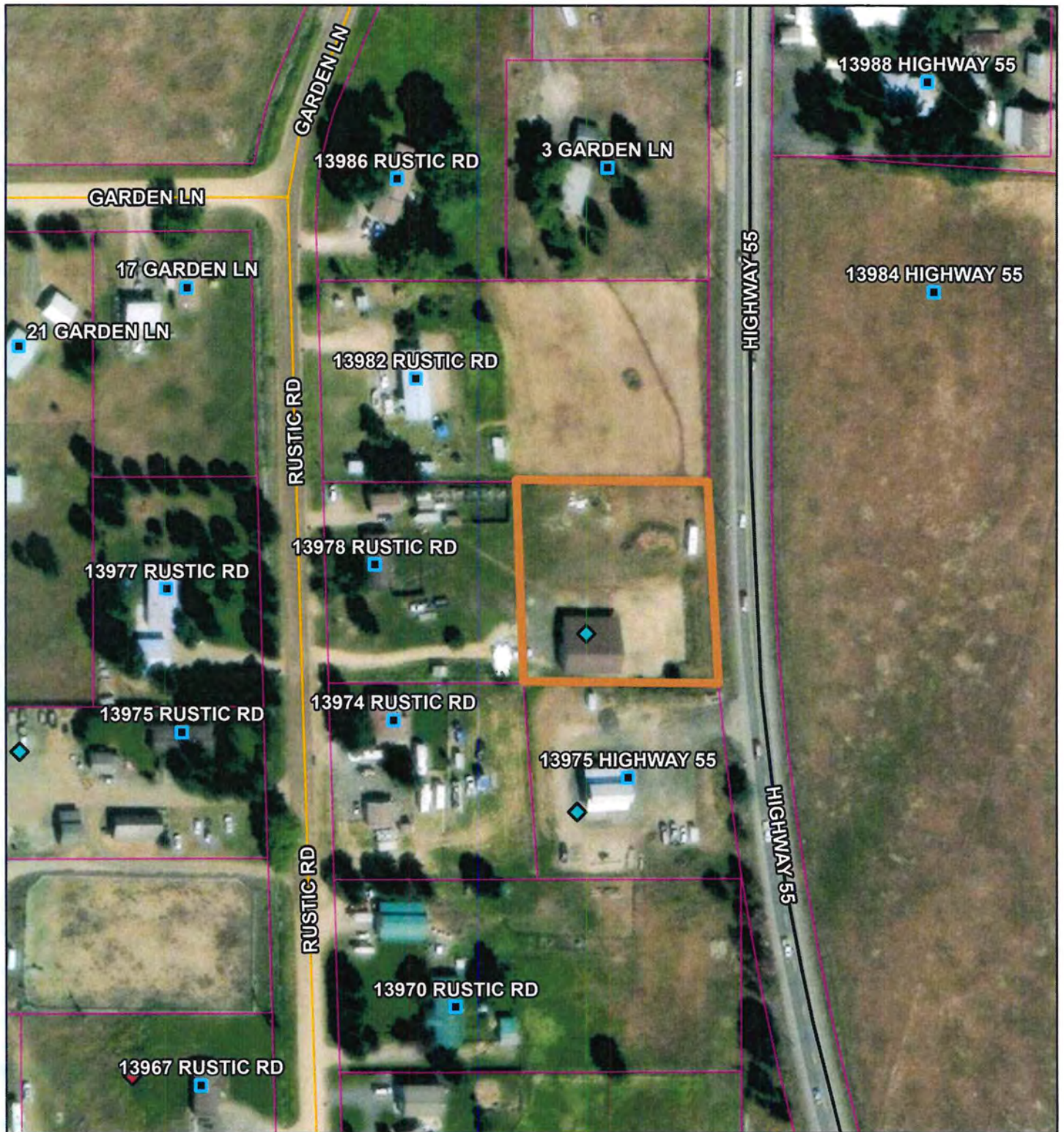
 Parcel Boundaries



Maxar



# C.U.P. 25-016 Aerial Map



7/3/2025, 4:45:51 PM

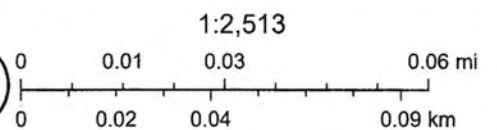
## Permits

◆ CUP

◆ ADU

■ Address Points

□ Parcel Boundaries



Maxar

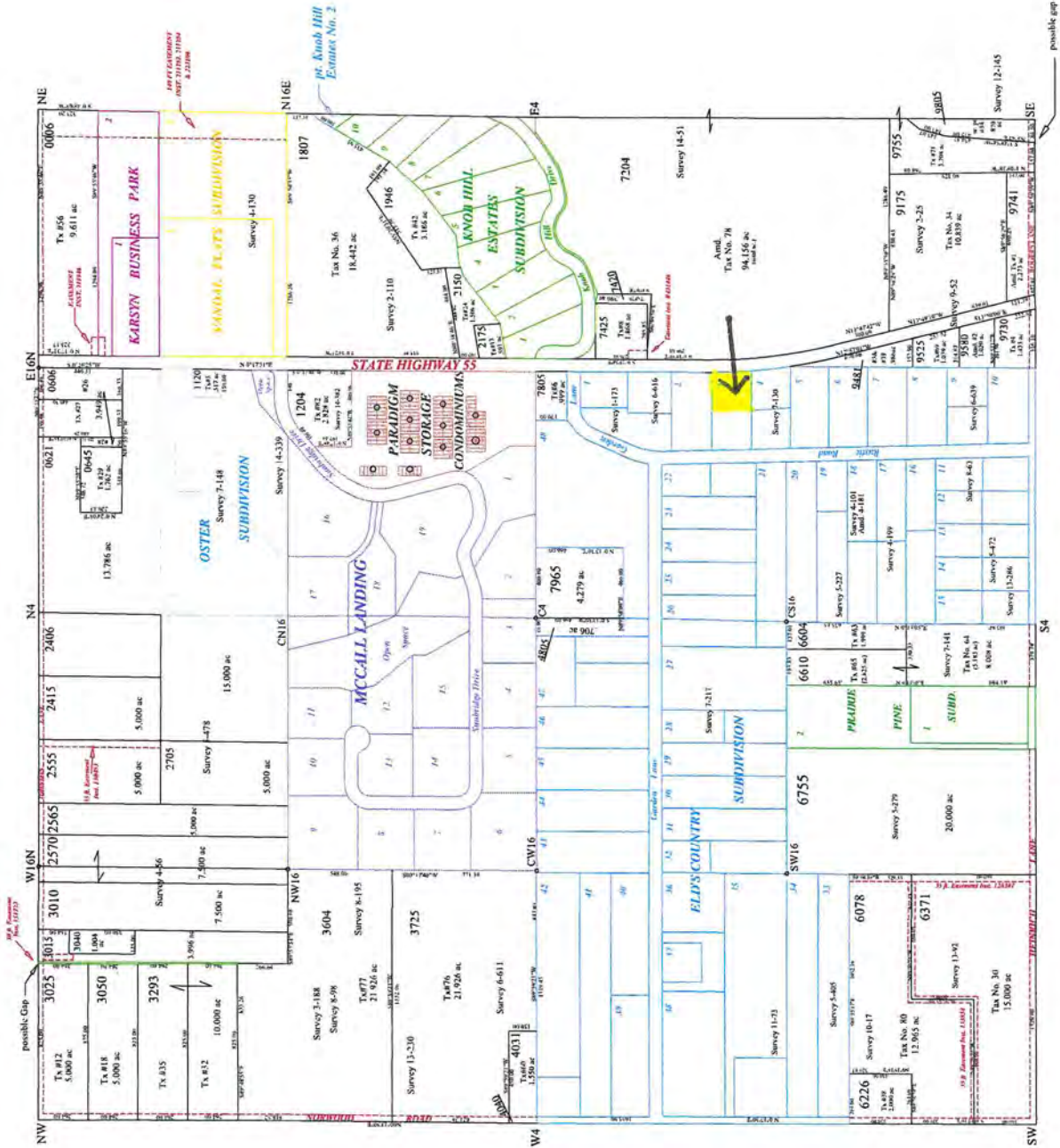


PLAT TITLE

T W P . 1 8 N R O 3 E S E C . 3 3

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

Filename:  
Valley County Base Map  
Scale: ~~1"=400'~~  
Date: 2/6/2025  
Drawn by: L. Frederick



This Drawing is to be used for Reference Purposes ONLY. The County is NOT responsible for any inaccuracies contained herein.



RP 00083

7-4

# ELD'S COUNTRY SUBDIVISION

A portion of the S1/2, Section 33, T.18N., R.3E., B.M.

Valley County, Idaho

KOSKIE SURVEYING, INC.

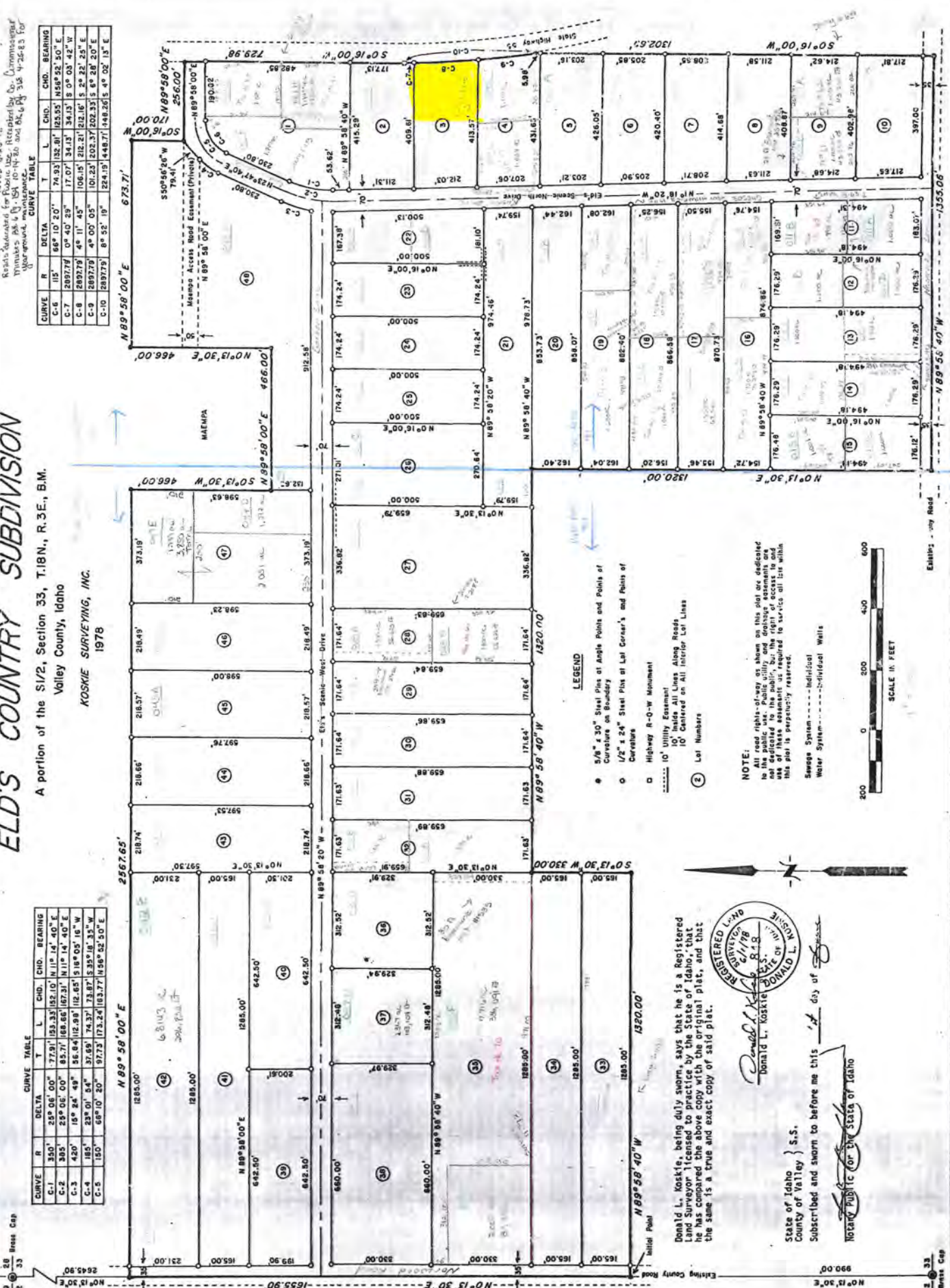
1978

Results calculated for Public Use. Not to be used for engineering purposes. 10-14-80 and 10-14-83 for comparison.

CURVE TABLE

CURVE	R	DELTA	T	L	CHD.	BEARING
C-1	350'	25° 06' 00"	77.91'	183.33'	182.10'	N 11° 14' 40" E
C-2	385'	25° 06' 00"	85.71'	188.86'	187.31'	N 11° 14' 40" E
C-3	420'	15° 24' 48"	56.84'	112.98'	112.63'	S 18° 05' 16" W
C-4	185'	23° 01' 54"	37.69'	74.37'	73.87'	S 35° 18' 35" W
C-5	150'	68° 10' 20"	97.73'	173.24'	163.77'	N 88° 02' 50" E

CURVE	R	DELTA	T	L	CHD.	BEARING
C-6	115'	68° 10' 20"	74.93'	132.81'	125.55'	N 88° 02' 50" E
C-7	289.77'	0° 40' 29"	17.07'	34.13'	34.13'	S 0° 22' 42" W
C-8	289.77'	4° 11' 45"	106.15'	212.21'	212.16'	S 2° 22' 25" E
C-9	289.77'	4° 00' 05"	101.23'	202.37'	202.33'	S 4° 28' 20" E
C-10	289.77'	8° 52' 19"	224.19'	448.77'	448.26'	S 4° 02' 13" E



## LEGEND

- 5/8" x 30" Steel Pin at Angle Points and Points of Curvature on Boundary
- 1/2" x 24" Steel Pin at Lot Corner's and Points of Curvature
- Highway R-O-W Monument
- 10' Utility Easement
- 10' Inside All Lines Along Roads
- 10' Centered on All Interior Lot Lines
- ② Lot Numbers

NOTE: All road right-of-way as shown on this plat are dedicated to the public, but the right of access to and use of these easements as required for services all line within this plat is perpetually reserved.

Survey System ----- Individual Water System ----- Individual Wells



Donald L. Koskie, being duly sworn, says that he is a Registered Land Surveyor in the State of Idaho, that he has compared the above copy with the original plat, and that the same is a true and exact copy of said plat.

REGISTERED LAND SURVEYOR  
DONALD L. KOSKIE  
JUL 17 8 13  
STATE OF IDAHO

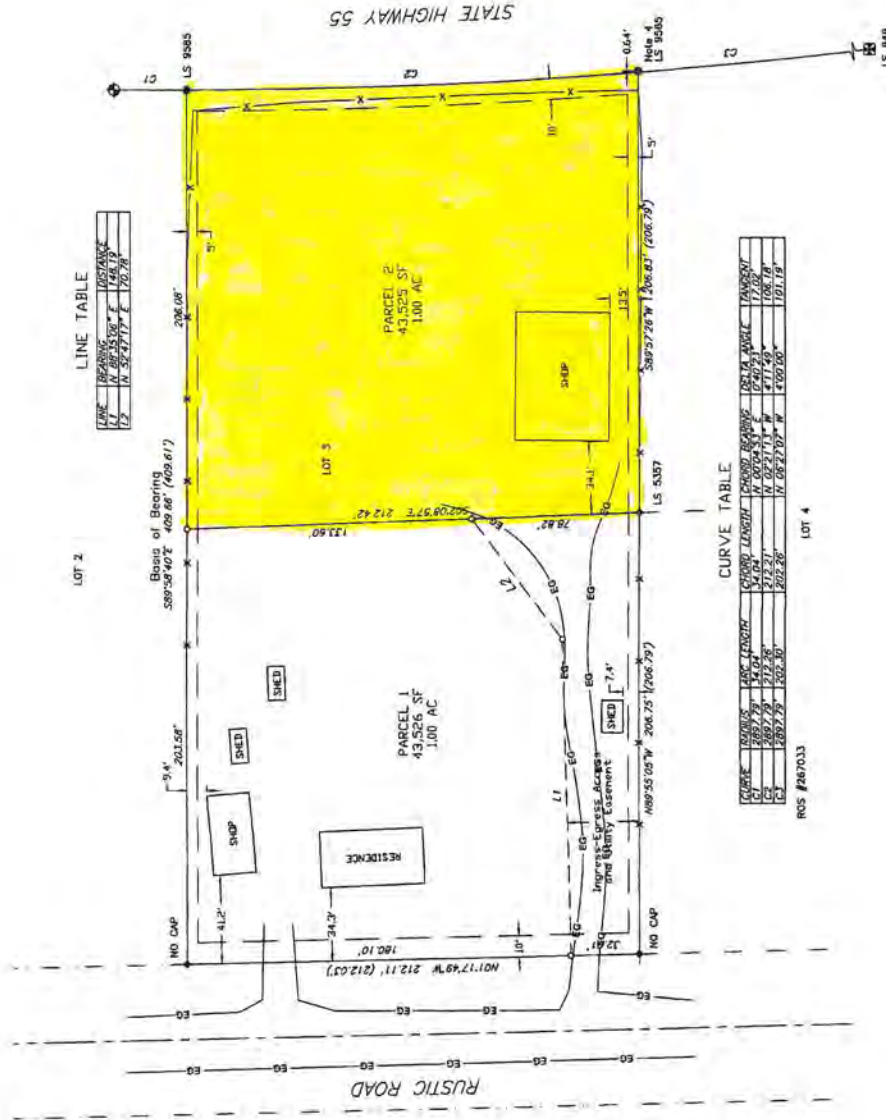
State of Idaho } S.S.  
County of Valley }  
Subscribed and sworn to before me this 1st day of August 1978  
Notary Public for the State of Idaho

Book 15 pg 115

RECORD OF SURVEY FOR DAN DAUGHTERY  
ALL OF LOT 3, ELD'S COUNTRY SUBDIVISION  
SECTION 33, T. 18 N., R. 3 E., B.M.  
VALLEY COUNTY, IDAHO  
2025

RECORDER'S CERTIFICATE

Instrument # 2025-000003  
Valley County, Cascade, Idaho  
Copies will be retained for:  
10 years after recording date



LEGEND

- Found Aluminum Cap
- Found Brass Cap
- Found 5/8" rebar
- Found 1/2" rebar
- Set 1/2" rebar
- Record Distances
- New Boundary Line
- Fence Line
- Property Line
- Plotted Centerline
- Proposed Easement Line
- Plotted Easement Line
- Existing Edge of Gravel

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



JEREMIAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220

NOTES AND NARRATIVE:

- The Board of Survey No. 2025-000003 and ELD's Country Subdivision for additional survey information.
- This survey was at the request of Dan Daughtery to divide Lot 3, ELD's Country Subdivision into two buildable parcels.
- The survey was conducted on the ground and shown on ELD's Country Subdivision for the parcel boundaries.
- I found a 3/4" rebar 0.64' East of the State Highway 55 West right-of-way line. I held for line.

EAGLE LAND SURVEYING, LLC.  
100 W MAIN ST UNIT D, MOBILE, AL 36684  
(205) 661-7512; jpl12220@eagleland.com

SEC. 33, T. 18 N., R. 3 E., B.M.

DATE:	4-18-25	PROJECT:	25-007 SURVEY	OF
DRAWN BY:	JBF	DATE:	4-18-25	1
CHECKED BY:	JBF	DATE:	4-18-25	1

INDEX #1831-33-3-0-0-00-00



Google Maps – Aerial View - 2025





Looking Easterly From Rustic Road (Source Google Maps – Street View, August 2024)



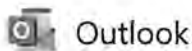
Looking Westerly From Highway 55 (Source Google Maps – Street View, August 2024)











Outlook

---


**Fwd: Harvey Rustic Road v2**

---

**From** Karen Harvey <karen@forestpropertymanagement.com>

**Date** Fri 7/11/2025 1:48 PM

**To** Lori Hunter <lhunter@valleycountyid.gov>

 1 attachment (589 KB)

Harvey Rustic Road v2\_1.pdf;



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

Revised drawing with distances and landscape notes. We will add whatever landscape style of plants the county wants to see.

**Karen Harvey**  
**Forest Property Management**  
**(208) 315-2606**

----- Forwarded message -----

**From:** **Karen Harvey** <karen@forestpropertymanagement.com>

**Date:** Fri, Jul 11, 2025 at 1:46 PM

**Subject:** Harvey Rustic Road v2

**To:** Karen Harvey <karen@forestpropertymanagement.com>

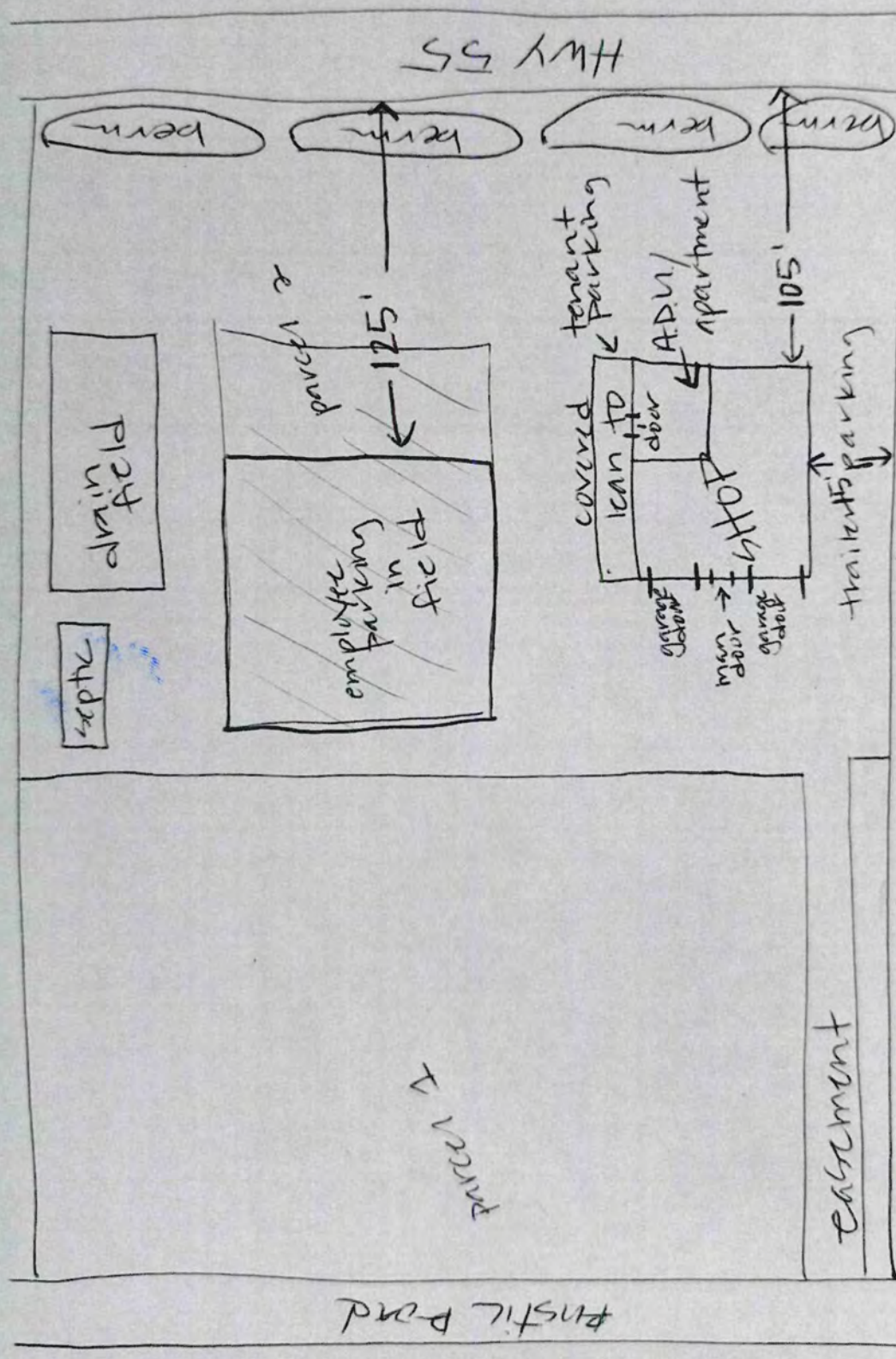
Try this powerful scanner app

[Sign up as a new user to get 1 GB of cloud. \(Download now\)](#)

Karen Harvey  
Forest Property Management  
208-315-2606



2 →



**RECEIVED**  
JUL 11 2025  
BY: \_\_\_\_\_

Berms along line at Hwy 55 to be landscaped with trees, shrubs, perennials + wildflower mix. Currently, there is NO landscaping.



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

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

Conditional Use # CUP 25-016 Harvey Property

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

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- |  |   |
|--|---|
| <input type="checkbox"/> high seasonal ground water  | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> 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:
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> central sewage    | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage    | <input type="checkbox"/> central water           |   |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water        |   |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> central sewage   | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> 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:
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> food establishment     | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store          |  |
- ☒ 14. CDH requests more information regarding the use of the shop septic. The shop septic is sized for a 1 bedroom dwelling only no additional employees. CDH may require enlargement of the septic system if the building will be used as a residence and as an office.
- Reviewed By: Brian Cooper  
Date: 8/5/25



# Permit - Subsurface Sewage Disposal



Public Health

Idaho Public Health Districts

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

File # 6821A



Owner's Name: Dan Daugherty  
Property Address: 13978 Rustic Road  
Mc Call, ID 83638

Phone # [REDACTED]

Legal Description: 1/4 1/4 Section: Township: Range:  
Subdivision: 100 Elds Country Lot: 3 Block:

Installation Type	Type of System (check all that apply)				Water Supply
<input checked="" type="checkbox"/> New System <input type="checkbox"/> Expansion <input type="checkbox"/> Repair <input type="checkbox"/> Tank Only	<input type="checkbox"/> Absorption Bed <input checked="" type="checkbox"/> Capping Fill <input type="checkbox"/> Central System <input type="checkbox"/> Composting Toilet <input type="checkbox"/> Drip Distribution	<input type="checkbox"/> Gravelless Drainfield <input type="checkbox"/> Gray Water Sump <input type="checkbox"/> Gray Water System <input type="checkbox"/> Holding Tank <input type="checkbox"/> Incinerator Toilet <input type="checkbox"/> Individual Lagoon <input type="checkbox"/> Intermittent SF <input type="checkbox"/> Intrench SF <input type="checkbox"/> LSAS <input type="checkbox"/> Pit Privy	<input type="checkbox"/> Pressurized DF <input type="checkbox"/> Recirculating GF <input type="checkbox"/> RV Dump Station <input type="checkbox"/> Sand Mound <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Steep Slope Drainfield <input type="checkbox"/> Two Cell Lagoon <input type="checkbox"/> Vault Privy <input checked="" type="checkbox"/> Other (see below) <i>Presby</i>	Private Water  <input checked="" type="checkbox"/> Well <input type="checkbox"/> Spring	
<input type="checkbox"/> Basic System <input checked="" type="checkbox"/> Complex System	<input type="checkbox"/> ETSP <input type="checkbox"/> Experimental <input type="checkbox"/> Extra Drainrock <input type="checkbox"/> Evapotranspiration <input type="checkbox"/> Gravel Drainfield				

## Condition of Approval :

Orient system East - West near test hole #1.

Access silt loam soils at 7 inches below original grade and install. Max depth of system below ground is 7", excavation depth 7". Due to ground water depth, maximum depth of tank lid is 3 inches above grade.

Dimensions 1 (6' x 70') with one Presby pipe down the middle.

Alternative design is required to be installed. Drainfield square footage required for alternative system reduction is 375 square feet. They system must be installed per Manufacturers Specifications.

Minimum 100' separation from drainfield and future replacement area and 50' separation from septic tank to all wells is required.

If unable to gravity flow, a minimum 300 gallon pump chamber will be required. If a pump chamber is required then State Electrical Inspector must inspect all electrical work and system must be installed by a complex licensed installer.

Bedrooms : 1 Bedrooms  
Non Residential : 0 Gallons Per Day  
Soil Type (USDA) : C-1  
The minimum septic tank capacity is : 1000 Gallons  
The minimum effective drainfield absorption area is : 500 Square Feet  
The drainfield can be no closer to permanent/intermittent surface water than: 100 Feet

## Note : Final approval of this permit requires inspection of the uncovered system.

This permit expires if the system is not constructed as approved within one year from the date issued. Once the system is constructed and approved by the Health District, all requirements of the approved plans and specifications, permit and permit application (including operations, maintenance, monitoring, and reporting) are applicable indefinitely and convey through transfer of property ownership unless the system is abandoned, removed, replaced or the permit is renewed. A permit may be renewed if the permit application is received on or before the expiration date of the previous permit. Prior to a transfer of property, the transferor must inform the transferee of all applicable requirements of the permit and application. Failure to satisfy the permit or application requirements may result in enforcement action.

*[Signature]*

063

07/11/2022

07/10/2024

REHS Signature: *[Signature]* REHS #

Approval Date : Expiration Date :

40063 Mike Reno

REQUEST FOR INSPECTION must be confirmed  
with the Environmental Health Division  
ONE INSPECTION by Central  
District Health is  
required prior to final cover or use.

LD003WD Revision Date: 9/25/20 EMC

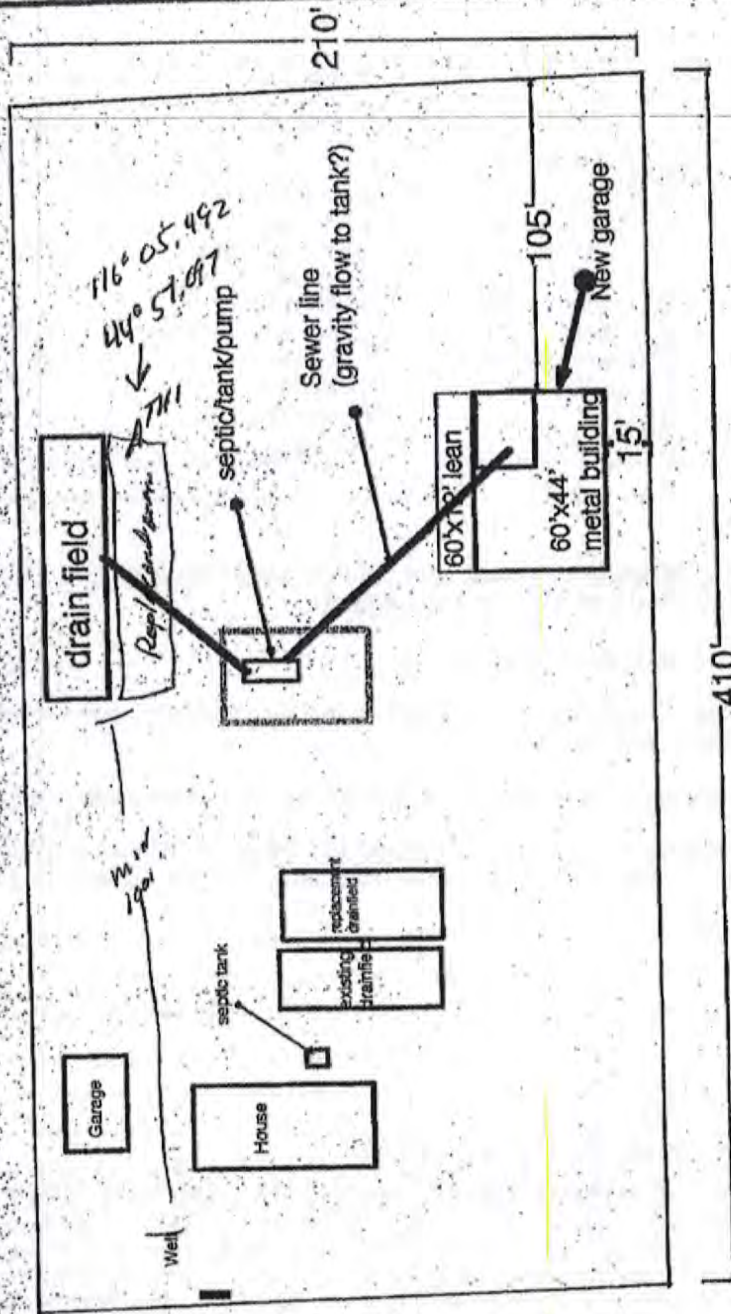


THE APPROVAL OF THIS PLAN AND  
THE ISSUANCE OF THE SEWAGE  
PERMIT SHALL NOT BE HELD TO BE  
AN APPROVAL OF A VIOLATION OF  
ANY PROVISION OF A STATE LAW.

HWY 55

13978 Rustic Road  
McCall ID 83638  
Lot 3, Elds County Subdivision  
Parcel #: RP0008300003A

Rustic Road



Approved *WHL*  
7/8/22

**From:** Ryan Garber <ryan@mccallfire.com>  
**Sent:** Tuesday, August 5, 2025 12:27 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** CUP 25-016 Harvey Property Management and Equip Storage

Cynda,

I have the following comments regarding CUP 25-016 Harvey Property Management and Equip Storage:

- Driveways will 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 need to be provided with turnarounds.
- Turnarounds shall meet the requirements in IFC appendix D 103.4

Thank you  
Ryan

**Captain Ryan Garber**  
**Fire Prevention / Code Enforcement**  
**McCall Fire & EMS**  
201 Deinhard Lane  
McCall, ID 83638  
[www.mccallfire.com](http://www.mccallfire.com)  
Office: (208) 634-4306  
Cell: (208) 469-0135

[Schedule a Short Term Rental Safety Inspection](#)  
[Schedule a Phone Call with Ryan](#)  
[Schedule a Firewise Safety Inspection](#)  
[Schedule another type of inspection](#)




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[Please click to sign up for CodeRED!](#)

This message has been sent to you as official business of the McCall Fire Protection District. If you have a concern about the authenticity of this communication, including any attachments, please contact the sender directly for confirmation, either by telephone or separate e-mail. Unencrypted e-mail is inherently insecure and should be treated with caution.

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 [Book time to meet with me](#)



**From:** Emily Hart <ehart@mccall.id.us>

**Sent:** Tuesday, July 22, 2025 12:58 PM

**To:** Lori Hunter <lhunter@valleycountyid.gov>

**Cc:** Cynda Herrick <cherrick@valleycountyid.gov>; Meredith Todd <mtodd@mccall.id.us>

**Subject:** Re: Valley County PZ - Public Hearings - August 14, 2025

Hi Lori,

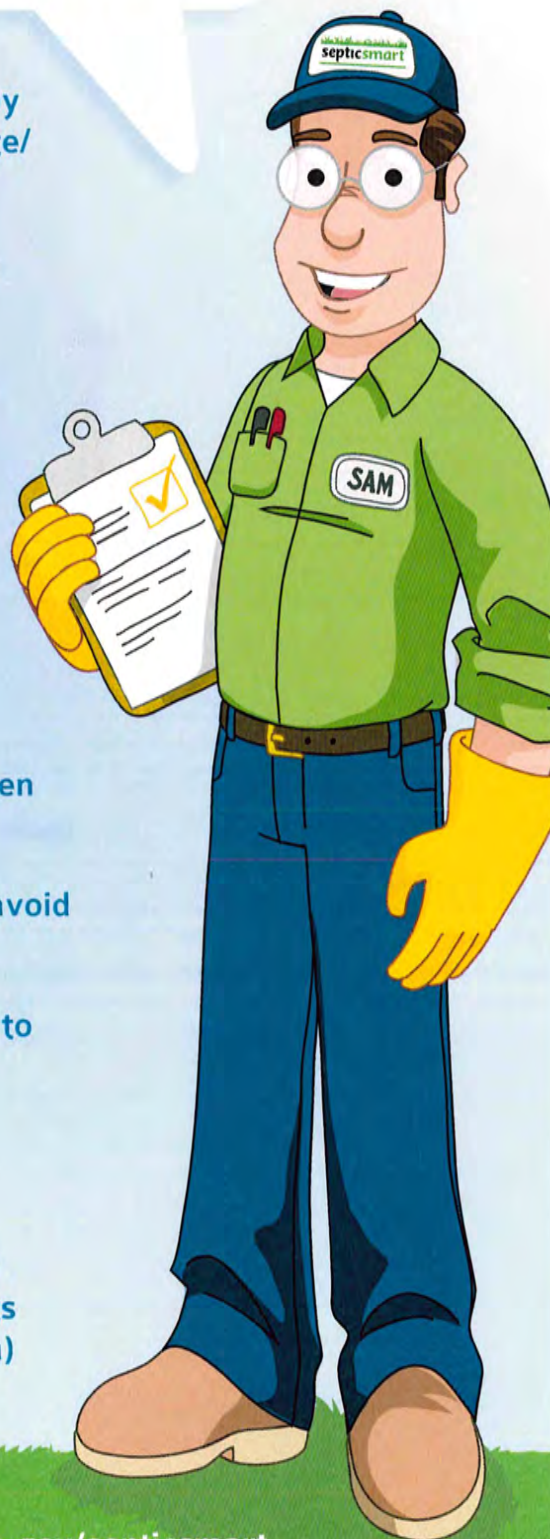
McCall Airport has no comment on any of the New Business items on this agenda. Additional written comment regarding SUB 25-009 Wood Run Heights will be submitted by 5:00 on August 6, 2024.

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](http://www.mccall.id.us/airport)

# Top 10 Ways to Be a Good Septic Owner

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





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



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

**January 2001**

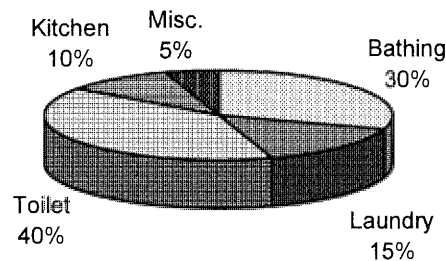


**D**o you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this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

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

### **Household Wastewater**

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



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

### **Your Septic System**

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

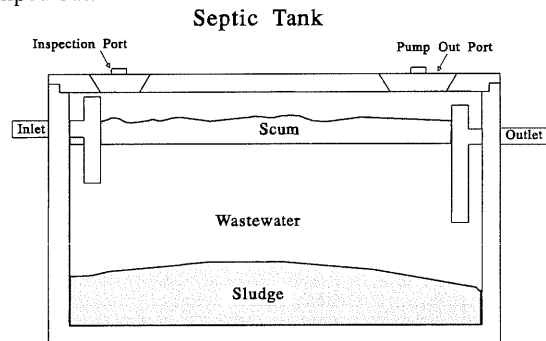
#### **Septic Tank**

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

A septic tank has three main functions:

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

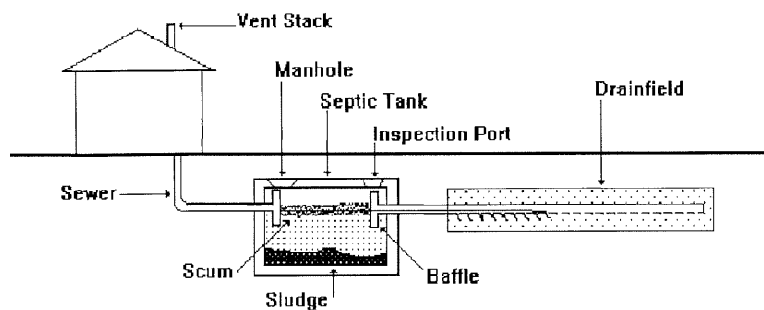
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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



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

### **Drainfield**

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



### **Soil**

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

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

## **Caring for Your Septic System**

### **Installing Your System**

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

### **Inspecting Your System**

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

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

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

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

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

### **Maintaining Your System**

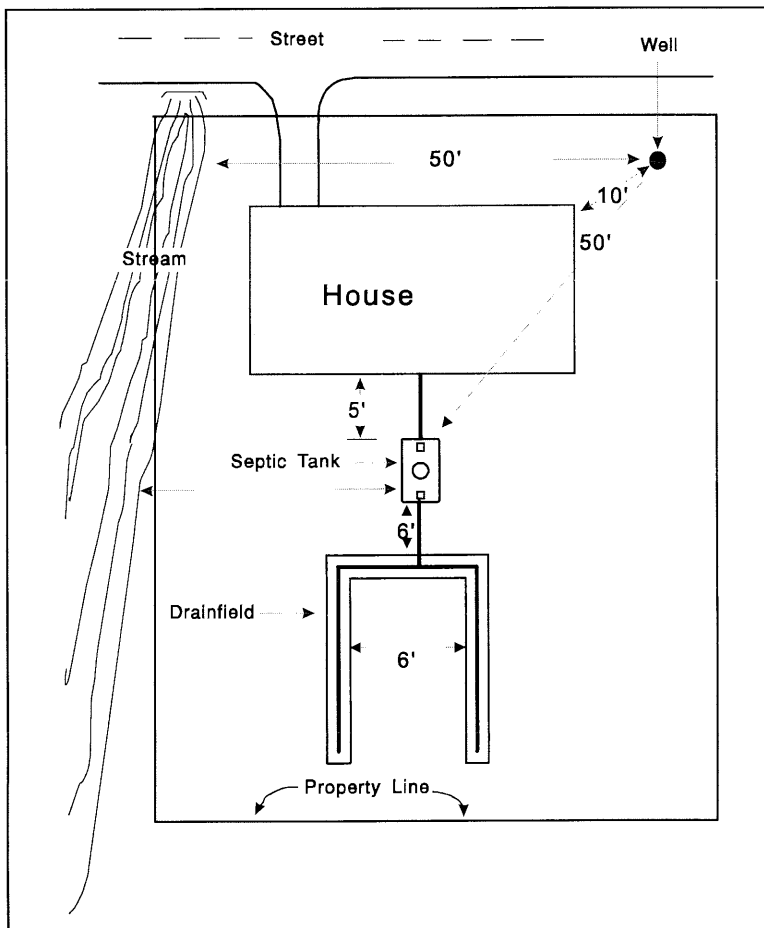
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

### **Mapping Your System**

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

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

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



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

## **Warning Signs of System Failure**

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

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

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

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

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

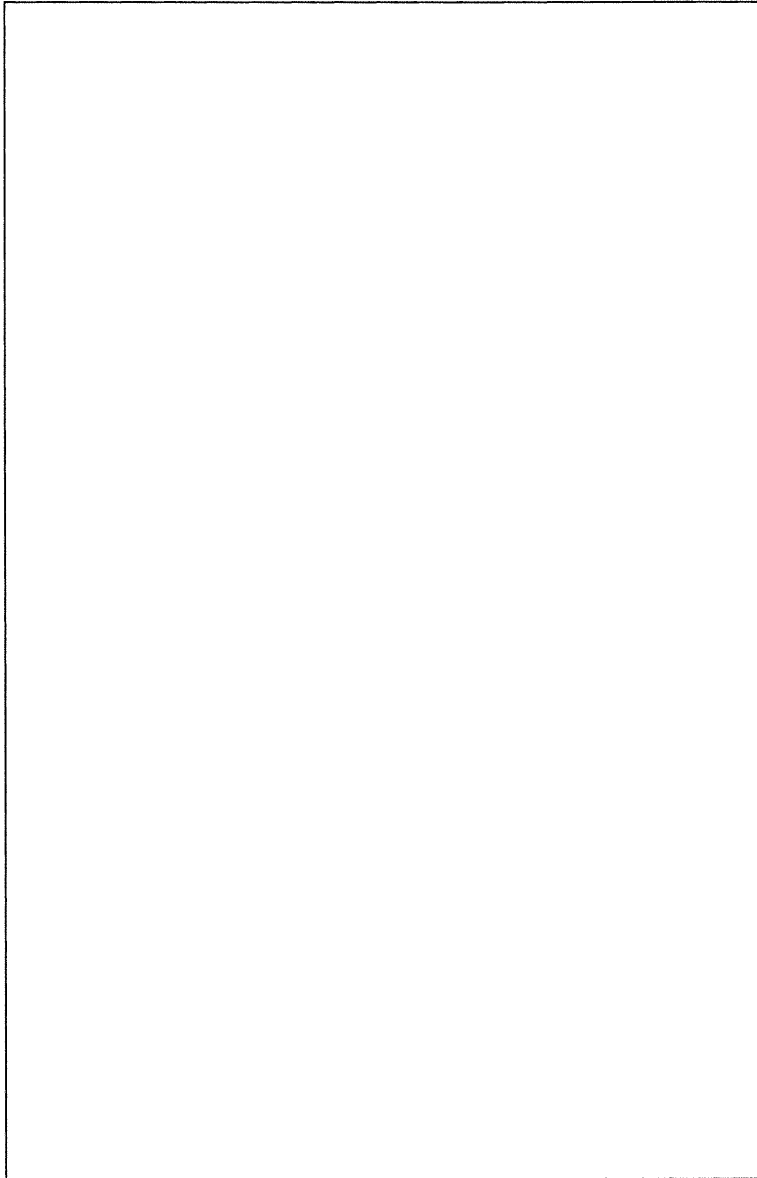
### **Do**

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

**Don't**

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





**Map your septic system here**

## **For More Information**

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

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

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

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

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

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

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

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