

Valley County Planning and Zoning

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STAFF REPORT:	SUB 25-016 South Ranch Subdivision - Preliminary and Final Plat
MEETING DATE:	August 14, 2025
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	AB West Mountain Holdings LLC, c/o Tommy Ahlquist 1144 S Silverstone Way STE 500, Meridian ID 83642
REPRESENTATIVE:	James Fronk, James Fronk Consulting PO Box 576, McCall, ID 83638
SURVEYOR:	Dunn Land Surveys INC 25 Coyote TR, Cascade, ID 83611
LOCATION:	Part of parcel RP17N02E120635 located in the West ½ NW ¼ and the NWSW of Section 12, T.17N, R.2E, Boise Meridian, Valley County, Idaho
SIZE:	Approximately 36 acres
REQUEST:	4-Lot Single-Family Residential Subdivision in Two Phases
EXISTING LAND USE:	Agricultural (Grazing)

Tommy Ahlquist is requesting a conditional use permit for a four-lot, single-family residential subdivision on 36 acres. Proposed lot sizes range from 5.7 acres to 10.8 acres. The subdivision would be recorded in two phases with two lots per phase. Individual septic systems and individual wells are proposed.

The lots would be West Mountain Road, a public road, onto new private cul-de-sac roads. Road right-of-way would be dedicated to Valley County for West Mountain Road

A Wildfire Urban Interface Mitigation Plan was submitted with the application.

The application states there are no jurisdictional wetlands within the proposed plat.

FINDINGS:

1. A neighborhood meeting is not required for a 4-lot subdivision (VCC 9-5H-1.D).
2. The application was submitted on June 30, 2025.
3. Legal notice was posted in the *Star News* on July 24, 2025, and July 31, 24, 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 on July 15, 2025.

4. Agency comment received:

Brent Copes, Central District Health, stated CDH approved a 2-lot subdivision for South Ranch in 2023. Additional phases of South Ranch will require an engineering report and other supporting documentation. (August 6, 2025)

Neil Shippy, Water District 65 Watermaster, stated a system to deliver water to each new parcel is required per Idaho Statute 31-3805. (July 15, 2025)

Kathy Riffie, Valley County Cartography Department, listed discrepancies in the final plat. She questioned why Lots 3 and 4 are described as "Not a part" but are included in the encompassing legal description.

Megan Myers, Valley County Communications Supervisor, and Laurie Frederick, Valley County Cadastral Specialist III, do not prefer Booyah as a road name but have no reason to deny. (July 11, 2025; July 13, 2024)

Ryan Garber, McCall Fire & EMS, listed requirements for fire protection, access roads, driveways, and security gates. A 10,000-gallon water storage tank for fire protection shall be installed and made operable prior to building construction. The site plan needs to be approved by the fire district prior to installation. (August 5, 2025)

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

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

5. Public comment received:

Steve Holder is opposed and stated that Valley County has failed to create a responsible growth plan for housing developments and is lacking funding or a plan to handle roads and public safety issues. West Mountain Road, the only access for Blackhawk and White Cloud developments, is unsafe. The existing developments are only about 50% buildout; more empty lots are not needed. The water canal system on the property has failed twice in five years. What is the plan for the entire 640 acres? The applicant should be required to help fix West Mountain Road. (July 29, 2025; August 4, 2025)

6. Physical characteristics of the site: The upper bluff area is relatively flat. There are small areas of approximately 15% sloped ground located just adjacent to and below the bluff sloped areas on each lot. The area has grass, brush, and scattered trees.

7. The surrounding land use and zoning includes:

North: Single-Family Residential Parcels (not being assessed as Agricultural)
South: Single-Family Residential Parcels (not being assessed as Agricultural)
East: Single-Family Residential Parcel (remainder of parcel), U.S. Bureau of Land Management managed land, North Fork Payette River
West: Agricultural (Productive Timber). Single-Family Residential Lots (Blackhawk Lake Estates Phase 5)

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

9-4-3-4: SITE IMPROVEMENTS

E. Ranch Ponds Or Water Retention Areas: Construction of ranch ponds or water retention areas, that are over five feet (5') in depth and greater in area than one thousand (1,000) square feet, will require an excavation permit. Excavation permits can be issued by the administrator and will include the following information: start date, completion date within up to six (6) months, property description, size of pond, use of pond, plans for mitigating fugitive dust, revegetation plan to return the area surrounding the pond to natural conditions, intentions for stockpiling or removing excess material, and list of other permits obtained. The administrator may determine that a conditional use permit is required for an extractive industrial use. If neither a conditional use permit nor excavation permit is required, the dirt must, at a minimum, be spread or bermed and reseeded.

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.
- B. Exemptions:** Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
- C. Flood Prone Areas:** Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- D. Wetlands:** Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:**
 1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and

zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications.

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 (20°) of right angles or radial to street lines.

10-4-4 STREETS

- F.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.

10-4-7: PATHWAYS:

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

10-5-1: STREET AND UTILITY IMPROVEMENTS:

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

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

- D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be

placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".

- E. **Connection To Public Road Required:** The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-4: SUBMISSION REQUIREMENTS:

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

SUMMARY:

Staff's compatibility rating is a +22.

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

STAFF COMMENTS / QUESTIONS:

- 1. This site is within the Donnelly Fire District and Water District 65. It is not within a herd district.

2. The applicant is requesting approval of a conditional use permit and preliminary approval for both Phase 1 and 2; and approval of a final plat for Phase 1. The applicant should specify expected submittal of the final plat Phase 2.
3. The name on the plat should be South Ranch Subdivision Phase 1.
4. The future Phase 2 should be removed from the final plat of Phase 1.
5. An easement for the underground fire tank is shown in Lot 2, adjacent to the road right-of-way.
6. The application says there will be no CCRs; Plat Note 11 refers to CCRs.
7. The word "proposed" shall be removed from the final plat statement "CENTERLINE 100' WIDE-PROPOSED VALLEY COUNTY RIGHT-OF-WAY DEDICATION". A deed shall be prepared by the applicant to transfer ownership to Valley County.
8. Staff does not believe the two access roads required by 9-5A-2.B are necessary for this site.
9. A private road declaration and Declaration of Utilities are required and must be referenced on the final plats.
10. The application states there are no existing irrigation systems and no water rights. The plat includes an irrigation easement. The applicant should respond to Mr. Shippy's email regarding supplying water to each lot.
11. A previous subdivision application was submitted for this location but was not recorded. At this time information was submitted by neighboring property owners regarding a water delivery agreement that was executed to ensure the historical deliveries to the water users relying upon the ditch are assured that the integrity of the ditch would remain intact, maintenance obligations are recognized, and water deliveries would continue. The applicant should clarify the current status of this agreement and any changes to water delivery through the property. The final plat shows an irrigation ditch easement on the east portion of Lots 1 and 2. Is there a recorded document to refer to on the final plat?
12. The Impact Report Q17 states that road, driveways, and buildings will use on-site rock materials. A creation of a new pond would require an excavation/pond permit.

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
- Floodplain and Wetland Map
- Images from Google Maps
- Photos taken July 29, 2025
- Assessor Plat – T.17N R.2E Section 12
- Preliminary Plat
- Final Plat for Phase 1
- 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 the 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 for the road, approved by the Valley County Engineer prior to any work being done on-site.
6. The applicant shall prepare a deed to transfer the road right-of-way to Valley County. The instrument number shall be included on the final plat.
7. The final plat for Phase 1 shall be recorded within two years, or this permit will be null and void.
8. The final plat for Phase 2 shall be recorded by December 31, 2029.
9. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.
10. A letter of approval is required from Donnelly Fire District. This should include approval of the Wildland Urban Interface Fire Protection Plan.
11. The Donnelly Fire District shall approve the water storage tank for fire protection prior to approval of building permits.
12. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
13. All easements shall be shown on the final plat.
14. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber.
15. A Declaration of Private Road and maintenance agreement shall be noted on the face of the plat and recorded with the plat.
16. A maintenance agreement for the underground tank for fire suppression shall be recorded and noted on the plat.
17. 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.
18. CCR's, if recorded, should address lighting, noxious weeds, septic maintenance, wildfire prevention, fire-wise wildland urban interface landscaping requirements, prohibiting yews in landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.
19. The following notes shall be placed in the notes on the face of the final plat:
 - "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
 - "All lighting must comply with the Valley County Lighting Ordinance."
 - "Only one wood burning device per lot."
 - "Surrounding land uses are subject to change."
 - "Wildland Urban Interface Protection Plan was recorded as Instrument # _____."
 - "Lots shall not be reduced in size without prior approval from the Health Authority and Valley County Planning and Zoning with a subdivision plat."

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: #3 Single Family Subdivision

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

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

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

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

3. Is the proposed use generally compatible with the overall land use in the local vicinity? Mostly 1 and 2 w/ a gravel pit

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?

The property is large enough, but has no trees to screen.

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

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

Yes - single family residential

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

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

Yes - S.F. residential

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

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

Yes - no emissions (noise?)

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

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

Yes

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

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

Yes

Sub-Total (+) 26

Sub-Total (-) 4

Total Score +22

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

RATE THE SOLID SQUARES AS +2

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?

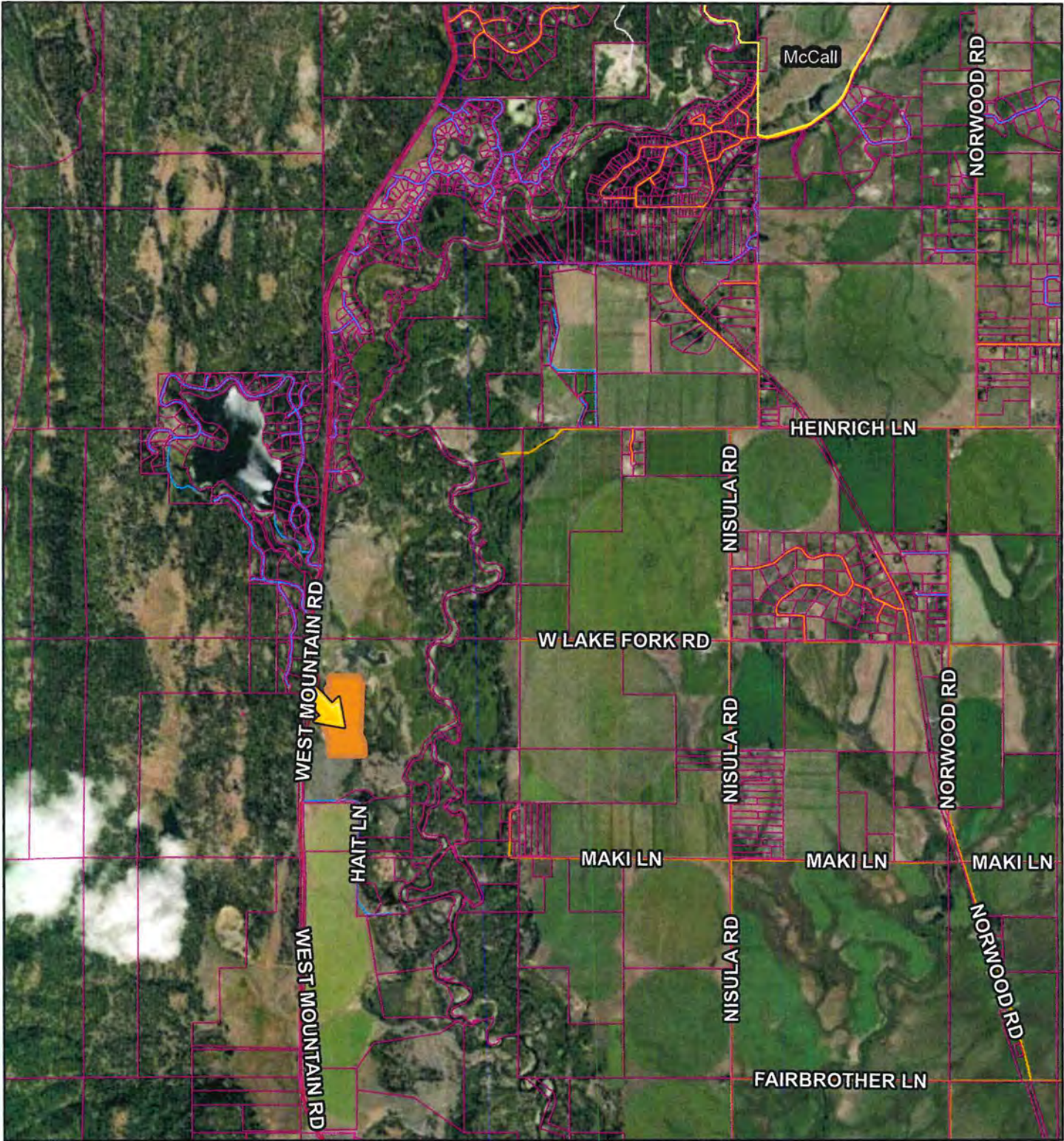
Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

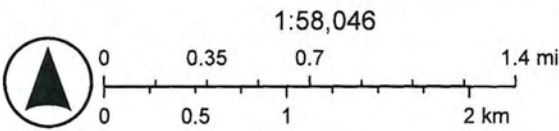
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

SUB 25-016 Location Map



7/7/2025, 2:29:53 PM

-  Municipalities
-  Parcel Boundaries



Earthstar Geographics

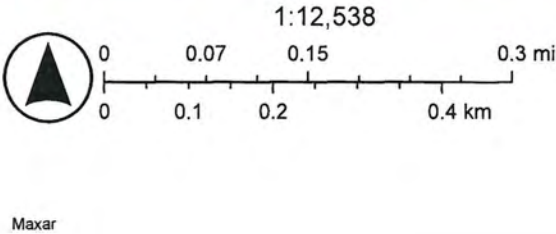
SUB 25-016 Aerial Map and Approximate Boundary



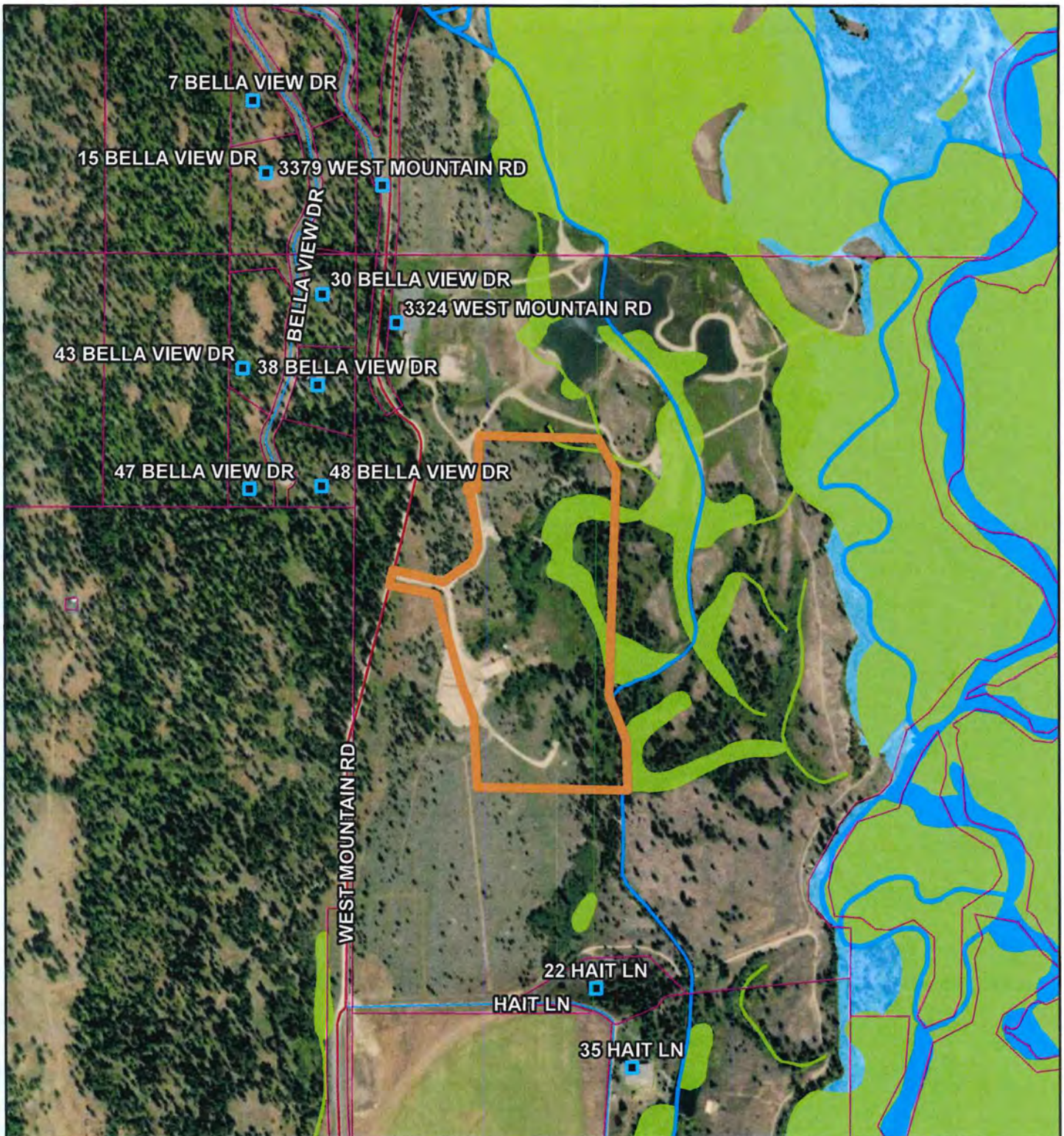
7/7/2025, 11:58:14 AM

Permits

-  CUP
-  EXC
-  Address Points
-  Parcel Boundaries



SUB 25-016 - Floodplain and Wetland Map

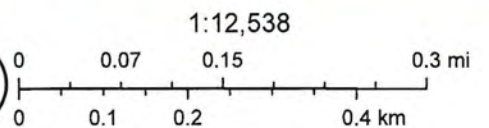


7/7/2025, 2:34:10 PM

- Address Points
- Parcel Boundaries
- Wetlands (USFWS)
 - Marsh, Swamp, Bog, Prairie
- River

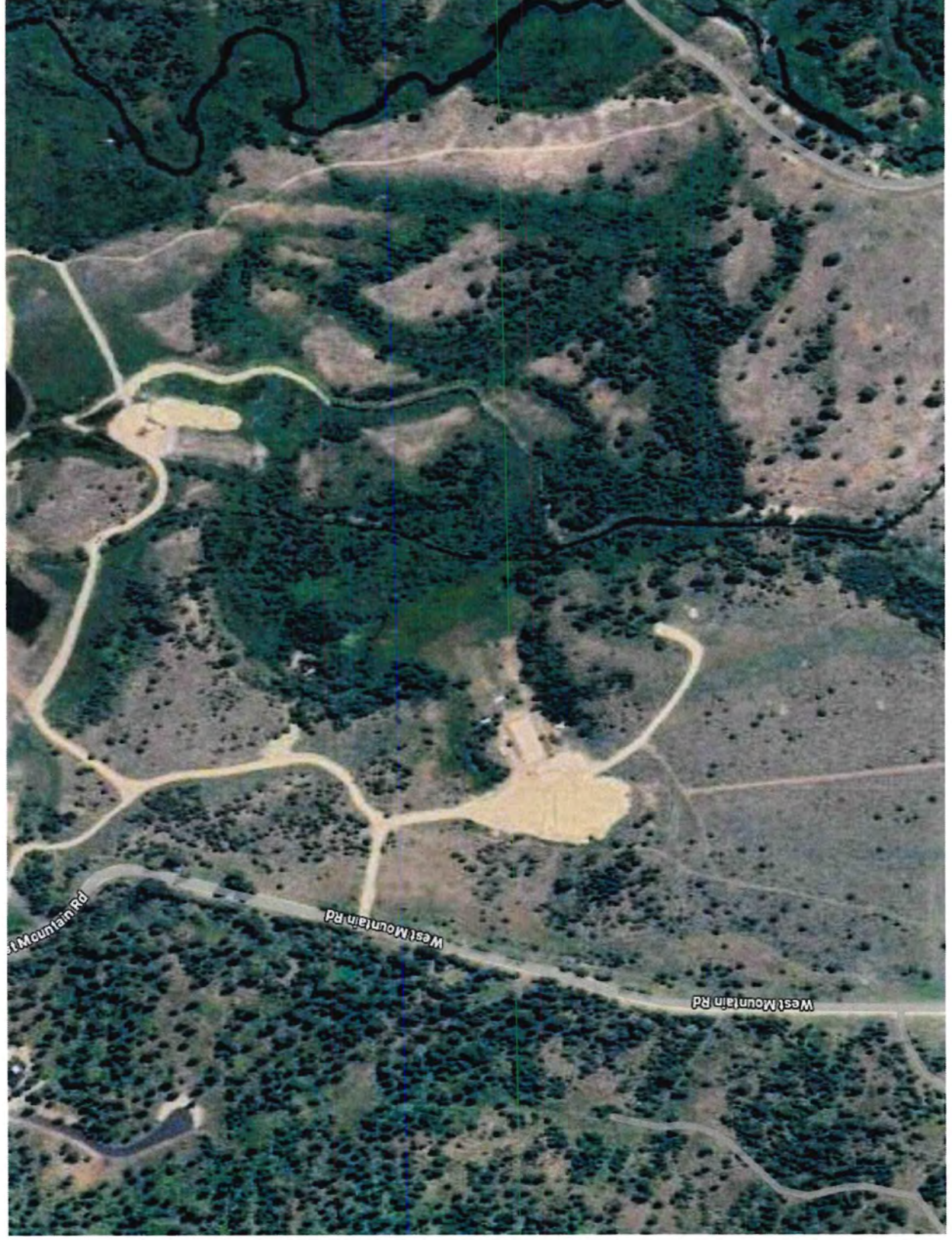
Floodplain

- A (1% Annual Chance, 100-Year)
- AE (1% Annual Chance, 100-Year)
- Floodway (1% Annual Chance, 100-Year)
- 500-Year Floodplain (0.2% Annual Chance)



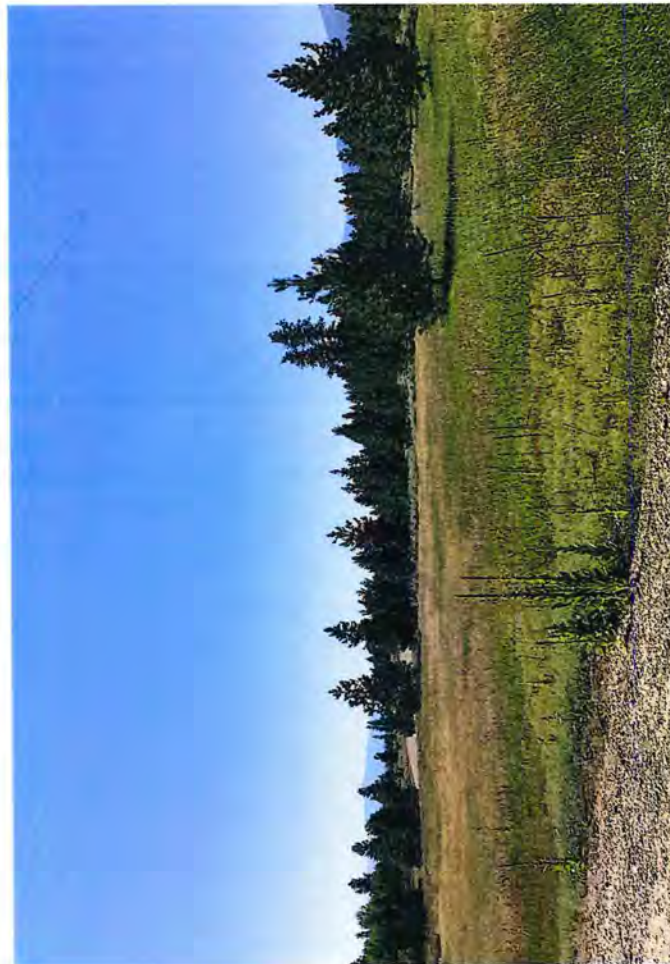
Valley County IT, Maxar

Google Maps – Aerial View - 2025



Proposed New Private Road Intersection with West Mountain Road,
Looking Easterly (Source Google Maps – Street View, August 2024)

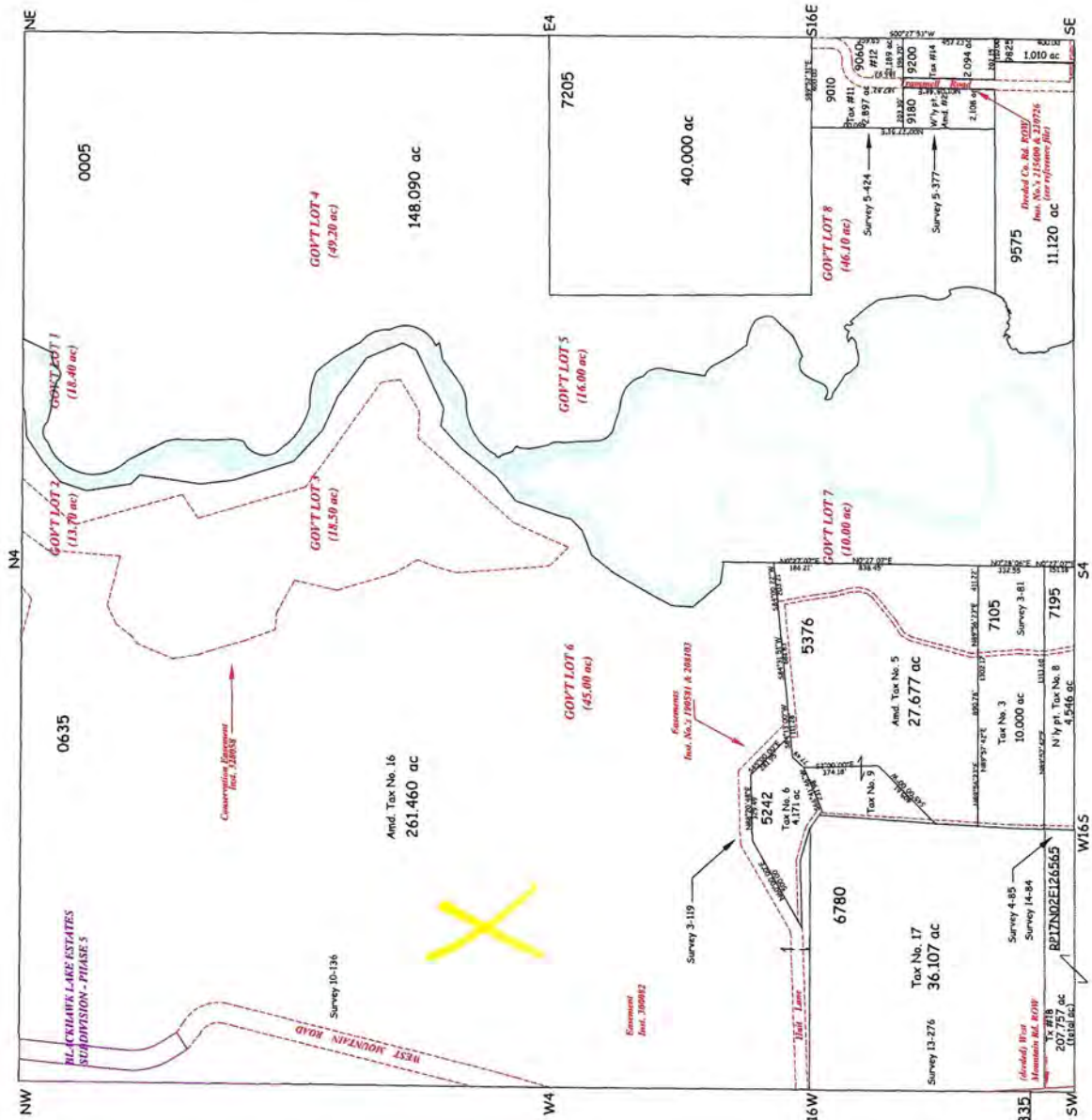




T W P . 17 N R O S E S E C . 12

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

Filename: Valley County Base Map
Scale:  100 ft
Date: 4/4/2022
Drawn by: L Frederick



This drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for Any Insurance or Contained Hazards.

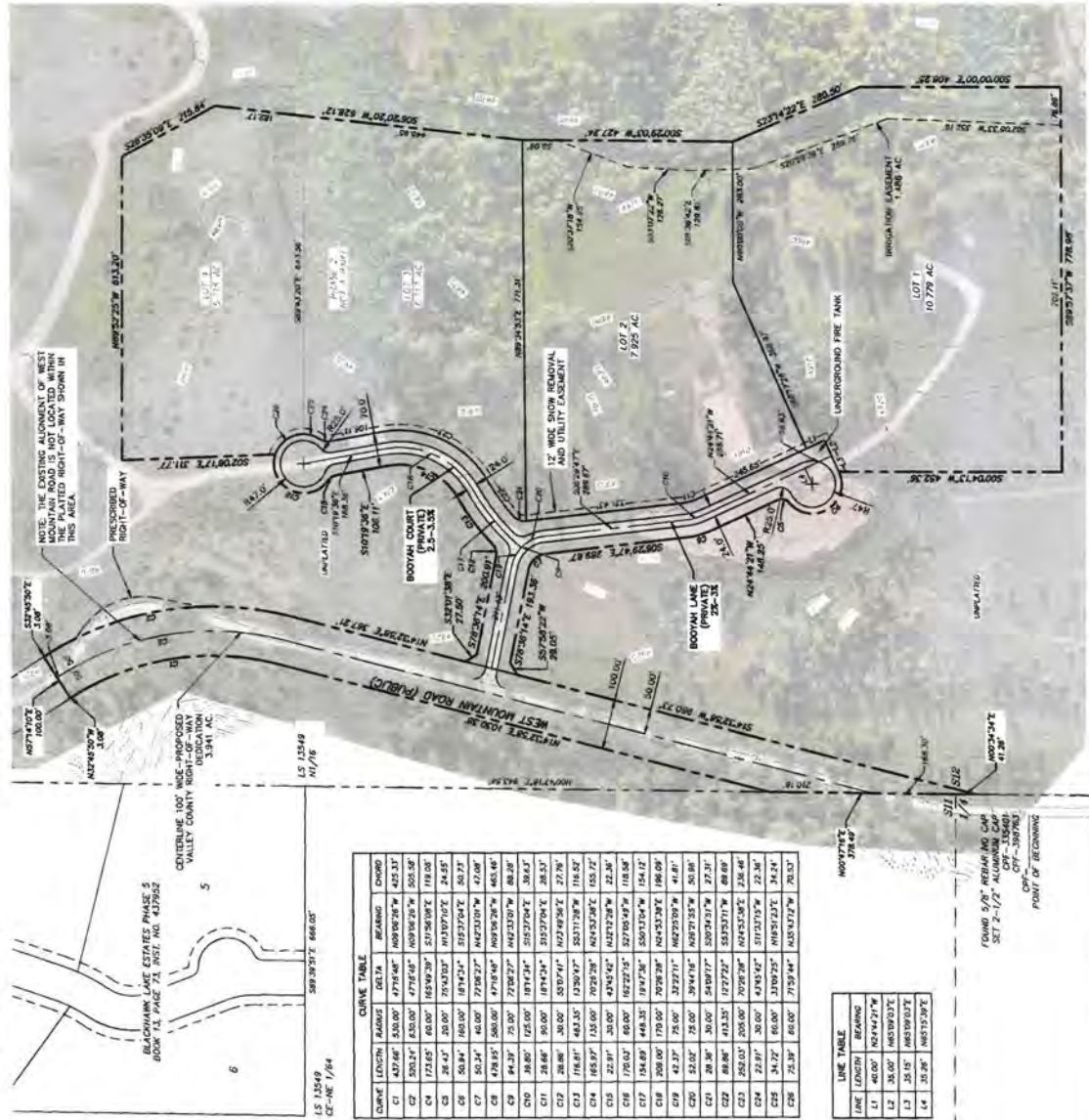
PRELIMINARY PLAT-SOUTH RANCH

A PORTION OF THE WEST 1/2 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4
SECTION 12, T.17N., R.2E., B.M. VALLEY COUNTY, IDAHO
2025



BASIS OF BEARINGS
COMPUTED FROM THE VALLEY PLAT IN AC.
AND WEST ZONE 1913. DISTANCES ARE GROUND
DISTANCES AND ARE IN U.S. SURVEY FEET

- NOTES**
1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
 2. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO PUBLIC UTILITIES.
 3. ALL LOTS DEPICTED ON THIS PLAT ARE SUBJECT TO A PERMANENT PERPETUAL AND NON-EXCLUSIVE DRAINAGE EASEMENT FOR THE PURPOSE OF SURFACE WATER MANAGEMENT FEATURES, FACILITIES AND IMPROVEMENTS. THE DRAINAGE EASEMENT SHALL BE IN ACCORDANCE WITH THE DRAINAGE WATER MANAGEMENT REPORT FOR SOUTH RANCH ON FILE IN THE OFFICE OF THE VALLEY COUNTY PLANNING AND ZONING ADMINISTRATOR.
 4. SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED AS INSTRUMENT NO. _____.
 5. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS SHOWN ON MAPS OF THE VALLEY COUNTY RECORDS.
 6. LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC DRAIN FIELDS AND INDIVIDUAL WELLS.
 7. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
 8. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
 9. UTILITY AND DRAINAGE EASEMENTS SHALL BE 12 FEET WIDE ON THE WITHIN SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL.
 10. PRIVATE ROAD RIGHTS-OF-WAY WILL ALSO SERVE AS A UTILITY EASEMENT.
 11. THE SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTH RANCH SUBDIVISION RECORDED AS INSTRUMENT NO. _____.
 12. THE ROADS CONSTRUCTED WITHIN SOUTH RANCH SUBDIVISION WILL BE PRIVATE ROADS, VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID ROADS.
 13. 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.
 14. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
 15. ONLY ONE WOOD BURNING DEVICE PER LOT WILL BE ALLOWED.
 16. AGRICULTURAL USES AND LIVESTOCK ACTIVITY MAY BE ADJACENT ACTIVITIES.
 17. FEMA FIRM PANEL(S): 1608500808C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD HAZARD IDENTIFICATION: CHANGE BY FEMA & ALL LAND WITHIN A FLOODPLAIN OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE



CURVE TABLE

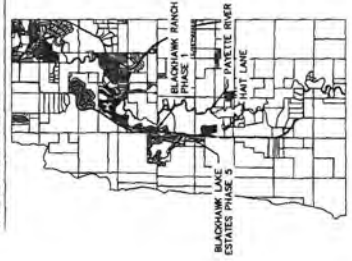
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	437.66'	530.00'	87°18'48"	N09°10'28"W	825.33'
C2	500.24'	630.00'	87°18'48"	N09°10'28"W	955.58'
C3	173.05'	60.00'	165°09'28"	S73°36'10"E	118.05'
C4	38.42'	20.00'	75°42'02"	N10°07'10"E	24.55'
C5	50.84'	160.00'	18°12'24"	S12°37'04"E	60.21'
C6	478.95'	580.00'	71°08'27"	N07°15'26"W	47.08'
C7	478.95'	580.00'	71°08'27"	N07°15'26"W	47.08'
C8	478.95'	580.00'	71°08'27"	N07°15'26"W	47.08'
C9	84.33'	75.00'	71°08'27"	N07°15'26"W	88.38'
C10	88.60'	125.00'	89°12'34"	S12°37'04"E	38.63'
C11	38.66'	30.00'	89°12'34"	S12°37'04"E	28.35'
C12	116.81'	443.35'	129°07'37"	S51°12'38"W	116.82'
C13	116.81'	443.35'	129°07'37"	S51°12'38"W	116.82'
C14	228.31'	135.00'	30°07'38"	N62°53'28"E	116.82'
C15	170.00'	60.00'	162°22'15"	S73°36'10"E	118.05'
C16	170.00'	60.00'	162°22'15"	S73°36'10"E	118.05'
C17	170.00'	60.00'	162°22'15"	S73°36'10"E	118.05'
C18	209.00'	170.00'	29°02'28"	N42°53'28"E	186.09'
C19	42.37'	75.00'	32°27'11"	N62°53'28"E	41.81'
C20	52.02'	75.00'	39°41'18"	N67°01'55"W	50.81'
C21	28.36'	30.00'	54°08'17"	S07°34'51"W	27.31'
C22	88.86'	413.35'	127°22'32"	S51°12'38"W	88.86'
C23	252.03'	200.00'	70°28'28"	N47°53'56"E	236.46'
C24	22.81'	30.00'	4°09'42"	S17°31'51"W	22.36'
C25	34.72'	60.00'	33°09'23"	N07°15'26"W	34.74'
C26	75.39'	60.00'	71°09'44"	N42°53'28"E	70.03'

LINE TABLE

LINE	LENGTH	BEARING
L1	40.00'	N10°47'11"W
L2	35.00'	N10°03'02"E
L3	35.15'	N03°03'02"E
L4	35.26'	N03°03'02"E

FOUND 5.91' REFERENCE CAP
SET 2-1/2" ALUMINUM CAP
OFF - 135481
OFF - 309761
POINT OF BEGINNING

VICINITY MAP



SHEET 1 OF 2

35 COVET TRAIL
CASCADIA, ID 83611
PHONE: (208) 634-8896
WWW.DUNNANDSURVEYS.COM

dunn
LAND SURVEYS, INC.

SOUTH RANCH

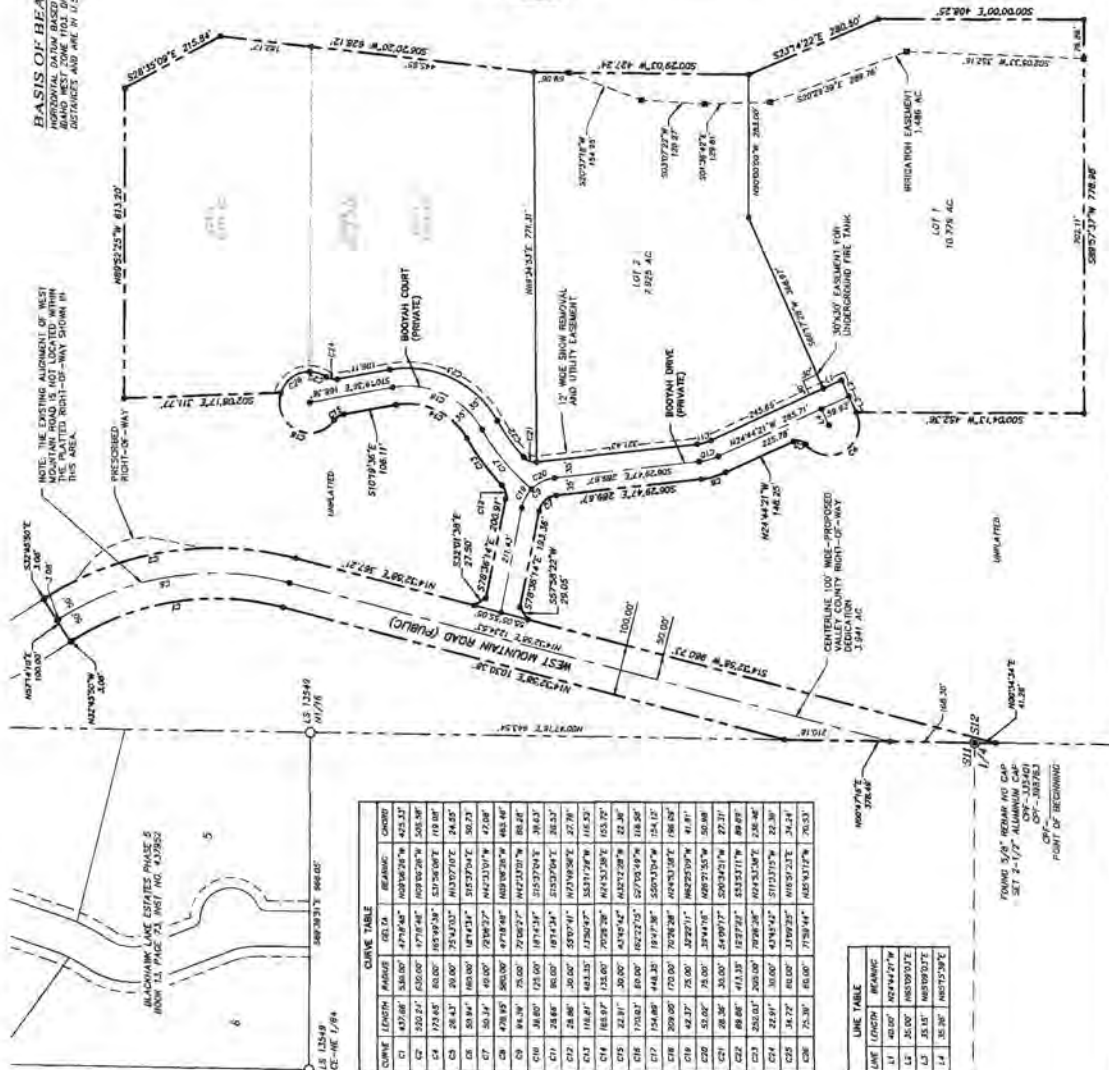
A PORTION OF THE WEST 1/2 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4
SECTION 12, T.17N., R.2E., B.M. VALLEY COUNTY, IDAHO
2025

2025



HORIZONTAL SCALE IN FEET

BASIS OF BEARINGS



CURE	CURVE TABLE					COST
	COIN	RAJGUL	COIN	RAJGUL	COIN	
C1	43.08	3.8100	47.94	4.42	43.42	
C2	52.04	4.5000	57.94	5.42	52.56	
C3	57.63	5.0000	63.94	6.00	58.16	
C4	59.84	5.1600	66.15	6.16	60.37	
C5	58.91	4.9800	65.22	5.98	59.44	
C6	58.91	4.9800	65.22	5.98	59.44	
C7	58.91	4.9800	65.22	5.98	59.44	
C8	58.91	4.9800	65.22	5.98	59.44	
C9	58.91	4.9800	65.22	5.98	59.44	
C10	58.91	4.9800	65.22	5.98	59.44	
C11	58.91	4.9800	65.22	5.98	59.44	
C12	58.91	4.9800	65.22	5.98	59.44	
C13	58.91	4.9800	65.22	5.98	59.44	
C14	58.91	4.9800	65.22	5.98	59.44	
C15	58.91	4.9800	65.22	5.98	59.44	
C16	58.91	4.9800	65.22	5.98	59.44	
C17	58.91	4.9800	65.22	5.98	59.44	
C18	58.91	4.9800	65.22	5.98	59.44	
C19	58.91	4.9800	65.22	5.98	59.44	
C20	58.91	4.9800	65.22	5.98	59.44	
C21	58.91	4.9800	65.22	5.98	59.44	
C22	58.91	4.9800	65.22	5.98	59.44	
C23	58.91	4.9800	65.22	5.98	59.44	
C24	58.91	4.9800	65.22	5.98	59.44	
C25	58.91	4.9800	65.22	5.98	59.44	
C26	58.91	4.9800	65.22	5.98	59.44	
C27	58.91	4.9800	65.22	5.98	59.44	
C28	58.91	4.9800	65.22	5.98	59.44	
C29	58.91	4.9800	65.22	5.98	59.44	
C30	58.91	4.9800	65.22	5.98	59.44	
C31	58.91	4.9800	65.22	5.98	59.44	
C32	58.91	4.9800	65.22	5.98	59.44	
C33	58.91	4.9800	65.22	5.98	59.44	
C34	58.91	4.9800	65.22	5.98	59.44	
C35	58.91	4.9800	65.22	5.98	59.44	
C36	58.91	4.9800	65.22	5.98	59.44	
C37	58.91	4.9800	65.22	5.98	59.44	
C38	58.91	4.9800	65.22	5.98	59.44	
C39	58.91	4.9800	65.22	5.98	59.44	
C40	58.91	4.9800	65.22	5.98	59.44	
C41	58.91	4.9800	65.22	5.98	59.44	
C42	58.91	4.9800	65.22	5.98	59.44	
C43	58.91	4.9800	65.22	5.98	59.44	
C44	58.91	4.9800	65.22	5.98	59.44	
C45	58.91	4.9800	65.22	5.98	59.44	
C46	58.91	4.9800	65.22	5.98	59.44	
C47	58.91	4.9800	65.22	5.98	59.44	
C48	58.91	4.9800	65.22	5.98	59.44	
C49	58.91	4.9800	65.22	5.98	59.44	
C50	58.91	4.9800	65.22	5.98	59.44	
C51	58.91	4.9800	65.22	5.98	59.44	
C52	58.91	4.9800	65.22	5.98	59.44	
C53	58.91	4.9800	65.22	5.98	59.44	
C54	58.91	4.9800	65.22	5.98	59.44	
C55	58.91	4.9800	65.22	5.98	59.44	
C56	58.91	4.9800	65.22	5.98	59.44	
C57	58.91	4.9800	65.22	5.98	59.44	
C58	58.91	4.9800	65.22	5.98	59.44	
C59	58.91	4.9800	65.22	5.98	59.44	
C60	58.91	4.9800	65.22	5.98	59.44	
C61	58.91	4.9800	65.22	5.98	59.44	
C62	58.91	4.9800	65.22	5.98	59.44	
C63	58.91	4.9800	65.22	5.98	59.44	
C64	58.91	4.9800	65.22	5.98	59.44	
C65	58.91	4.9800	65.22	5.98	59.44	
C66	58.91	4.9800	65.22	5.98	59.44	
C67	58.91	4.9800	65.22	5.98	59.44	
C68	58.91	4.9800	65.22	5.98	59.44	
C69	58.91	4.9800	65.22	5.98	59.44	
C70	58.91	4.9800	65.22	5.98	59.44	
C71	58.91	4.9800	65.22	5.98	59.44	
C72	58.91	4.9800	65.22	5.98	59.44	
C73	58.91	4.9800	65.22	5.98	59.44	
C74	58.91	4.9800	65.22	5.98	59.44	
C75	58.91	4.9800	65.22	5.98	59.44	
C76	58.91	4.9800	65.22	5.98	59.44	
C77	58.91	4.9800	65.22	5.98	59.44	
C78	58.91	4.9800	65.22	5.98	59.44	
C79	58.91	4.9800	65.22	5.98	59.44	
C80	58.91	4.9800	65.22	5.98	59.44	
C81	58.91	4.9800	65.22	5.98	59.44	
C82	58.91	4.9800	65.22	5.98	59.44	
C83	58.91	4.9800	65.22	5.98	59.44	
C84	58.91	4.9800	65.22	5.98	59.44	
C85	58.91	4.9800	65.22	5.98	59.44	
C86	58.91	4.9800	65.22	5.98	59.44	
C87	58.91	4.9800	65.22	5.98	59.44	
C88	58.91	4.9800	65.22	5.98	59.44	
C89	58.91	4.9800	65.22	5.98	59.44	
C90	58.91	4.9800	65.22	5.98	59.44	
C91	58.91	4.9800	65.22	5.98	59.44	
C92	58.91	4.9800	65.22	5.98	59.44	
C93	58.91	4.9800	65.22	5.98	59.44	
C94	58.91	4.9800	65.22	5.98	59.44	
C95	58.91	4.9800	65.22	5.98	59.44	
C96	58.91	4.9800	65.22	5.98	59.44	
C97	58.91	4.9800	65.22	5.98	59.44	
C98	58.91	4.9800	65.22	5.98	59.44	
C99	58.91	4.9800	65.22	5.98	59.44	
C100	58.91	4.9800	65.22	5.98	59.44	

LINE TABLE		
LINE	LENGTH	REMARKS
L1	42.00'	N24°44'21"W
L2	35.00'	N65°09'03"E
L3	35.15'	N65°09'03"E
L4	30.00'	N65°05'00"W

FOUND 3/8" REBAR NO CAP
SET 2-1/2" ALUMINUM CAP
OFF-333401
OFF-303753
OFF-
TOTAL NO. ENCLOSURES

NOTES

- [illegible]



HEALTH CERTIFICATE

Sanitary restrictions as required by IOWA CODE TITLE 50, CHAPTER 11, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER ON THE DATE OF THE AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE IMPOSED IN DISAPPROVAL WITH SECTION 50-1.106 IOWA CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

INSTRUCT HEALTH DEPARTMENT EMS DATE

157

LEGEND

ATTENTION: MAILING LIST

Diagram illustrating the relationship between the basement and ground levels. The basement is shown below the ground line, with the basement line indicated.

ROADWAY CENTERLINE

⑤ SET 2-1/2" ALUMINUM CAP

- SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217

○ FOUND 5/8" REBAR

- CALCULATED POINT, NO MONUMENT SET OR FOUND

SHEET 1 OF 2

1000

25 COYOTE TRAIL
CASCADIA 10 436 11

11/10/11 10:10:11

PHONE: (208) 634-4899

WANG, DUNHONG

10

400

CLINICAL



1

SOUTH RANCH

A PORTION OF THE WEST 1/2 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4
SECTION 12, T.17N., R.2E., B.M. VALLEY COUNTY, IDAHO
2025

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT AS WEST MOUNTAIN HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE OWNER OF THE REAL PROPERTY HEREINAFTER DESCRIBED:

A. A PARCEL OF LAND LOCATED IN A PORTION OF THE WEST 1/2 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4 OF SECTION 12, T.17N., R.2E., B.M. VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. BEGINNING AT A SET 1-1/2" ALUMINUM CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 12;
2. THENCE A BEARING OF N 87°41'00" E, A DISTANCE OF 374.49 FEET, ON THE WEST BOUNDARY OF SAID SECTION 12, TO A SET 5/8" INCH REBAR;
3. THENCE, FACING SAID SECTION 12, A BEARING OF N 17°50'00" E, A DISTANCE OF 103.38 FEET, ON THE WEST BOUNDARY OF WEST MOUNTAIN ROAD TO A SET 5/8" INCH REBAR;
4. HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 47°14'48" AND A LONG CHORD WHICH BEARS N 09°50'30" E, A DISTANCE OF 433.33 FEET, TO A SET 5/8" INCH REBAR;
5. THENCE ON SAID RIGHT-OF-WAY A BEARING OF N 32°40'50" W, A DISTANCE OF 3.08 FEET, TO A FOUND 5/8" INCH REBAR;
6. THENCE A BEARING OF N 57°41'00" E, A DISTANCE OF 100.00 FEET, TO A FOUND 5/8" INCH REBAR ON THE EAST RIGHT-OF-WAY BOUNDARY OF SAID WEST MOUNTAIN ROAD;
7. THENCE ON SAID EAST RIGHT-OF-WAY A BEARING OF S 22°43'50" E, A DISTANCE OF 3.08 FEET, TO A SET 5/8" INCH REBAR;
8. THENCE ON SAID EAST RIGHT-OF-WAY A BEARING OF S 22°43'50" E, A DISTANCE OF 3.08 FEET, TO A SET 5/8" INCH REBAR;
9. THENCE ON SAID EAST RIGHT-OF-WAY A BEARING OF S 14°32'40" W, A DISTANCE OF 247.21 FEET, TO A SET 5/8" INCH REBAR;
10. THENCE, LEAVING SAID RIGHT-OF-WAY A BEARING OF S 32°40'50" E, A DISTANCE OF 273.50 FEET, TO A SET 5/8" INCH REBAR;
11. THENCE A BEARING OF S 79°45'17" E, A DISTANCE OF 280.81 FEET, TO A SET 5/8" INCH REBAR;
12. THENCE 18.84 FEET ON THE ARC OF A CURVE, TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 53°07'41" AND A LONG CHORD WHICH BEARS N 23°49'26" E, A DISTANCE OF 27.76 FEET, TO A SET 5/8" INCH REBAR;
13. THENCE 116.81 FEET ON THE ARC OF A CURVE, TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 483.30 FEET, A DELTA ANGLE OF 1°52'47" AND A LONG CHORD WHICH BEARS N 53°11'26" E, A DISTANCE OF 116.81 FEET, TO A SET 5/8" INCH REBAR;
14. THENCE A BEARING OF N 70°24'30" W, A DISTANCE OF 70.24 FEET, TO A SET 5/8" INCH REBAR;
15. THENCE A BEARING OF N 67°28'17" W, A DISTANCE OF 116.11 FEET, TO A SET 5/8" INCH REBAR;
16. THENCE 22.61 FEET ON THE ARC OF A CURVE, TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 53°07'41" AND A LONG CHORD WHICH BEARS N 37°19'26" W, A DISTANCE OF 22.61 FEET, TO A SET 5/8" INCH REBAR;
17. THENCE 170.03 FEET ON THE ARC OF A CURVE, TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 1°52'47" AND A LONG CHORD WHICH BEARS N 27°05'44" E, A DISTANCE OF 170.03 FEET, TO A SET 5/8" INCH REBAR;
18. THENCE A BEARING OF N 02°08'17" W, A DISTANCE OF 511.37 FEET, TO A SET 5/8" INCH REBAR;
19. THENCE A BEARING OF S 09°29'27" E, A DISTANCE OF 613.60 FEET, TO A SET 5/8" INCH REBAR;
20. THENCE A BEARING OF S 09°29'27" E, A DISTANCE OF 215.84 FEET, TO A SET 5/8" INCH REBAR;
21. THENCE A BEARING OF S 09°29'27" W, A DISTANCE OF 826.13 FEET, TO A SET 5/8" INCH REBAR;
22. THENCE A BEARING OF S 09°29'27" W, A DISTANCE OF 407.24 FEET, TO A SET 5/8" INCH REBAR;
23. THENCE A BEARING OF S 25°14'22" E, A DISTANCE OF 280.58 FEET, TO A SET 5/8" INCH REBAR;
24. THENCE A BEARING OF S 09°29'27" E, A DISTANCE OF 317.20 FEET, TO A SET 5/8" INCH REBAR;
25. THENCE A BEARING OF S 09°29'27" W, A DISTANCE OF 778.08 FEET, TO A SET 5/8" INCH REBAR;
26. THENCE A BEARING OF N 09°44'37" E, A DISTANCE OF 371.32 FEET, TO A SET 5/8" INCH REBAR;
27. THENCE 173.69 FEET ON THE ARC OF A CURVE, TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 1°54'48"30" AND A LONG CHORD WHICH BEARS N 31°38'08" W, A DISTANCE OF 173.69 FEET, TO A SET 5/8" INCH REBAR;
28. THENCE A BEARING OF N 09°44'37" W, A DISTANCE OF 10.00 FEET, TO A SET 5/8" INCH REBAR;
29. THENCE A BEARING OF S 25°14'22" W, A DISTANCE OF 24.55 FEET, TO A SET 5/8" INCH REBAR;
30. THENCE A BEARING OF N 24°44'37" W, A DISTANCE OF 144.25 FEET, TO A SET 5/8" INCH REBAR;
31. THENCE 10.00 FEET ON THE ARC OF A CURVE, TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 1°54'48"30" AND A LONG CHORD WHICH BEARS N 15°37'04" W, A DISTANCE OF 10.00 FEET, TO A SET 5/8" INCH REBAR;
32. THENCE A BEARING OF N 09°29'27" W, A DISTANCE OF 286.47 FEET, TO A SET 5/8" INCH REBAR;
33. THENCE 50.53 FEET ON THE ARC OF A CURVE, TO THE LEFT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 7°20'27" AND A LONG CHORD WHICH BEARS N 47°23'07" W, A DISTANCE OF 47.08 FEET, TO A SET 5/8" INCH REBAR;
34. THENCE A BEARING OF N 78°35'14" W, A DISTANCE OF 193.38 FEET, TO A SET 5/8" INCH REBAR;
35. THENCE A BEARING OF S 57°26'22" W, A DISTANCE OF 28.00 FEET, TO A SET 5/8" INCH REBAR ON SAID EAST RIGHT-OF-WAY BOUNDARY OF WEST MOUNTAIN ROAD;
36. THENCE ON SAID EAST RIGHT-OF-WAY A BEARING OF S 14°32'40" W, A DISTANCE OF 247.21 FEET, TO A SET 5/8" INCH REBAR ON SAID WEST BOUNDARY OF SECTION 12;
37. THENCE ON SAID WEST BOUNDARY A BEARING OF N 06°34'34" E, A DISTANCE OF 41.36 FEET, TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 26.226 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THE UNDEVELOPED LANDS COMMISSION FOR VALLEY COUNTY, IDAHO, AND TO BE SUBJECT TO ANY AND ALL CURRENT AND/OR FUTURE COUNTY PROPERTY TAX FOR THE PROPERTY. THE UNDERSIGNED HAS BEEN ADVISED THAT THE PROPERTY TAXES HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

WEST MOUNTAIN ROAD IS HEREBY DEDICATED TO THE PUBLIC, ALL OTHER ROADS WITHIN THIS PLAT ARE PRIVATE AND VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF SAID PRIVATE ROADS.

THE OWNERS HEREBY CERTIFY THAT THE INDIVIDUAL LOTS WILL NOT BE SERVED BY ANY WATER SYSTEM OTHER THAN ONE (1) ON ADJACENT LOTS BUT WILL BE SERVED BY INDIVIDUAL WELLS.

THE OWNERS FURTHER CERTIFY THAT THEY WILL COMPLY WITH IDAHO CODE 31-2805 CONCERNING DITCHES, DRAINAGE AND INTERESTS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF ____ 2025.

AS WEST MOUNTAIN HOLDINGS, LLC

J. DONALD ANDERSON

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF VALLEY }
ON THIS ____ DAY OF ____ 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, J. DONALD ANDERSON, A PERSONAL APPEARANCE WAS MADE BY J. DONALD ANDERSON, WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, ON BEHALF OF SAID SOUTHERN LANDS COMMISSION, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO

RESIDING AT _____

COMMISSION EXPIRES: _____



CERTIFICATE OF SURVEYOR

J. DONALD T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, HAS PERSONALLY EXAMINED THE PLAT OF SAID SOUTHERN LANDS COMMISSION, AND CERTIFICATE OF DONALD T. DUNN HAS BEEN OBTAINED FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE PLATS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

APPROVAL OF THE

VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF SOUTH RANCH IS HEREBY ACCEPTED AND APPROVED THE ____ DAY OF ____ 2025, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

VALLEY COUNTY TREASURER

DATE

CERTIFICATE OF VALLEY COUNTY TREASURER

THE PLAT OF SOUTH RANCH IS HEREBY ACCEPTED AND APPROVED THE ____ DAY OF ____ 2025, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION. THE PLAT OF SAID SOUTH RANCH IS HEREBY ACCEPTED AND APPROVED THE ____ DAY OF ____ 2025, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION. THE PLAT OF SAID SOUTH RANCH IS HEREBY ACCEPTED AND APPROVED THE ____ DAY OF ____ 2025, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

APPROVAL OF THE

BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF SOUTH RANCH IS HEREBY ACCEPTED AND APPROVED THE ____ DAY OF ____ 2025, BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN

SHEET 2 OF 2

75 COVOTE TRAIL
CASCADE, ID 83411
PHONE (208) 834-4899
WWW.DUNN-CADAMOUNTS.COM

dunn
LAND SURVEY, INC.



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 South Ranch SUB 25-016

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

- ☒ 14. CDH has no objection to the CUP. CDH approved a 2 lot subdivision for South Ranch in 2023. Additional phases of South Ranch will require an engineering report and other supporting documentation. Reviewed By: Brett Cooper
Date: 8/6/25

From: Neil Shippy <neil.waterdistrict65@gmail.com>

Sent: Tuesday, July 15, 2025 9:36 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>; Storms, Scott <Scott.Storms@idwr.idaho.gov>

Subject: Sub 25-016 South Ranch

Good morning Cynda,

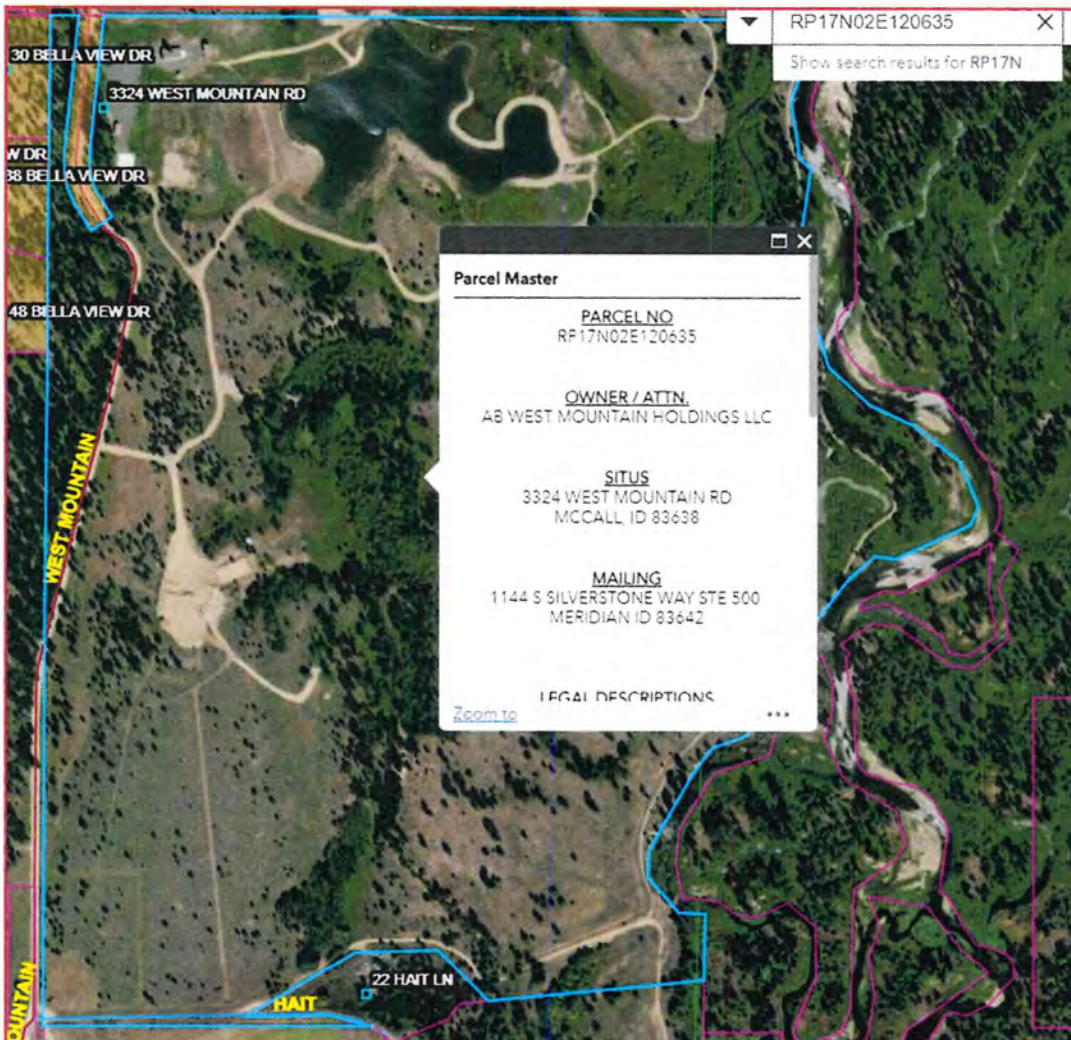
Mr. Ahlquist will be required by Idaho statute 31-3805 to install a system to deliver water to each new parcel. The water rights need to be transferred into the name of an HOA or to each individual lot owners name.

There was pending water right work on this property last I knew. I included Scott Storms from IDWR in this email.

T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

3. **SUB 25-016 South Ranch – Preliminary and Final Plat:** Tommy Ahlquist is requesting a conditional use permit for a four-lot, single-family residential subdivision on 36 acres. Proposed lot sizes range from 5.7 acres to 10.8 acres. Individual septic systems and individual wells are proposed. The subdivision would be recorded in two phases with two lots per phase. The lots would be West Mountain Road, a public road, onto new private roads. The site is part of parcel RP17N02E120635 located in the West ½ of Section 12, T.17N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.





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

Valley County Assessor's Office

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

SUE LEEPER

Assessor
sleeper@valleycountyid.gov



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

DEEDEE GOSSI

Chief Deputy Assessor
kgossi@valleycountyid.gov

July 15, 2025

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

RE: Final Plat Review "South Ranch"

Dear Cynda,

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

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This **2026** proposed plat will include a portion of a parcel referenced on the Assessment Roll as AMENDED TAX #16 S12 T17N R2E. The parcel number(s) and ownership are as follows:

RP17N02E120635 – AB West Mountain Holdings LLC

I have enclosed a copy of the GIS map with this proposed plat highlighted.

Dan, could you please correct/address the following:

- It looks like there are 5 discrepancies between the Certificate of Owners legal description and the plat face/closure sheets. See Items 24, 25, 26 for distances. See Item 32 for arc length. See also the project acreage located after Item 36.
- The plat face notes that Lots 3 & 4 are "Phase 2, Not a Part". However, the encompassing description of the exterior boundary of this subdivision includes them as part of this South Ranch subdivision. I am confused as to why they are drawn on this plat and included as part of the encompassing legal description for South Ranch when it appears they are to be part of Phase 2?

Please feel free to contact our office with any follow-up questions or inquiries.

Thank you for allowing us the opportunity to review this plat.

Sincerely,

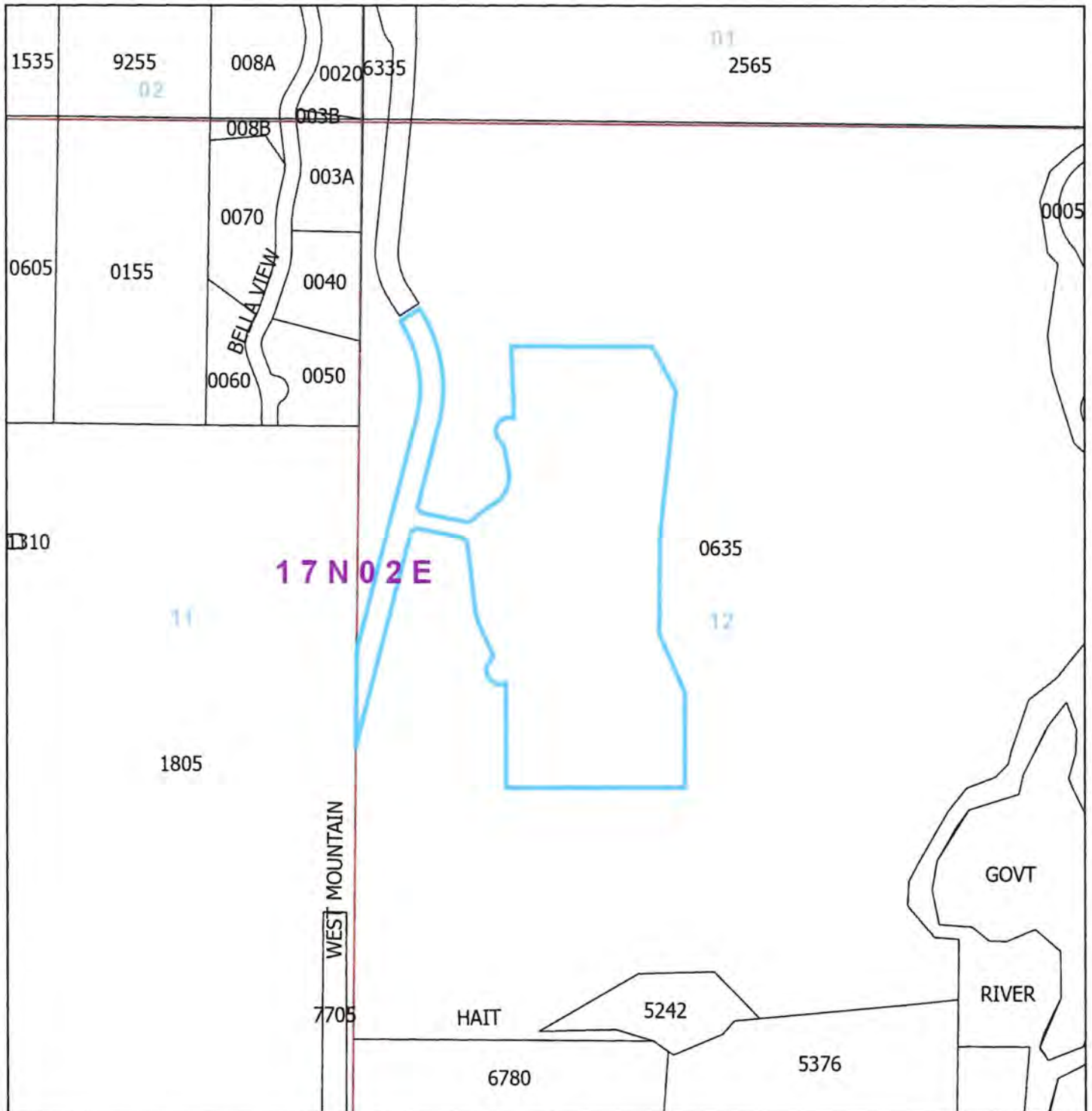
Kathy Riffie
Cadastral Specialist Technician II
Valley County Assessor - Cartography Department

Enclosure

Cc: Ralph Miller, Acting Valley County Surveyor; Dan Dunn, Dunn Land Surveys, Inc

Proposed South Ranch

Portion of RP17N02E120635



Legend

- Township
- Section
- Proposed
- Parcels



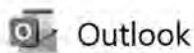
Date: 7/15/2025
By: kriffie

This map or drawing is to be used for reference purposes only.
The County is not responsible for any inaccuracies contained herein.

Coordinate System: NAD 1983 StatePlane Idaho West FIPS 1103 Feet



0 0.05 0.1
Mile



Outlook

Re: Proposed Road and Subdivision Names

From Lori Hunter <lhunter@valleycountyid.gov>

Date Mon 7/14/2025 10:35 AM

To Megan Myers <mmyers@valleycountyid.gov>; Laurie Frederick <lfriderick@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

FYI

- MOS Way - originally was Mo's Way before we removed punctuation from street names- different pronunciation, but I can see people pronouncing it both ways now with the apostrophe gone.
- proposed Haven Place - was platted as Timber Haven Place (I hadn't deleted the originally proposed name from my list.....)

Lori

From: Megan Myers <mmyers@valleycountyid.gov>

Sent: Sunday, July 13, 2025 7:55 AM

To: Laurie Frederick <lfriderick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>

Subject: Re: Proposed Road and Subdivision Names

I'm not a fan of Booyah, but also for no specific reason.

Agreed that we could have issues with Moss Ln when we already have a Mos Way.

I'm ok with Haven Ranch Rd. I'm not actually locating the current Haven Pl in our system.

Megan Myers

Communications Supervisor

Valley County Sheriff's Office

From: Laurie Frederick <lfriderick@valleycountyid.gov>

Sent: Friday, July 11, 2025 11:05 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>; Megan Myers <mmyers@valleycountyid.gov>

Subject: Re: Proposed Road and Subdivision Names

Here are our notes.

Not so crazy about Booyah, but no reason to deny.

I found a Mos Way in McCall.

There is a Tripod Court in Tamarack and a Tripod View Drive in Murry Creek.

Then as stated, Haven Place in Round Valley Haven.

Please be aware that our county email format has changed to @valleycountyid.gov
see below

Laurie Frederick

Cadastral Specialist III

Valley County Cartography Dept.

lfrederick@valleycountyid.gov

208-382-7127

Service

Transparent

Accountable

Responsive

From: Lori Hunter <lhunter@valleycountyid.gov>

Sent: Wednesday, July 9, 2025 4:59 PM

To: Laurie Frederick <lfrederick@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>; Megan Myers <mmyers@valleycountyid.gov>

Subject: Proposed Road and Subdivision Names

Proposed Road and Subdivision Names - Your thoughts?

Devil's View Subdivision - no roads

South Ranch Subdivision

Booyah Drive (going east and south off West Mountain Road)

Booyah Court

Moss Landing Subdivision

Moss Lane (going east off Highway 55)

Tripod View Subdivision

Haven Ranch Road (going west off of Dry Buck Road)

This is not attached to the existing Haven Place in Round Valley

Lori Hunter

Valley County Planning & Zoning Planner II

208-382-7115

219 N. Main Street • P.O. Box 1350

Cascade, ID 83611

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

From: Ryan Garber <ryan@mccallfire.com>
Sent: Tuesday, August 5, 2025 12:24 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Mike Bertrand <mike@mccallfire.com>
Subject: Sub 25-016 South Ranch
Cynda,

I have the following comments regarding Sub 25-016, preliminary and final plat.

- In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a 10,000 gallon water storage tank for fire protection shall be installed on-site, in accordance with NFPA 22, inspected and made operable prior to building construction (501.4, IFC2018). The site plan, including the tank location, position, accessibility, etc., needs to be approved by the fire district prior to the installation. If the applicant phases the project, the water storage tank should be inspected and made operable prior to the dwelling units being granted certificate of occupancy.
- All access roads shall be built to Valley County standards and have an unobstructed width of not less than 20 feet (D103.1), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (503.2.1). Grade shall not exceed ten percent (D103.2).
- 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
- Any security gates shall be installed in accordance with UL325, have an SOS gate module installed for emergency means of operation (503.6), and meet the width standards according to Section D103.5.
- The wildfire protection plan should be updated and any fuels mitigation recommendations should be instituted.
- Roads and water supply for fire protection shall be installed, inspected, and made operable prior to final plat or building construction within each phase(501.4, IFC2018).

Thank you,
Ryan

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

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



Subdivision Recommendations

From: Flack, Brandon<brandon.flack@idfg.idaho.gov>

To: Lori Hunter

Cc: Berkley, Regan; Messner, Jordan; Royse, Josh

Thu 11/21/2024 10:00 AM

Hi Lori,

I got your voicemail. Hopefully this is what you were looking for. All of these won't apply to every residential development, e.g., not every subdivision will have a private pond where they need a water right from IDWR or a private pond permit from IDFG.

In general, IDFG recommends the following practices for residential subdivisions/developments:

- Residents should control pets, including cats, at all times (fenced yard, keep indoors, kenneled, leashed, etc.). Pets, at-large, dramatically increase a residential subdivision's negative effects on wildlife.
- Avoiding or minimizing the potential for wildlife depredations in a subdivision is the responsibility of the individual property owner.
 - Prohibit the feeding of wildlife and require that potential wildlife attractants (pet food, trash cans, gardens, hay stacks, bird feeders, etc.) be maintained in a way to reduce attraction of wildlife species (skunks, foxes, raccoons, magpies, big game, etc.).
 - For example, leaving livestock feed outside will attract big game animals. Make sure any feed is stored in a closed barn or shed.
 - The developer and individual homeowners should be made aware that ornamental plants can attract big game animals and they will eat those plants. Therefore, protecting ornamental plants is the responsibility of the individual property owner.
 - Yew species are highly toxic to wildlife, pets, and humans and should not be used as landscaping plants.
- Native vegetation should be retained to the extent possible during project implementation to support native birds, small mammals, and pollinator species.
- Retain buffers of riparian vegetation that surround any wetland resources on the project property.
- If ponds exist or are developed on the project property, legal water rights issued by the Idaho Department of Water Resources are required for the appropriate beneficial use (storage, irrigation, recreation, etc.). If the ponds will be used for fishing, a private pond permit from IDFG is required to stock the ponds with fish, and a live fish transport permit from IDFG may also be required.
- All fencing within and around the subdivision should be wildlife friendly. IDFG can provide additional details upon request.

Please let me know if you have additional questions.

Brandon Flack

Regional Technical Assistance Manager

Idaho Dept. of Fish and Game

Southwest Region

15950 N. Gate Blvd.

Nampa, ID 83687

Ph: (208) 854-8947



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

SUB 25-016 South Ranch**From:** Steve Holder [REDACTED]**Sent:** Tuesday, July 29, 2025 12:26 PM**To:** Cynda Herrick <cherrick@valleycountyid.gov>**Subject:** SUB 25-016 South Ranch

I oppose this latest request from Tommy Ahlquist / Michael Boran, for the following reasons.

1) Valley County has failed to have a responsible growth plan for housing developments in Valley County, and is either lacking personal, funding, or a plan of action to handle the roads, and public safety issues. West Mountain Road is the only way out for Blackhawk (Lakes, Ranch, and On the River) and the White Cloud developments. It has become unsafe and not drivable for a 1/2-1 mile area due to 3 factors. Not being properly built, no repairs, and if they do fill a pot hole, and is back within days. Valley County has no plans to fix this situation, and is not holding the many non stop gravel trucks that travel this road accountable. The gravel trucks first came from Ahlquist's Blackhawk Lakes expansion, (Which was not approved by the HOA, and now sits with many unsold lots). Why was this development approved by Valley County? Then on his Booyah ranch, dug a lake, left us with 2 mountains of eye sores of dirt, and 2 more years of non stop gravel truck, was this approved by Valley County? Now we have the gravel pit south of Hait Lane, that has destroyed West Mountain, and the gravel pit coming from the proposed Red Ridge development, and it exiting on a very dangerous spot on West Mountain Rd, Valley County has done nothing to put up warning signs.

2) These current development's on West Mountain Rd. have been around for 25-30 years now, and are only at about 50% build out, why would we need more empty lots sitting here? Why does Valley County have signs of "coming soon, new developments" all over and are never built on?

3) Safety issues, the Sheriff's department remains very under staffed, I was reminded of this when I called to file a report about Tommy Ahlquist's ranch hand that i had an armed confrontation with, he also did 2AM drunken doughnuts in front of the roads of the people that spoke out against Tommy's last request for a helicopter pad, in what appears to be a targeted attack against all of us. The deputy knew who I was calling about, and stated the "lying, armed, alcoholic, psychopath!" Ahlquist had called the Sheriffs office to have him removed, and was too scared to do the job himself. He made a number of threats while being removed, what were those threats?

This appears to be this weeks plan for this 640 acres and this Booyah ranch. Last year it was a HELOPAD, to "move personal around for ranching," this year his 6 head of cattle out there which is nothing more than a tax write off. He had listed the ranch at \$20K per acre, and/or 3 subdivisions, only to pull that given the Red Ridge is showing the price for their land at \$2K per acre. They are responsible for a water canal system, behind the Blackhawk Ranch and On The River, that has failed twice in 5 years, who would take over this after he subdivides all of this ranch? What is the overall plan for all of this 640 acres? You have too many unanswered questions, on both the Ahlquist / Boran and Valley County side to approve this. Fix West Mountain Road would be a start, and make the millionaires / billionaires wanting to make more money in this area pay for it.

Regards,

Steve Holder
[REDACTED]

SUB 25-016 South Ranch

From: Steve Holder [REDACTED]

Sent: Monday, August 4, 2025 10:08 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: SUB 25-016 South Ranch

I oppose this latest request from Tommy Ahlquist / Michael Boran, for the following reasons.

1) Valley County has failed to have a responsible growth plan for housing developments in Valley County, and is either lacking personal, funding, or a plan off action to handle the roads, and public safety issues. West Mountain Road is the only way out for Blackhawk (Lakes, Ranch, and On the River) and the White Cloud developments. It has become unsafe and not drivable for a 1/2-1 mile area due to 3 factors. Not being properly built, no repairs, and if they do fill a pot hole, and is back within days. Valley County has no plans to fix this situation, and is not holding the many non stop gavel trucks that travel this road accountable. The gavel trucks first came from Ahlquist's Blackhawk Lakes expansion, (Which was not approved by the HOA, and now sits with many unsold lots). Why was this development approved by Valley County? Then on his Booyah ranch, dug a lake, left us with 2 mountains of eye sores of dirt, and 2 more years of non stop gravel truck, was this approved? Now we have the gravel pit south of Hait Lane, that has destroyed West Mountain, and the gavel pit coming from the proposed Red Ridge development, and it exiting on a very dangerous spot on West Mountain Rd, Valley County has done nothing to put up warning signs.

2) These current development's on West Mountain Rd. have been around for 25-30 years now, and are only at about 50% build out, why would we need more empty lots sitting here? Why does Valley County have signs of "coming soon, new developments" all over and are never built on?

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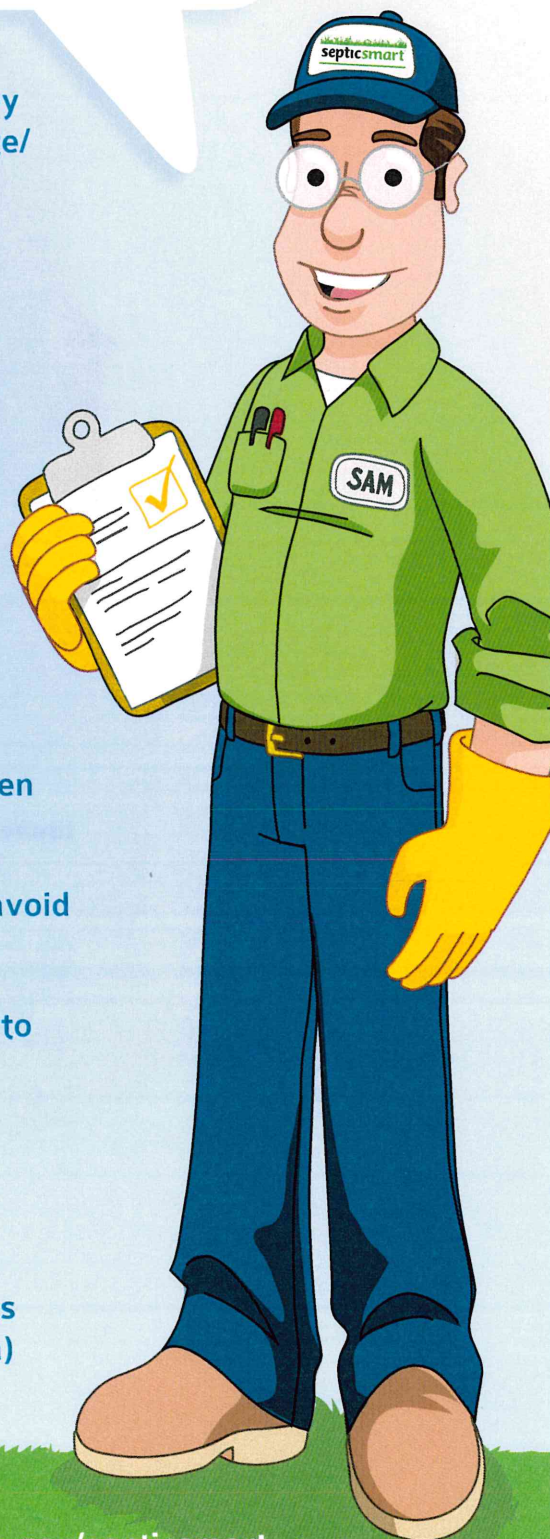
This appears to be this weeks plan for this 640 acres and this Booyah ranch. Last year it was a HELOPAD, to "move personal around for ranching." this year his 6 head of cattle out there which is nothing more than a tax write off. He had listed the ranch at \$20K per acre, and/or 3 subdivisions, only to pull that given the Red Ridge is showing the price for their land at \$2K per acre. They are responsible for a water canal system, behind the Blackhawk Ranch and On The River, that has failed twice in 5 years, who would take over this after he subdivides all of this ranch? What is the overall plan for all of this 640 acres? You have too many unanswered questions, on both the Ahlquist / Bornan and Valley County side to approve this. Fix West Mountain Road would be a start, and make the millionaires / billionaires wanting to make more money in this area pay for it.

Regards,

Steve Holder
[REDACTED]

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

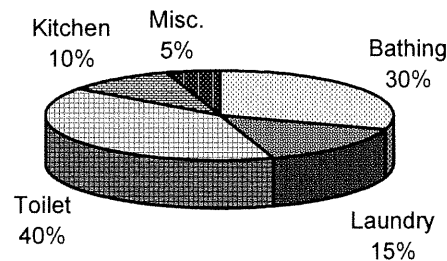


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

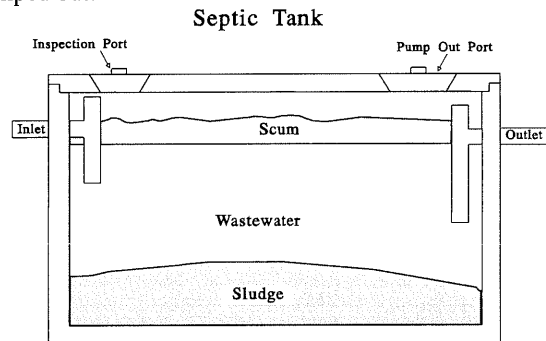
Septic Tank

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.

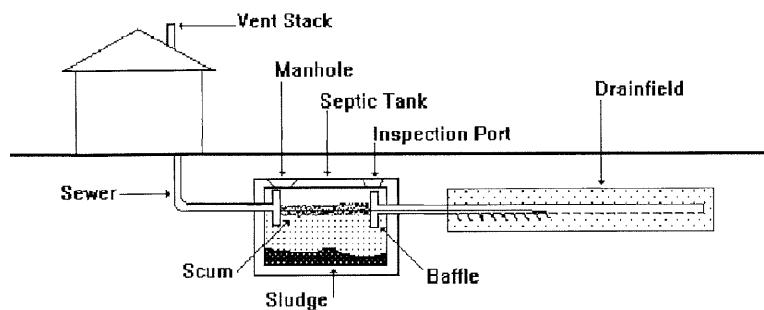
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

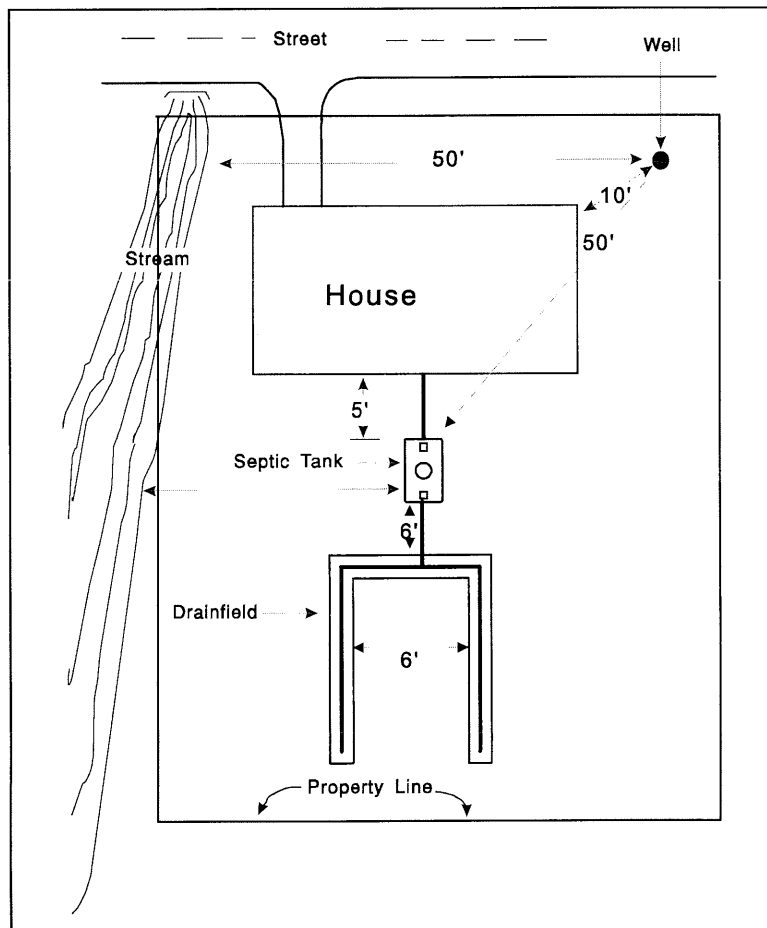
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

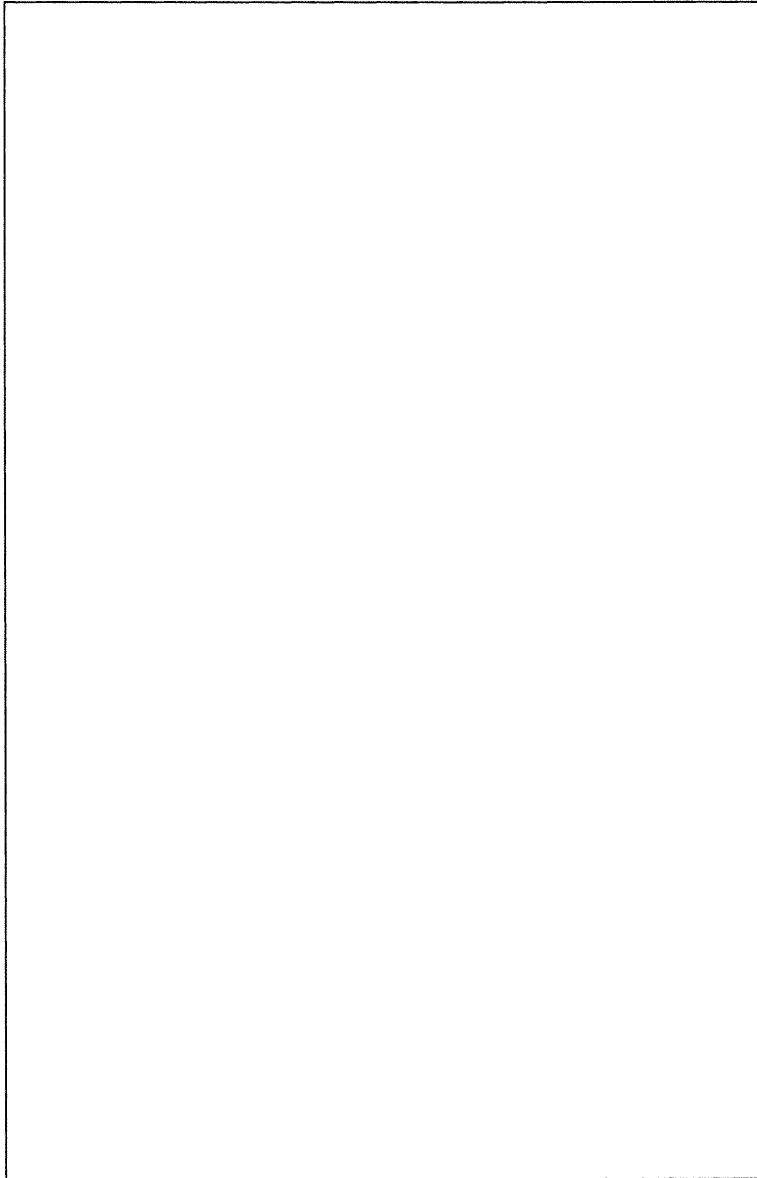
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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