

Valley County Planning and Zoning

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STAFF REPORT: SUB 25-019 HWY 55 Storage – Preliminary Plat
MEETING DATE: September 11, 2025
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT / OWNER: Pearson Storage Partners LLC
PO Box 4110, McCall, ID 83638
OWNER – VANDAL FLAT SUBDIVISION LOT 2: High Rock Residential LLC
52640 NE First ST, Scappoose OR 97056
ENGINEER: Rob Pair, Crestline Engineers
PO Box 2330, McCall, ID 83638
SURVEYOR: Dan Dunn
25 Coyote Trail, Cascade, ID 83611
LOCATION: 14014 Highway 55 - Includes parcel RP18N03E331807 and Vandal Flats Subdivision Lot 2 Block 1, located in the NE ¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE: 28.5 acres
REQUEST: Storage Unit Condominium Subdivision Plat – Commercial Use
EXISTING LAND USE: Storage Unit Building Approved for Private Use

Pearson Storage Partners LLC is requesting a conditional use permit for a subdivision on 28.5 acres. Block 1 would include 108 condominium storage units and two offices/bathroom units. Proposed lot coverage is approximately 26%. Individual septic systems and individual wells are proposed. The use for Block 2 is undefined.

| | | |
|---------|------|---|
| Phase 1 | 2025 | Construction of Units 1-12; grading, drainage, and stormwater management improvements |
| Phase 2 | 2026 | Units 13-30; office/bathroom #1; grading, drainage, and stormwater management improvements, join access improvements, landscaping |
| Phase 3 | 2027 | Units 31-66; grading, drainage, and stormwater management improvements |
| Phase 4 | 2028 | Units 78-90; grading, drainage, and stormwater management improvements |
| Phase 5 | 2029 | Units 91-108; office/bathroom #2, grading, drainage, and stormwater management improvements |

Wetland areas are delineated on the plat and would be marked as “no build” areas. An undulating landscape berm is proposed along Highway 55. Electrical utilities would be underground. The site plan shows the required 100-ft setback for buildings from Highway 55.

A wildland urban interface fire protection plan has been submitted. It is anticipated that a pond and two dry hydrants would be used for fire protection.

The applicant proposes to vacate an existing 140-ft irrigation use maintenance and repair easement located along the eastern boundary.

Access would be from a new shared driveway onto State Highway 55 that would also be used by C.U.P. 12-10 McCall Donnelly School District Transportation Facility. This new access would align with the Sunbridge Drive on the west side of the highway. The existing access point would be abandoned.

The existing storage building that is under construction was permitted for personal use only, by his family and business partner’s family. (PZ Commission meeting February 9, 2023, as an appeal of an administrative decision; Board of County Commissioner’s approval of an appeal of the P&Z Commission decision ; Building Permit # 25-060). Older buildings were recently torn down.

Vandal Flats Subdivision was recorded May 31, 2023, as Book 13 page 98, and instrument # 457227. Sanitary restrictions are in force for Vandal Flats Subdivision Lot 2.

There are multiple existing conditional use permits in the surrounding area, particularly to the north and west of the site.

FINDINGS:

1. The neighborhood meeting, as required by VCC 9-5H-1.D, was held on-site on July 24, 2025. A summary is included in the application submittal.
2. The complete application was submitted on July 29, 2025.
3. Legal notice was posted in the *Star News* on August 21, 2025, and July 31, 24, 2025. Potentially affected agencies were notified on August 12, 2025. Neighbors within 300 feet of the property line were notified by fact sheet sent August 13, 2025. The site was posted on August 19, 2025. The notice and application were posted online at www.co.valley.id.us on August 12, 2025.
4. Agency comment received:

Emily Hart, McCall Airport Manager, stated the site is 1.8 miles from Runway 34, in Horizontal Surface. The applicant should prescreen for FAA Form 7460-1. (August 21, 2025)

Kendra Conder, Idaho Transportation Department (ITD), stated ITD will need to review turn lane warrants that include traffic that will be generated from all parcels using the shared access. The applicant will need to apply for an ITD encroachment permit and must meet ITD specifications for a commercial two-way approach. Installation of any landscaping within the ITD right-of-way will need a permit. (August 29, 2025)

Ryan Garber, McCall Fire & EMS, listed requirements for fire flow, hydrants, driveways, security gates, and fire extinguishers. Roads and water supply for fire protection shall be installed, inspected, and operable prior to final plat or building construction within each phase. (September 2, 2025)

Shirley Florence, Lake Irrigation District (LID), listed requirements for the LID water assigned to the proposed subdivision. (September 3, 2025)

5. Public comment received: None
6. Physical characteristics of the site: Relatively flat. .
7. The surrounding land use and zoning includes:
 - North: C.U.P. 12-10 McCall Donnelly School District Transportation Facility; C.U.P. 18-06 and C.U.P. 20-14 Rocky Mountain Crane and Pinetop Office; C.U.P. 17-09 Kesler Storage
 - South: Single-Family Residential Rural Parcels and Knob Hill Estates Subdivision Lots
 - East: Knob Hill Estates Subdivision 1 and 2 Lots; Agricultural (Irrigated Grazing)
 - West: Highway 55; C.U.P. 25-007 High Mountain Cabinets; C.U.P. 23-42 Paradigm Storage Condominiums; C.U.P. 25-004 Hells Canyon Rafting
8. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses d. Area Business

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

TABLE 5-A STANDARDS FOR CONDITIONAL USES

| Use Description | Building Setbacks (feet) | | | | Minimum Lot Area | Max. % Lot Cover | Minimum Street Frontage | Max. Building Height | Minimum Parking Spaces |
|------------------------------|--------------------------|------|-------------|------|------------------|------------------|-------------------------|----------------------|------------------------|
| | Front | Side | Side Street | Rear | | | | | |
| Commercial Use Area Business | 30 | 10 | 30 | 30 | | 40 | 75 | 35 | 1 + 1/250 sqft |

9-5-3: STANDARDS:

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

B. Setbacks:

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

9-5A SITE IMPROVEMENTS

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:
 - 1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications.
 - 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:

- 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.
- 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-3: PARKING AND OFF STREET LOADING FACILITIES:

- A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.
- B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.
- C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.
- D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes¹:
 - 1. Parking Area Dimensions:

- a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
 - b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
 - c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').
2. End Parking Space Maneuvering: A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.
3. Vehicle Overhang:
- a. Recreational Vehicles And Parking Spaces: Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.
 - b. Standard Size Parking Spaces:
 - (1) Landscaped Areas: Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.
 - c. Access To And From Streets: Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.
 - d. Driveways: All driveways shall be designed and constructed in accordance with the county approach policies.
 - e. Surface: Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.
 - f. Surface Water Drainage: Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.
 - g. Screening: Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.
 - h. Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.
 - i. Off Street Loading Facilities: Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.
 - j. Maintenance: Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.
 - k. Lighting: Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter.
1. See parking diagram in section 9-5-4 of this chapter.

9-5A-4: LANDSCAPING:

A. Purpose And General Regulations:

1. Introduction:

- a. This section provides minimum standards for landscaping, walls, screening devices and lighting so as to promote the general welfare of the community. This is accomplished by encouraging the creation of an attractive appearance as well as screening from view any and all uses which may be unattractive to public view. Landscaping materials, including ground covers, shrubs and trees not only improve appearance, but also facilitate control of erosion, reduction of dust and glare, and visually soften building masses. Additionally, walls and screening devices allow for separation and aid in buffering incongruous and intense activities. Used together, landscaping, walls, screening devices and lighting help ensure privacy, aid in promoting logical land development and enhance property values.

- b. The county encourages the use of low water plant material in such a way that a lush appearance is presented. Plant material that is high in pollen production is discouraged. Also, extreme care should be exercised when using plants that are known to be poisonous. Noxious weeds shall not be used.
 - c. Plants should be placed in such a way as to maximize survivability (i.e., low water use plants should not be placed in drainageways, and the use of frost tender plants should be limited to accent locations, not primary focal points).
2. Definitions:
3. General Regulations
- a. Applicability: The provisions of this subsection A3 shall apply to all new buildings, all new uses of land, and any addition to existing buildings and uses requiring a conditional use permit. Maintenance requirements of this section shall apply to all sites and uses where a conditional use permit was issued.
 - b. Site Plan And Landscape Plan: The approved site plan and landscape plan shall be a part of the conditional use permit.
 - c. Installation Of Walls, Screening Devices And Lighting:
 - (1) Required Prior To Issuance Of Occupancy Permit: Prior to issuance of an occupancy permit, the walls, screening devices and lighting shall be installed in accordance with the approved construction plans.
 - (2) Cash Deposit Or Letter Of Credit In Lieu Of Installation: In lieu of the installation of plant material or public art prior to issuance of an occupancy permit, a cash deposit or an irrevocable letter of credit in an amount guaranteeing the complete installation of the plant material or public art within six (6) months may be accepted by the administrator. Failure to install the material in the six (6) month time period shall result in the forfeiture of the deposit or bond, and deemed to be a violation of this section.
 - d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
 - f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.
 - g. Naturally Occurring Vegetation: Naturally occurring vegetation in good condition and conforming with the goals for landscaping herein can be included as essential parts of the plan. The boundary of groves or masses of trees can be shown on the plan in lieu of showing the location of each individual tree.
4. Maintenance:
- a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
 - b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
 - c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
 - d. Maintained In Accordance With Site And/Or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
 - e. Modification And/Or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.

- f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
- B. Landscaping; Standards Of Design:
1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - a. Multi-Family Use: Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - c. Industrial Use: Each site for a proposed industrial use shall have a minimum of ten percent (10%) of the net site in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
 2. Future Commercial And Industrial Development: Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.
 4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
 5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
 - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
 7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
 8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
 - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
 - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
 9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
 10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
 11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

9-5A-5: FENCING:

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

- 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 PERFORMANCE STANDARDS

9-5B-1: NOISE:

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

9-5B-2: LIGHTING:

- C. Standards:
 - 2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
 - 4. All Other Outdoor Lighting: All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code:
 - a. The height of any light fixture or illumination source shall not exceed twenty feet (20').
 - b. All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 9-5-4 of this chapter.
 - c. Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.

- d. External lighting of the face of signs shall be placed above the sign and shielded and directed in a manner that the illumination source shall not be visible from any adjacent lot or real property. Sign lighting shall not reflect or glare beyond the face of the sign and immediately below the sign 1 .
5. Parking Areas, Walkways Or Similar Uses: All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.
6. Searchlights: Searchlights shall only be operated for special events or grand openings for a maximum of one week. Searchlights shall not be operated on residential or agricultural property.
7. Mercury Vapor Lights: The installation of mercury vapor lamps is hereby prohibited.
8. Flashing, Intermittent Or Moving Lights Prohibited: Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This subsection shall not be construed so as to prohibit the flashing porch light signal used only while emergency services are responding to a call for assistance at the property, or holiday lights.
9. Industrial And Exterior Lighting: Industrial and exterior lighting shall not be used in such a manner that produces glare on public highways and neighboring property. Arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the property line. Exceptions will be made for necessary repairs to equipment.
10. Sensor Activated Lights: Sensor activated lights, provided:
 - a. They are located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way.
 - b. They are set to only go on when activated and to go off within five (5) minutes after activation has ceased.
 - c. They shall not be triggered by activity off the property.
11. Towers, Power Lines And Power Poles: Lighting of radio, communication and navigation towers along with power lines and power poles, provided the owner or occupant demonstrates that the federal aviation administration (FAA) regulations can only be met through the use of lighting.
12. Outdoor Lighting Plan: All applications for a conditional use permit shall include an outdoor lighting plan for the entire site which indicates how the above standards are to be met. The approved permit shall be a part of the conditional use permit and/or the building permit.

9-5B-4: EMISSIONS:

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

9-5B-5: DUST:

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

9-5B-6: OPEN STORAGE:

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

9-5B-7: FIRE PROTECTION:

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

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

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

A. Minimum Lot Area:

2. Frontage on a public or private road shall not be less than seventy-five feet (75') for each lot or parcel.

B. Minimum Setbacks:

3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.

C. Maximum Building Height And Floor Area:

1. Building heights shall not exceed thirty-five feet (35') above the lower of the existing or finished grade.
2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.

D. Site Improvements:

1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street
2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.

TITLE 10 SUBDIVISION REGULATIONS**10-4-6: EASEMENTS:**

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

10-5-1: STREET AND UTILITY IMPROVEMENTS:

- A. Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).

- B. Acceptance By County: The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed. All plats shall contain in their notes this statement: "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

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

- C. Private Road Declaration: In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
- E. Connection To Public Road Required: The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-4: SUBMISSION REQUIREMENTS:

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.
- B. Content: The plan shall be based upon a site specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.

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).

STAFF COMMENTS / QUESTIONS:

1. This site is within the McCall Fire District, Water District 65, and Lake Irrigation District. It is not within a herd district.
2. The designated wetland is shown on the preliminary plat.
3. The submitted landscape plan is only for the area along Highway 55. Additional areas require landscaping per VCC and needs consideration by the Commission:
 - a. Doesn't make sense to screen between property line and Knob Hill or other commercial/industrial storage areas such as Kesler's and the bus barns.
4. Will landscaping be financially guaranteed? How will it be maintained? The code states: **Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.**
5. Who will own the common area / open area?
6. What is the distance from the structure to the high-water line of the ditch?
7. The 140.00-ft irrigation use, maintenance, and repair easement termination must be approved by the Lake Fork Irrigation District in writing. A document vacating the easement must be recorded with the final plat.
8. The application states the property has no water rights; this conflicts with the letter from Lake Irrigation District. The applicant should clarify.
9. The name of the proposed subdivision must change. A business named Highway 55 Storage already exists near the intersection of Highway 55 and Coho Lane.

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?

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Map of Nearby Conditional Use Permits
- Assessor Plat – T.18N R.3E Sec. 33
- Vandal Flats Subdivision

- Google Maps -Aerial View – 2025
- Google Maps – Street View – August 2024
- Pictures Taken June 24, 2024
- Quit Claim Deed #223106 with Easement
- Relevant Portion of PZ Commission Meeting Minutes of February 9, 2023
- Preliminary Plat
- 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. The final plat shall be recorded within two years, or this permit will be null and void.
3. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any more dirt work being done on-site.
4. Wetland delineation shall be shown on the final plat and marked as a “No Build Area”.
5. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
6. A letter of approval is required from McCall Fire District prior to recording the final plat.
7. Must have approval from Central District Health prior to issuance of a building permits.
8. Must have approval from Idaho Transportation Department for Joint Access approach prior to approval of the final plat.
9. Must have a letter of approval from Lake Irrigation District.
10. All easements must be shown on the final plat.
11. CCR's should address septic maintenance, dark sky compliant lighting, wildfire prevention, noxious weeds, wetlands, and landscape maintenance.
12. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. This includes any pathway lighting. Motion lights are recommended.
13. Landscaping, as shown on the submitted landscaping plan, shall be installed prior to October 1, 2026. If landscaping dies, it must be replaced.
14. Shall place addressing numbers on each building.
15. All easements shall be shown on the final plat.

16. Shall obtain a sign permit prior to installation of any signs. Construction trailers cannot be used as signage.
17. No outside storage is allowed.
18. Any additional uses on Block 1 or Block 2 will require approval of a new conditional use permit.
19. Must have Idaho Transportation Department approval of the change in access and use.
20. The following notes shall be placed in the notes on the face of the final plat:
 - “The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.”
 - “All lighting must comply with the Valley County Lighting Ordinance.”
 - ““Surrounding land uses are subject to change.”
 - There shall be no division of any unit depicted on this plat except as permitted in the declaration AND with approval of the Health Authority and Planning and Zoning Commission.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

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

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

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

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

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 |
|---------------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1. AGRICULTURAL | | +2 | -1 | -2 | -2 | -2 | -2 | +1 | +1 | +1 | +1 | +2 | +1 | +1 | | -1 | -1 | +2 | -1 | -2 | +1 | +2 | +1 |
| 2. RESIDENCE, S.F. | +2 | | +2 | +1 | +1 | +1 | +1 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 |
| 3. SUBDIVISION, S.F. | -1 | +2 | | +1 | +1 | +1 | +1 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +2 | +1 | -1 | +2 | +1 | -2 | -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 | +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 | -1 | -2 | -1 | -2 | +1 | +1 | +2 |

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 19

Prepared by: CH

Area Business

YES/NO X Response Value

Use Matrix Values:

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

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

Area Business

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

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

S.E. Residential

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

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

1 + 2

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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

It is large with no screening; however

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

5. *landscaping is proposed*

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

Yes

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

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

Concerns with additional traffic onto Hwy 55

(+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?

Storage is quiet.

(+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?

7 Rochnes

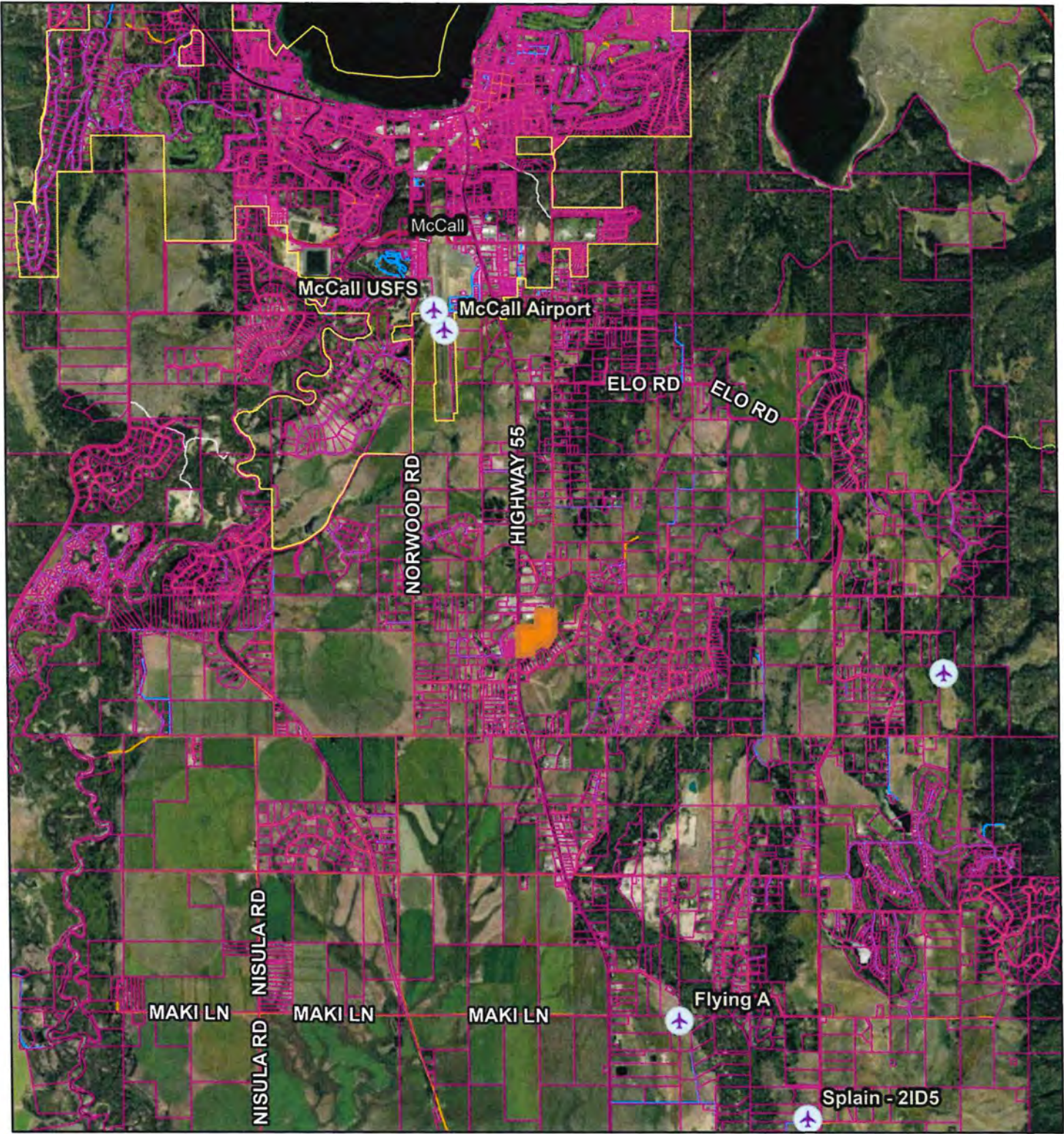
Sub-Total (+) 26

Sub-Total (-) 4

Total Score +22

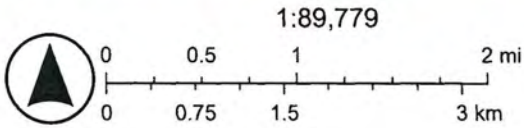
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

SUB 25-019 Location Map



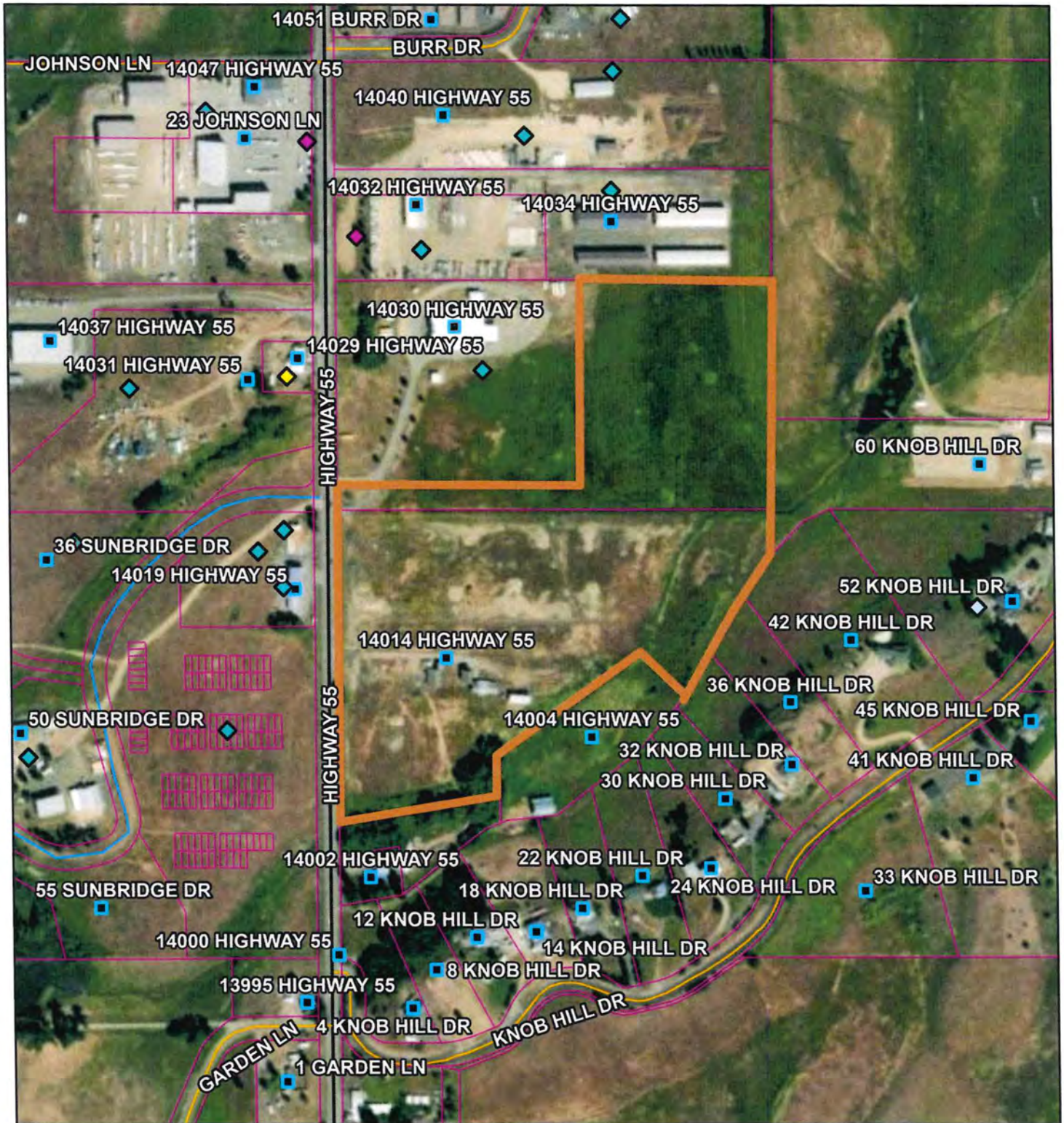
8/4/2025, 3:57:45 PM

-  Airstrips
-  Municipalities
-  Parcel Boundaries



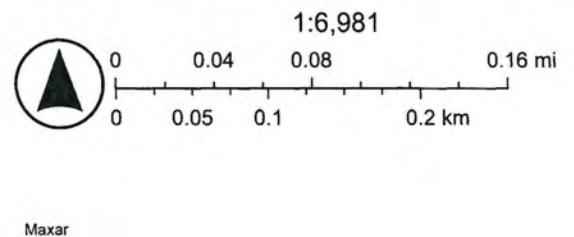
Earthstar Geographics

SUB 25-019 Aerial Map



8/4/2025, 3:44:57 PM

- Permits
- ◆ CUP
 - ◆ GF
 - ◆ STR
 - ◆ VAR
 - Address Points
 - Parcel Boundaries





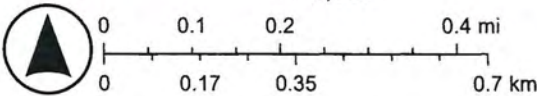
SUB 25-019 - Nearby Conditional Use Permits



8/4/2025, 4:03:24 PM

Permits

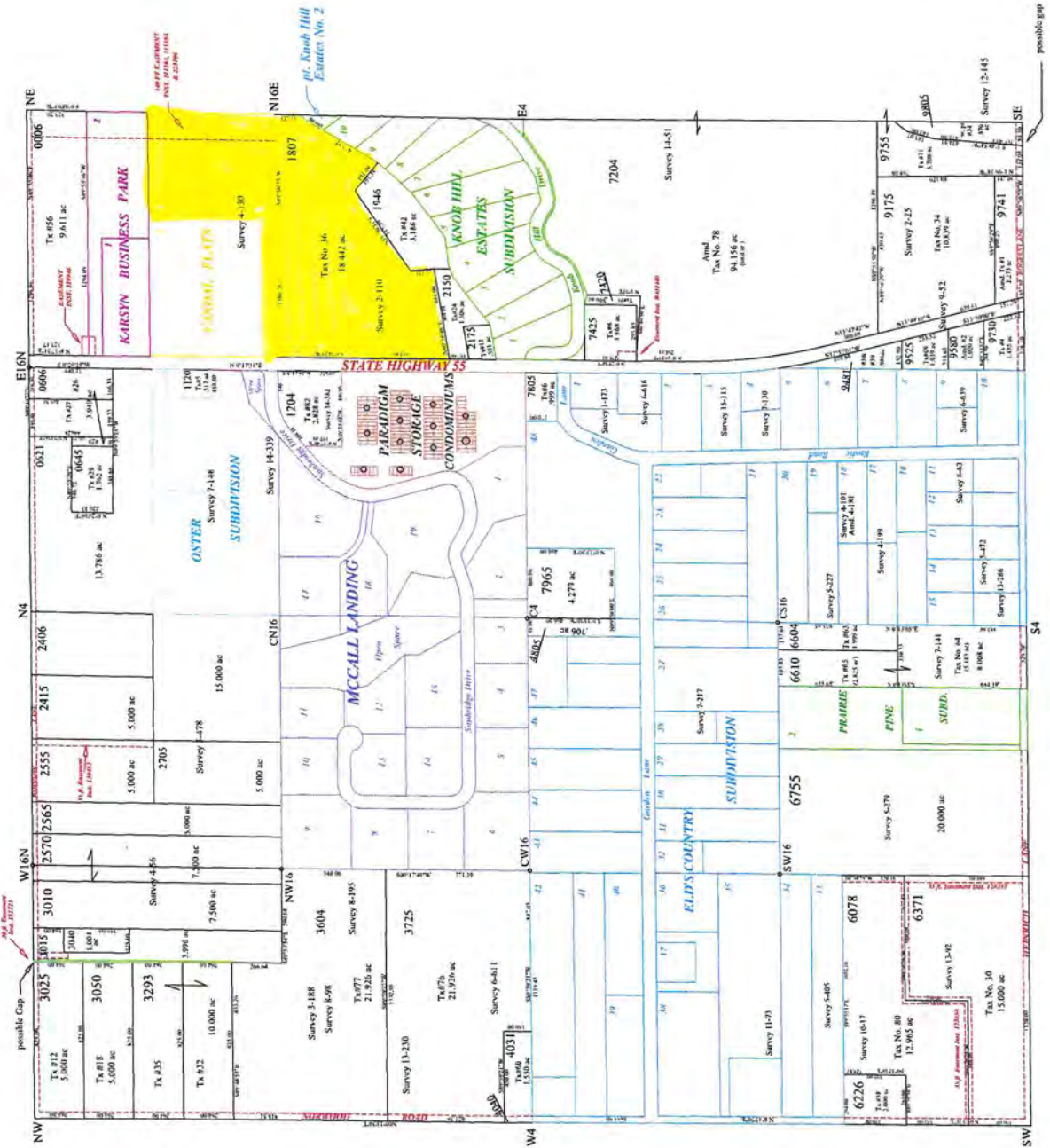
-  CUP
-  Parcel Boundaries



Maxar

TWP. 18N R03E SEC. 33

Filename: Valley County Base Map
Scale: ~~1"=1000'~~
Date: 6/30/2025
Drawn by: L. Frederick



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

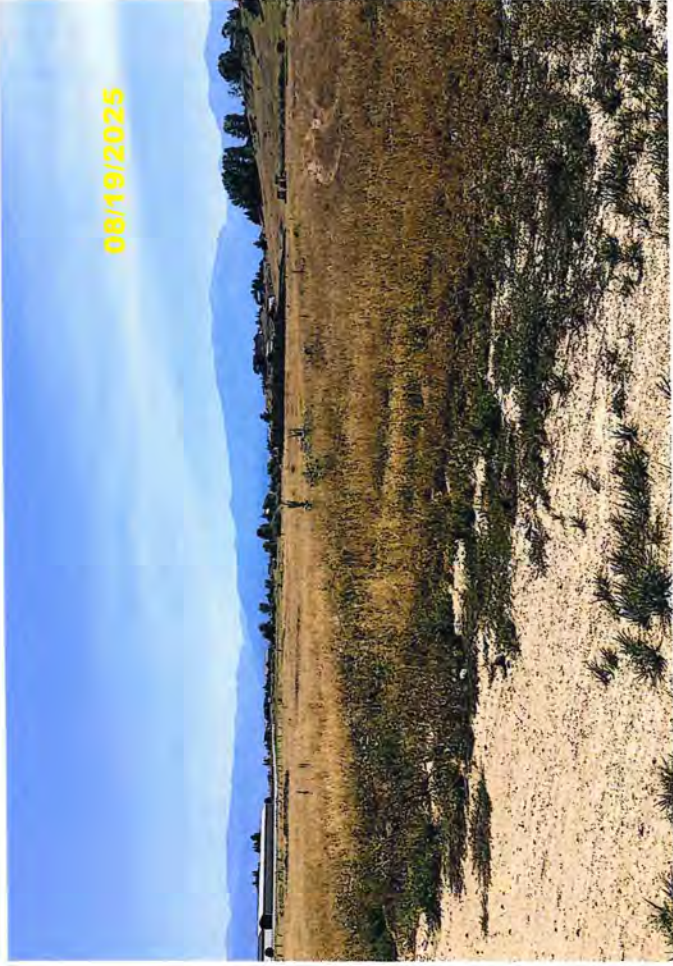
Google Maps – Aerial View - 2025



14014 Highway 55, Looking Easterly (Source Google Maps – Street View, August 2024)



← 14019 ID-55
McCall, Idaho
Google Street View
Aug 2024 See more dates



CORRECTED

MOUNTAIN TITLE COMPANY

QUITCLAIM DEED

For Value Received

Duane B. Smith and Alberta Mae Smith

hereby conveys, releases, remises and forever quits claim unto

Mile High Equestrian Center, L.L.C.
207 N. 3rd St, McCall, Id. 83638

the following premises, to-wit:

Parcel D, NE1/4 NE1/4 Sec 33 T18N R3E BM Valley County, Idaho

222652

Duch #10

VALLEY COUNTY RECORDER

96 OCT 19 PM 3 56

REQUESTED BY Alberta Mae Smith
RECORDEDREQUESTED BY Smith
RECORDED

96 OCT 9 AM 11 39

FEE: 3.00

VALLEY COUNTY RECORDER

Duch #10

221379

together with their appurtenances.

Dated: 10/9/96

Duane B. SmithAlberta Mae SmithSTATE OF IDAHO, COUNTY OF ValleyOn this 9th day of Oct, 1996,
before me, a notary public in and for said State, personally
appeared Duane B. Smith& Alberta Mae Smithknown to me to be the persons
subscribed to the within instrument, and acknowledged to
me that they are the persons whose names are
subscribed to the within instrument.My Comm. Expires 5-20-2000
Residing at Caladen, Idaho
Comm. Expires 5-20-2000

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at
the request ofat _____ minutes past _____ o'clock m.,
this _____ day of _____,
19____, in my office, and duly recorded in Book
of Deeds at page _____

Ex-Officio Recorder

By _____
Fees \$ _____
Mail to: _____ Deputy.

INSTRUMENT No.

CORRECTED

PARCEL D, 20.00 ACRES
Duane & Alberta Smith

A parcel of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, T. 18 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the corner common to Sections 27, 28, 33 & 34, T. 18 N., R. 3 E., B.M. Valley County, Idaho, thence, S. 0° 48' 03" W., along the line common to said Sections 33 & 34, 646.40 feet to a 1/2" rebar, the REAL POINT OF BEGINNING:

thence, continuing S. 0° 48' 03" W., 676.37 feet to a 5/8" rebar marking the N1/16 corner common to Sections 33 & 34,
thence, S. 89° 51' 54" W., 1,285.22 feet along the south boundary of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, to a 5/8" rebar on the easterly right-of-way of State Highway 55, a 5/8" rebar,
thence, N. 0° 17' 31" E., 676.30 feet along said right-of-way to a 1/2" rebar,
thence, N. 89° 51' 54" E., 1,291.23 feet to the Point of Beginning, containing 20.000 acres, more or less.

Subject to an 140.00 foot Irrigation Use, Maintenance and Repair Easement lying west of and parallel to the entire east boundary of the above described parcel.

Bearings based on State Plane Grid Azimuth.

223106
TYPED BY: *Andr stb*
VALLEY COUNTY RECORDER
BY: *April M. Gentry*
FEE: *6.00*
'96 DEC 17 AM 11 17
REQUESTED BY: *Mule High Equine*
RECORDED

Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Katlin Caldwell, Chairman
Ken Roberts, Vice-Chairman

Sasha Childs, Commissioner
Scott Freeman, Commissioner
Gary Swain, Commissioner

MINUTES

Valley County Planning and Zoning Commission
February 9, 2023
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Caldwell. A quorum exists.

| | |
|-------------------------------------|---------|
| PZ Director – Cynda Herrick: | Present |
| PZ Commissioner – Katlin Caldwell | Present |
| PZ Commissioner – Sasha Childs: | Present |
| PZ Commissioner – Scott Freeman: | Present |
| PZ Commissioner – Ken Roberts: | Present |
| PZ Commissioner – Gary Swain: | Present |
| PZ Assistant Planner – Lori Hunter: | Present |

B. MINUTES: Commissioner Childs moved to approve the minutes of January 12, 2023. Commissioner Swain seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

- 1. C.U.P. 22-09 Tamarack Resort P.U.D. – Phase 3.3 Osprey Meadows Estates – Final Plat:** Tamarack Resort Two LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of 17 single-family residential lots. Lots would be accessed from West Mountain Road (public), Discovery Drive (private), and new private roads. The approximate 16-acre site is in Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Not a public hearing.**

Chairman Caldwell introduced the item. Chairman Caldwell recused herself and left the room due to a family member in contract with Tamarack Resort. Acting Chairman Roberts asked if there was any further exparte contact or conflict of interest. There was none.

Director Herrick presented the staff report and displayed the final plat on the projector screen. The existing Idaho Power easement and changes from the preliminary plat were discussed.

Scott Turlington, Tamarack Resort, concurs with the staff report and recommendations. The road name on the plat should be Osprey Meadows Court, not Osprey Meadow Court. The stub portion of road may be used for access in the future.

term rent the homes. She is concerned about noise of generators as no power lines exist to these home sites. Other concerns include the existing wetlands and effect on the agricultural use in the area. She asked if Valley County has any ordinances regarding for solar farms.

Micheal Powel, Goslin Loop, states the area is very woody. Generators produce noise and heat. Wildfire is a concern. Fire trucks take 20 minutes to reach his home and would take much longer to get to these proposed buildings.

Chairman Caldwell asked for proponents.

Joe Kennedy, Cascade, is the current owner of the property. This area is behind a big ridge and would not be visible from the existing subdivisions.

Chairman Caldwell asked for rebuttal from the applicant.

Ms. Golden clarified that Mr. Lamon sold the solar farm company in 2021. He will be conscious of fire concerns. He will want solar panels for the residences and is aware that solar panels would be a separate permit.

Director Herrick clarified If solar panels are on the primary structure, a conditional use permit is not required.

Chairman Caldwell closed the public hearing.

The Commission deliberated. A solar farm would require a conditional use permit and public hearing as would a subdivision application. This conditional use permit approval would allow two homes on a large parcel. Commissioner Freeman said this area is not visible from the existing subdivisions. Commissioner Childs responded to Ms. Mohler's comments and stated that it is the City of McCall that limits building size to 5,000-sqft, not Valley County.

Commissioner Freeman moved to approve C.U.P. 22-57 Lamon Multiple Residences with the stated conditions. Commissioner Roberts seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

7:58 p.m.

E. Appeal of Administrative Decision that a Conditional Use Permit Is Required.

Is a C.U.P. required for a storage building at 14014 Highway 55? Action Item.

The staff report includes maps and renderings of the proposed structure at 14014 Highway 55 [Parcel RP18N03E331807].

Dusty Bitton, 7 Boulder View Place, bought the property about a year ago. There are many dilapidated buildings on the parcel. He wants to replace an existing building with a new storage building. This new building would be used for personal use by his family and his business partner's family. The building would be used to store boats, snowmobile trailers, RVs, and other seasonal equipment. He is aware that a conditional use permit would be required before the building could be used for business use. The site is visible to neighbors who would be aware if a business use was occurring. The subdivision that Mr. Bitton and his business partner lives in does not allow long-term storage of vehicles such as RVs and snowmobiles.

Commissioner Roberts stated that due to the sheer magnitude of proposed building, it appears to be a commercial building. A 300-ft long building can store a lot of stuff. Commissioner Freeman disagrees and believes the building would be used for personal use. Commissioner Swain believes accepting this commercial-looking building as personal use would set a precedent; who would police the use? Commissioner Freeman believes the neighbors would be aware of any business activity at this site due to the location. Commissioner Childs would not require a conditional use permit at this time when the storage building would only be for personal use.

Commissioner Roberts moved to deny the appeal of the administrative decision and determine that the proposed building at 14014 Highway 55 does require a conditional use permit. Commissioner Swain seconded the motion. Commissioners Roberts and Commissioner Swain voted in favor. Commissioners Child, Commission Freeman, and Chairman Caldwell voted in opposition.

Motion did not carry; thus, a conditional use permit is not required for storage building used for personal use only at 14014 Highway 55. If the use changes, a conditional use will be required.

F. FACTS AND CONCLUSIONS - Action Items:

- C.U.P. 22-50 Elk Haven Acres Subdivision
- C.U.P. 22-51 Amendment of C.U.P. 16-21 Mountain Meadow Rentals
- C.U.P. 22-52 North Pasture Subdivision
- C.U.P. 22-53 Harlow Subdivision

Commissioner Freeman moved to approve the Facts and Conclusions as presented and authorize the chairman to sign. Commissioner Childs seconded the motion. Motion carried unanimously.

The next meeting is on February 21, 2023. There will be two work sessions. A joint training with the Board of County Commissioners will be held from 5:00 p.m.– 5:30 p.m. Immediately after, the PZ Commissioners will hold a work session.

Commissioner Roberts moved to adjourn the meeting. Commissioner Childs seconded. The motion carried unanimously.

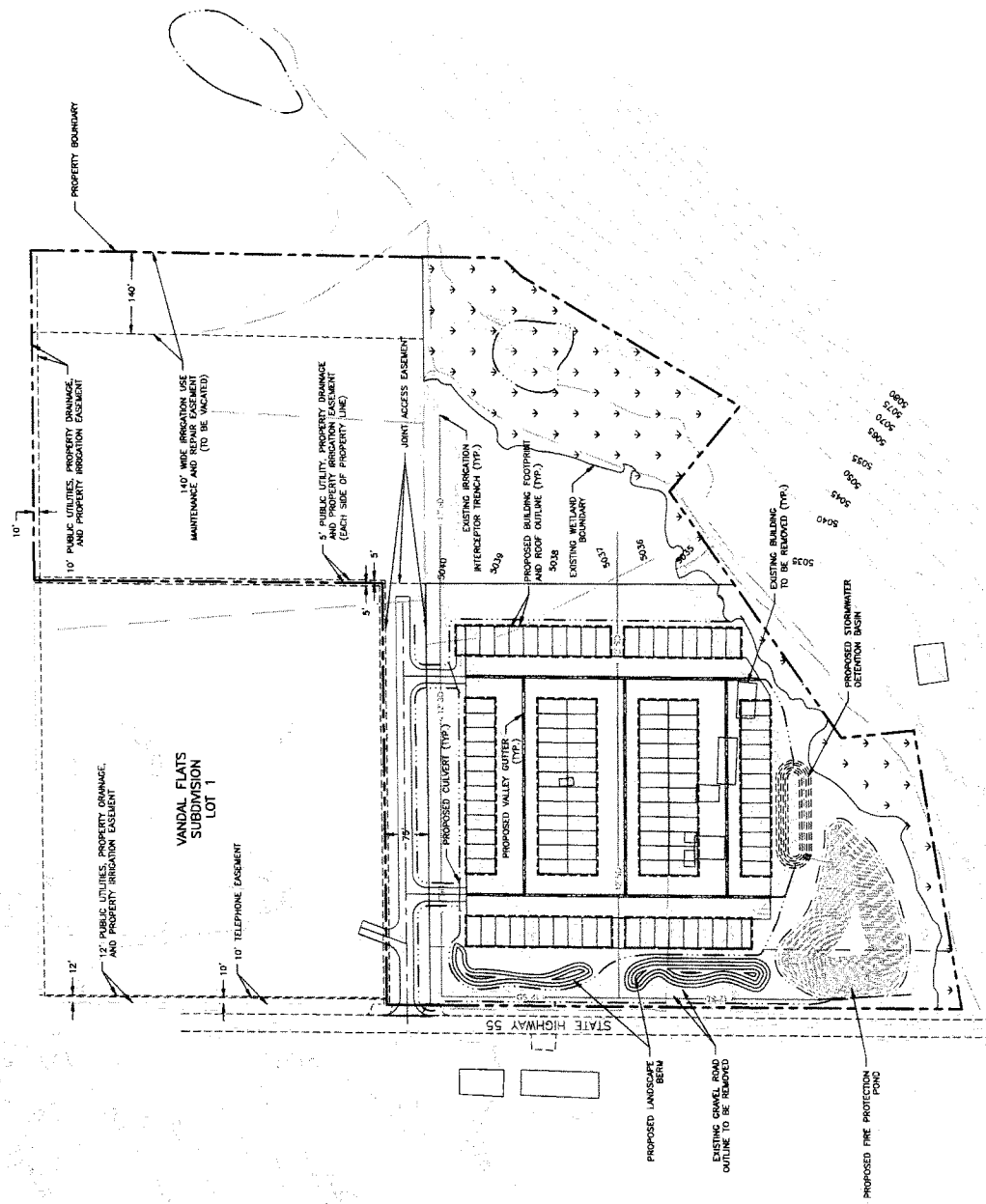
Chairman Caldwell adjourned the meeting at 8:11 p.m.

NOTES:

1. EXISTING PROPERTY BOUNDARIES, BASE MAP AND TOPOGRAPHIC DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY THE LANDOWNER. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE VANDAL FLATS SUBDIVISION FINAL PLAN.
2. CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETION OF THE PROJECT OR THE ACCURACY OF THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
4. ALL PROPOSED UTILITIES (ELECTRIC, CABLE, TELEVISION AND FIBER OPTIC) SHALL BE LOCATED WITHIN EASEMENTS LOCATED WITHIN EASEMENTS THAT WILL BE PROVIDED PRIOR TO REDDING A FINAL PLAN.
5. REFER TO EXHIBITS EX-4, EX-5, AND EX-6 FOR PROPOSED UTILITY EASEMENTS AND STORMWATER MANAGEMENT PLAN.
6. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN HAVE BEEN DELINEATED, SUBMITTED TO THE USACE, AND HAS RECEIVED A PRELIMINARY JURISDICTIONAL DETERMINATION.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- ROAD/DRIVE CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- DELINEATED WETLAND AREA
- EXISTING CONTOUR
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL ROAD



NORTH



| | |
|-------------|-----------|
| PROJECT NO. | 2303 |
| DATE | 7/29/2025 |
| DRAWING NO. | EX-3 |
| SHEET NO. | 3 OF 7 |

HWY 55 STORAGE
VALLEY COUNTY, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN



CRESTLINE
ENGINEERS
323 DEINHARD LANE SUITE C · PO BOX 2330
MC-CALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

| NO. | REVISION | BY | DATE | DESIGN | RFP |
|-----|----------|----|------|----------|-----|
| | | | | DRAWN | RFP |
| | | | | CHECKED | GTT |
| | | | | APPROVED | GTT |

From: Emily Hart <ehart@mccall.id.us>
Sent: Thursday, August 21, 2025 10:52 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Public Hearings - Valley County PZ - Sept. 11, 2025

Lori,

SUB 25-019 is 1.8 miles from Runway 34. In Horizontal Surface. Prescreen for FAA Form 7460-1 submittal <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>

Obstruction Evaluation / Airport Airspace Analysis (OE3A)

The Federal Aviation Administration (FAA) Obstruction Evaluation Group (OEG) is currently closed. Unfortunately, due to this closure we will not be able to accept new or process previously submitted applications for off-airport filings under 14 CFR Part 77. Upon our return, the OEG staff will immediately begin accepting e-filings via this website and process applications as quickly as possible ...

oeaaa.faa.gov

No other Airport comments for the Sept. 11 Agenda.

Have a great day,

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



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

August 29, 2025

Cynda Herrick
P&Z Director
219 N. Main St
Cascade, ID 83611

VIA EMAIL

| | |
|--------------------------------|------------------------------|
| Development Application | SUB 25-019 |
| Project Name | Highway 55 Storage |
| Project Location | 14014 Highway 55 |
| Project Description | 108 Storage Condominiums |
| Applicant | Pearson Storage Partners LLC |

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. Due to increasing traffic concerns and proximity to SH-55, the Department will need to review turn lane warrants for the proposed development. Turn lane warrants should include traffic that will be generated from all parcels utilizing the shared access to SH-55.
2. The Department does not have any objections to the proposed shared approach. The applicant will need to apply for an ITD encroachment permit and must meet current ITD specifications for a commercial two-way approach.
3. Installation of any landscaping within ITD right-of-way will need to be addressed by ITD permit and meet the requirements of IDAPA 39.03.42.
4. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov

From: Ryan Garber <ryan@mccallfire.com>
Sent: Tuesday, September 2, 2025 1:18 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Mike Bertrand <mike@mccallfire.com>
Subject: SUB 25-019 HWY 55 Storage Preliminary Plat

Cynda,

I have the following comments on SUB 25-019:

- In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a 30,000-gallon water storage tank or pond 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.
 - The preliminary location for the pond and hydrant location has been discussed with owner and architect
- Driveways will provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches.
- Grade. The gradient for driveways cannot exceed 10 percent unless approved by the fire code official. (503.7.6)
- 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.
- Surface. Driveways need to be designed and maintained to support the imposed loads of local responding fire apparatus and will be surfaced as to provide all weather driving capabilities. (503.7.8)
 - Driveways shall be capable of supporting a 70,000 lb vehicle.
- Fire extinguishers with a minimum rating of 2-A shall be located within 75 feet of travel distance throughout and mounted on the exterior of the buildings, (906, 2018IFC).
- Roads and water supply for fire protection shall be installed, inspected, and made operable prior to final plat or building construction within each phase(501.4, IFC2018).

Ryan

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

LAKE IRRIGATION DISTRICT

District Manager:

John Leedom

Secretary:

Shirley Florence

PO Box 3126
McCall, ID 83638

Board Members:

Art Troutner

Justin Florence

Will Maki

Sept 3, 2025

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

Re: SUB 25-019 HWY 55 Storage Preliminary Plat

To Whom It May Concern;

Applicant C.U.P 25-019, HWY 55 Storage is within the Lake Irrigation District (LID) and has LID water assigned to it.

- This parcel has a delivery ditch running through the property in the southeast corner that delivers Lake Irrigation District water to said property and others on down stream.
- Lake Irrigation District highly encourages the developer to use the assigned water for irrigation.
- When a parcel of land is divided within an Irrigation District, the developer must designated how they wish it to be split, per Idaho code, and present it to the district board for approval. There is a Lake Irrigation District transfer fee on split parcels that have LID water.
- Per Idaho Code 31-3805, in the event that the developer does not provide means of utilizing the irrigation water, they must state this, and the land owner is subject to LID assessment amount.
- Per Idaho Code, runoff water from parking lots, etc. should not be allowed to enter into an irrigation ditch.

Lake Irrigation District board welcomes the developer to attend a meeting to discuss their plan with the water and LID's delivery facility.

For questions, feel free to contact John Leedom 634-9672 or Shirley Florence 634-7209.

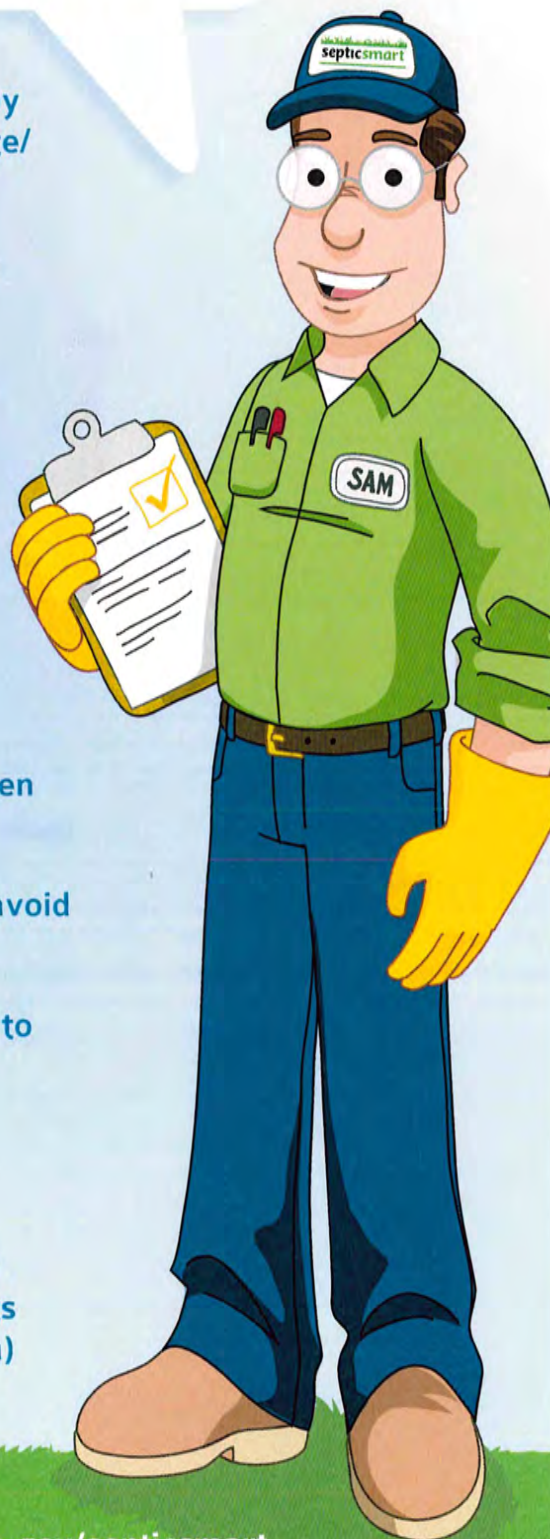
Sincerely,

Shirley Florence

Secretary

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

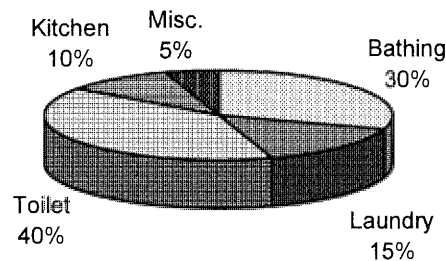


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

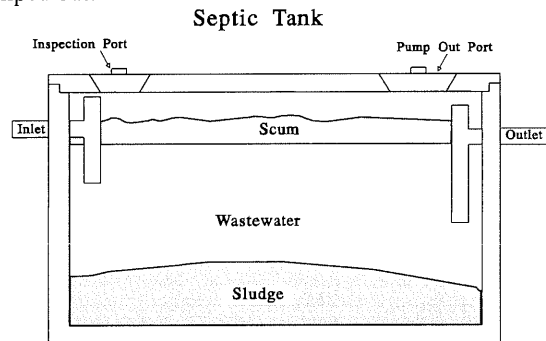
Septic Tank

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.

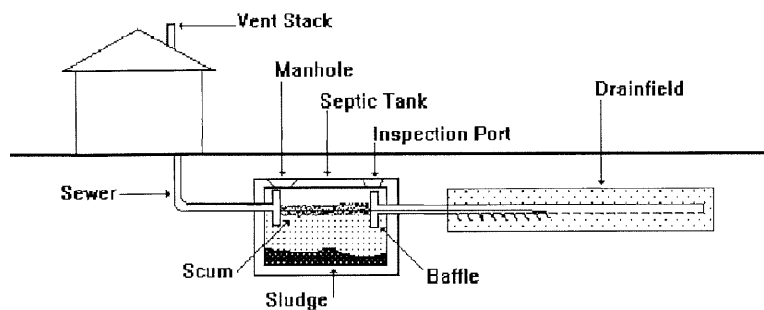
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

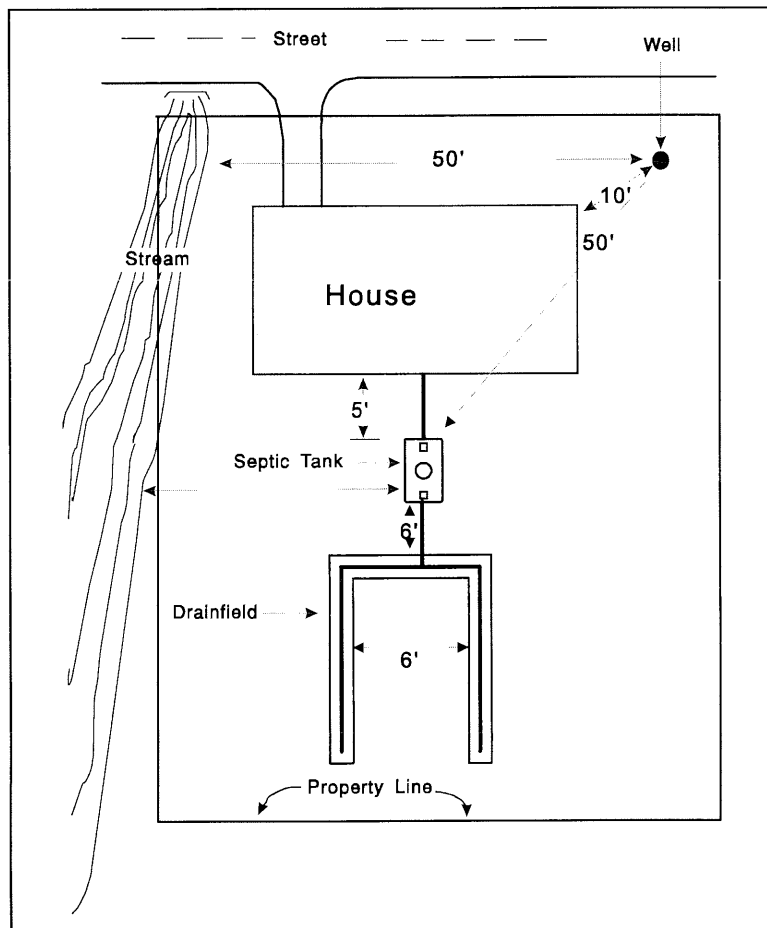
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

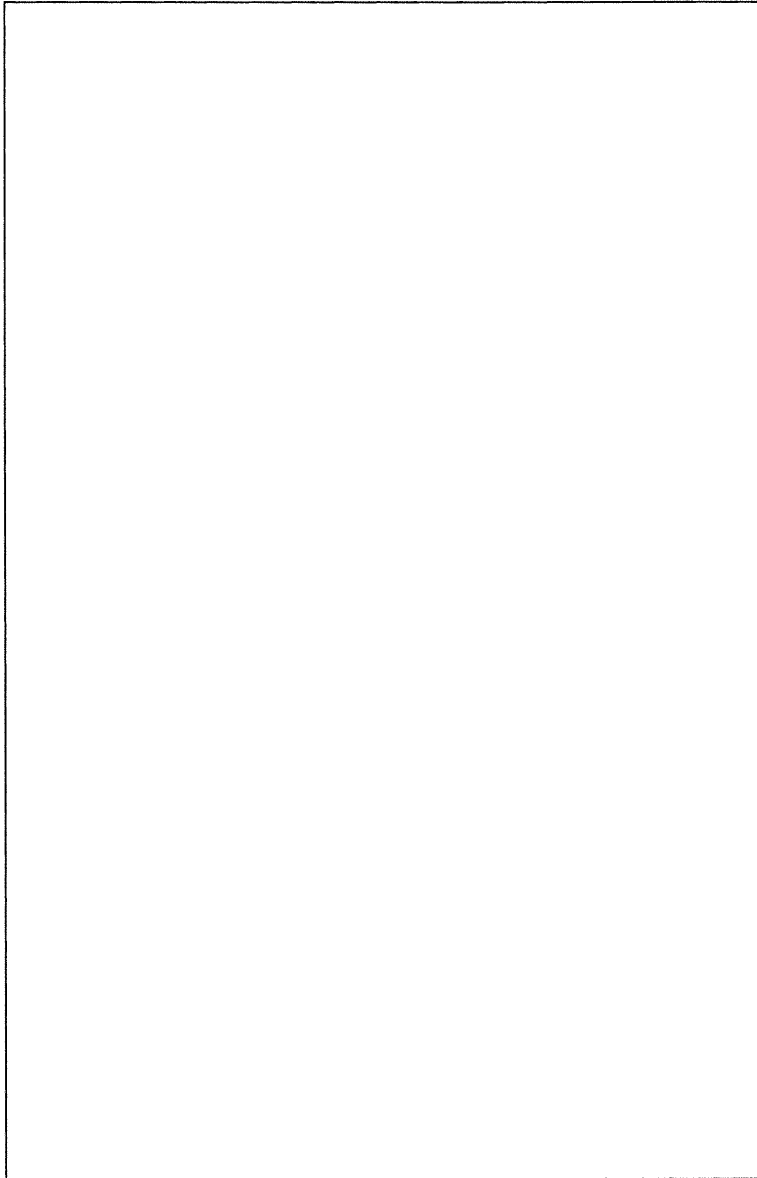
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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