

## Valley County Planning and Zoning

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<b>STAFF REPORT:</b>	C.U.P. 25-023 Restoration Pro
<b>MEETING DATE:</b>	October 16, 2025
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / PROPERTY OWNER:</b>	Matthew Evans 8804 W Fawn Brook ST, Boise, ID 83714
<b>LOCATION:</b>	13995 Highway 55 Parcel RP18N03E337805 located in the NWSE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho
<b>SIZE:</b>	1.0 acre
<b>REQUEST:</b>	Office and equipment storage
<b>EXISTING LAND USE:</b>	Single-Family Residential Parcel and Existing Home

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Matthew Evans is requesting a conditional use permit for the office and equipment storage of a business. The existing home with 850-sqft of finished space would be used as office space. The approximately 650-sqft, detached 2-car garage would be used for vehicle and equipment storage.

Equipment includes light duty pickup trucks, dump trailers, and contractor job trailers. The business currently has four permanent employees; over time, the company expects to add additional employees.

Additional landscaping is planned. The irrigation ditch and related easement would not be disturbed.

An individual well and individual septic system would be used.

Access is from both Highway 55 and Garden Lane, a public road.

The 1-acre parcel is currently addressed at 13995 Highway 55.

### FINDINGS:

1. The application was submitted on August 13, 2025.
2. Legal notice was posted in the *Star News* on September 25, 2025, and October 2, 2025. The applicant was notified by letter on September 16, 2025. Potentially affected agencies were notified on September 16, 2025. Property owners within 300 feet of the property line

were notified by fact sheet sent September 17, 2025. The notice was posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on September 16, 2025. The site was posted on September 25, 2025.

3. Agency comment received:

Brent Copes, Central District Health, stated CDH has no objection. The septic is currently sized for a 2-bedroom home. The addition of employees or adding a source of extra wastewater may require the septic system to be increased in size. (September 30, 2025)

Kendra Conder, Idaho Transportation Department, stated:

- Landscaping within the ITD right-of-way requires an "Other Encroachment Permit"
- Any business signage within the HWY 55 right-of-way to ITD's highway will need to be permitted through ITD. See attached information on outdoor advertising.
- The driveway on Highway 55 is unpermitted and does not meet requirements. Since the parcel has local road access on Garden Lane, the applicant will be required to close the approach on the highway.
- ITD reserves right to make further comments. (September 24, 2025; October 1, 2025)

Shirely Florence, Lake Irrigation District, stated the parcel has a delivery ditch running through the property to deliver water to downstream users. The site does not have water rights. An irrigation easement includes the ditch and enough land along one side, to allow access for operation, cleaning, maintenance, and repair, at least 15-ft. Idaho Statute 42-1209 and 42-1102 prohibits the placement of any encroachment within the easement without approval from the irrigation district. Any water run-off cannot enter into the ditch by law. (May 20, 2025 – within application)

4. Public comment received: *none*

5. Physical characteristics of the site: flat with existing home and detached garage. Highway 55 is along the east boundary of the lot.

6. The surrounding land use and zoning includes:

North: Paradigm Storage Condominiums  
South: Single Family Residential Lots (Eld's Country Subdivision)  
East: Highway 55 and Single Family Residential Lots (Knob Hill Estates Subdivision)  
West: Single Family Residential Lots (Eld's Country Subdivision, McCall Landing)

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

- 5. Commercial Uses (d) Area Business

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

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**VCC 5-4-8-C. Placement On New And Existing Buildings:** Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the road fronting the property. Said numbers shall contrast with their background, be visible in the daytime and nighttime from the road, and be at least three and one-half inches (3 1/2") in height or as approved by the Planning and Zoning Administrator. Where the building is not visible from the road, an additional address number shall be placed in a location near the driveway that is plainly visible and legible from the road.

## TITLE 9 LAND USE AND DEVELOPMENT

### 9-5-3: STANDARDS:

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

#### B. Setbacks:

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

**TABLE 5-A STANDARDS FOR CONDITIONAL USES**

Use Description	Building Setbacks (feet)							
	Front	Side	Side Street	Rear	Max. Lot Cover	Minimum Street Frontage	Max. Building Height	Minimum Parking Spaces
<b>Commercial uses:</b> Area business	30	10	30	30	40 %	75 ft	35 ft	1+1/250 square feet

### 9-5A SITE IMPROVEMENTS

#### 9-5A-1: GRADING:

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

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

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

## 9-5A-4: LANDSCAPING:

### A. Purpose And General Regulations:

#### 3. General Regulations

- d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
- f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.

#### 4. Maintenance:

- a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
- b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
- c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
- d. Maintained In Accordance With Site and/or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
- e. Modification and/or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
- f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
- g. Sight Obscuring Landscape Features: Sight obscuring landscape features such as hedges shall be maintained in such a manner that vision necessary for safe operation of motor vehicles or bicycles along or entering public roadways is not obstructed.

### B. Landscaping; Standards Of Design:

- 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
  - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
  - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
- 4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
- 5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the

property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.

6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
  - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
  - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
  - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
  - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
  - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

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

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff's compatibility rating is a + 14.

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

#### **STAFF COMMENTS / QUESTIONS:**

1. This site is within the McCall Fire District, Water District 65, Lake Irrigation District, and a herd district.
2. The existing home and garage do not meet the 100-ft setback from the property line along Highway 55. The home was constructed in approximately 1940 according to the Assessor's records.
3. Parking is not allowed within the setbacks. The site plan should be revised to show the setback from Garden Lane. Is the proposed parking area large enough for business and employee parking along with any business expansion?
4. Is existing lighting compliant with VCC? It does not appear to be so in the pictures included in the staff report and application.
5. The applicant should describe existing and proposed landscaping, including size of trees that would be planted.
6. Can only have lot coverage of 40%. What is your proposed lot coverage?
7. Idaho Transportation Department stated that the applicant will be required to closed the driveway access on Highway 55. Therefore, the home will be re-addressed at 2 Garden Lane.
8. The applicant must clarify if he will be residing at the existing home. If not, an additional \$50 application fee is required, prior to recording of a conditional use permit. The applicant paid \$200 for a "home-based business"; however, the applicant's mailing address is in Boise. The application states the home will be used as in office. On October 8, 2025, the applicant stated that he will pay the additional \$50.

#### **Question to P&Z Commission:**

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

#### **Standards of Approval:**

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).

2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

#### **ATTACHMENTS:**

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Map With Nearby Conditional Use Permits
- Aerial Map
- Google Maps – Aerial View - 2025
- Google Map Street Images - 2024
- Photos Taken September 25, 2025
- Assessor Plat – T.18N R.3E Section 33
- Site Plan Submitted with Application
- Applicant Submittal Received October 8, 2025
- Responses
- Lake Irrigation District Flyer
- Septic Handout

#### **Proposed Conditions of Approval**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.

3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work on-site. Water cannot drain into the irrigation ditch.
7. Must comply with requirements of Central District Health.
8. Must comply with the requirements of the McCall Fire District.
9. No parking allowed in the setback areas: 30 feet from the front and rear property lines; 10-ft from the west side property line, and 100-ft from the property line along Highway 55.
10. No parking or storage within the irrigation ditch easement.
11. Snow must be stored on-site and outside of the irrigation ditch easement.
12. The site must be kept in a neat and orderly manner.
13. Shall obtain a sign permit from Valley County prior to installation of any sign. A sign permit may be required from Idaho Transportation Department.
14. Shall clearly post the new physical address on the home in such a position as to be plainly visible and legible from Garden Lane. Said numbers shall contrast with their background, be visible in the daytime and nighttime from the road, and be at least 3 ½ inches in height or as required by future Valley County Code amendments.
15. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
16. Building permits will be required for any fencing over 6-ft in height.
17. Landscaping shall be installed prior to October 1, 2026. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
18. A minimum of one tree should be maintained for every 25 feet of linear street frontage along the property line. The trees may be grouped or planted in groves.
19. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
20. No open storage of commercially-related materials on the property, only vehicles and equipment.
21. Shall work with Valley County Road Department and Planning and Zoning Director on a Development Agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners. This could include travel only to the east on Garden Lane to Highway 55; and working proportionally with Crawford Landscaping and Harvey Property Management on dust abatement.

## **END OF STAFF REPORT**

## Compatibility Questions and Evaluation

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

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

YES/NO      X      Response  
Value

Use Matrix Values:

(+2/-2)      X      4      \_\_\_\_\_

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

(+2/-2)      X      2      \_\_\_\_\_

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

(+2/-2)      X      1      \_\_\_\_\_

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

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

(+2/-2)      X      3      \_\_\_\_\_

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

(+2/-2)      X      1      \_\_\_\_\_

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

(+2/-2)      X      2      \_\_\_\_\_

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

(+2/-2)      X      2      \_\_\_\_\_

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

(+2/-2)      X      2      \_\_\_\_\_

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

(+2/-2)      X      2      \_\_\_\_\_

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

Sub-Total      (+)      \_\_\_\_\_

Sub-Total      (--)      \_\_\_\_\_

Total Score      \_\_\_\_\_

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

# 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	-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	-2	-1	-2	+1	+1	+2	

RATE THE SOLID SQUARES AS +2

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

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

Compatibility Questions and Evaluation

Matrix Line # / Use: 19 Area Business Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

S.F. Residential

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

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

Area Business

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

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

Mix of 1 and 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?

Not Very large and has minimal landscaping

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

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

Yes - No New Buildings

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

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

Yes

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

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

Yes

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

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

Will be some impact to Gordon L.H.

(+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?

No Change

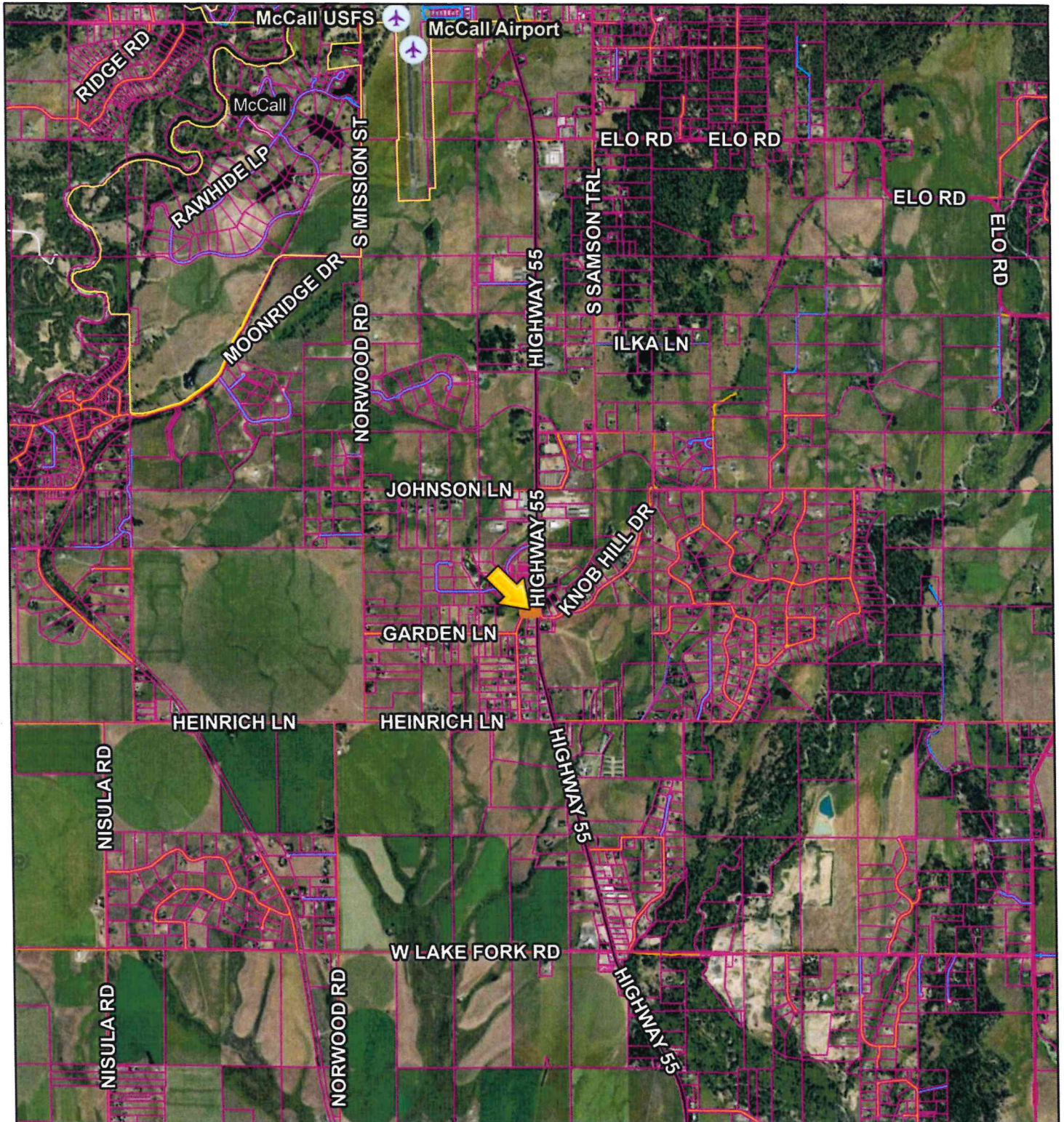
Sub-Total (+) 21

Sub-Total (-) 7









Total Score +14

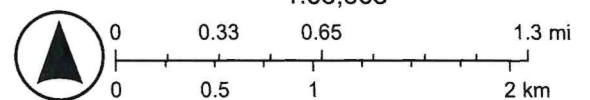
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

# C.U.P. 25-023 Location Map



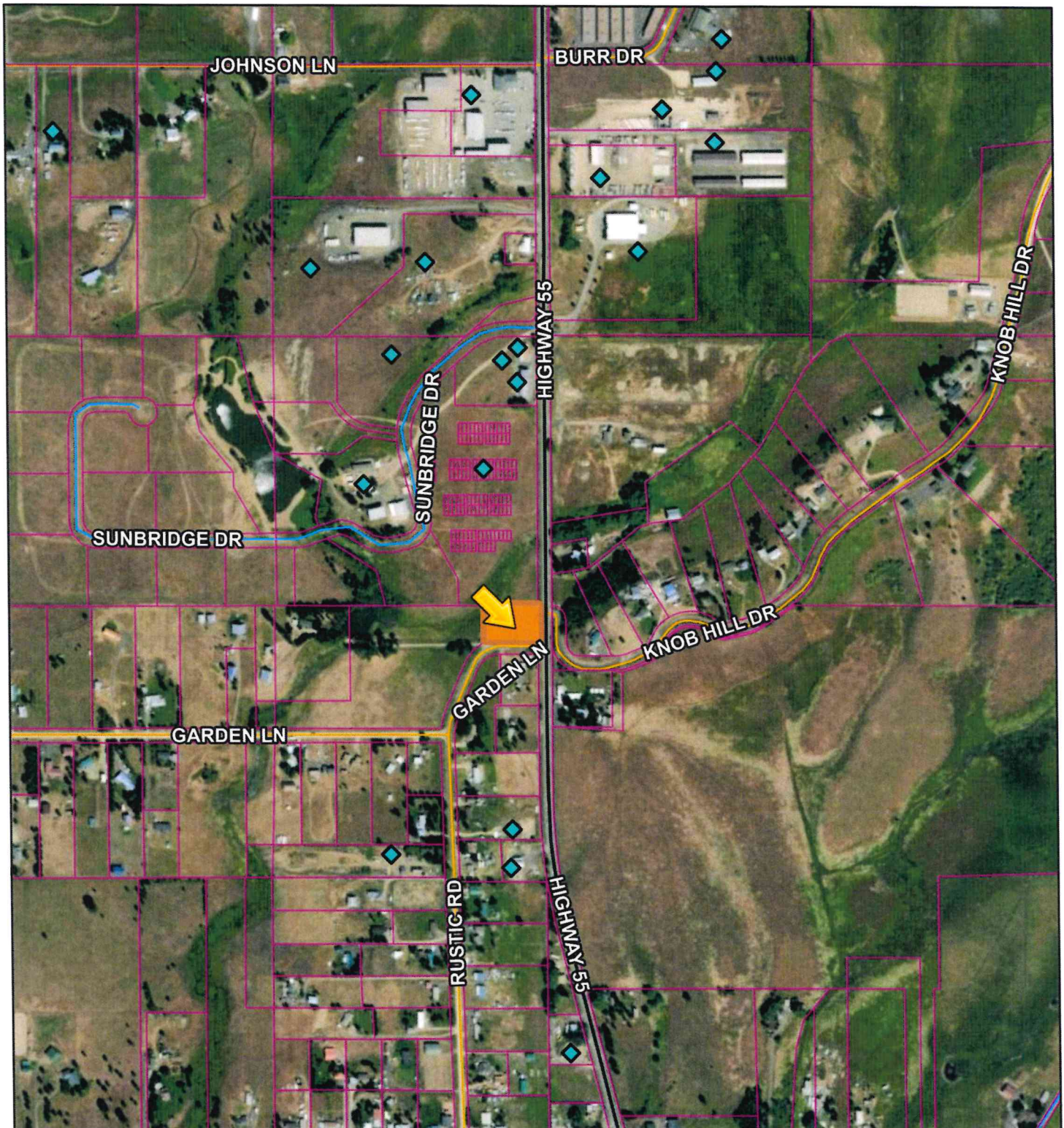
9/3/2025, 4:08:35 PM

-  Airstrips
-  Municipalities
-  Parcel Boundaries
-  Roads
-  MAJOR
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE
-  OTHER





Earthstar Geographics

# C.U.P. 25-023 Nearby Active Conditional Use Permits



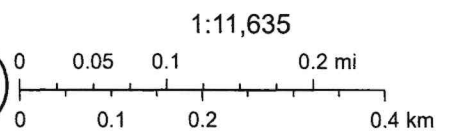
9/3/2025, 4:07:10 PM

## Permits

-  CUP
-  Parcel Boundaries

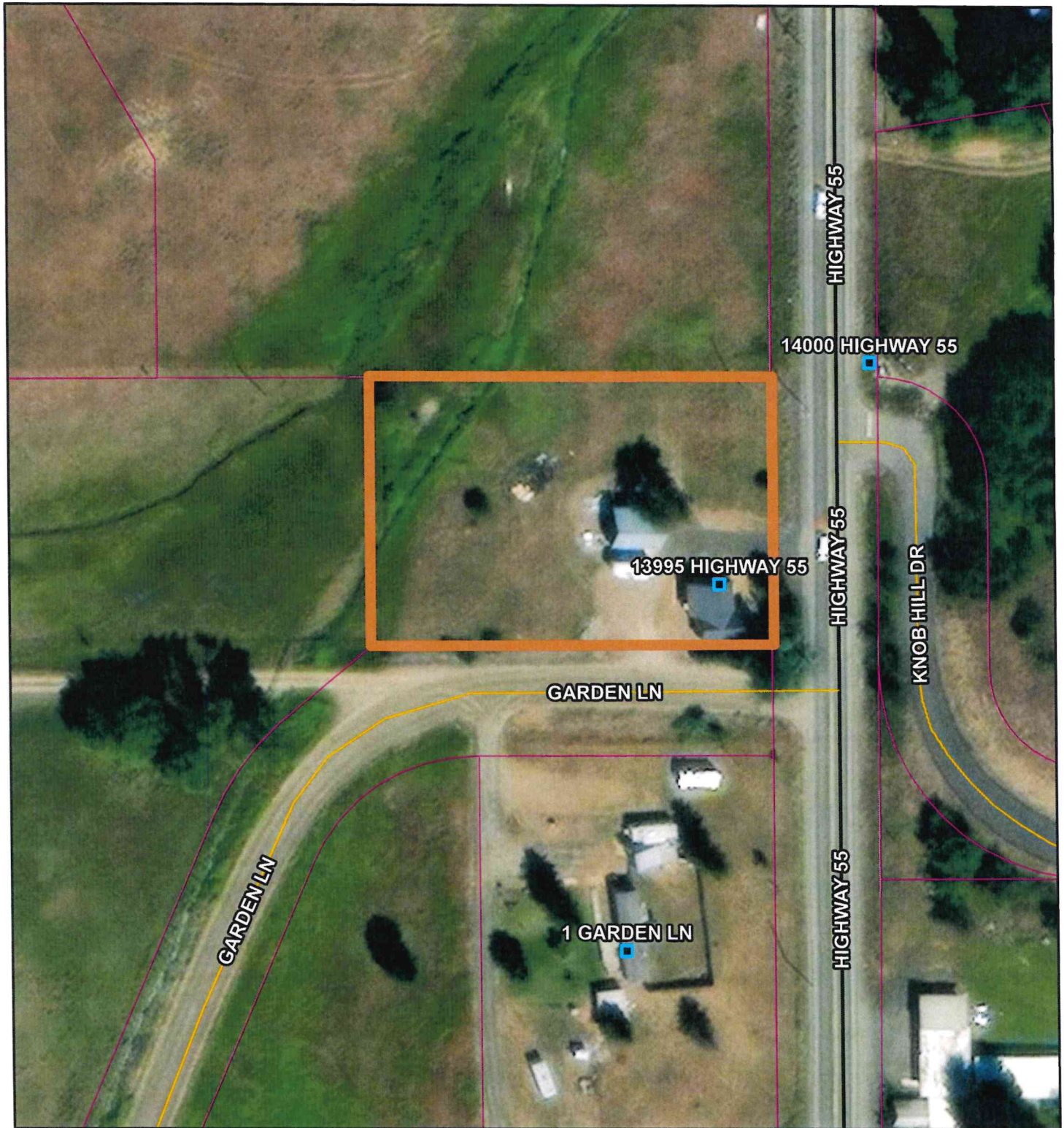
## Roads

-  MAJOR
-  URBAN/RURAL
-  PRIVATE







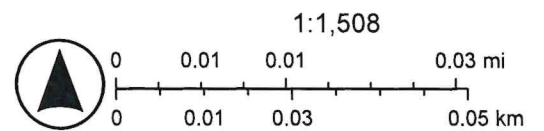
Maxar

# C.U.P. 25-023 Aerial Map



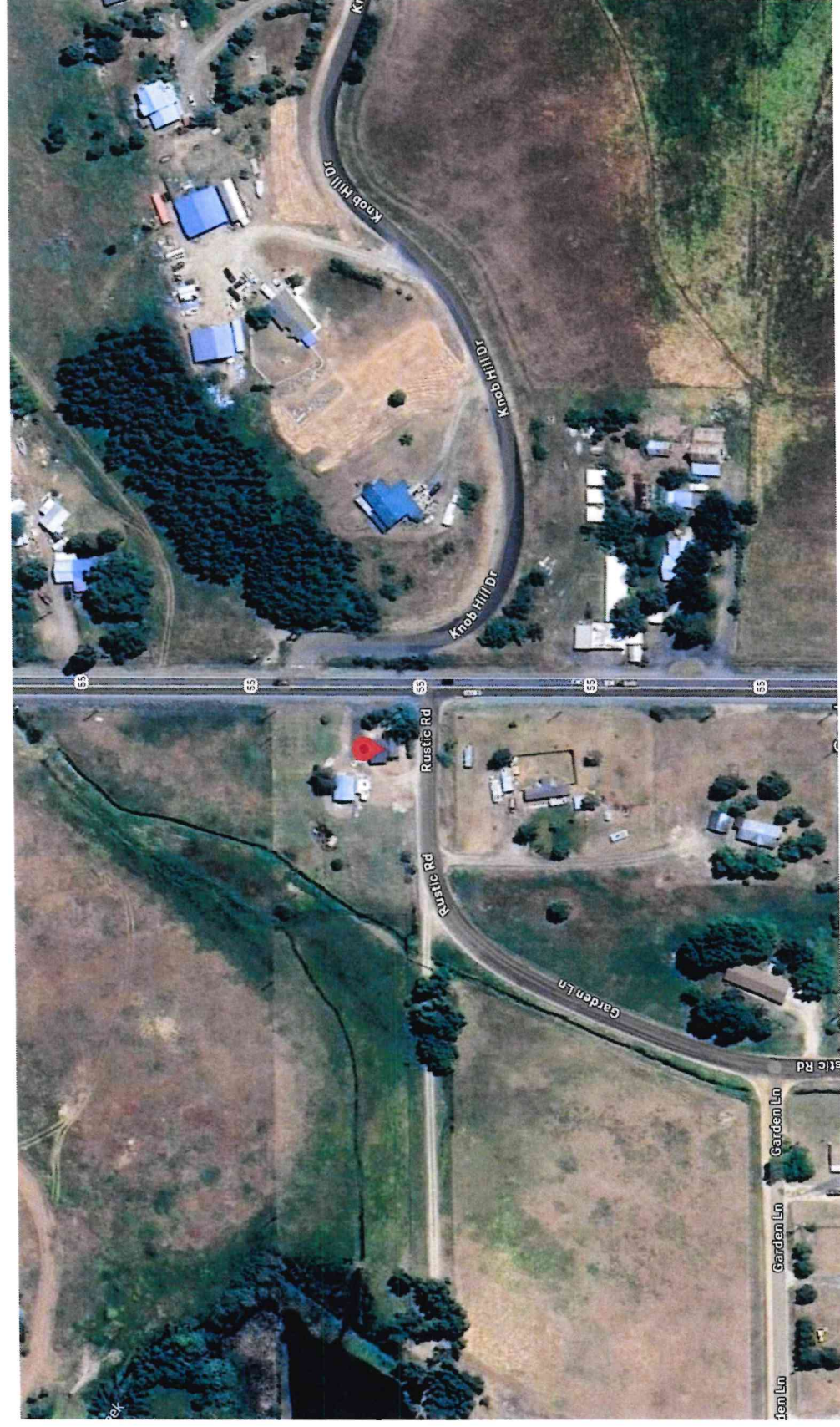
9/3/2025, 3:40:25 PM

-  Address Points
-  Parcel Boundaries
- Roads
  -  MAJOR
  -  URBAN/RURAL



Maxar, Microsoft

Google Maps – Aerial View - 2025

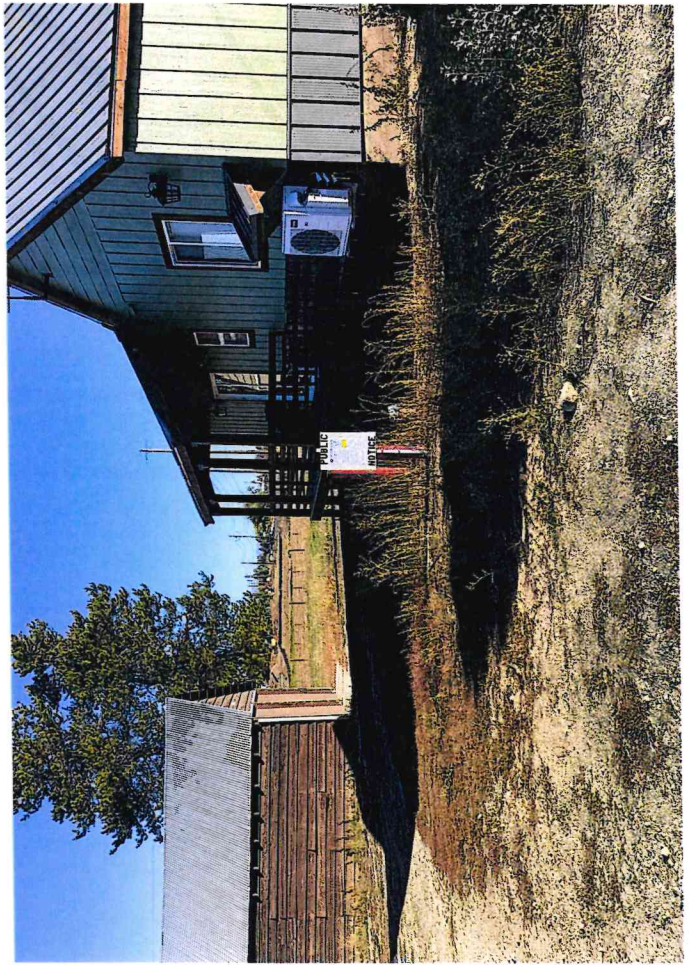
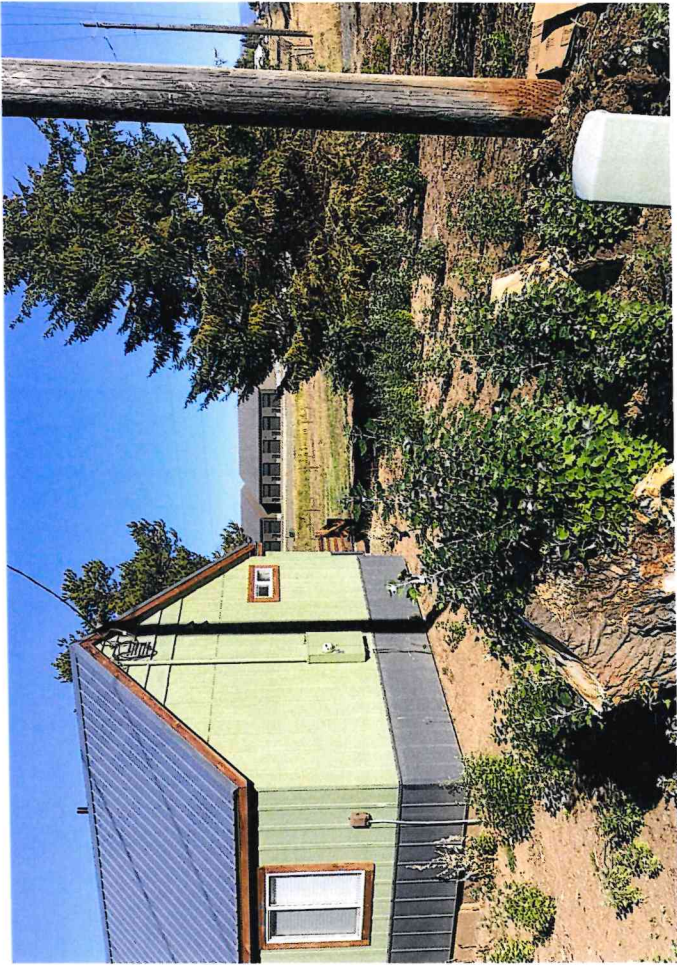
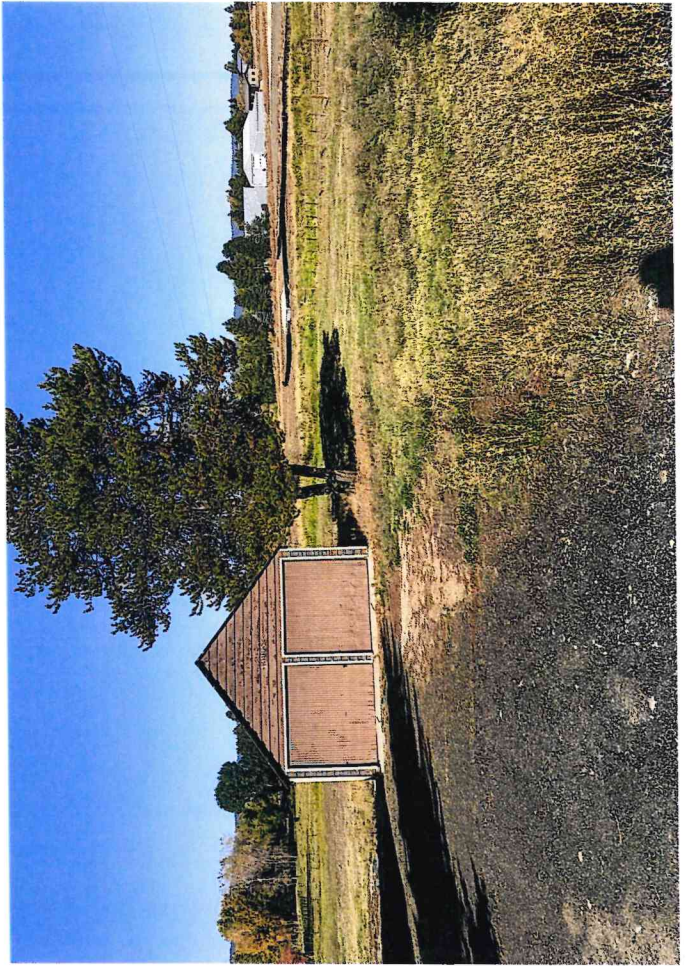
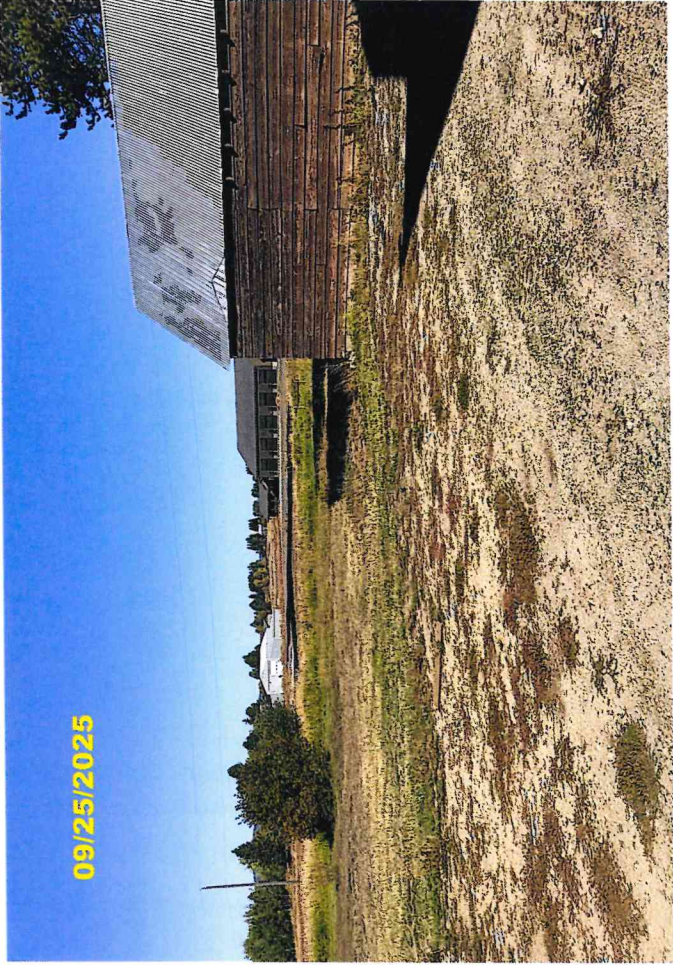


13995 Highway 55, Looking Northerly from Garden Lane (Source Google Maps – Street View, August 2024)



13995 Highway 55, Looking Westerly (Source Google Maps – Street View, August 2024)



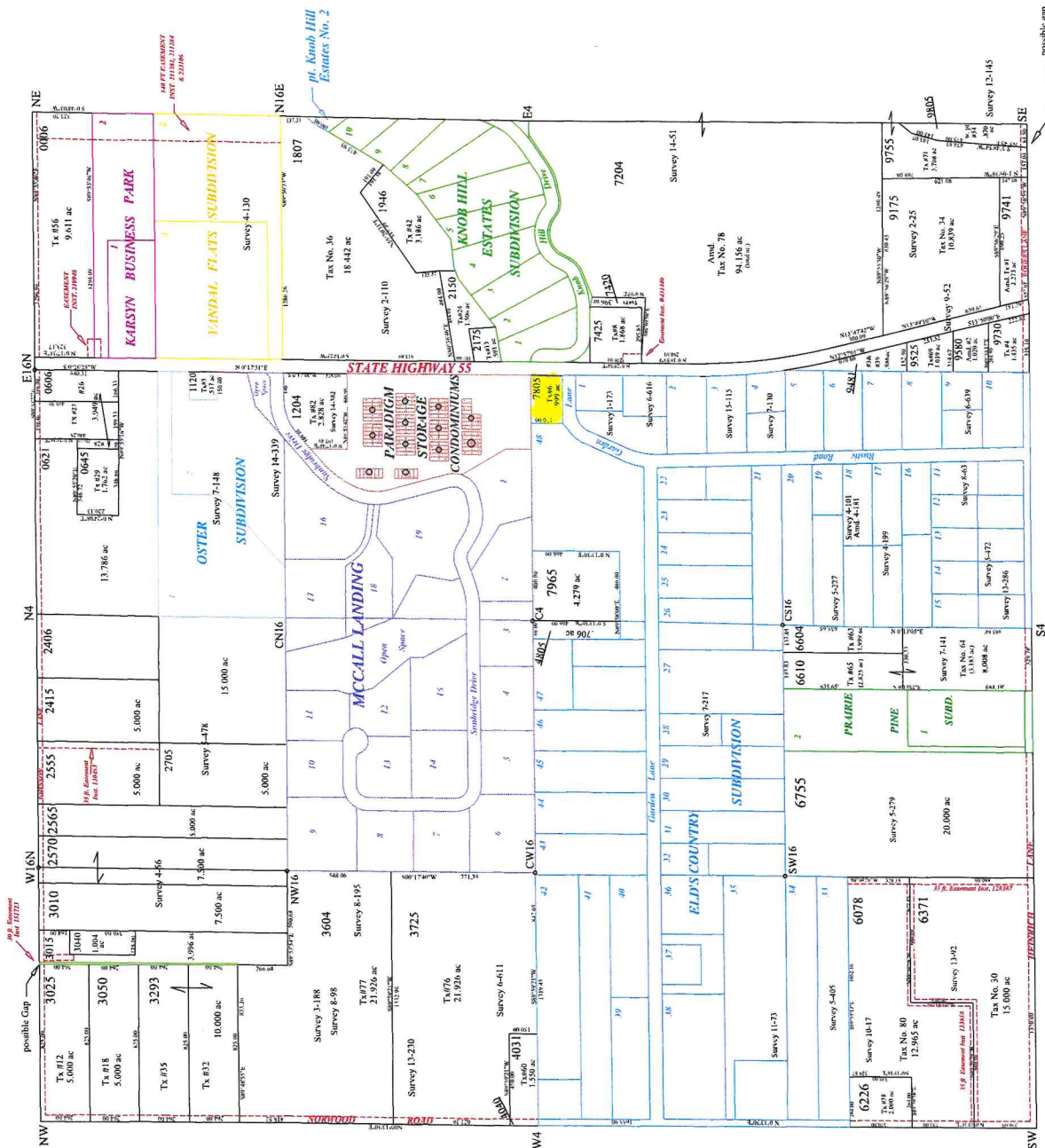


PLAT TITLE

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

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

Filename:  
Valley County Base Map  
Scale:  $1" = 400'$   
Date: 6/30/2025  
Drawn by: L. Frederick

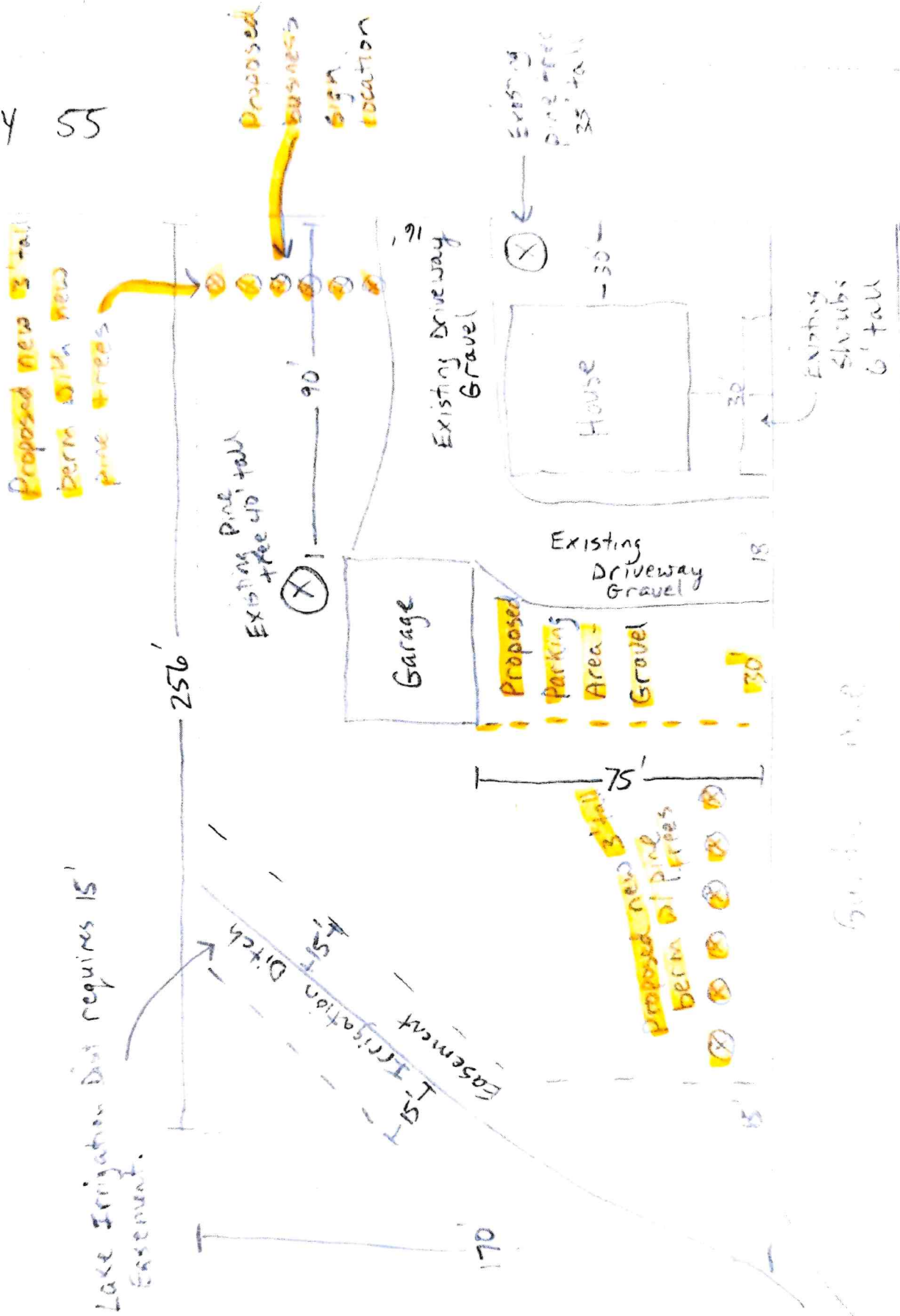


This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.

\* Not to Scale \*

13995 Hwy 55 - CUP - Site Plan  
and proposed parking and Landscaping

HWY 55



**CUP 13995 HWY 55**

**From:** Matthew Evans <matthew@rpidaho.com>

**Sent:** Wednesday, October 8, 2025 9:12 AM

**To:** Cynda Herrick <cherrick@valleycountyid.gov>

**Subject:** CUP 13995 HWY 55

Hello Cynda,

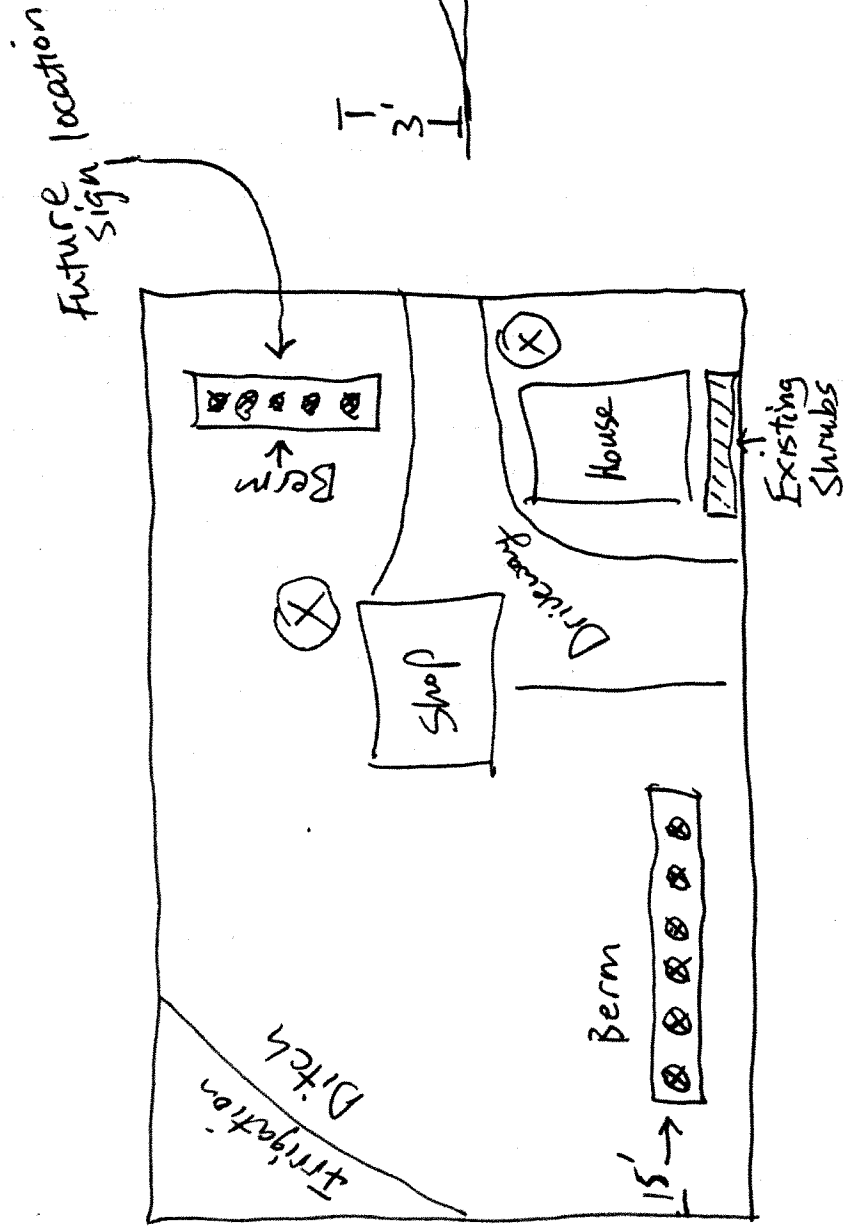
I received your letter related to the upcoming CUP hearing on October 16<sup>th</sup>. In that letter you asked a couple of questions.

1. Will I be residing in the home full time? The answer is no. You indicated that I will owe another \$50 if that is the case. Do I send a check, or pay on the 16<sup>th</sup>?
2. Description of landscaping and berm detail...See attached. We will not be installing irrigation at this time.

So far I have not received inquiries for further detail from anyone else. Let me know if you have any questions.

Thank You,

Matthew Evans



Trees to be planted on Berms will be Evergreen / Pine varieties  
 TBD - 3" caliper or size as required



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # \_\_\_\_\_  
Conditional Use # CUP 25-023 Restoration Pro  
Preliminary / Final / Short Plat \_\_\_\_\_  
\_\_\_\_\_

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:  
☐ high seasonal ground water ☐ waste flow characteristics  
☐ bedrock from original grade ☐ other \_\_\_\_\_
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:  
☐ central sewage ☐ community sewage system ☐ community water well  
☐ interim sewage ☐ central water  
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:  
☐ central sewage ☐ community sewage system ☐ community water  
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:  
☐ food establishment ☐ swimming pools or spas ☐ child care center  
☐ beverage establishment ☐ grocery store
- ☒ 14. CCH has no objection to the CUP. The home is currently sized (septic) for a 2 bedroom dwelling. The addition of employees or adding a source of extra wastewater may require the septic system to be increased in size. Reviewed By: Brian Cooper  
Date: 9/30/25

**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>  
**Sent:** Wednesday, October 1, 2025 11:51 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Lori Hunter <lhunter@valleycountyid.gov>  
**Subject:** RE: Valley County PZ - October 16, 2026

Hi Cynda & Lori,

I wanted to let you know that we can remove the sign permit requirement for Restoration Pro. I just learned that it does not apply to signs on the property so long as it's out of our ROW.

**Kendra Conder**

District 3 | Development Services Coordinator  
Idaho Transportation Department  
Office: 208-334-8377  
Cell: 208-972-3190



**YOUR Safety** ... ► **YOUR Mobility** ... ► **YOUR Economic Opportunity**

**From:** Kendra Conder  
**Sent:** Wednesday, September 24, 2025 10:38 AM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Cc:** Lori Hunter <lhunter@co.valley.id.us>  
**Subject:** Valley County PZ - October 16, 2026

Good morning, Cynda,

Attached please find comments for the October P&Z applications. Please include the outdoor advertising information with the restoration pro application.

Thank you!

**Kendra Conder**

District 3 | Development Services Coordinator  
Idaho Transportation Department  
Office: 208-334-8377  
Cell: 208-972-3190



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

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

September 24, 2025

Lori Hunter  
Planner  
219 N. Main Street  
Cascade, ID 83611

VIA EMAIL

<b>Development Application</b>	CUP 25-023
<b>Project Name</b>	Restoration Pro
<b>Project Location</b>	13995 Highway 55
<b>Project Description</b>	Business Office & Equipment Storage
<b>Applicant</b>	Matthew Evans

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

1. Please be mindful that ITD's right-of-way is 33' from centerline. Should any landscaping occur within ITD ROW, the applicant will need to apply for an "Other Encroachment Permit" with the Department.
2. Any business signage adjacent to ITD's highway will need to be permitted through our ROW department (outdoor advertising information attached).
3. The driveway on SH-55 is unpermitted and does not meet the requirements for an approved access location. Since the parcel has local road access on Garden Lane, the applicant will be required to close the approach on SH-55.
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](mailto:Kendra.conder@itd.idaho.gov)

---

## Outdoor Advertising General Information

### - ATTENTION -

This information is only a guideline for outdoor advertising and is not intended to be inclusive of all applicable laws. Sign applicants and owners are responsible for knowing the laws and ordinances that control signage. If there is a conflict between this information and any federal, state, or local laws or ordinances, the laws or ordinances will prevail. Please call ITD If you have questions.

---



### Why is the Idaho Transportation Department involved with outdoor advertising?

As part of the Highway Beautification Act (also known as the Lady Bird Johnson Act), federal law requires all states to provide continuing, effective control of outdoor advertising (Title 23, U.S. Code, Section 131). Failure to comply may result in a 10 percent reduction in Idaho's Federal Highway funds.

### Is there anything I need to do before erecting a sign?

Yes. Before you erect a sign adjacent to a controlled highway, you need to apply for and obtain a permit from the Idaho Transportation Department. You can get an application form from an outdoor advertising representative from the Right-of-Way Section at ITD, located in Boise, or click on the Advertising Sign Application Permit below to download one.

### How do I apply for a permit to erect a new sign?

First, clearly mark the proposed location of your sign with stakes so the site can be inspected by ITD. Then complete the Application form and submit it to the Right-of-Way Section at the ITD Headquarters office in Boise (see office contact information below). Make sure to include the following:

- [A \\$10 non-refundable application fee](#)

- Proof of local approval (if applicable), such as an approved building permit for the sign
- Zoning type and signature of local zoning authority
- The property owner's signature and contact information. If you don't have the property owner's signature, you may provide a copy of a lease for the sign site. NOTE: Licensed sign companies are required to provide a copy of a lease from the property owner that includes signatures and a termination date.
- A site plan, which is a sketch of the proposed sign on the subject parcel showing the sign's proximity to structures, property lines (applicants are responsible for establishing property lines), highways, overpasses, interchanges, driveways, power lines, waterways, sidewalks, etc.
- A plan-view showing the sign configuration from all angles, including from above. Make sure to include any illumination and cat walks.
- A copy of the last deed of record to confirm ownership of the property where the proposed sign will be located.

ITD may ask you to provide additional information needed to process your application. Processing time is approximately 30 days. The annual renewal fee for sign permits is \$3.

You will have 180 days from the permit issuance date to complete the installation of your sign structure and sign face. ITD will inspect the sign 180 days from the permit issuance date to make sure the sign complies with the information provided in your application.

## Where can I get an application form?

To get an Outdoor Advertising Sign Application form (ITD-1850), contact the Right-of-Way Section at ITD, or click on the Advertising Sign Application Permit to download one, and click on the Permit Requirements.

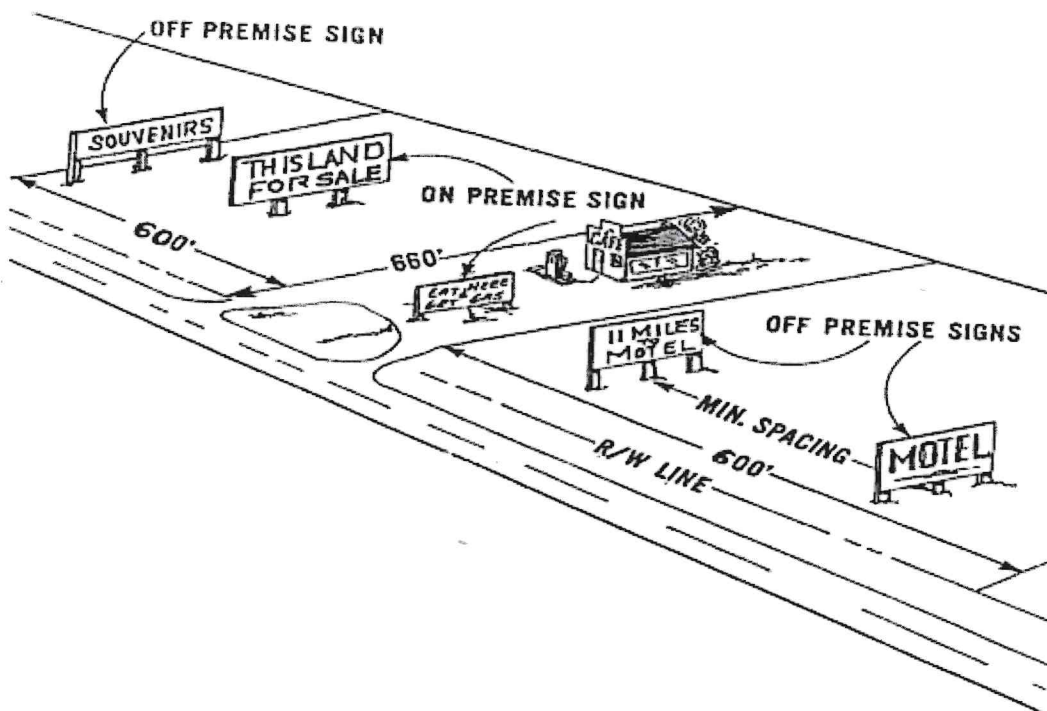
Idaho Transportation Department  
Right of Way Headquarters Office  
3311 W. State Street  
Boise, ID 83707  
(800) 745-2752

[Advertising Sign Application Permit](#)

## Can I put a sign on my own property?

If your property borders a controlled highway, you will need to contact an ITD Office because there are some state restrictions, however, an ITD permit is not required. Your sign must also comply with city or county sign ordinances.

If your local government approves your sign, the state of Idaho allows:



On-premise signs advertising activities conducted on the property where the sign is located (including subdivision signs and real-estate signs). There can only be one sign visible to traffic proceeding in any one direction (see diagram above).

"For Sale" signs on the property advertised for sale.

Please check with the Right-of-Way Section at ITD to make sure your sign fits in one of the above categories.

## Can I put a sign on someone else's property?

You can put a sign for your business on someone else's property along a state highway. This is called outdoor advertising.

- The sign must have an ITD Permit.
- The sign must follow local ordinances and, if required, you must have a local permit.
- The sign site must be on commercial or industrial-zoned property.
- You must have the property owner's permission.
- There must be a visible, licensed business or industry that has been in operation for at least six months on the property.

## Where can I put a property-for-sale sign?

If you are a realtor or the owner of property along a state highway you can put one sign visible to each direction of travel on the property. A permit is not required.

Placing a property-for-sale sign on someone else's property along a state highway is considered outdoor advertising and is subject to the following:

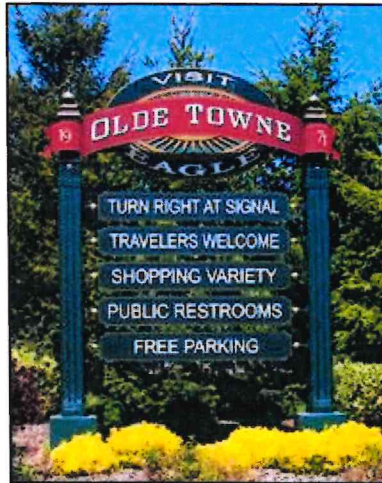
- You must get a permit prior to placing the sign on the property.
- Access to the sign cannot be solely from the state highway right-of-way.
- Property-for-sale signs are not allowed in the state highway right-of-way.

## What kind of signs are available to public agencies, churches, and service clubs?

There are several options available to public agencies and non-profit organizations:

- Directional signs pertaining to public places owned or operated by federal, state, or local governments, or their agents; publicly and privately owned natural phenomena, historical, cultural, scientific, educational, or religious sites; and areas of natural scenic beauty or areas naturally suited for outdoor recreation deemed to be in the interest of the traveling public. Directional signs must have a maximum area of 150 square feet, a maximum height of 20 feet, and a maximum length of 20 feet
- Non-commercial signs such as "Welcome to . . ." community signs. Welcome signs cannot exceed 300 square feet. Only one welcome sign will be allowed for each route entering a community.
- The following signs cannot be larger than eight square feet, but still require a permit from the Idaho Transportation Department:
  - service club signs
  - church or other religious signs
  - charitable association signs

- Directional signs relating to communities that have been bypassed by a highway. These signs must be located within five miles of the bypassed community.



This is an example of a bypassed community sign.

Public agencies are required to obtain an ITD Permit. Contact your local ITD Office for specific information regarding the location, size, spacing, and message content.

## Where can we put a sign for our subdivision or development?

Subdivision entryway signs along state highways are considered outdoor advertising and must be located within the subdivision boundaries and cannot be placed within the highway right-of-way.

If you want to place a sign along a state highway to advertise or inform the traveling public that your subdivision is located nearby, you must obtain an ITD Permit prior to placing the sign along the highway.

## Where are outdoor advertising signs prohibited?

There are certain areas where signs are prohibited by law. The following is a partial listing of some of the areas signs are not allowed, such as:

- Along scenic byways, which are specially designated highways protected for their scenic or historic value. Existing signs are allowed to remain along scenic byways, but new signs may not be erected.
- In the right-of-way of any highway.

- Within a stream or drainage canal.
- In any location that hinders the clear, unobstructed view of approaching or merging traffic, or obscures from view any traffic sign or other official sign.
- In any location that obscures the view of any connecting highway or intersection.

Signs may also be prohibited if they are visible from interstate or primary highways and are:

- Not maintained in safe condition.
- Not clear or in good repair.
- Painted, affixed, or attached to any natural feature (rock, tree, etc.)
- Simulating or imitating any directional, warning, danger, or information sign.
- Intended or likely to be construed as giving traffic warnings.
- Illuminated or positioned in a way that interferes or obscures an official traffic sign, signal, or device.
- Displaying any red, blue, or blinking light likely to be mistaken for a warning or danger signal, or any light that may blind or distract drivers.

## **What restrictions apply to outdoor advertising?**

Outdoor advertising signs placed along state highways:

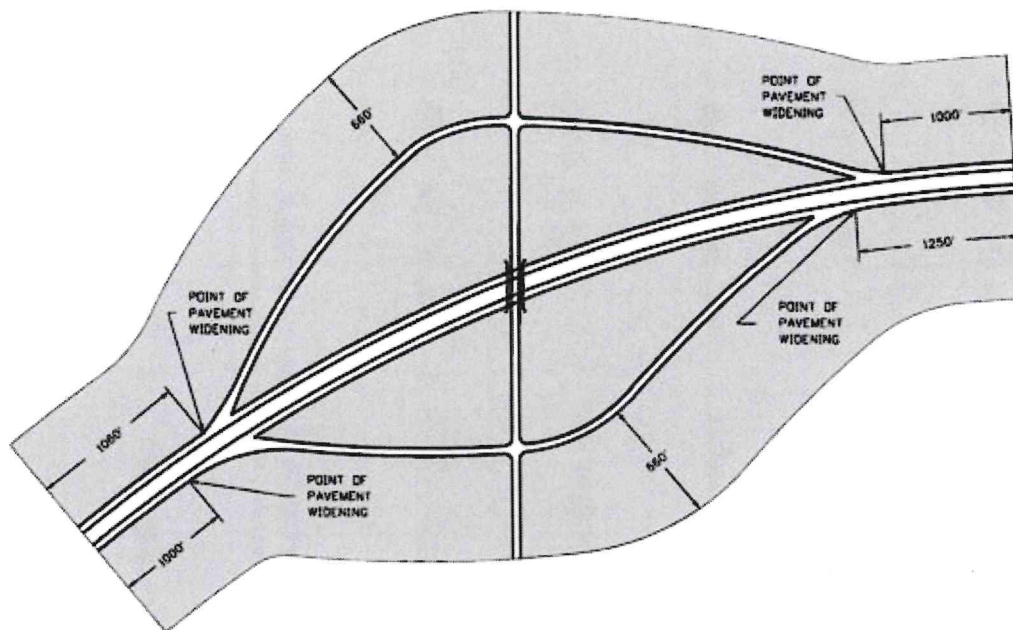
- Can be no larger than 1,000 square feet. (A 48-foot by 14-foot sign is 672 square feet.)
- Can have a sign face no more than 30-feet high and no wider than 50 feet. This includes the border, trim, cutouts, and extensions, but does not include supports and decorative bases.
- Must be at least 500 feet from other signs along interstate highways.
- Must be at least 250 feet from other signs along primary highways outside of urban areas. Additional restrictions may apply.
- Must be at least 100 feet from other signs along primary highways within urban areas.

- May not be located adjacent to a highway and within 500 feet of the following:
  - public parks, public forests, and public playgrounds
  - scenic areas designated as such by ITD or other state agency
  - railroad overpasses
  - the point of pavement widening at the entrance or exit to a port-of-entry weight-checking station, or port of entry or other state-operated facility for motorists
  - highway grade separations structures, where the highway passes beneath a railroad or highway and there is no traffic connection between the highways
- May not be located within 1,000 feet of an interchange or rest area.
- May not be located within the actual interchange area, defined as commencing or ending at the beginning of pavement widening at the exit or entrance to the main traveled way of the freeway. *Note: existing permitted signs are allowed but are classified as non-conforming signs.*
- May not be located within 100 feet of the right-of-way line of the intersecting road where intersections are more than 500 feet apart, unless buildings or structures control cross vision. In such cases, advertising signs may be allowed up to and on top of the intervening structures.
- May not be located within 50 feet of the right-of-way line of an intersecting road where intersections are 500 feet or less apart. However, to assure visibility under the signs, the bottom edge of all signs (excluding posts) that are between 50 and 100 feet from an intersecting road's right-of-way line must be at least 14 feet above the travel surface of the road.

If electronic, must display a static image for a minimum of eight seconds, and have a dwell time of two seconds or less. Electronic sign faces must be at least 5,000 feet apart on interstates, at least 1,000 feet apart on primary highways in urban areas, and at least 5,000 feet apart on primary highways outside of urban areas.



Distances between and from signs are measured horizontally along the pavement edge nearest the signs. Distances are measured from the point of the sign nearest to the highway.

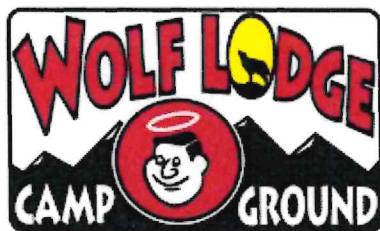


Alleys, undeveloped rights-of-way, private roads, and private driveways do not qualify as intersecting streets, roads, or highways.

## Are there alternatives to outdoor advertising signs?

Yes. There are two alternatives:

- Logo signs are available to eligible business activities such as gas, food, lodging, camping, and other attractions at eligible interchanges on the interstate system. See example below. LOGOS Contact Info.



- Tourist Oriented Directional Signs are available along the state highway system to provide directional information to tourist-oriented businesses, seasonal agricultural products, services, and attractions that cannot be seen from the highway (see examples below). Tourist Oriented Directional Signs are not

allowed along interstate highways.



**What laws and rules govern outdoor advertising on controlled routes?**

In addition to the information provided in this handbook, advertisers should acquaint themselves with the following laws and rules that apply to outdoor advertising in the State of Idaho.

- Title 23, U.S. Code, Section 131
- Title 23, Code of Federal Regulations, Part 750
- Title 40, Chapter 19, Idaho Code
- IDAPA Rule 39.03.60, Rules Governing Outdoor Advertising
- IDAPA Rule 39.03.61, Rules Governing Directional and Official Signs and Notices
- IDAPA Rule 39.03.62, Rules Governing Logo Signs
- IDAPA Rule 39.03.64, Rules Governing Tourist Oriented Directional Signs (TODS)
- IDAPA Rule 39.03.40 - Rules Governing Junkyards and Dumps

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

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

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

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

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

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

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

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

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

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

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

PO Box 3126

McCall, Idaho 83638

Shirley Florence  
SECRETARY  
208-634-9235

John Leedom  
MANAGER  
208-634-9672

Board Members

Justin Florence  
Will Maki  
Art Trounner

## LAKE IRRIGATION DISTRICT

What do I need to  
know About  
Irrigation  
Easements and  
Rights-of-Way?



In Partnership With



IDAHO  
**WATERS  
USERS**  
ASSOCIATION

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

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

### What is a ditch easement?

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



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

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

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

### Is there a ditch easement on my property?

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

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

### What are the irrigation entity's duties?

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

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

### What happens if I encroach on a ditch easement?

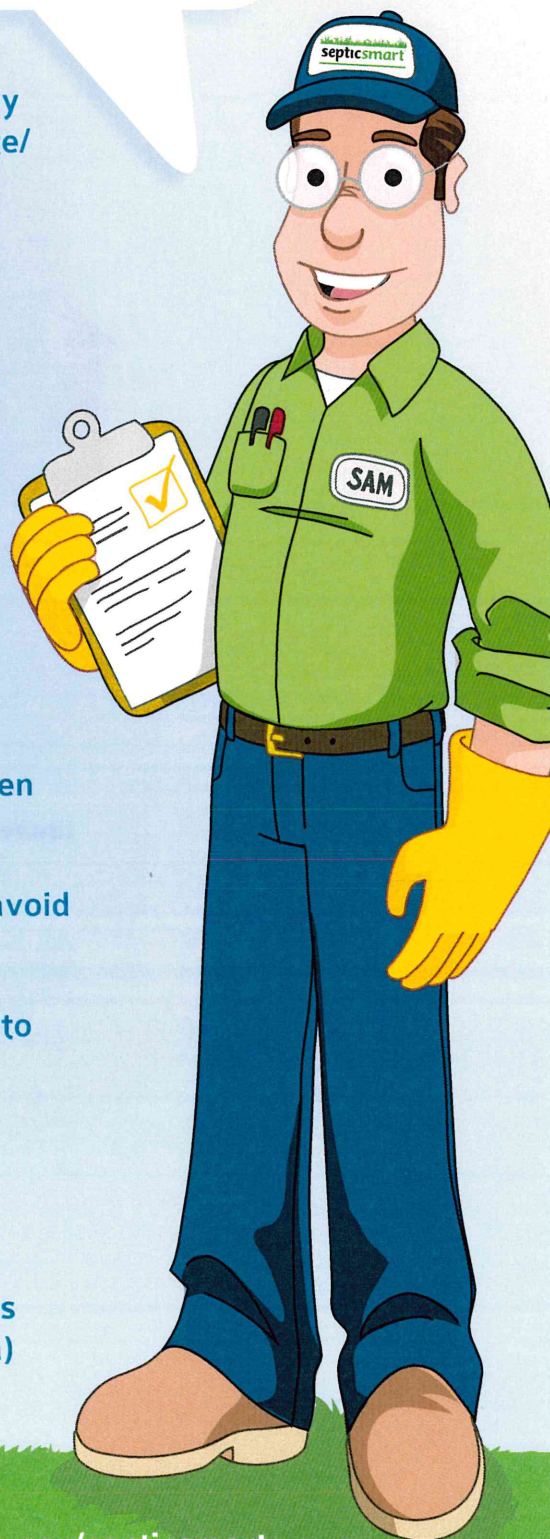
Encroachments onto ditch easements interferes with access for operation, cleaning, maintenance and repair activities.

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



# Top 10 Ways to Be a Good Septic Owner

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



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



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

**January 2001**

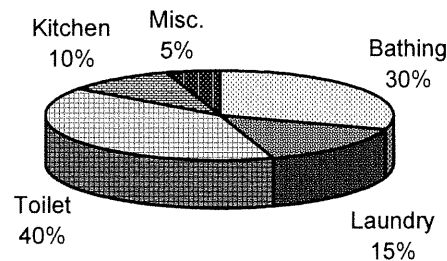


**D**o you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this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

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

### **Household Wastewater**

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



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

### **Your Septic System**

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

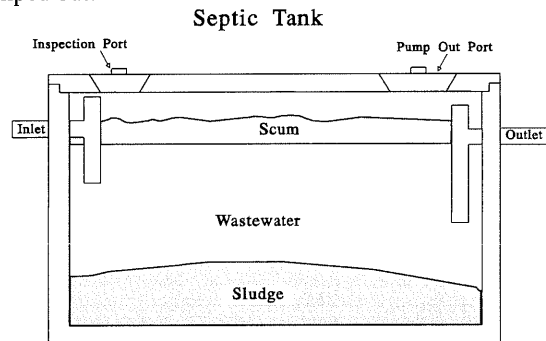
#### **Septic Tank**

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

A septic tank has three main functions:

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

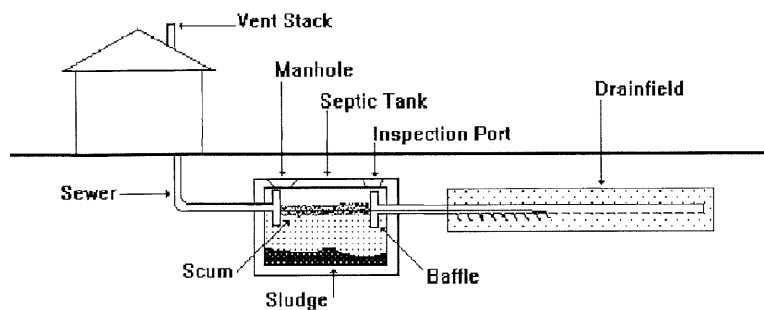
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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



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

### **Drainfield**

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



### **Soil**

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

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

## **Caring for Your Septic System**

### **Installing Your System**

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

### **Inspecting Your System**

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

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

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

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

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

### **Maintaining Your System**

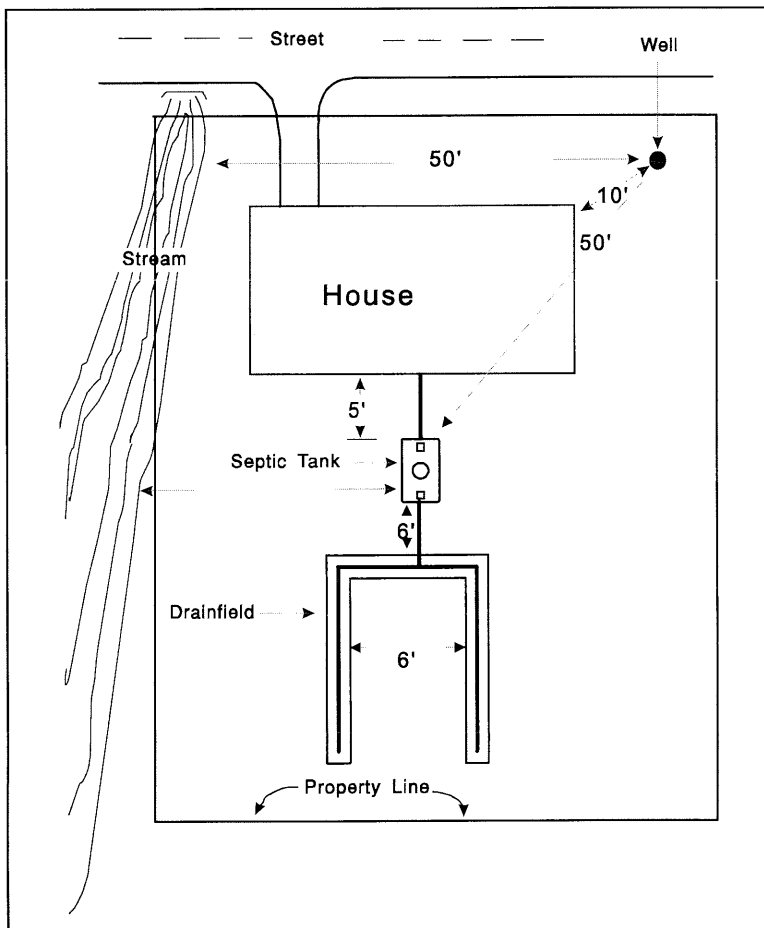
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

### **Mapping Your System**

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

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

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



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

## **Warning Signs of System Failure**

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

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

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

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

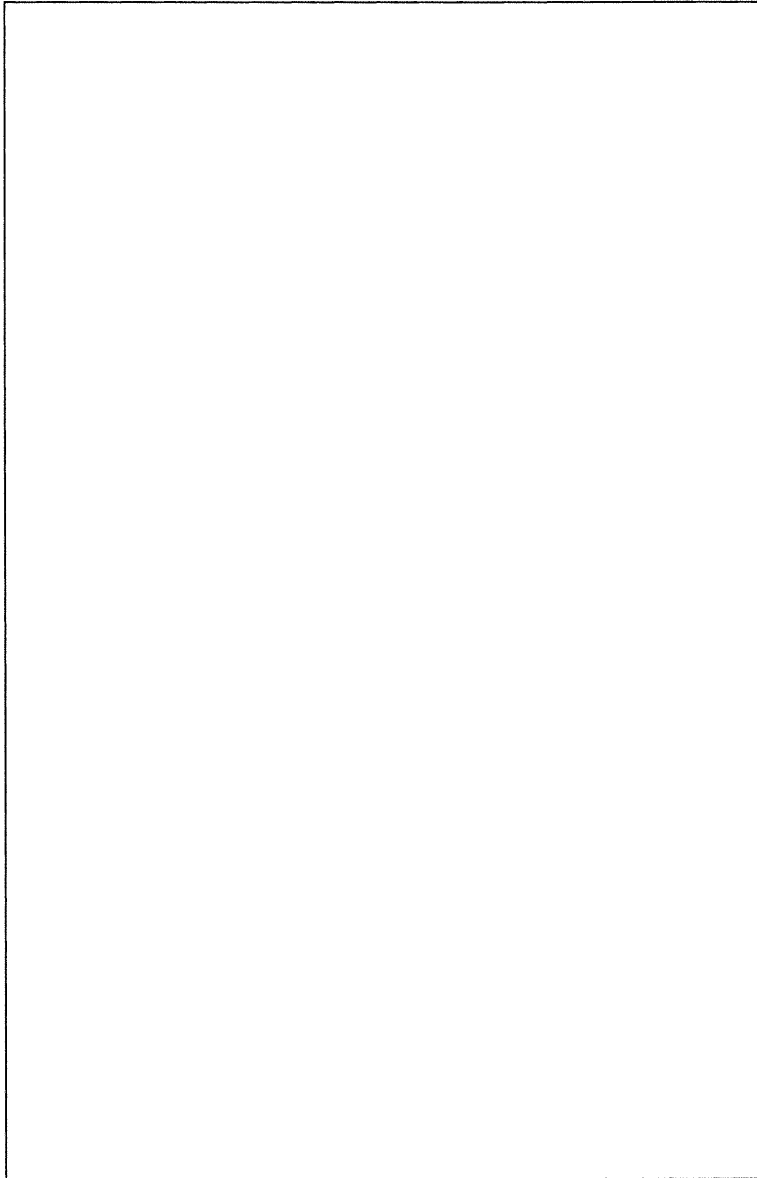
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

### **Do**

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

**Don't**

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



**Map your septic system here**

## **For More Information**

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

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

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

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

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

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

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

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