

Valley County Planning and Zoning

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STAFF REPORT: SUB 25-021 Hummingbird Haven Subdivision
Preliminary and Final Plat

MEETING DATE: February 12, 2026

TO: Planning and Zoning Commission

STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

**APPLICANT /
PROPERTY OWNER:** Bennett and Alexandria Childs
PO Box 1790, McCall, ID 83638

SURVEYOR: Dunn Land Surveys, 25 Coyote Trail, Cascade, ID 83611

LOCATION: 62 Ilka Lane
Parcel RP18N03E274204 in the NW ¼ Section 27, T.18N, R.3E, Boise
Meridian, Valley County, Idaho

SIZE: 6 acres

REQUEST: 2-Lot Single-Family Residential Subdivision

EXISTING LAND USE: Single-Family Residential Parcel

Bennett and Alexandria Childs are requesting a conditional use permit for a two-lot single-family residential subdivision on 6 acres. Proposed lot sizes are 1.3 acres and 4.7 acres.

Individual septic systems and individual wells are proposed.

Access would be from a shared driveway onto Ilka Lane, a private road. The applicant states that the road has been built to Valley County Private Road Standards.

A Wildlife Urban Interface Fire Protection Plan (short form) has been submitted.

The site, addressed at 62 Ilka Lane, currently has one residence.

FINDINGS:

1. A neighborhood meeting is not required for a 2-lot subdivision (VCC 9-5H-1.D).
2. The application was submitted on December 10, 2025.
3. Legal notice was posted in the *Star News* on January 22, 2026, and January 29, 2026. Potentially affected agencies were notified on January 12, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent January 12, 2026. The site was posted on

January 22, 2026. The notice and application were posted online at www.co.valley.id.us on January 12, 2026.

4. The final plat submittal was sent to representatives of the City of McCall on January 12, 2026, as required by Valley County Code 1.3.3.3.B. as the site is within one mile of an incorporated city and/or impact area.

5. Agency comment received:

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

Kathy Riffie, Valley County Cadastral Specialist Technician II, listed a few minor corrections for the surveyor to be done prior to recording the plat. (January 12, 2026)

Emily Hart, McCall Airport Manager, stated the site is 1.34 miles from end of Runway 34 and is in the Horizontal Surface. No Airport requirements at this time. Submittal of FAA Form 7460-1 may be required for future construction. (January 14, 2026)

Ryan Garber, McCall Fire & EMS, stated the existing driveway has been inspected and meets requirements in IFC and IDAPA 18. (January 18, 2026)

Brent Copes, Central District Health, has no objections. A subdivision application has been received and test holes have been completed. Ground water monitoring and an engineering report are needed. (January 21, 2026)

Kendra Conder, Idaho Transportation Department, stated ITD has no comments. (January 24, 2026)

6. Public comment received:

Scott and Connie Harris, 86 Ilka Lane, are opposed. They state that Ilka Road does not meet the requirements to be considered a private road for purposes of approving a subdivision accessing it. Nor has Ilka Road been built to Valley County Private Road Standards. A memo regarding Ilka Lane from Steven J. Millemann, dated October 1, 1997, was also submitted. (February 4, 2026)

7. Physical characteristics of the site: The area is rolling. There are large boulders and wooded areas. There is an area with damp soil in the spring.

8. The surrounding land use and zoning includes:

North: Agricultural (Forest, Dry Grazing) with Home

South: Single-Family Residential Parcel

East: Single-Family Residential Parcel

West: Single-Family Residential Parcels

9. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (c) Subdivision for single-family subdivision.

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

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

B. Setbacks:

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

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
- C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:
 1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications.
 2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer.
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.

- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.

9-5A-2: ROADS AND DRIVEWAYS:

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance and any policies adopted by the board of county commissioners.
- D. Cattle Guards: Cattle guards shall not be installed in public roads within residential developments.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

9-5A-5: FENCING:

- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5A-6: UTILITIES:

- A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
- B. Central Water Supply And Sewage Systems: Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.
- C. Probability Of Water Supply: Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.
- D. Individual Septic Systems: If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.

- E. Easements Or Rights Of Way: Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.
- F. Utility Plan: A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit.

9-5B-2: LIGHTING

9-5B-4: EMISSIONS:

- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

9-5C-2: MINIMUM LOT AREA:

- B. New Subdivisions:
 - 1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
 - a. One acre where individual sewage disposal systems and individual wells are proposed.
- C. Frontage On Public Or Private Road: Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90').

9-5C-5: SITE IMPROVEMENT:

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

9-5C-6: DENSITY:

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation.

TITLE 10 SUBDIVISION REGULATIONS

10-4-3: LOTS:

- A. Size, Depth, Shape, Orientation And Setback Lines: The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Every lot shall abut upon a street. Corner lots for residential use shall have extra width to permit appropriate building setbacks from, and orientation to, both streets.
- B. Double Frontage And Reverse Frontage Lots: Double frontage, and reverse frontage lots, shall be avoided, except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A screening easement of at least ten feet (10'), and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
- C. Side Lot Lines: Side lot lines shall be within twenty degrees (20°) of right angles or radial to street lines.

10-4-6: EASEMENTS:

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

10-5-1: STREET AND UTILITY IMPROVEMENTS:

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

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

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

Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-4: SUBMISSION REQUIREMENTS:

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

SUMMARY:

Staff's compatibility rating is a +31.

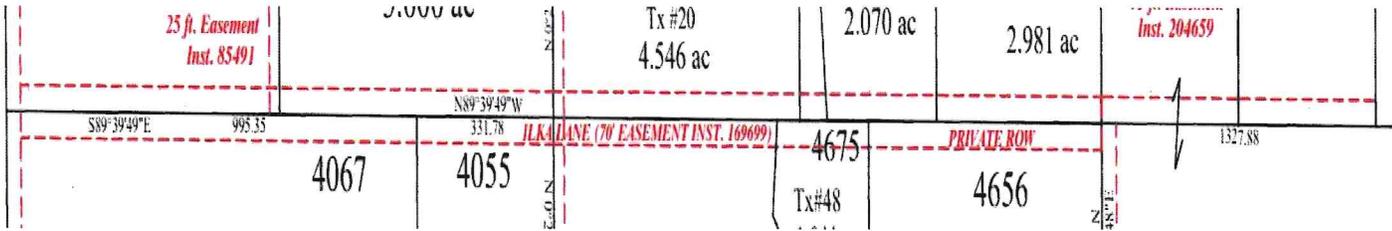
The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached). Be prepared to submit your compatibility rating or state which lines on staff's compatibility rating needs to be changed.

STAFF COMMENTS / QUESTIONS:

1. This site is within the McCall Fire District and Water District 65K. It is not within an irrigation district nor a herd district
2. The Plat states that all utilities including electricity and fiber optics have been installed.
3. The surveyor shall:
 - o Remove reference to Springer Court from Plat Note 2.
 - o Add a Plat Note referencing the shared driveway agreement that will be recorded with the plat.

- o Make corrections as noted by the Valley County Cartographer's Office.
4. The applicant should consider CCRs to control future land uses.
 5. Ilka LN is a private road.
 - Attached is a Quitclaim Deed for Ilka LN, recorded as Easement # 169699.
 - It was validated by the following: Ord. 90-2, 7-23-1990; Maps Updated - List Ongoing; amd. Ord. 20-01, 11-25-2019

Assessor's Plat:



Question to P&Z Commission:

1. Does this subdivision meet the minimum standards in Title 9, Chapter 5, of the Valley County Code in regards to frontage, lot size, etc.? If not, which ones does it not comply with?
2. Does this subdivision meet the minimum standards in Title 10 of the Valley County Code in regards to the access road, etc.?
3. Are impacts being properly mitigated? If not, which impacts are not mitigated?

Standard of Approval:

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

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to

perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Images from Google Maps
- Assessor Plat – T.18N R.3E Section 27
- Photos taken January 22, 2026
- Quit Claim Deed #169699 for Ilka Lane
- Preliminary Plat
- Responses
- Education Information for Applicant:
 - Lighting Flyer
 - Septic System Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. A Development Agreement may be required for mitigation of off-site impacts. The applicant shall work with the Valley County Road Director and Planning and Zoning Director on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.
5. The final plat shall be recorded within two years, or this permit will be null and void.
6. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.
7. A letter of approval is required from McCall Fire District.
8. A letter of approval of the Wildland Urban Interface Fire Protection Plan is required from the Valley County Wildfire Mitigation Director or assignee.
9. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
10. All easements shall be shown on the final plat.

11. The shared-driveway maintenance agreement is required prior to recordation and must be noted on the face of the plat.
12. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber.
13. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
14. CCR's, if recorded, should address lighting, noxious weeds, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, prohibiting yews in landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.
15. Shall record the Wildland Urban Interface Fire Protection Plan with the final plat.
16. The following notes shall be placed in the notes on the face of the final plat:
 - "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
 - "All lighting must comply with the Valley County Lighting Ordinance."
 - "Only one wood burning device per lot."
 - "Surrounding land uses are subject to change."
 - Wildfire Urban Interface Protection Plan recorded as instrument # _____."
 - "Shared Driveway Maintenance Agreement was recorded as Instrument # _____."
 - Floodplain Note

END OF STAFF REPORT

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

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #3 S.F. Subdivision

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

S.F. Residential

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

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

Agricultural

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

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

Most Residential

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

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

The property is large enough and there are a lot of trees.

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

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

Yes

(+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 - Residential

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

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

Yes

(+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?

Sub-Total (+) 33

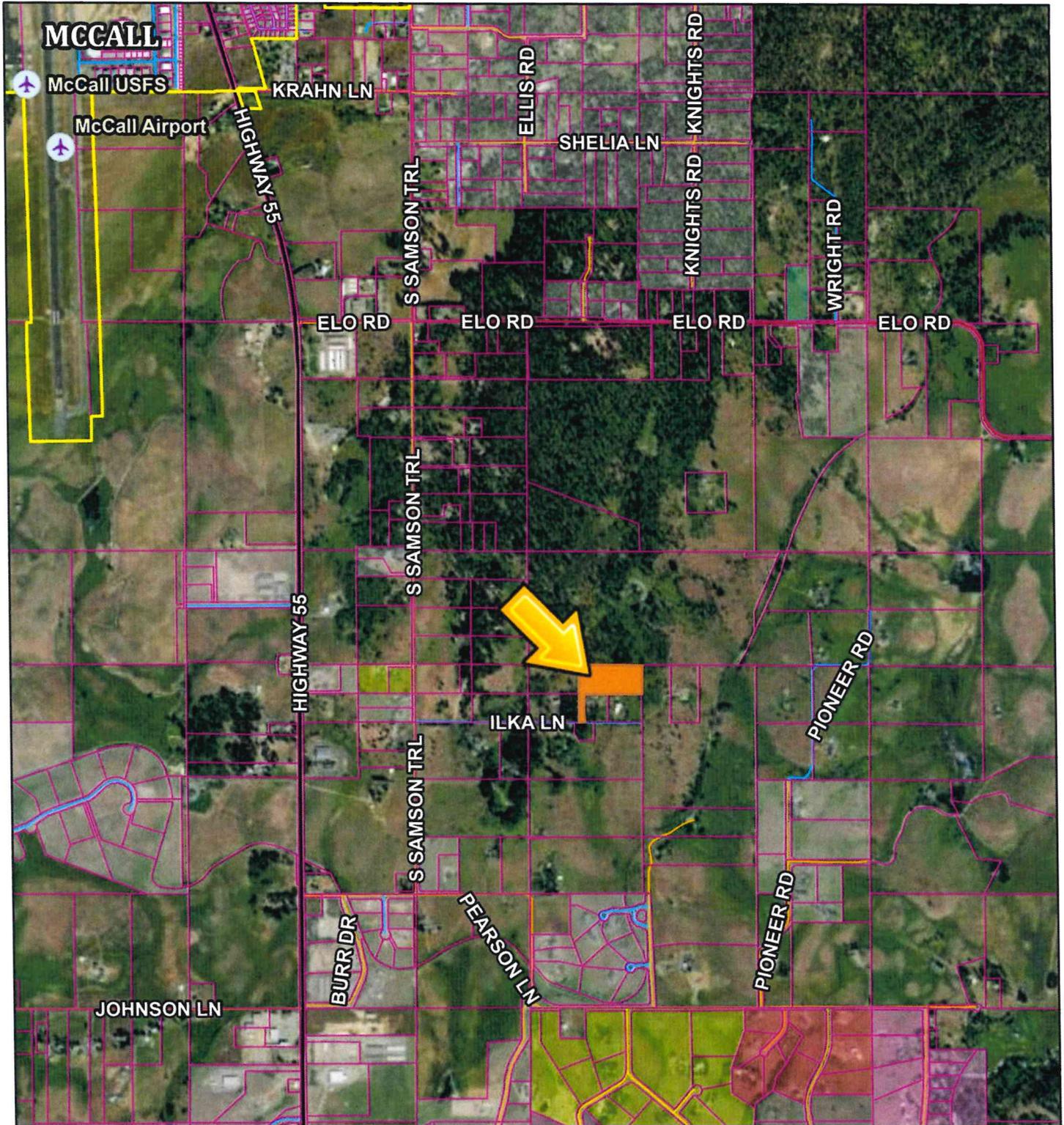
↑ Taxes, ↓ Impact

Sub-Total (--) 2

Total Score +31

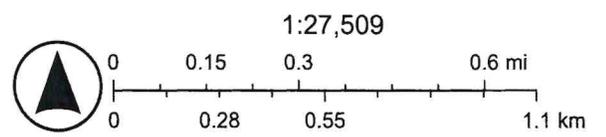
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

SUB 25-021 Location Map



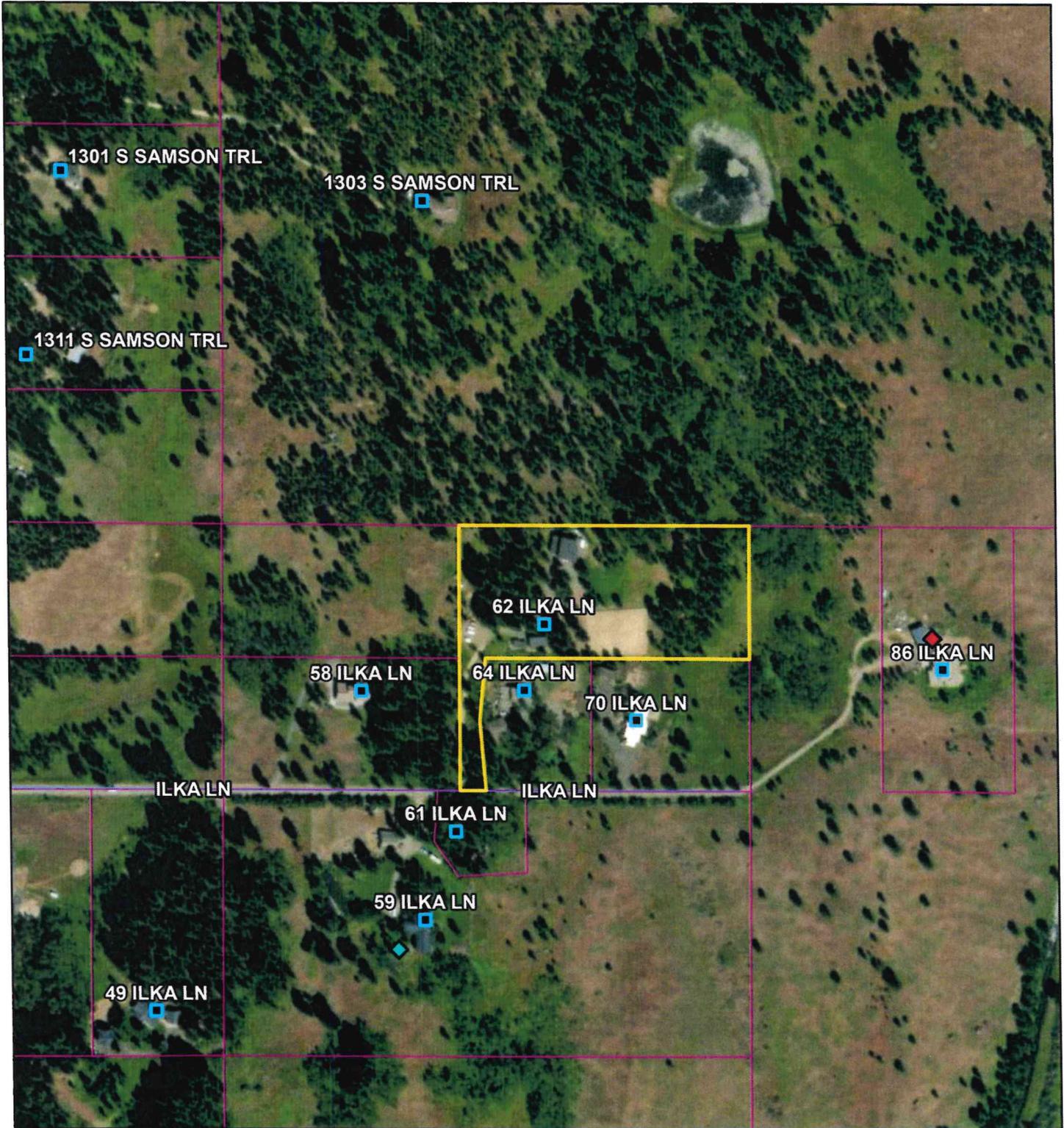
12/29/2025, 5:00:56 PM

-  Airstrips
-  Municipal Boundaries
-  Parcel Boundaries
- Roads**
-  MAJOR
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE



Vantor

SUB 25-021 Aerial Map



12/29/2025, 4:51:41 PM

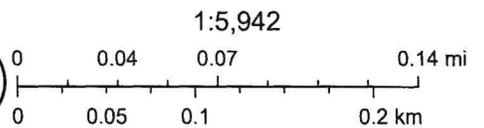
Permits

- ◆ CUP
- ◆ ADU
- Address Points

Parcel Boundaries

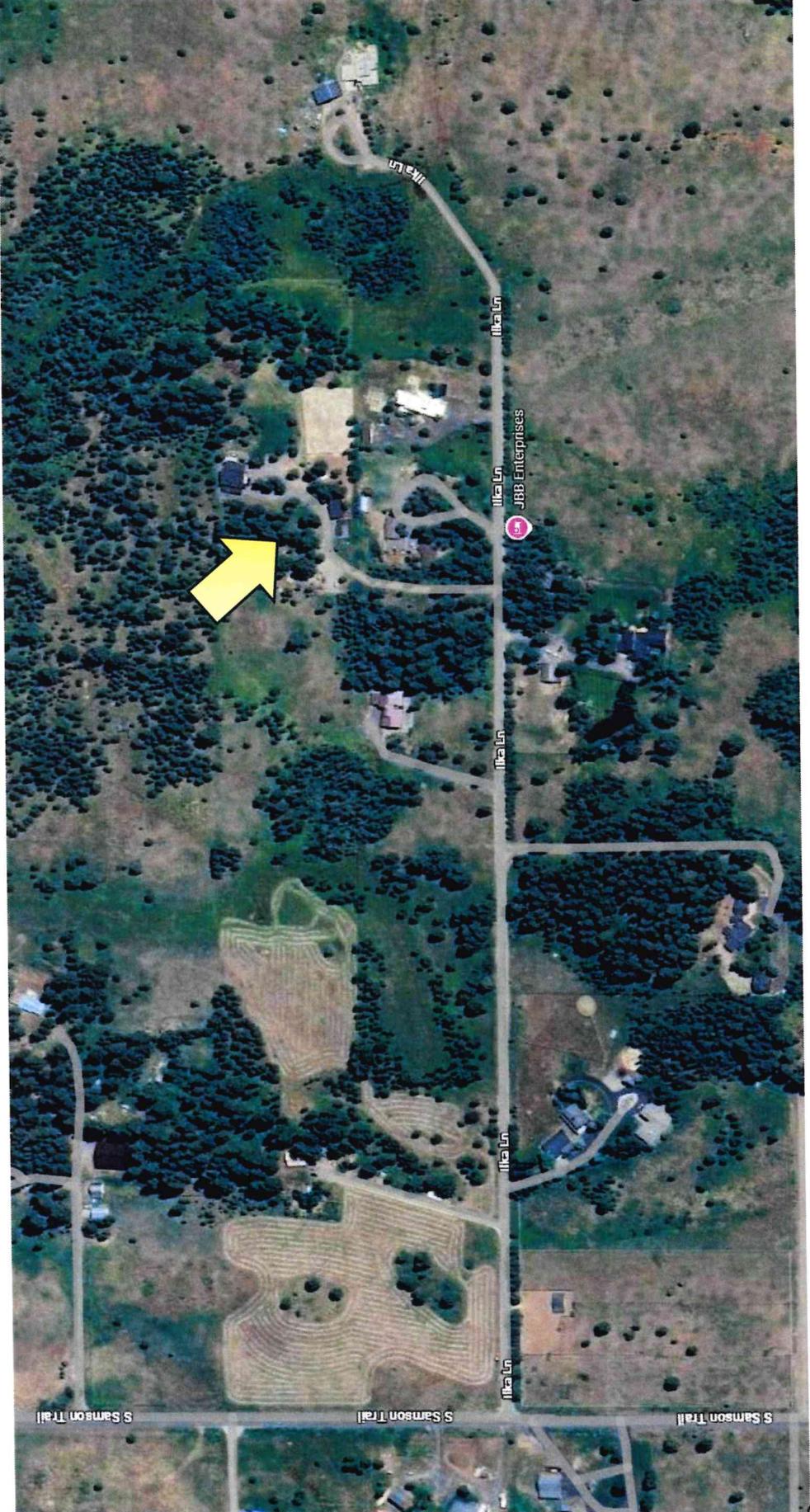
Roads

— PRIVATE

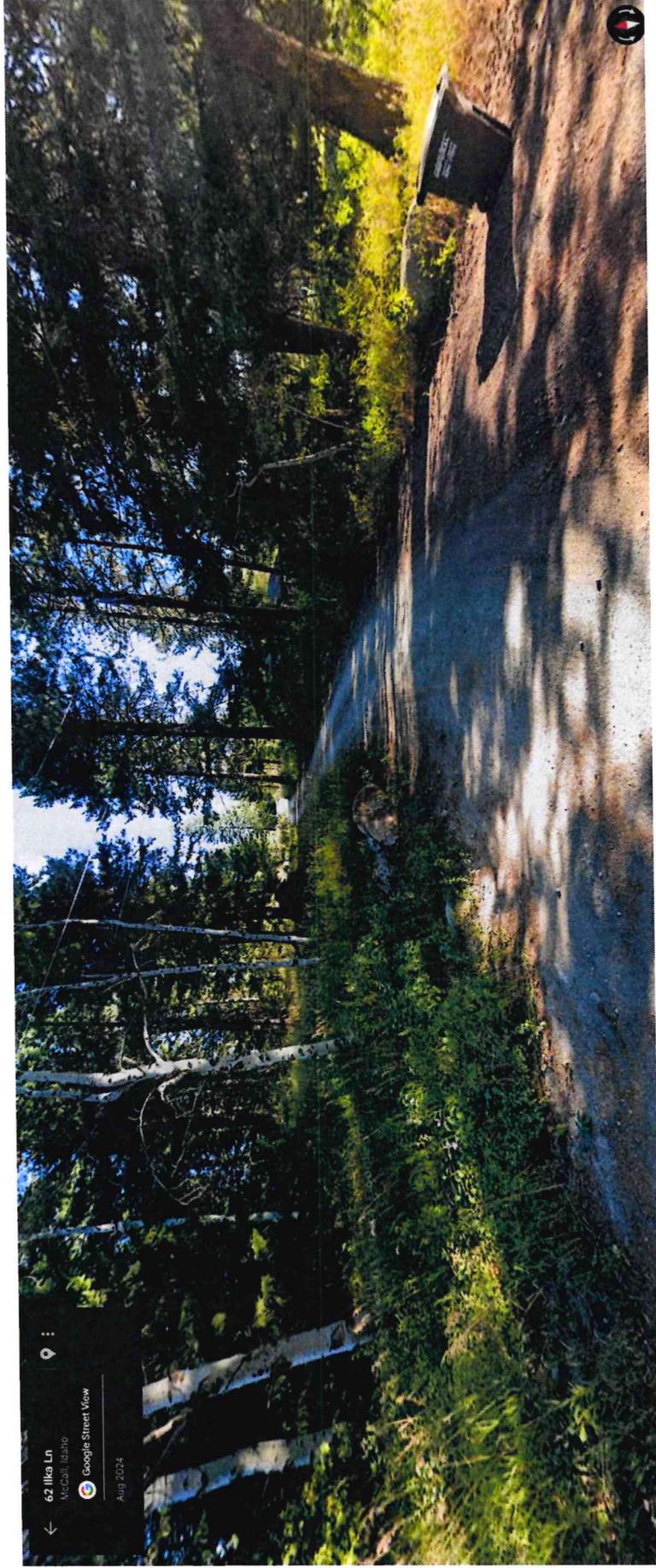


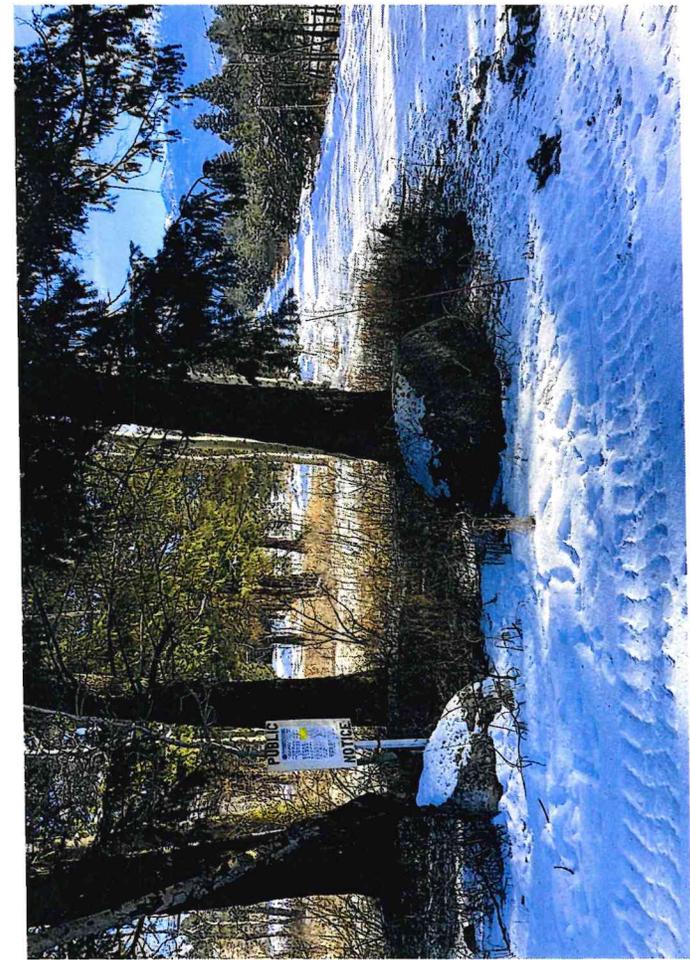
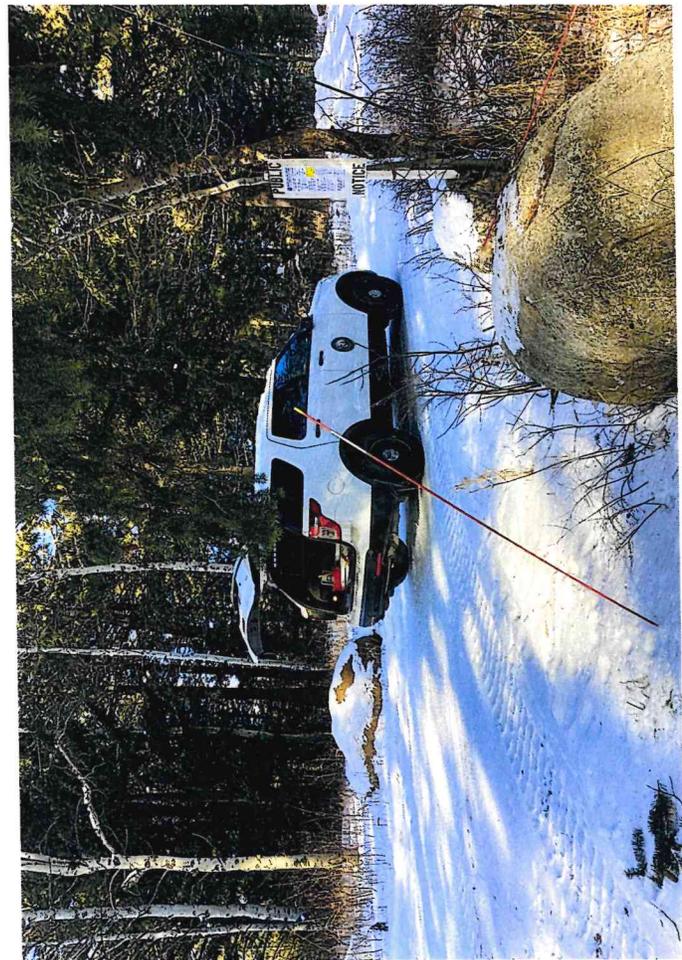
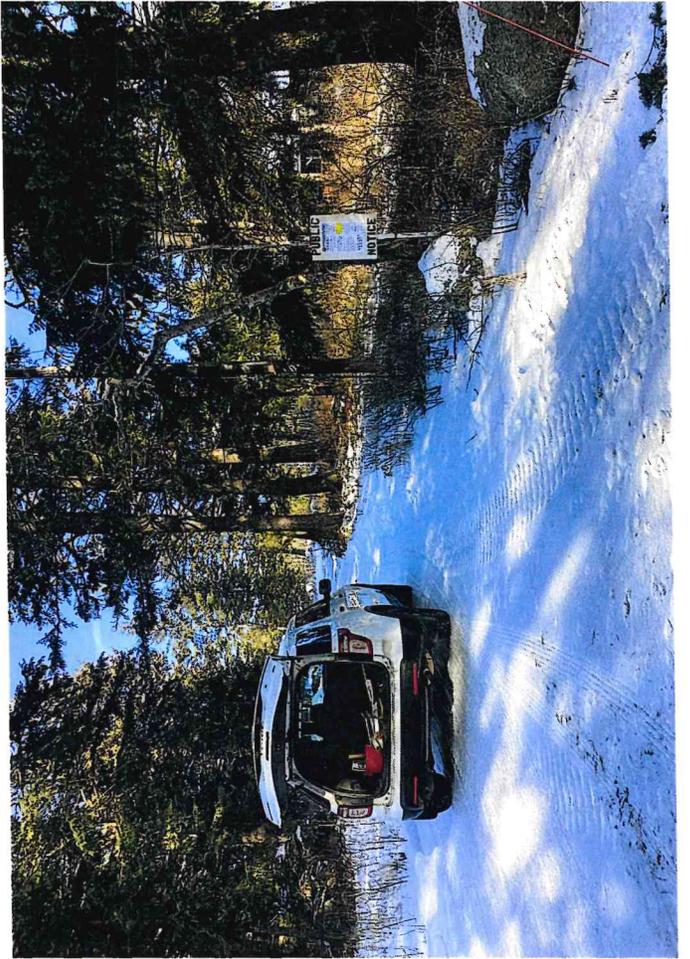
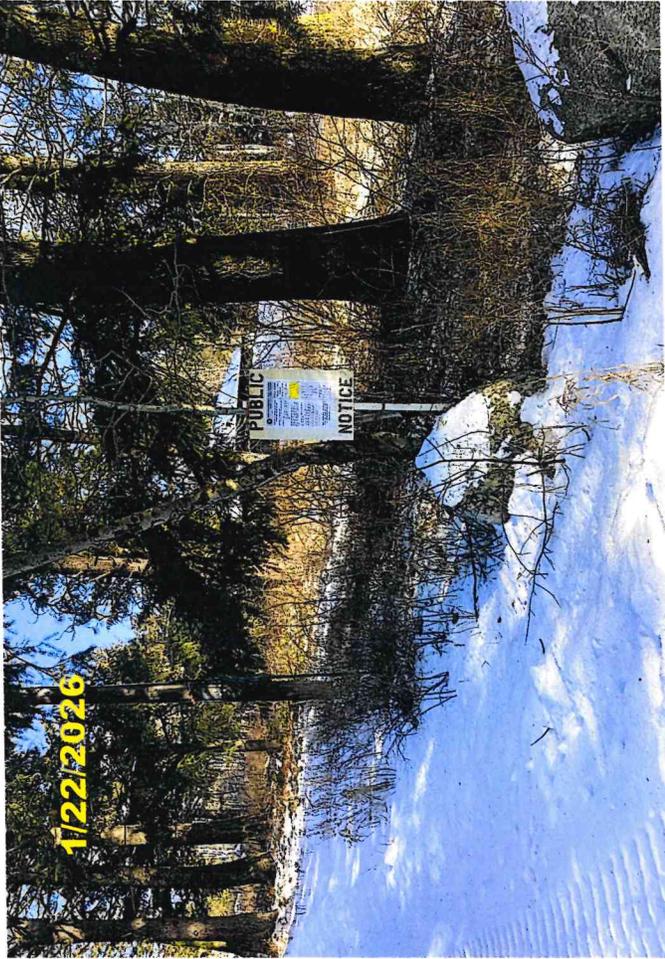
Vantor

Google Maps – Aerial View - 2025



Driveway Entrance from Ilka Lane (Source Google Maps – Street View, August 2024)





QUITCLAIM DEED

FOR VALUE RECEIVED, LELAND ILKA, hereby conveys, releases, remises, confirms and forever quitclaims unto SCOTT HARRIS and CONNIE HARRIS, E. 1717th-34 Ave., Spokane, Washington, LEONARD C. ILKA, 1418 Holly, Boise, Idaho, PAT DUNCAN and BOB DUNCAN, Box R, Ajo, Arizona, BETTY YERRINGTON and MAX YERRINGTON, 1402 Meridain Ave., Meridian, Idaho 83642, BRUCE COLLIER and PAULA COLLIER, Box 1548, Ketchum, Idaho 83340, GARY RYAN and TONI RYAN, Box 4295, McCall, Idaho 83638, JOHN KWADER and BARBARA KWADER, Rt. 1, Box 115, McCall, Idaho 83638, TONY NASH and PAM NASH, P. O. Box 610, McCall, Idaho 83638, ROY GAU, 1037 Portola Ave. #29, Livermore, California 94550, and LELAND ILKA, Box 301, McCall, Idaho 83638, the present record owners of various real properties in Section 27, T 18 N, R. 3 E., B.M., Valley County, Idaho, which properties either abut in part or are accessed by a pre-existing, east-west roadway and companion easement, a non-exclusive right of use for utility and access purposes in and to the existing roadway and companion easement as follows:

A uniform strip of land lying 35 feet on either side of a line described as follows:

Commencing at the S-N 1/64 corner common to Sections 27 and 28, T 18 N, R. 3 E., B.M., thence easterly along the line forming the boundary common to the N 1/2 S 1/2 NW 1/4 and the S 1/2 S 1/2 NW 1/4 of Section 27 to a point lying at the center of the Section 27, being 2655 feet in length more or less.

DATED this 11th day of October, 1989.

Leland Ilka
LELAND ILKA

STATE OF IDAHO)
) ss.
County of Valley)

On this 11th day of October, 1989, before me, a Notary Public in and for said State, personally appeared LELAND ILKA, known or identified to me to be the person whose name is subscribed to the within and foregoing and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notary seal the day and year in this Certificate first above written.

Cornie Thompson
Notary Public for Idaho
Residing at The Call

169699

REQUESTED BY: Leland ILKA
RECORDED

OCT 11 10 54 AM '89
TYPE: Quitclaim
LECTER: Ilka
VALLEY COUNTY CLERK
BY: [Signature]
FEE: 6.00

Box 301
Merrell, ID
83438

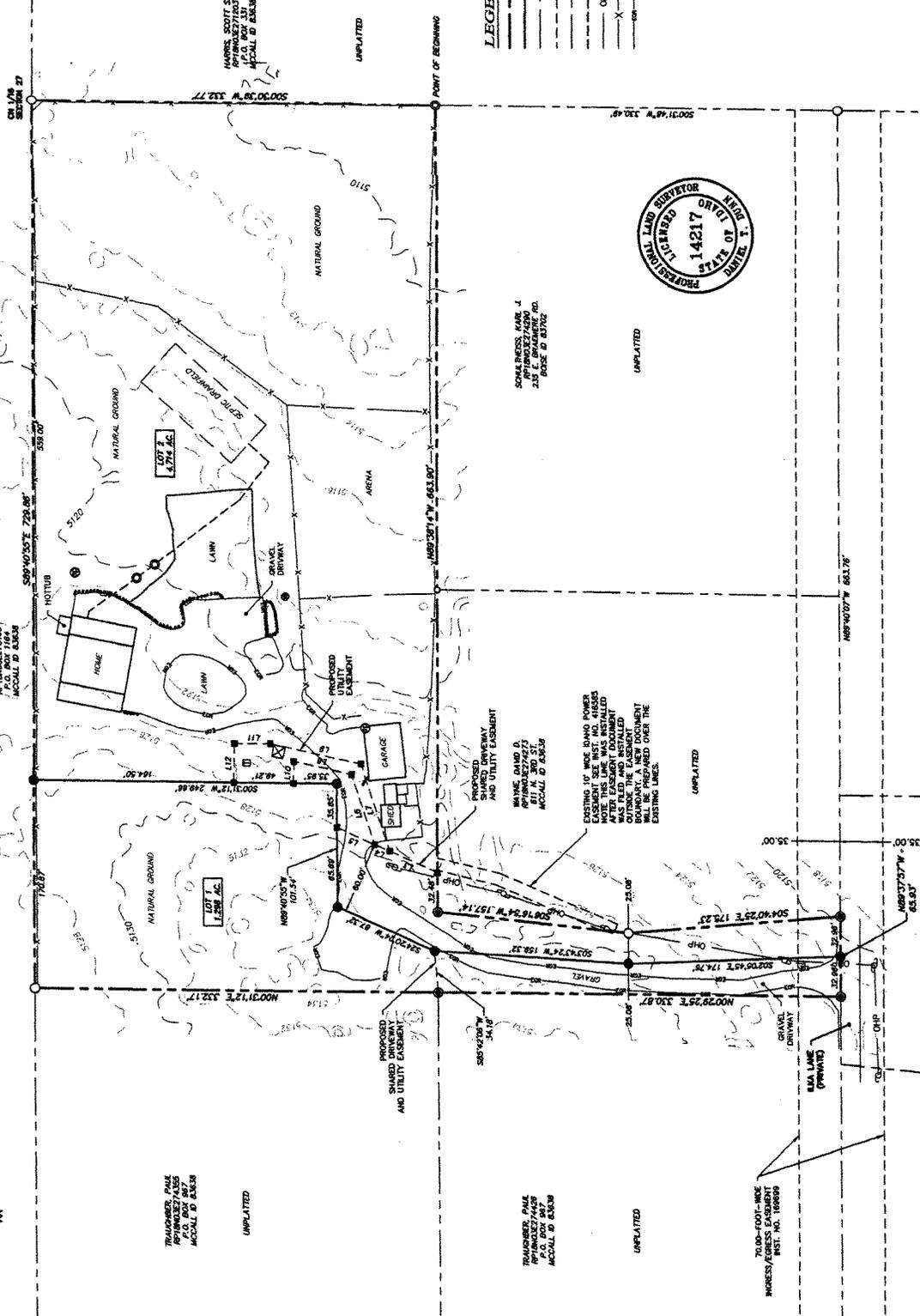
HUMMINGBIRD HAVEN

TAX PARCEL NO. 45
 IN A PORTION OF THE NE1/2 OF THE SE1/4 OF THE NW1/4
 SECTION 27
 T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO
 2025



BASIS OF BEARING
 HORIZONTAL DATUM BASED ON NAD83 STATE PLANE.
 BEARINGS AND DISTANCES WERE MEASURED AND PROJECTED
 TO GROUND BY APPLYING A SCALE FACTOR OF
 0.999997 TO THE HORIZONTAL DISTANCES AND ARE IN U.S. SURVEY FEET.

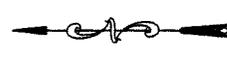
- NOTES**
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
 - UTILITY AND DRAINAGE EASEMENTS SHALL BE 12 FEET WIDE ON THE ADJACENT PROPERTY UNLESS OTHERWISE SPECIFIED. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE SERVICE AS SHOWN STORAGE AND REMOVAL. THE RIGHTS-OF-WAY OF SPRINGER COURT SHALL FURTHER SERVE AS A UTILITY AND DRAINAGE EASEMENT.
 - THE LANDS INCLUDED IN THIS PLAT ARE LOCATED WITHIN THE LAKE IRIGATION DISTRICT SERVICE AREA AND SURFACE WATER FOR FLOOD CONTROL AND RECREATION. THE REQUIREMENTS OF SECTION 31-30A5, IDAHO CODE ARE NOT APPLICABLE.
 - ONLY ONE WOOD BURNING DEVICE ALLOWED PER LOT.
 - SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
 - ALL LIGHTING SHALL COMPLY WITH THE VALLEY COUNTY LIGHTING ORDINANCE.
 - THERE SHALL BE NO FUTURE DIVISION OF ANY LOT SHOWN HEREON.
 - NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
 - REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
 - 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 UTILITIES INCLUDING ELECTRICITY AND CONDUIT FOR FIBER OPTICS HAVE BEEN INSTALLED AT TIME OF RECORDATION OF THIS PLAT.
 - FEMA FIRM PANEL: 18085C0202C
 FIRM EFFECTIVE DATE(S): 2/7/2019
 FLOOD ZONE(S): ZONE X
 BASE FLOOD ELEVATION(S): NA
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.



- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - ROADWAY CENTERLINE
 - EASEMENT LINE
 - EXISTING LOT OR PARCEL LINE
 - SEWER LINE
 - OVERHEAD POWER LINE
 - FENCE LINE
 - EDGE OF GRAVEL
 - FOUND ALUMINUM CAP, L514217
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP L514217
 - FOUND 1/2" REBAR
 - FOUND 5/8" REBAR
 - POWER POLE
 - GUY WIRE ANCHOR
 - WELL HEAD
 - TRANSFORMER
 - TELEPHONE JUNCTION BOX
 - WATER SPOUT
 - SEPTIC TANK



dunn
 LAND SURVEYS, INC.
 25 COVOTTE TRAIL
 CASCADE, ID 83411
 PHONE: (208) 634-6896
 WWW.DUNNLANDSURVEYS.COM



Subdivision Recommendations

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

To:Lori Hunter

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

Thu 11/21/2024 10:00 AM

Hi Lori,

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

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

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

Please let me know if you have additional questions.

Brandon Flack

Regional Technical Assistance Manager

Idaho Dept. of Fish and Game

Southwest Region

15950 N. Gate Blvd.

Nampa, ID 83687

Ph: (208) 854-8947



Valley County Assessor's Office

P.O. Box 1350 • 700 S. Main Street
Cascade, Idaho 83611-1350
Phone (208) 382-7126 • Fax (208) 382-7187



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

SUE LEEPER

Assessor
sleeper@valleycountyid.gov

DEEDEE GOSSI

Chief Deputy Assessor
kgossi@valleycountyid.gov

January 12, 2026

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

RE: Final Plat Review "Hummingbird Haven"

Dear Cynda,

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

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owner. Enclosed you will find a copy. This proposed **2027** plat consists of a parcel referenced on the Assessment Roll as TAX #45 IN N/2 SE NW S27 T18N R3E.

The parcel number and ownership are as follows:

RP18N03E274204 – Alexandria Gabriel Childs and Bennett Gordan Childs

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

Boundary closures are good. Dan, I only have the following extremely minor items:

- Did you want to include the label Certificate of Owner on Sheet 2?
- The Sheet numbers are inconsistent (ex. Sheet 1 of 1 and Sheet 1 of 3).
- Prior to recording please add the Instrument No. for the CN 1/16th corner that currently shows as XXXXXX on the Certificate of Owner and blank on the plat face.

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

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

Sincerely,

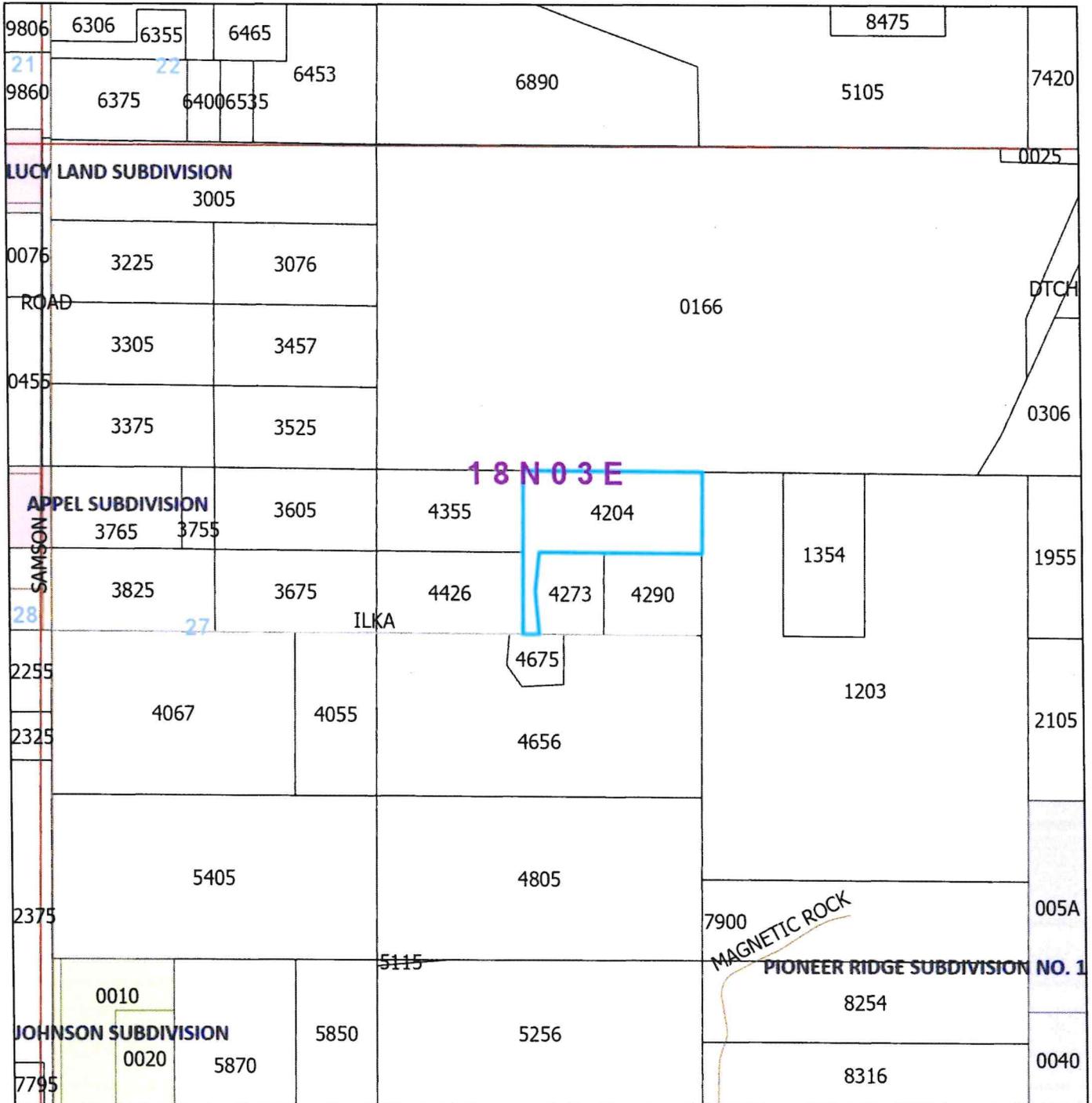
Kathy Riffie
Cadastral Specialist Technician II
Valley County Assessor - Cartography Department

Enclosure

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

Proposed Hummingbird Haven

RP18N03E274204



Legend

- Township
- Section
- Parcels



Date: 1/7/2026
By: kriffie

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

Coordinate System: NAD 1983 StatePlane Idaho West FIPS 1103 Feet

N

0 0.05 0.1
MI

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

Sent: Wednesday, January 14, 2026 2:13 PM

To: Lori Hunter <lhunter@valleycountyid.gov>; BessieJo Wagner <bwagner@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Yoram Terleth <yterleth@mccallidus.onmicrosoft.com>

Subject: RE: February 12, 2026 - VC PZ Meeting

Lori,

McCall Airport has no comment on C.U.P. 25-036 Maini Solar Panels.

SUB 25-021 Hummingbird Haven Subdivision is 1.34 miles from end of Runway 34. It is in the Horizontal Surface. No Airport Requirements at this time. Submittal of FAA Form 7460-1 may be required for future construction.

Emily Hart, ACE GA/CM | McCall Airport Manager
336 Deinhard Lane Hangar 100 | McCall, ID 83638
Direct: 208.634.8965 | Cell: 208.630.3441
www.mccall.id.us/airport

From: Ryan Garber <ryan@mccallfire.com>
Sent: Sunday, January 18, 2026 8:13 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Mike Bertrand <mike@mccallfire.com>
Subject: SUB 25-021, Hummingbird Haven

Cynda,

I have the following comments on SUB 25-021, Hummingbird Haven:

The existing driveway has been inspected and meets the requirements set out in the IFC and IDAPA 18.

Ryan

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



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat SUB 25-021 Hummingbird Haven
Subdivision

- 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
 - bedrock from original grade
 - waste flow characteristics
 - 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
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center

14. CDH has no objection to the CAP. A subdivision application has been received, test holes have been completed. CDH needs ground water monitoring and an engineering
reports Reviewed By: Bob Cooper
 Date: 1/22/26

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Saturday, January 24, 2026 1:02 PM
To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: February 12, 2026 - VC PZ Meeting

Hi Lori and Cynda,

ITD has reviewed the below-referenced applications and does not have any comments.

We have an approved permit for Sterling Landscaping and are working through the turn lane warrant analysis for Rocky Mountain Storage. I'll send both you and the applicant a copy of our staff report for Rocky Mountain prior to the hearing date in February.

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: Lori Hunter <lhunter@valleycountyid.gov>
Sent: Monday, January 12, 2026 9:49 AM
Subject: February 12, 2026 - VC PZ Meeting

Please read, distribute, and comment on the attached public hearing notices. Relevant maps, site plans, etc., will also be attached. More information, including applications and staff reports, will be available at <https://www.co.valley.id.us/meetingdashboard>

Send comments to: cherrick@valleycountyid.gov

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611

Service Transparent Accountable Responsive

From: Scott Harris [REDACTED]
Sent: Wednesday, February 4, 2026 4:17 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: SB 25-021

Cynda, thanks for the info,

Leland Ilka had held the 35' easements for the road back from the property sales with the intent to turn the lane over to the county. This also included a 65' radius for a turnaround at the east end of the lane. However, he found out the county would not take the road, and he halted construction 1/4 mile from the east end of the lane, and he deeded the easements back to the individual property owners from which they had been withheld, including the cul de sac turnaround.

I am including copies of the quitclaim deed, recording number 169699, dated October 11, 1989, transferring the easements back, and also a letter detailing the legal analysis from Steve Millemann, October 1, 1997, clarifying the access rights to Ilka Lane. We had asked for his opinion when the Houcks were attempting a subdivision, which was abandoned due to lack of road access.

Note on the copy of the Assessor's map of Ilka Lane, in red, the map states "ILKA LANE (70' EASEMENT INST. 169699)", which is the number of the Quitclaim Deed I mentioned above, which actually was to deed the easements back to the property owners.

Thank you for your help.

Scott and Connie Harris

On Wed, Feb 4, 2026 at 2:34 PM Cynda Herrick <cherrick@valleycountyid.gov> wrote:
Scott,

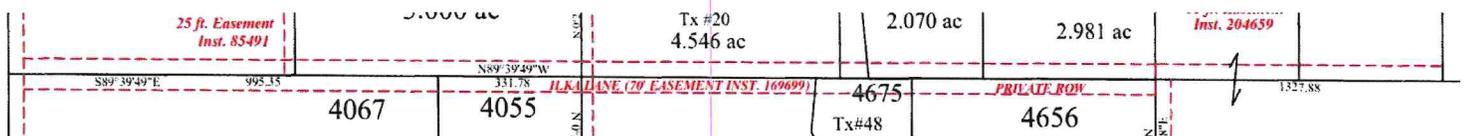
I have read your letter. The following is information I sent to the applicant.

Roads Validation Dates and Ordinance #'s:

1. Ord. 90-2, 7-23-1990;
2. Maps Updated - List Ongoing
3. amd. Ord. 20-01, 11-25-2019

This is the official response for your use.

The following is a snip of the Assessor's records showing Ilka as a 70' Private Road ROW.



Thanks, Cynda

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

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

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

From: Scott Harris [REDACTED]
Sent: Wednesday, February 4, 2026 9:23 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SB 25-021

Dear Cynda and Valley County Planning and Zoning:

We are writing in opposition to subdivision application SUB 25-01 by Bennett and Alexandria Childs. We live at the east end of Ilka Lane. The Childs 6 acre parcel in question abuts us to the west, and joins Ilka Lane via an extension of their driveway on the west end of their property

We purchased our property in 1979 from Leland and Leonard Ilka, who had split up the family homestead into large parcels of five acres or more, with the intent that they should not be further divided. Purchasers were screened for agreement with this plan. However, since that time, splits of over two acres have been allowed using the Valley County Subdivision ordinance that allowed a "single equal split" of property registered before 1970. The Hoovers, who owned 20 acres on the Lane, used this rule to split their 20 acres into two 10 acre parcels around 2005. They had been granted a CUP to build a guest house, which actually straddled the property line between the two 10 acre parcels, with the conditions the guest house would not be rented or sold separately. New owners bought the two parcels approximately 8 years ago. It appears they combined them into a single parcel and then, somehow, obtained permission to split off one acre surrounding the guest house. This was a new subdivision, but somehow they received permission from P&Z, over our objections, granted without the requisite public process, opportunity for comment, and, most importantly here, no private road agreement or process, outlined below. Since the 20 acres was split and registered well after 1970, a subdivision process should have been undertaken, including an official registration and proof of declaration of a Private Road for Ilka Lane.

The remaining properties in the Ilka subdivision are greater than 2 acres. This split calls for a split into 1.3 and 4.7 acres.

Review of the Valley County Private Road standards:

https://www.co.valley.id.us/media/Departments/RoadBridge/VC_2005_Private_Rd_Stdts_Specs.pdf

There is no Private Road process completed and registered for Ilka Lane, as required for approval of a subdivision accessing it. Ilka Lane is not constructed to Valley County Private Road standards in several respects, described below. It is not even an officially defined "Private Road" as required by the subdivision ordinance. A previous subdivision project attempt was denied because of the same lack of road access. There are no road easements.

Access to a proposed subdivision is required through either a Public Road, or a defined Private Road. The applicants subdivision application SUB 25-021 states: "Access would be from a shared driveway onto Ilka Lane, a private road."

There is no Ilka Lane Private Road Declaration as required in "C" below, of Valley County Code, Title 10-5-1. Therefore, it does not meet the requirements to be considered a Private Road for purposes of approval of a subdivision accessing it.

"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."

Further, under "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."

Note that direct connection from the subdivision to a "Public Road" is required. The nearest public road is South Samson Trail, one half mile to the west of the proposed subdivision driveway junction with Ilka Lane. However, Ilka Lane does not meet the requirements of the Private Road Declaration, therefore this subdivision cannot be considered to connect directly to Samson Trail as required.

The SUB 25-021 further states: " The applicant states that the road has been built to Valley County Private Road Standards." The description states: "Access would be from a shared driveway onto Ilka Lane, a private road. The applicant states that the road has been built to Valley County Private Road Standards." This is not the case:

VALLEY COUNTY MINIMUM STANDARDS FOR PRIVATE ROAD DESIGN AND CONSTRUCTION Adopted November 28, 2005

"Cul-de-sac Road – Local road having one end permanently terminated in a vehicle turnaround."

This lane is a cul-de-sac road. It does not have a turnaround at the end, nor an easement for either the roadway or turn around.

“ROAD RIGHT-OF-WAY 1. The minimum private right-of-way width for a private local road is 70 feet. Additional right-of-way and/or permanent easements may be required to accommodate snow storage and cut or fill slopes. 2. Private Cul-de-sacs shall have private right-of-way for a 60-foot radius circle for flat terrain locations.”

1. There are no recorded easements for road right of ways.
2. There is no accommodation for a 120 foot emergency turnaround.

“Private roads - accessing paved public roads shall be constructed with paved approaches for the first 30 feet.”

There is no paved approach where Ilka Lane meets Samson Trail.

“All private roads shall be designed to accommodate a single unit (SU) fire truck with an outside wheel path radius of 42 ft.”

The roadway surface, as constructed, at 16 feet, with steeply sloping shoulders in places, and ditched barrow pits beyond that, cannot accommodate a 42 foot radius turn around, especially the last one quarter mile to the east.

Additionally, the final quarter mile of the lane to termination is minimally constructed. It is more narrow at 10 feet, and has only a minimal base, and is flooded with springtime snow melt, in addition to lacking the required emergency turnaround at the end.

Please reject this application. We are attaching a .pdf version of this letter below as well

Scott and Connie Harris

86 Ilka Lane

McCall, Idaho 83638

February 3, 2026

M E M O R A N D U M

TO: Dr. Scott Harris, et. al.

FROM: Steven J. Millemann 

DATE: October 1, 1997

RE: Ilka Lane

The purpose of this memo is to summarize my findings regarding the three issues which I was asked by Scott to evaluate. Those issues included:

1. The status of Ilka Lane, in terms of the actual ownership of the road and parties with rights of use therein.
2. Whether Mr. Houck property enjoys a right of use of Ilka Lane, either in its current configuration or, if subdivided into the proposed three lot subdivision.
3. Whether there were any deed restrictions or covenants governing the Hauck property which would be related to the question of entitlement to subdivide and use of Ilka Lane.

As part of the analysis of these questions, I obtained all documents in the Leonard Ilka and Leland Ilka chains of title as well as all covenants and documents of record regarding "the Cowden survey". I was asked to pass along my conclusions on the above-stated issues to Scott, prior to a Planning and Zoning Commission meeting at which the proposed subdivision of Hauck property was to be discussed.

The following conclusions were discussed with Scott in a telephone conference on June 5th. I was recently asked by Scott to reduce these conclusions to memo form.

A. The Status Of Ilka Lane: Ilka Lane is actually owned by the underlying owners of property across which Ilka Lane traverses. A number of these properties were transferred "subject to" easements 35 feet in width. However, the persons entitled to use such easements or on whose behalf the reservation was made are neither identified in the documents nor apparent from the chain of title.

B. Do The Owners Of Property Adjoining Ilka Lane Have Express Easements to Use Ilka Lane?: The simple answer to this question is "no". The chains of title from the Ilkas to the current owners do not convey deeded or expressed easements to use Ilka Lane in its entirety. At least one of the parcels received an express easement to Ilka Lane, but only to a portion of it.

C. Upon What Basis Do The Owners of Adjoining Properties Have A Right To Use Ilka Lane?: The rights of the owners of the properties along Ilka Lane to the use of the Lane would have to be based either on an assertion of "prescriptive rights" (i.e., open, notorious, adverse use for a continuous 5 year period) or, more likely upon the assertion that such properties received "implied easements". Easements by implication under Idaho law can be obtained either by implied grant or by implied reservation. To have been created, all the properties must at one time been commonly owned, the road in question must have pre-existed the severance of the properties, the severance of the properties must have been unaccompanied by a reservation or grant of express rights, and there must continue to be a reasonable necessity for the use of the road. The alternative, of course, is that the current owners of the property underlying and adjoining the road could grant reciprocal express easements to each other.

D. What Is The Consequence Of Mr. Ilka's 1989 Quitclaim Deed?: At the time of the Quitclaim Deed, the only property owned by Mr. Ilka which was crossed by the road is the current Hauck and Nicholson parcels. Therefore, the Deed might be construed to have granted an easement across the Houck and Nicholson parcels. However, in such case, the easement would be viewed as an easement "in gross", which would neither be appurtenant to the properties nor assignable. At the time of the Quitclaim Deed, it does not appear that Mr. Ilka had any authority, either by ownership, or by reservation, to grant easements across the Hoover, Glacier Ridge, or Nash properties. Therefore, the Ilka 1989 Quitclaim Deed is largely insignificant.

E. Does The Houck Property Have An Easement To Use Ilka Lane?: The Hauck property does not appear to have any express or deeded rights in Ilka Lane. In addition, no easement by implication could be found to exist in favor of the Hauck property, because there is no reasonable necessity for use of the road. It is possible that Mr. Hauck would assert prescriptive rights. More importantly, Mr. Hauck may own the fee to part or all of Ilka Lane, in which case there would be no prohibition on his use of that portion which crosses his own property. In other words, the rights of the other users, whether by prescription or by implication, would not be exclusive.

F. Are There Covenants Burdening the Houck Property?: Yes. However, those covenants do not prohibit re-subdividing. Moreover, there would not necessarily be any right of enforcement of those covenants by persons other than the original grantor of that property and other owners of parcels created from the property. The covenants do prohibit mobile homes, except during construction; allow for residential or agricultural use only; and require at least 1200 square feet per dwelling.

QUITCLAIM DEED

FOR VALUE RECEIVED, LELAND ILKA, hereby conveys, releases, remises, confirms and forever quitclaims unto SCOTT HARRIS and CONNIE HARRIS, E. 1717th-34 Ave., Spokane, Washington, LEONARD C. ILKA, 1418 Holly, Boise, Idaho, PAT DUNCAN and BOB DUNCAN, Box R, Ajo, Arizona, BETTY YERRINGTON and MAX YERRINGTON, 1402 Meridain Ave., Meridian, Idaho 83642, BRUCE COLLIER and PAULA COLLIER, Box 1548, Ketchum, Idaho 83340, GARY RYAN and TONI RYAN, Box 4295, McCall, Idaho 83638, JOHN KWADER and BARBARA KWADER, Rt. 1, Box 115, McCall, Idaho 83638, TONY NASH and PAM NASH, P. O. Box 610, McCall, Idaho 83638, ROY GAU, 1037 Fortola Ave. #29, Livermore, California 94550, and LELAND ILKA, Box 301, McCall, Idaho 83638, the present record owners of various real properties in Section 27, T 18 N, R. 3 E., B.M., Valley County, Idaho, which properties either abut in part or are accessed by a pre-existing, east-west roadway and companion easement, a non-exclusive right of use for utility and access purposes in and to the existing roadway and companion easement as follows:

A uniform strip of land lying 35 feet on either side of a line described as follows:

Commencing at the S-N 1/64 corner common to Sections 27 and 28, T 18 N, R. 3 E., B.M., thence easterly along the line forming the boundary common to the N 1/2 S 1/2 NW 1/4 and the S 1/2 S 1/2 NW 1/4 of Section 27 to a point lying at the center of the Section 27, being 2655 feet in length more or less.

DATED this 11th day of October, 1989.

Leland Ilka
LELAND ILKA

STATE OF IDAHO)
) ss.
County of Valley)

On this 11th day of October, 1989, before me, a Notary Public in and for said State, personally appeared LELAND ILKA, known or identified to me to be the person whose name is subscribed to the within and foregoing and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notary seal the day and year in this Certificate first above written.

Cornie Thomas
Notary Public for Idaho
Residing at The Falls

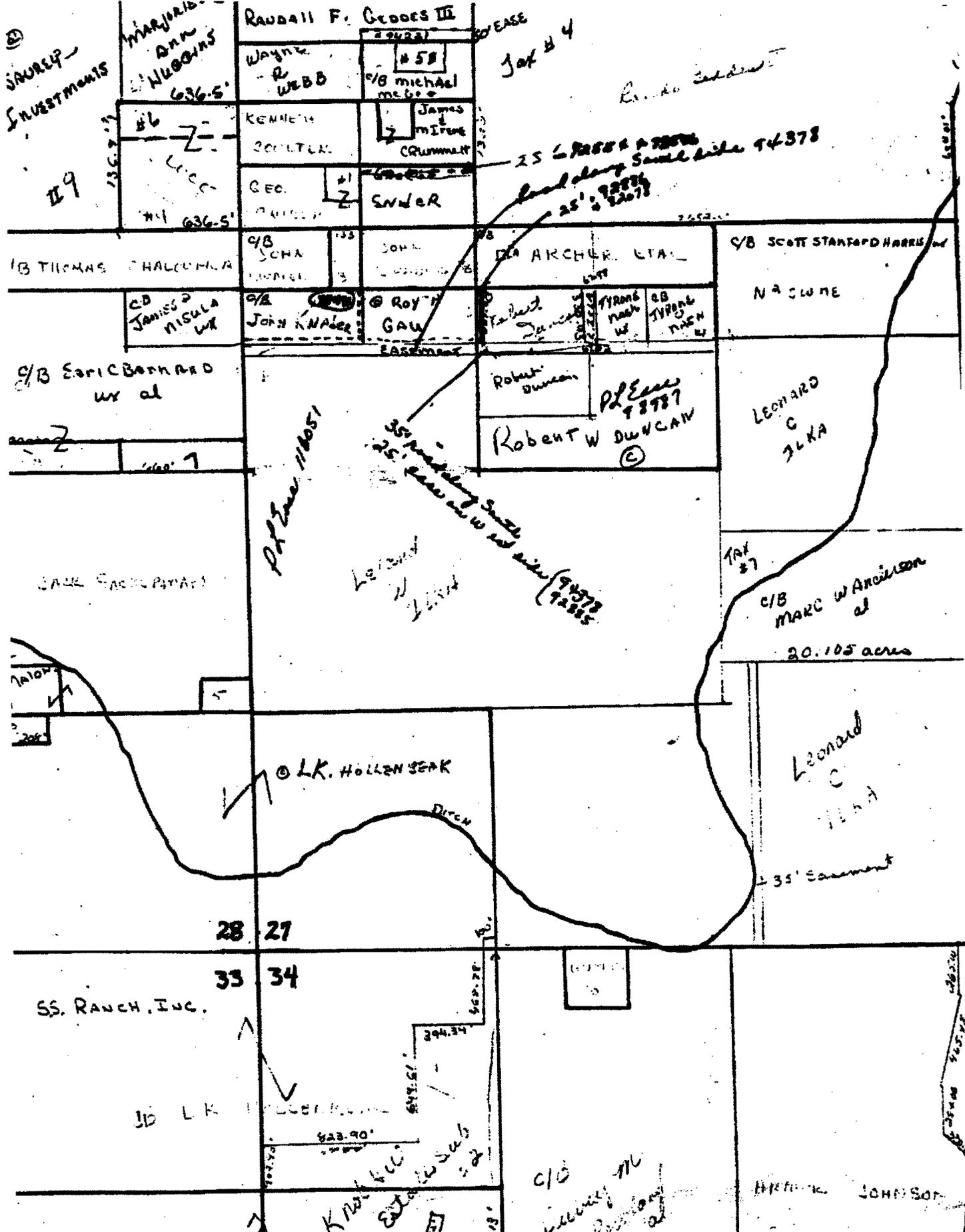
169633

REQUESTED BY: Leland Ilka
RECORDED

OCT 11 10 54 AM '89

TYPE: Ilka Ilka
LESLIE IRWIN
VALLEY COUNTY RECORDER
P.O. Box 100
Blair, ID 83409

Box 301
Blair, Id
83409



JANUARY INVESTMENTS

MARJAL ANN HUBBINS
636.5'

RAUDALL F. GEORGE III
#58
C/B MICHAEL

EASE JOY B 4

WAYNE R. WEBB

#58
C/B MICHAEL

Line to be added

#6
L10
L11
636.5'

KENNETH SCOTT LEE

James M. IRVING
Crummett

25' EASE
Line along South side 94378
25' EASE

GEC. PAULSON

SWER

C/B THOMAS CHALCUMBER

C/B JOHN SCHAUBER

JOHN W. ARCHER, LIA

JOHN W. ARCHER, LIA

C/B SCOTT STARFORD HARRIS

C/B JAMES P. NISULA

C/B JOHN W. ARCHER

ROY W. GAW

Robert Duncan

TYRONE W. TAYLOR

N A SWINE

C/B ERIC BERNARD

Robert W. DUNCAN

Robert W. DUNCAN

LEONARD C ALKA

Part Line 11051

35' EASE
Line along South side 94378
25' EASE

JAMES EARLE PATRICK

TAX 27
C/B MARC W ARNOLD
20.105 acres

1/2000'

LK. HOLLENBEAK

LEONARD C ALKA
35' easement

28 27

33 34

SS. RANCH, INC.

LD LK. HOLLENBEAK

623.90'
648.51'
294.24'
KNOX HILL

C/O

ARTHUR JOHNSON

The installation of mercury vapor lamps is prohibited.

Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This shall not be construed so as to prohibit holiday lights during the holiday season.

Sensor activated lights It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way, set to only go on when activated and to go off within five (5) minutes after activation. The lights shall not be triggered by activity off the property.

Uplighting for flags is allowed provided the flag is of a government and the maximum lumen output is 1300 lumens. Flags are encouraged to be taken down at sunset to avoid the need for lighting. LED lighting shall not exceed 3000 degrees Kelvin.

Tod Costello Code Compliance
208-382-7145 ext., 1390

ALL OTHER OUTDOOR LIGHTING SHALL MEET THE FOLLOWING STANDARDS

The height of any light fixture or illumination source shall not exceed thirty feet (30').

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 Valley County Code 6-2-7.

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.**

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.



Outdoor Lighting Dark Sky Compliance

Valley County Code 6-2-5
PURPOSE

The purpose is to promote the health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting.

APPLICABILITY

These standards shall apply to all outdoor lighting including, but not limited to, search, spot, or flood light.

PERFORMANCE STANDARDS

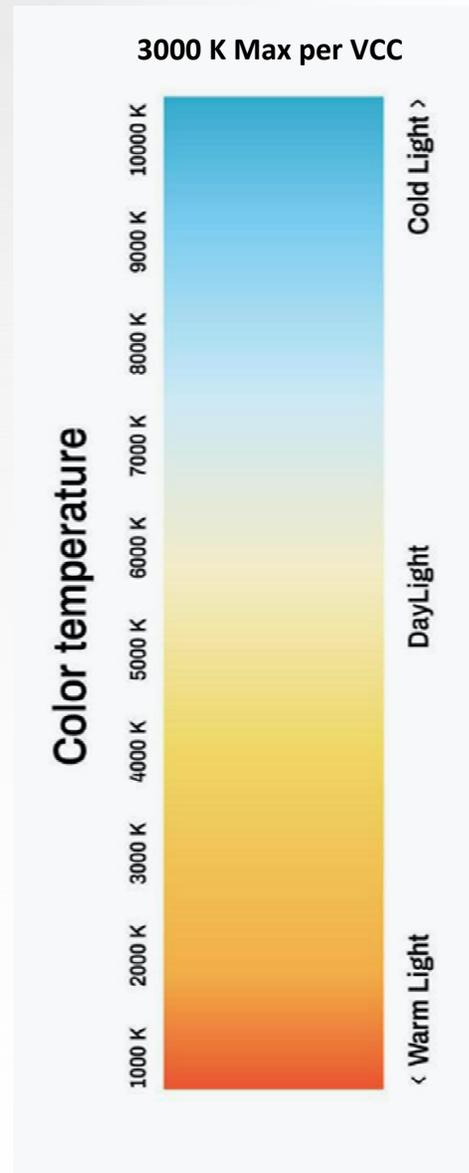
All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

Examples of Shielded Lights



NOTE : "Cannot See the Bulb"

Basic LED Colors/Kelvin Temperatures

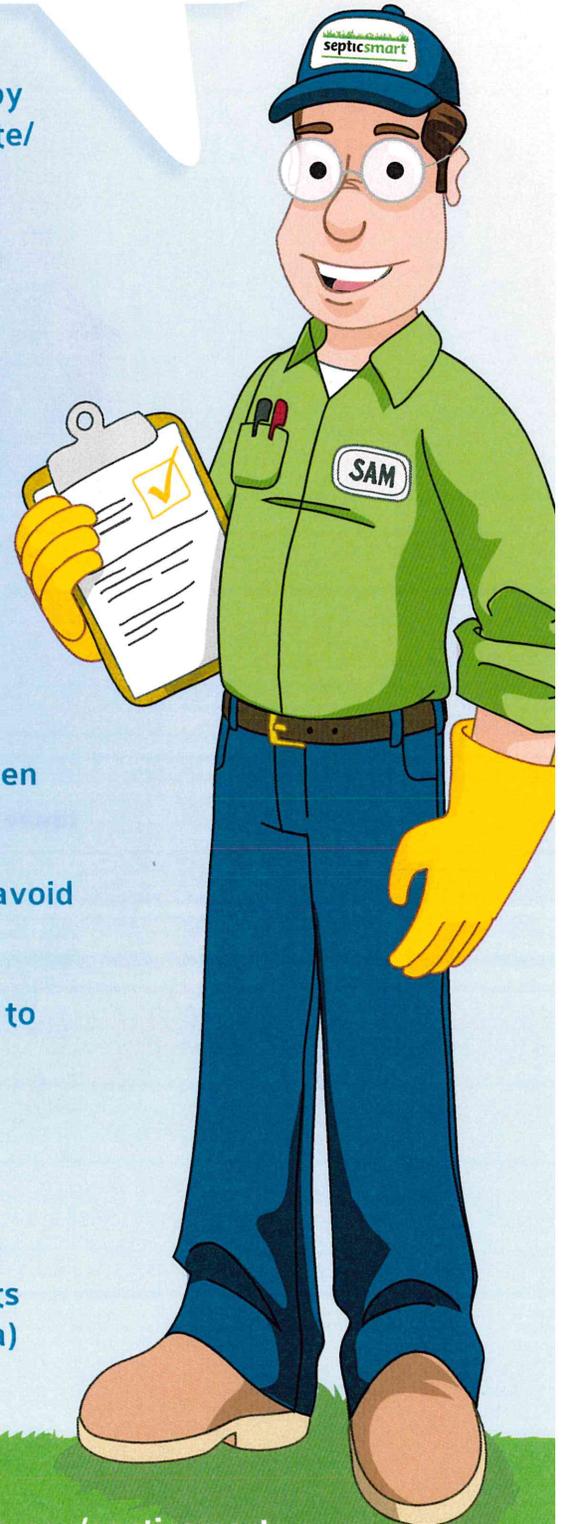


Here are some examples of options to bring your lights into Dark Sky Compliance



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

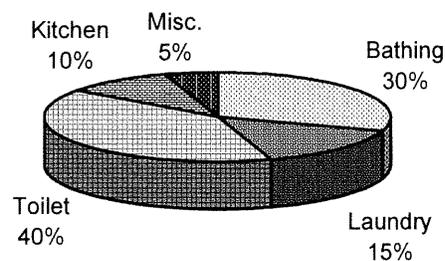


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho’s homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho’s soils annually, and this figure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

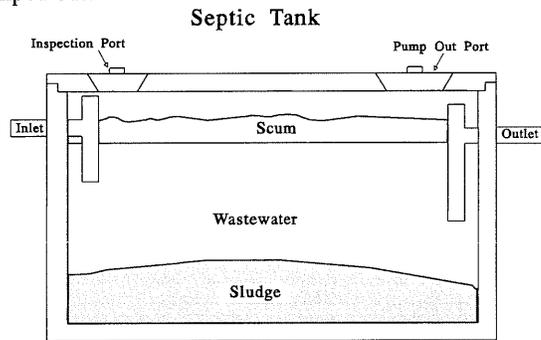
Septic Tank

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.

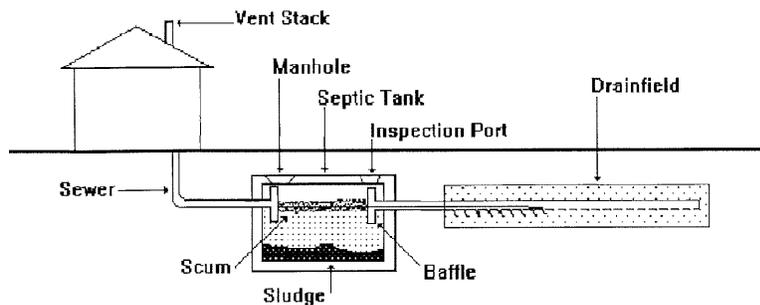
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

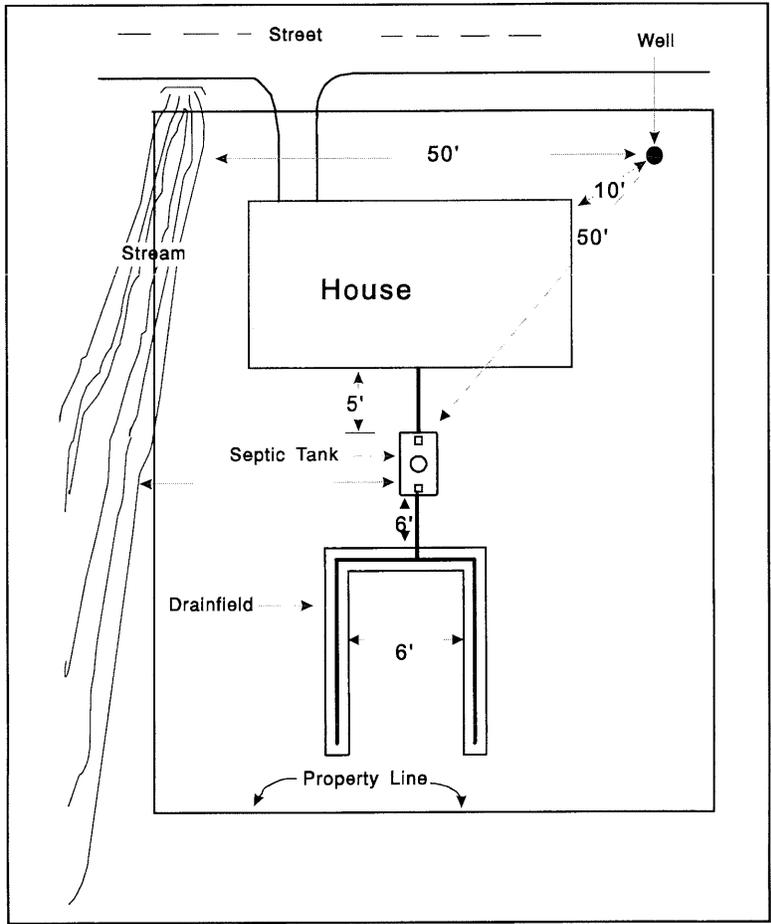
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

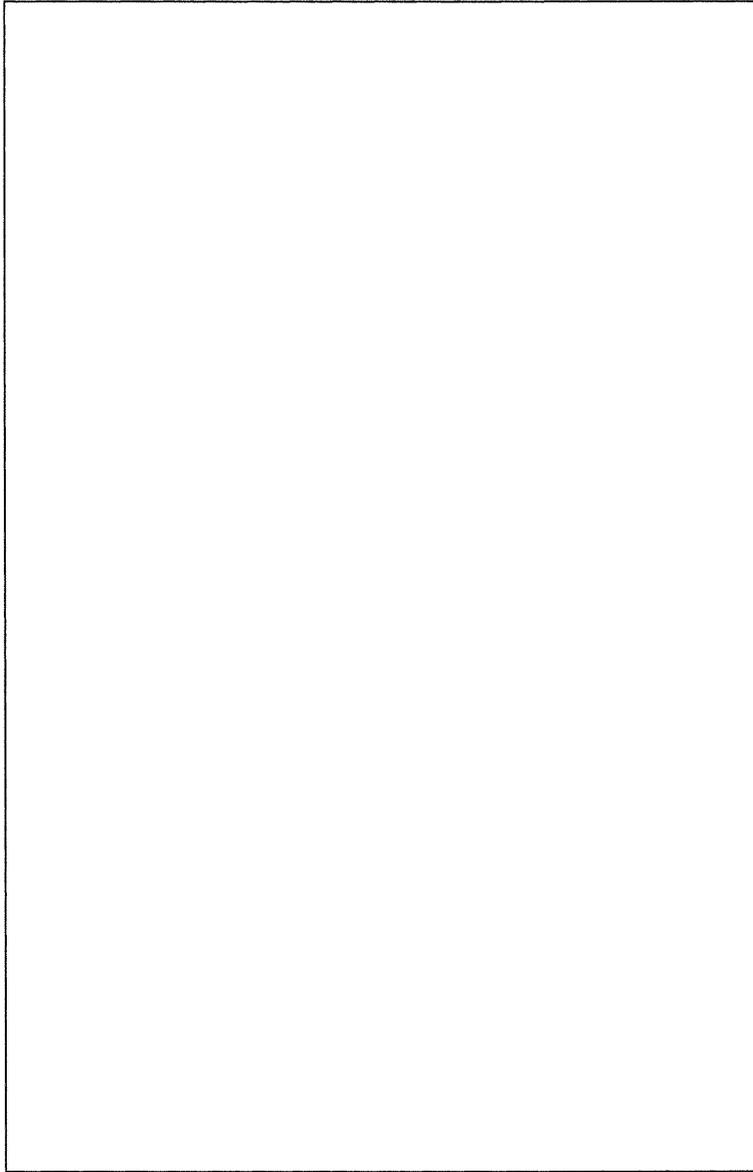
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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