

Valley County Planning and Zoning

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STAFF REPORT: SUB 26-012 Buckcamp Meadows – Preliminary and Final Plat
MEETING DATE: September 3, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT / Chris Reavis
PROPERTY OWNER: PO Box 170, McCall ID 83638
SURVEYOR: Accurate Surveying & Mapping, 1520 W Washington ST, Boise ID 83702
LOCATION: 222 Buckcamp Lane
Buckcamp Subdivision Lot 10C,
NWNE Section 31, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE: 4.15 acres
REQUEST: Single-Family Residential Subdivision – 2 Residential Lots
EXISTING LAND USE: Single-Family Residential Lot

Chris and Andrea Reavis are requesting a conditional use permit for a two-lot single family residential subdivision on 3.1 acres. Proposed lots are 2.405 and 1.75 acres in size. There is an existing home on the proposed northern lot.

Individual wells and septic are proposed.

One lot would be accessed from Moon Drive, and one from Hogue Hollow Drive, both public roads.

FINDINGS:

1. A neighborhood meeting is not required for a 2-lot subdivision (VCC 9-5H-1.D).
2. The complete application was received on June 29, 2026.
3. The site is within one mile of the McCall City Limits. Therefore, the City of McCall was sent the application, preliminary plat, and final plat for review on July 1, 2026, as required by Valley County Code 10-1-4 and 10-3-3-3B. The application was emailed to City Clerk BessieJo Wagner, Community & Economic Development Director Michelle Groenevelt, City & Sustainability Planner Meredith Todd, Planning & Building Specialist Rachel Santiago-Govier, GIS Program Manager Yoram Terleth, McCall Airport Manager Emily Hart, and Ryan Garber, McCall Fire Department.

4. Legal notice was posted in the *Star News* on August 13, 2026, and August 20, 2026. The applicant was notified by letter on August 4, 2026. Potentially affected agencies were notified on August 4, 2026. Property owners within 300 feet of the property line were notified by fact sheet mailed on August 5, 2026. The notice was posted online at www.co.valley.id.us on August 4, 2026. The site was posted at two locations on August 24, 2026: Buckcamp Lane and Moon Drive.

5. Agency comment received:

Paul Ashton, Parametrix and Valley County Engineer, stated the applicant should clarify whether the access road is a private road or driveway. A private road would need to comply with VC Minimum Standards for Private Road Design and Construction. Driveway grading and drainage plans are not required for review; however, the applicant would need to comply with fire access requirements. A traffic impact study is not warranted for one additional residence; however, the Road and Bridge Department should approve the access arrangement. All driveway connections to public roads should comply with the VC Minimum Standards. (August 21, 2026)

Laurie Frederick, Valley County Cadastral Specialist III, reviewed the final plat and found no discrepancies. (May 21, 2026; June 26, 2026)

Ryan Garber, McCall Fire and EMS, had no concerns. No water supply is required; new construction will require driveways to meet Valley County Standards and Idaho Code. (July 2, 2026)

Emily Hart, McCall Airport Manager, stated the site is 2.2 miles from end of Runway 24, in the Conical Surface. No McCall Airport recommendations at this time. (August 4, 2026)

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)

Brent Copes, Central District Health, stated subdivision application, fees, test holes, ground water monitoring and engineering are required. (August 23, 2026)

6. Public comment received:

Darcy Reese is opposed. She does not want additional property divisions nor additional traffic on Moon Drive. She states there are wetlands on the site. (August 14, 2026)

Heith England and Angela England, 304 Moon Drive, adjacent to the proposed site, are opposed. A suitable building site, with septic and well feasibility, has not been designated in Lot 2. Development of the northern portion involved a substantial alteration of grade through imported fill. Approval should include enforceable conditions preventing driveway runoff, snow storage, or drainage changes from impairing Moon Drive or adjoining property. The County should verify that the existing home and surrounding grade conform to the approved building and grading plans. (August 24, 2026)

Diane and Curt Mack, 230 Buckcamp Lane, are opposed. The original lot has already been divided once. It is discouraging to have a person construct a driveway across a wet meadow and construct a large building in the middle of the meadow. (August 26, 2026)

A anonymous letter in opposition was submitted. Concerns include an unfinished structure and the access road and the required permits. (August 11, 2026)

7. Physical characteristics of the site: Relatively flat with scattered trees, brush, and grasses. There may be wetlands on the site.
8. The surrounding land use and zoning includes:
 - North: Single-Family Residential Lots
 - South: Agricultural (Grazing) with Homes; Lake Irrigation District property used as the North Valley Rail-Trail pathway
 - East: Single-Family Residential Lots; Idaho Power property used as the North Valley Rail-Trail pathway
 - West: Single-Family Residential Lots
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 7-3 Donnelly Area of City Impact, Title 9 - Chapter 5 Conditional Uses, and Title 10 Subdivision Regulations should be done.

TITLE 9 LAND USE AND DEVELOPMENT

9-1-10 DEFINITIONS

Lot Coverage: That portion of a lot that is occupied by the principal building and its accessory buildings, including overhangs, along with any structures requiring a building permit, and other impervious surfaces, such as driveways, patios, and accessory structures.

9-4-8: TABLE 4-A, STANDARDS FOR PERMITTED USES:

Use Description	Building Setbacks (feet)				Minimum Lot Area Acres	Max. Lot Cover	Minimum Street Frontage	Max. Building Height
	Front	Side	Side Street	Rear				
Residential Uses	20	7.5	20	20	Var.	35%	30 ft	35 ft

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. The Valley County Engineer or assigns shall approval all site grading and stormwater management plans prior to earthwork being don on-site.
 - 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 or assigns.
 - 3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.
 - a. Public Roads Require: 100-yr storm event for major roads, bridges, etc. and 50-year for all other facilities.
 - b. Private Roads Require: 100-yr storm event for major roads, bridges, etc. and 25-year event for all other facilities.
 - c. Site Development not directly specified shall use the 25-year storm event.
- 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.
- H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

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-4: LANDSCAPING:

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.

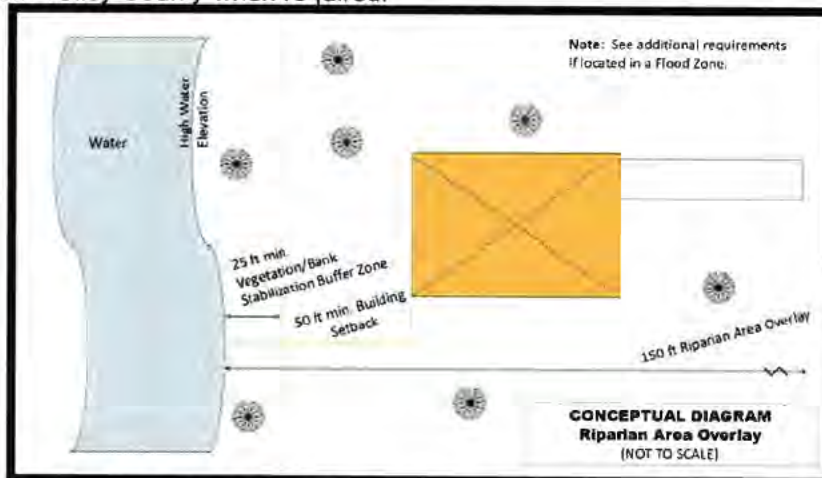
9-5C-6: DENSITY:

- 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.

9-6-6: Riparian Area Overlay

- A. Purpose: The purpose of this special overlay is to protect the health and safety of the public, and to minimize damage to property and fragile ecologies by preventing surface and ground water pollution along with protection of waterbodies. It will also serve to protect water quality.
- B. Areas of Application: The standards and procedures for riparian areas shall apply to those lands which are within 150 feet of any lake, pond, river, or year-round flowing creek or stream.
- C. Standards:
 - 1. Setback shall be 50' from high water line for residential buildings and appurtenant structures and 100' for all other buildings and appurtenant structures. If a lot was platted prior to adoption of this standard and there is no area to construct, a variance may be granted by administrators if runoff control measures as prepared by the applicant are recommended for approval by the Valley County Engineer based on stormwater standards.
 - 2. Prior to any excavation or construction, the property owner, general contractor or the responsible party shall provide proof of stormwater certification training or responsible person training. Training and certification must be on an approved training provider list that can be obtained at the Valley County Building Department.
 - 3. Stormwater detention basins, retention basins, swales or other techniques shall be used when recommended or required by the Valley County Engineer.
 - a. Basins must be designed and sized to filter or infiltrate runoff from the construction site and permanent drainage.
 - b. Basins must be designed to accommodate the "first-flush" volume sized to capture the runoff from the initial rainfall depth most responsible for pollutant loading. The "first-flush" volume design storm depth is defined herein as 0.77-inch of rainfall (24-hour 95th-percentile storm).
 - c. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less)

- d. The storm duration is a 1-hour event when using the Rational Method, or a 24-hour event when using the SCS method.
 - e. Basin design shall be approved by the Valley County Engineer and inspected by the Valley County building department or other qualified inspectors assigned to such duties. Special inspections may be needed in some instances. The applicant's engineer shall also submit a certification that the approved plan was implemented prior to final occupancy.
 - f. Basin design shall comply with Idaho Department of Water Resources (IDWR) water rights requirements.
4. There shall be no filling or dredging of lake bottoms, rivers, or wetlands without proper jurisdictional permits, i.e. IDWR, USACE, Valley County, etc.
 5. There shall be no excessive clearing of vegetation.
 6. Stormwater harvest and infiltration techniques are encouraged.
 7. Riprap for shoreline protection is allowed with the proper turbidity controls and permits from appropriate jurisdictions (IDWR, USACE, USBR, IDL, etc), including a Floodplain Development Permit from Valley County when required.



100' ft min. Building Setback for all other buildings.

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

10-7-2: DEFINITIONS

FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or

dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

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. The plan shall be submitted to the Wildfire Mitigation Director by Planning and Zoning Staff for review and comments to the Planning and Zoning Commission.
- 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. Each authority will act in conjunction with the Wildfire Mitigation Director.
 - 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 Valley County Wildfire Mitigation director in conjunction with the applicable 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 +37.

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, Water District 65, Lake Irrigation District, and a herd district.
- 2. Questions for applicant:
 - The Valley County wetlands map shows that there may be wetlands on a part of the parcel. Has a wetland survey been done? Cannot disturb wetlands without approval from the Corps of Engineers.
 - The applicant stated there are no wetlands on the property. (August 27, 2026)

- VCC 10-4-6 states that 12-ft wide utility easements should be provided. Is there a reason that the final plat only shows 10-ft easements?
- Do you have an approved approach permit for the Moon Drive access? Permit #617 is attached for the Buckcamp Lane access.

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
- Wetland Map

- Image from Google Maps – Aerial View and Street View
- Assessor Plat – T.18N R.3E Section 31
- Buckcamp Subdivision Book 5 Page 39, recorded September 9, 1975
- Photos taken August 20, 2026
- Preliminary Plat
- Responses
- Applicant's Submittal August 27, 2026
- Approach Permit #617 – 222 Buckcamp Lane
- Standard Final Plat Notes and Standard Recommended CCRs
- Lake Irrigation Handout
- 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 for the final plat.
8. A letter of approval of the Wildland Urban Interface Fire Protection Plan is required from the Valley County Wildfire Mitigation Director or assignee prior to recording the plat.
9. Fertilizer on lawns shall be wildlife friendly and not contribute to degradation of water quality.
10. 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.
11. All easements shall be shown on the final plat.
12. The utility easement shall be 12' along both Hogue Hollow RD and Moon DR.
13. Standard Plat Notes shall be included on the final plat.
14. All easements shall be shown on the final plat.
15. CCR's, if recorded, shall include Standard Conditions of Approval for CCRs.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

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

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

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

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

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

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 USES	1. AGRICULTURAL		+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2	1
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	2
	3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2	3
	4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	4
	5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	5
	6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	6
	7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	7
CIVIC or COMMUNITY SERVICE USES	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1	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	-2	-2	9	
	10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+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	+1	11
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+1	+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 USES	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+1	+1	+1	+2	+1	+2	+2	+2	-1	+1	14
	15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1	-2	-2	-1	-2	-2	+2	-1	+1	15	
	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2	+1	+2	+2	+1	+2	-1	-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	+1	21	
INDUST. USES	19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2	+1	+2	-2	-2	19	
	20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1	+2	-2	+1	20	
	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+2	+2	+2	+1	+1	21	
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-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	-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. Subdivision

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

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

S.F. Subdivision

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

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

See H2 w/ some Ag

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?

Yes it is large enough and has some trees

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

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

Yes, to the North & South

(+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?

Will T, But Similar

(+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?

Relatively No Change

(+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?

T Taxes

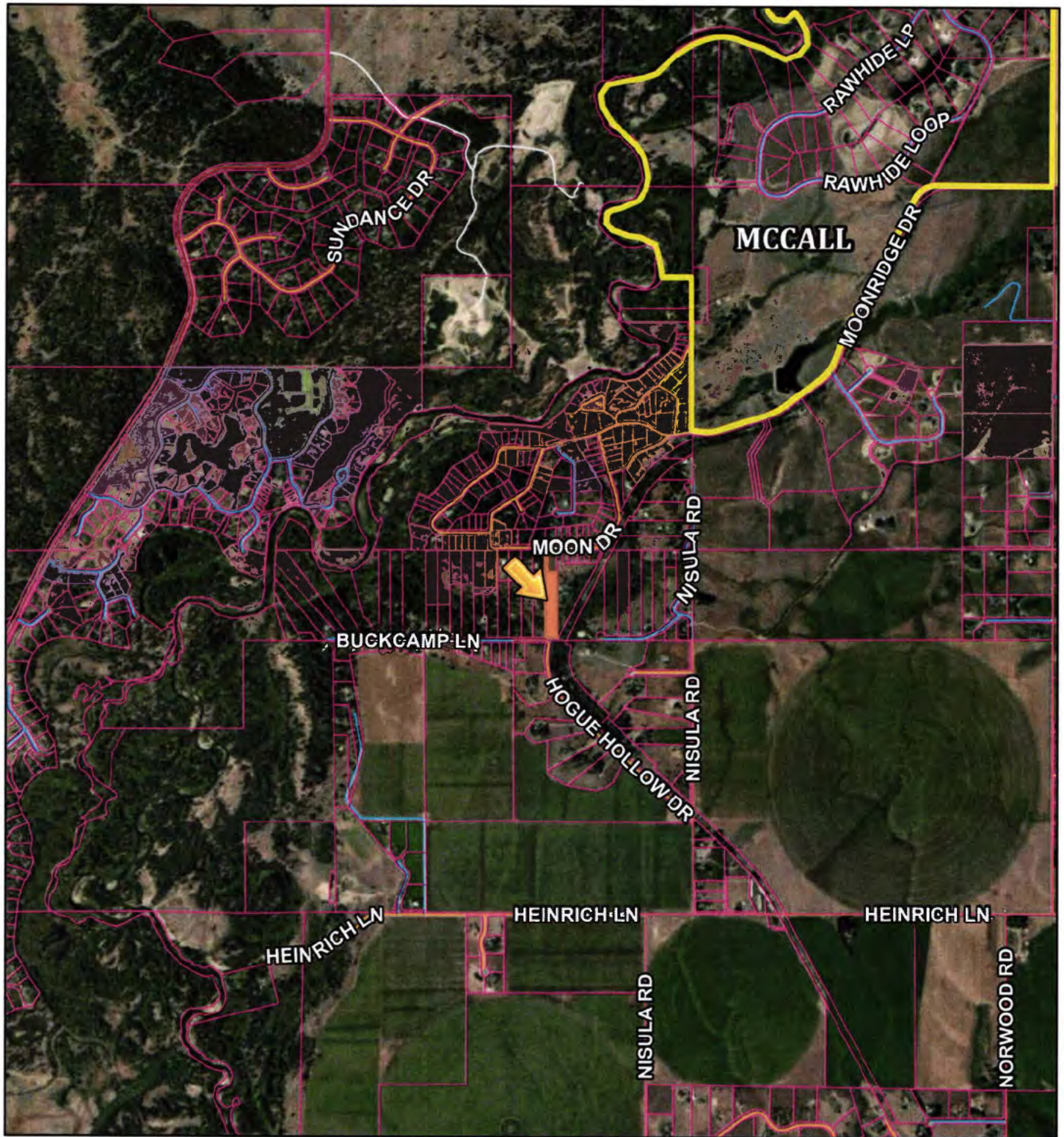
Sub-Total (+) 37

Sub-Total (--)

Total Score +37

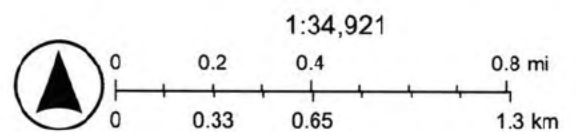
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

SUB 26-012 Location Map



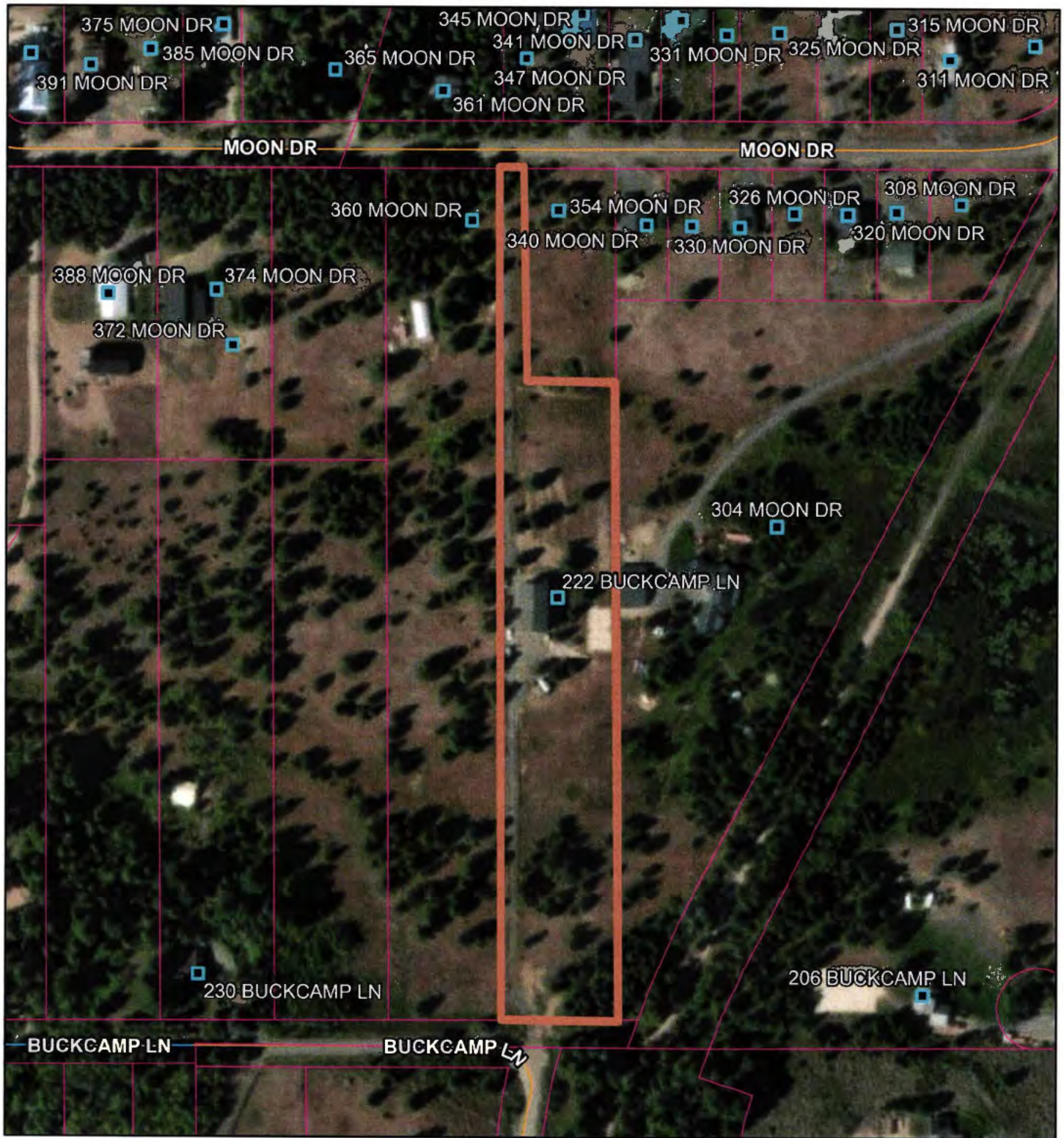
7/24/2026, 1:35:17 PM

- | | | | |
|--------------|----------------------|--|-----------------|
| | Airstrips | | MINOR COLLECTOR |
| | Municipal Boundaries | | COLLECTOR |
| | City Impact Areas | | URBAN/RURAL |
| | Parcel Boundaries | | USFS |
| Roads | | | PRIVATE |
| | MAJOR | | OTHER |
| | | | Other |



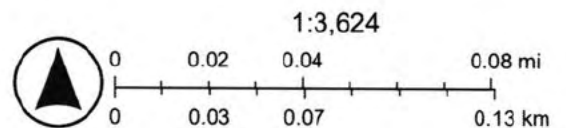
Kutter, Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Earthstar Geographics

SUB 26-012 Aerial Map



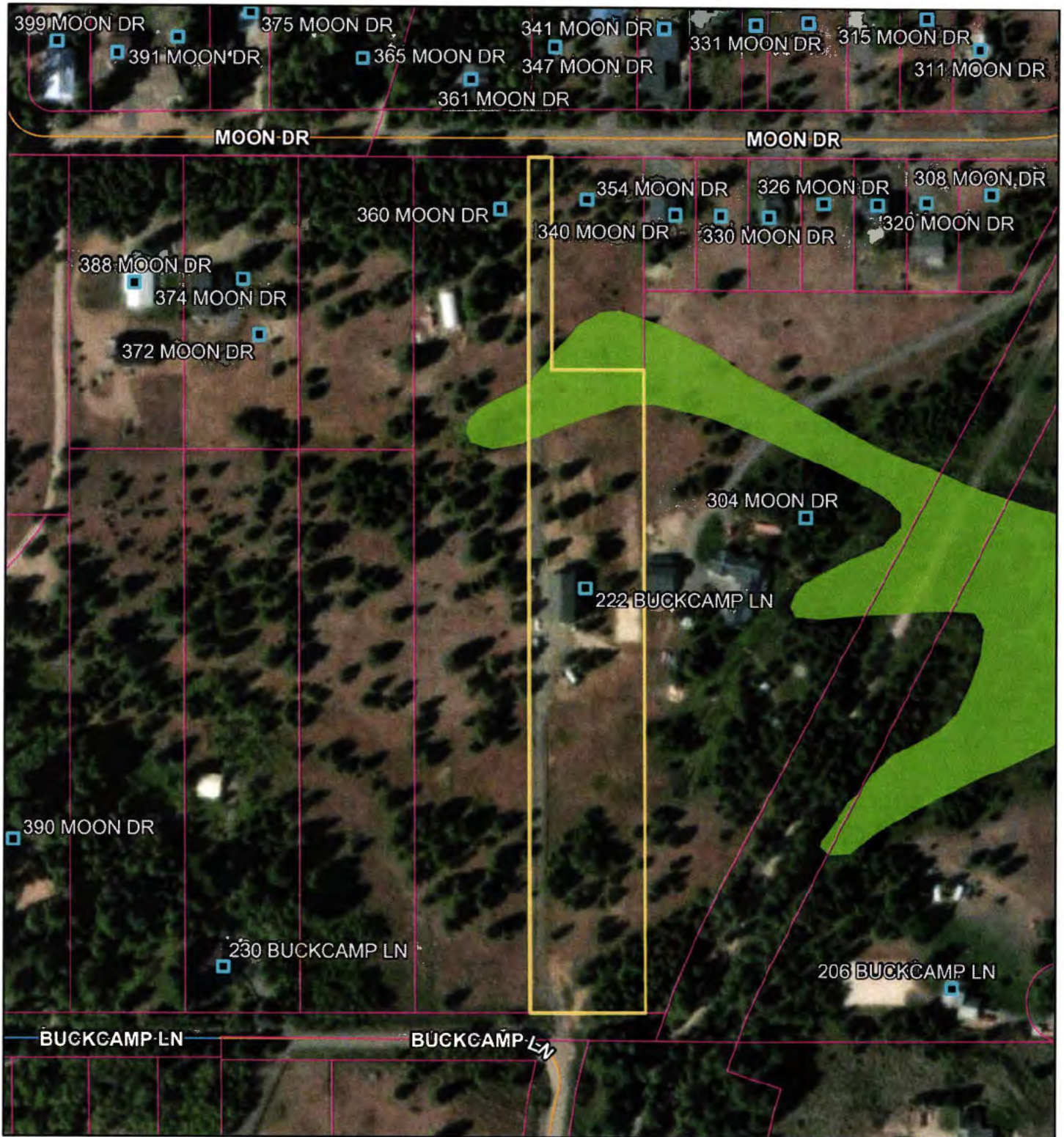
7/1/2026, 9:26:03 AM

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|---|----------------------|---|-----------------|
|  | Airstrips |  | MINOR COLLECTOR |
|  | Address Points |  | COLLECTOR |
|  | Municipal Boundaries |  | URBAN/RURAL |
|  | Parcel Boundaries |  | USFS |
|  | Roads |  | PRIVATE |
|  | MAJOR |  | OTHER |
| | |  | Other |

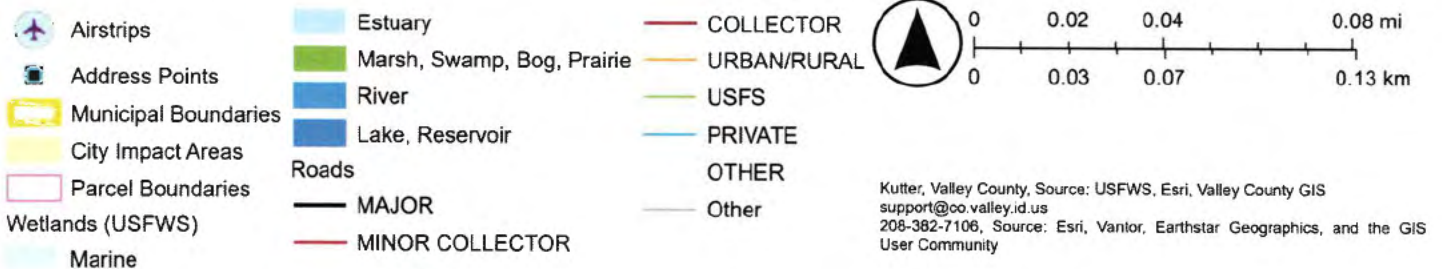


Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Vantor

SUB 26-012 Wetland Map



7/24/2026, 2:37:16 PM



Google Maps – Aerial View



Looking Northerly from Hogue Hollow DR x Buckcamp Lane

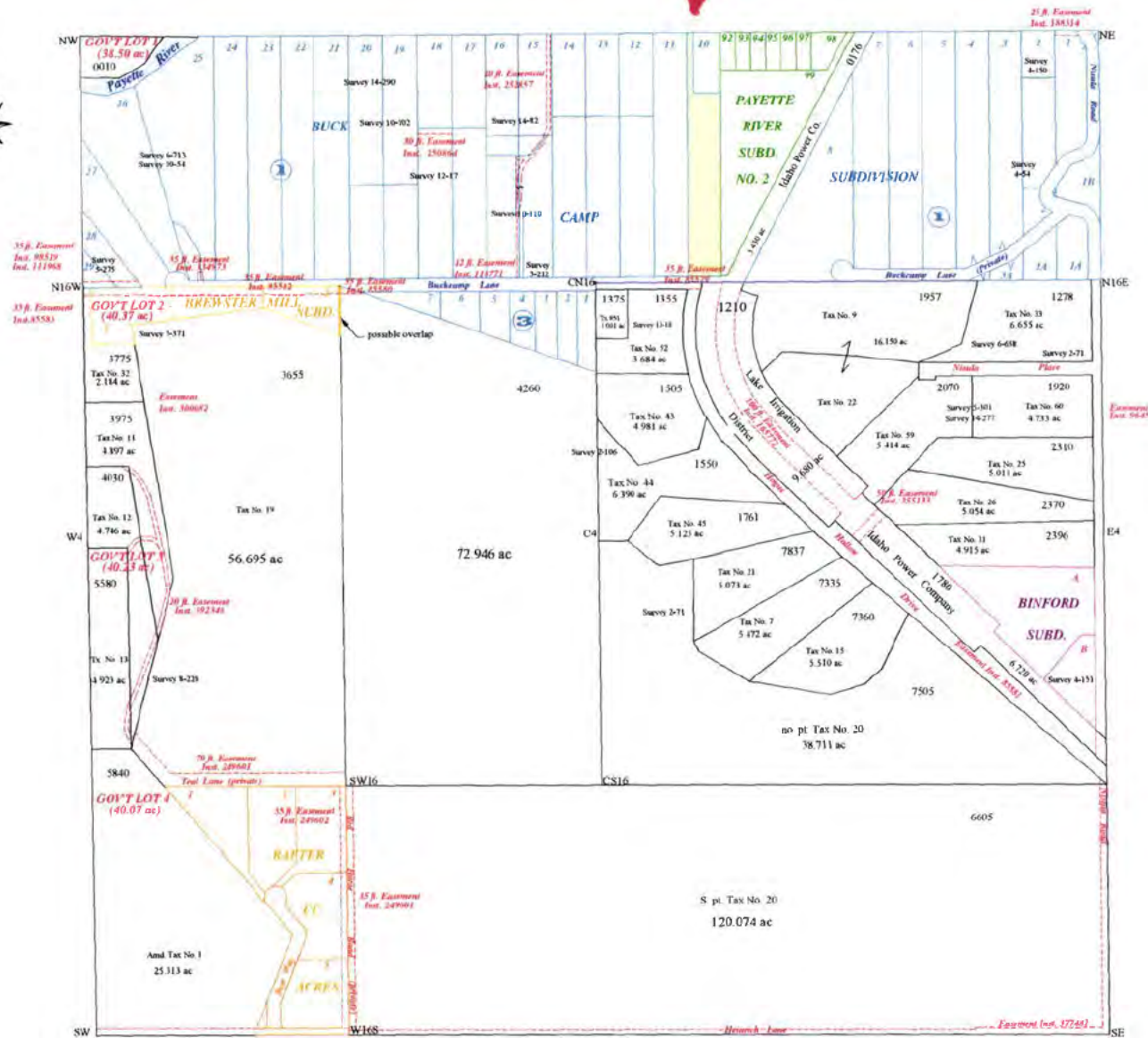
(Source Google Maps – Street View, August 2024)



Looking Southerly from Driveway Entrance x Moon DR

(Source Google Maps – Street View, August 2024)





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

PLAT TITLE

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

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

STATE OF IDAHO COUNTY OF VALLEY S.S.

I, RONALD M. BLAKLEY, a Registered Professional Engineer in and for said County and State, do hereby certify that the survey of BUCKCAMP SUBDIVISION in Valley County, Idaho, as described on the back of this plat was made by me or under my direction and that this plat correctly shows the survey as made. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of December A.D. 1974.



STATE OF IDAHO COUNTY OF VALLEY S.S.

On this 16th day of December A.D. 1974, before me, Robert L. Fenton, a Notary Public in and for said County and State, personally appeared RONALD M. BLAKLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of December A.D. 1974.

Notary Public Robert L. Fenton
Residing at Callison, Idaho
My Commission expires 10-15-77

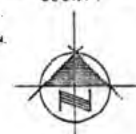


I hereby certify that this instrument was filed for record at the request of RONALD M. BLAKLEY at 3:35 minutes past 3:00 o'clock P.M. this 9 day of Sept. A.D. 1975.

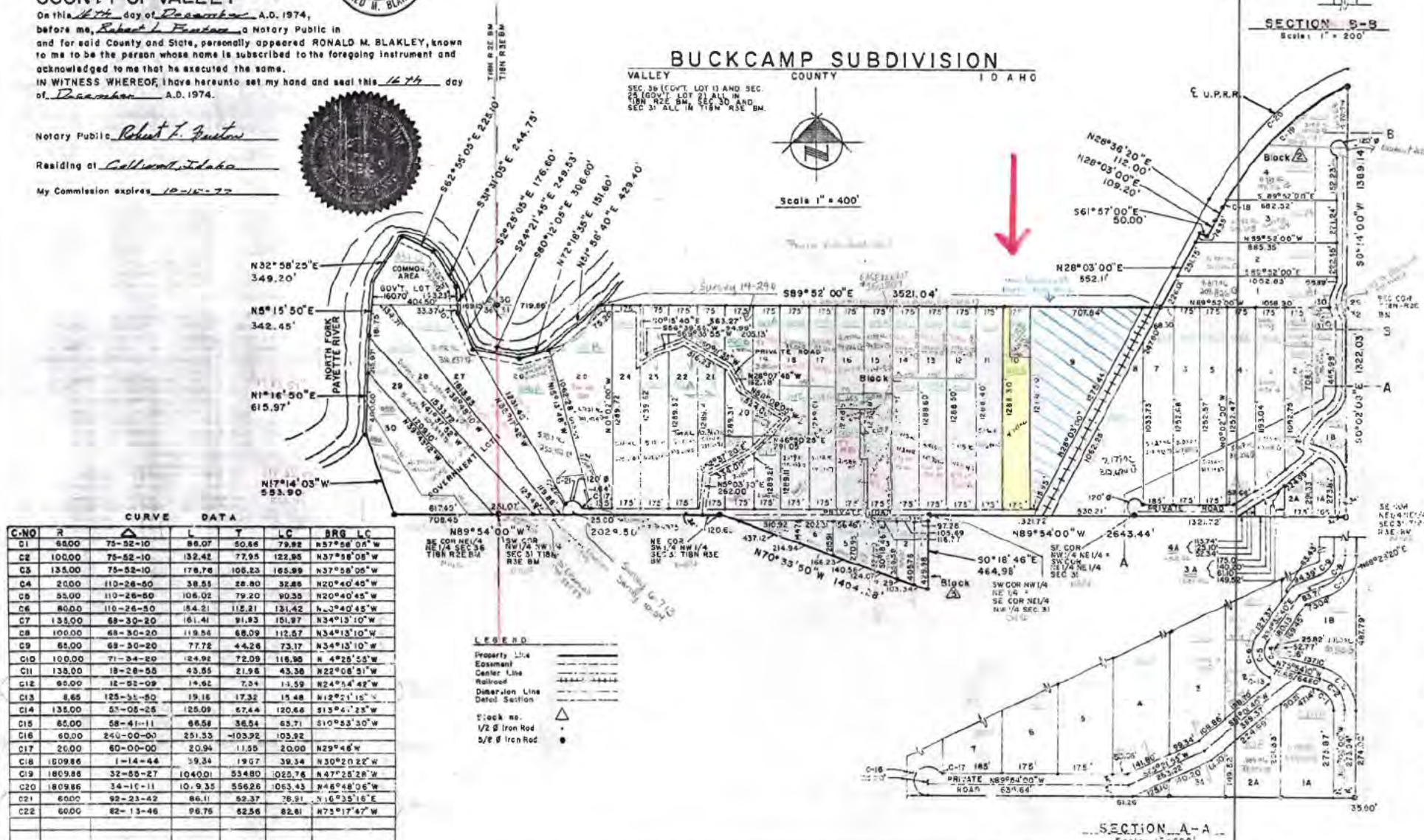
Fee \$ 1.00
Instrument No. 88089
Recorder J. W. Crutcher
Deputy P. R. ...

BUCKCAMP SUBDIVISION

VALLEY COUNTY IDAHO
SEC. 36 (GOVT. LOT 1) AND SEC. 35 (GOVT. LOT 2) AND SEC. 34 (GOVT. LOT 3) AND SEC. 33 (GOVT. LOT 4) AND SEC. 32 (GOVT. LOT 5) AND SEC. 31 (GOVT. LOT 6) AND SEC. 30 (GOVT. LOT 7) AND SEC. 29 (GOVT. LOT 8) AND SEC. 28 (GOVT. LOT 9) AND SEC. 27 (GOVT. LOT 10) AND SEC. 26 (GOVT. LOT 11) AND SEC. 25 (GOVT. LOT 12) AND SEC. 24 (GOVT. LOT 13) AND SEC. 23 (GOVT. LOT 14) AND SEC. 22 (GOVT. LOT 15) AND SEC. 21 (GOVT. LOT 16) AND SEC. 20 (GOVT. LOT 17) AND SEC. 19 (GOVT. LOT 18) AND SEC. 18 (GOVT. LOT 19) AND SEC. 17 (GOVT. LOT 20) AND SEC. 16 (GOVT. LOT 21) AND SEC. 15 (GOVT. LOT 22) AND SEC. 14 (GOVT. LOT 23) AND SEC. 13 (GOVT. LOT 24) AND SEC. 12 (GOVT. LOT 25) AND SEC. 11 (GOVT. LOT 26) AND SEC. 10 (GOVT. LOT 27) AND SEC. 9 (GOVT. LOT 28) AND SEC. 8 (GOVT. LOT 29) AND SEC. 7 (GOVT. LOT 30) AND SEC. 6 (GOVT. LOT 31) AND SEC. 5 (GOVT. LOT 32) AND SEC. 4 (GOVT. LOT 33) AND SEC. 3 (GOVT. LOT 34) AND SEC. 2 (GOVT. LOT 35) AND SEC. 1 (GOVT. LOT 36)



Scale 1" = 400'



CURVE DATA

C.NO	R	L	T	LC	SRG LC
C1	65.00	75-52-10	86.07	50.86	N57°58'08"W
C2	100.00	75-52-10	132.42	77.95	N37°58'08"W
C3	135.00	75-52-10	178.78	108.23	N37°58'08"W
C4	20.00	110-26-50	39.55	28.80	N20°40'45"W
C5	55.00	110-26-50	106.02	79.20	N20°40'45"W
C6	80.00	110-26-50	154.21	112.21	N20°40'45"W
C7	135.00	68-30-20	161.41	91.93	N34°13'10"W
C8	100.00	68-30-20	119.56	68.09	N34°13'10"W
C9	65.00	68-30-20	77.72	44.28	N34°13'10"W
C10	100.00	71-34-20	124.92	72.09	N4°28'53"W
C11	135.00	18-28-55	43.55	21.96	N23°08'31"W
C12	65.00	18-28-55	19.62	7.94	N24°54'48"W
C13	8.65	125-51-50	19.18	17.32	N12°21'15"W
C14	135.00	51-05-25	125.09	67.44	N13°46'23"W
C15	65.00	68-41-11	86.58	36.54	N10°23'30"W
C16	60.00	240-00-00	251.53	103.92	N03°46'30"W
C17	20.00	60-00-00	20.94	11.55	N29°46'30"W
C18	1809.86	1-14-44	39.34	19.67	N30°20'22"W
C19	1809.86	32-55-27	1040.01	534.80	N47°28'28"W
C20	1809.86	34-10-11	10.935	556.26	N48°48'06"W
C21	6000	92-23-42	86.11	52.37	N16°33'16"E
C22	6000	82-13-46	96.76	62.56	N75°17'47"E

LEGEND
Property Line
Easement
Center Line
Railroad
Dimension Line
Detail Section
Clock ms.
1/2" Iron Rod
5/8" Iron Rod

RP 00021

BR 5-19-51 1932-NO. 4-10-75
All Rights Are Private 1932-1935-1938



SECTION B-B
Scale: 1" = 200'

SECTION A-A
Scale: 1" = 200'



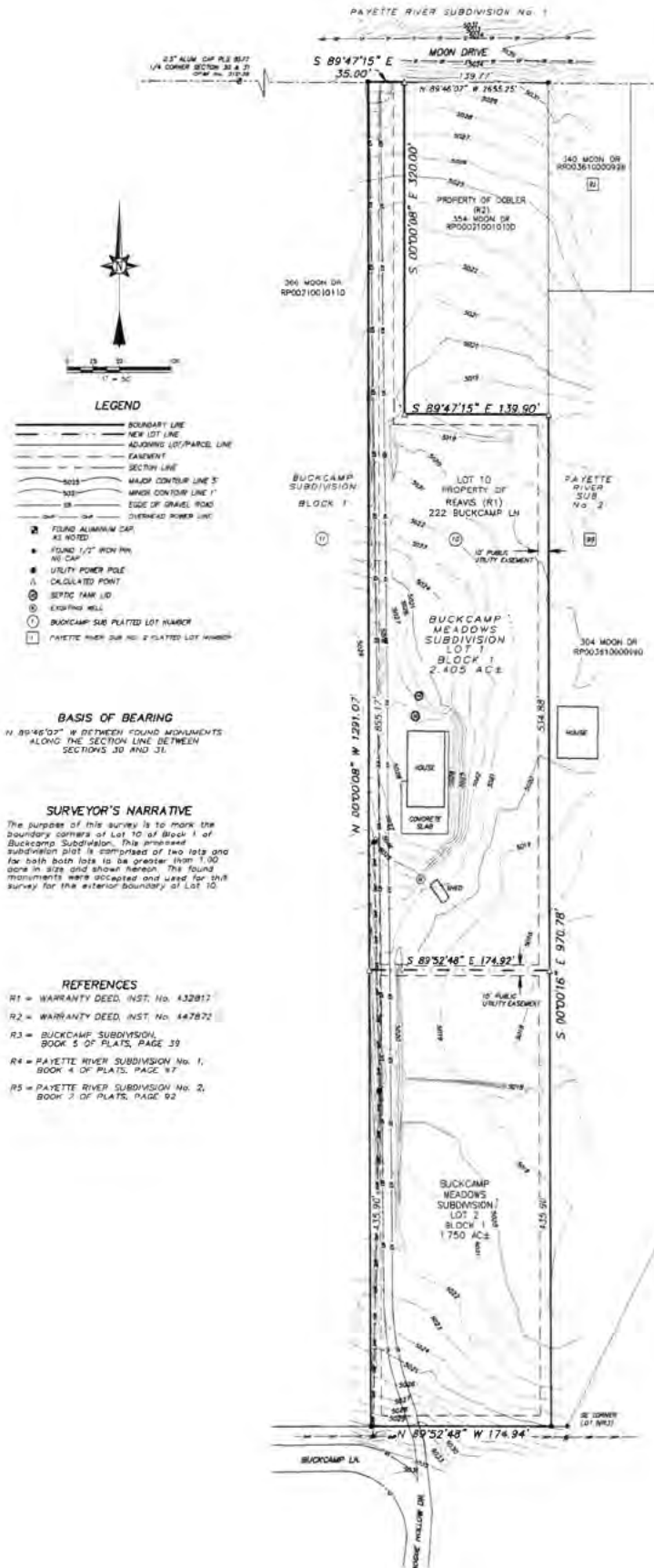
Buckcamp Lane



MOON DRIVE

PRELIMINARY PLAT OF BUCKCAMP MEADOWS

A RE-PLAT OF A PORTION OF LOT 10, BLOCK 1,
BUCKCAMP SUBDIVISION, BOOK 5 OF PLATS, PAGE 39, VALLEY COUNTY RECORDS,
LYING WITHIN THE NW 1/4 OF THE NE 1/4 OF SECTION 31, T.18N., R.13E., B.M.,
VALLEY COUNTY — STATE OF IDAHO



OWNER/DEVELOPER/APPLICANT
CHERRYBARK REALTY
222 BUCKCAMP LANE
BOISE, IDAHO 83725
(208) 334-7594

LAND SURVEYOR
SEAN P. SUTTON
ACCURATE SURVEYING & MAPPING
330 W. WASHINGTON ST.
BOISE, IDAHO 83702
(208) 488-4227

ZONING AND SETBACKS
EXISTING ZONING DESIGNATION: RURAL RESIDENTIAL
SETBACKS: FRONT AND REAR, 20 FEET
SIDE, 10 FEET
PUBLIC ROAD FRONTAGE: COUNTY OFFICIAL DETERMINATION

GENERAL SITE NOTES:
1. PROPERTY SIZE: 4.155 AC.; 181,034 SQ. FT.
2. INTENDED USE: RURAL RESIDENTIAL
3. SITE ADDRESS: 222 BUCKCAMP LANE, MCALL, ID 83828
4. PARCEL NO.: RPO0021001010C
5. LOT SIZE: GREATER THAN 1.00 ACRE
6. TWO LOTS TO BE CREATED WITHIN SUBDIVISION PLAT
7. INTENDED 10 FOOT WIDE PUBLIC UTILITY ABANDONMENT AND DRAINAGE EASEMENT ADJACENT TO EXISTING BUCKCAMP LANE AND 5 FEET EACH SIDE OF INTERIOR LOT LINE
8. ACCESS TO LOTS ARE FROM PUBLIC ROAD OF MOON DRIVE AND BUCKCAMP LANE
9. INDIVIDUAL WELL AND SEPTIC SYSTEMS EXIST WITHIN LOT 1. LOT 2 WILL NEED TO OBTAIN PERMITS FOR INDIVIDUAL WELL AND SEPTIC SYSTEMS IN CONFORMANCE TO COUNTY ORDINANCE AND HEALTH DISTRICT AUTHORITY

MAPPING NOTES
1. ELEVATIONS BASED ON NAD-83 VERTICAL DATUM
2. CONTOURS ARE AT 1' INTERVALS
3. UTILITY LOCATIONS BY OBSERVATION AND PHYSICAL LOCATION MEASUREMENT. UNDERGROUND UTILITIES WOULD HAVE TO BE DETERMINED BY UTILITY LOCATOR OR EXCAVATION FOR THE EXACT LOCATION OF EACH UTILITY

LEGEND

BOUNDARY LINE
NEW LOT LINE
ADJOINING LOT/PARCEL LINE
EASEMENT
SECTION LINE
MAJOR CONTOUR LINE 5'
MINOR CONTOUR LINE 1'
SIDE OF GRAVEL ROAD
OVERHEAD POWER LINE

FOUND ALUMINUM CAP AS NOTED
FOUND 1/2" IRON PIN NO CAP
UTILITY POWER POLE
CALCULATED POINT
SEPTIC TANK LID
EXISTING WELL
BUCKCAMP SUB PLATTED LOT NUMBER
PAYETTE RIVER SUB NO. 2 PLATTED LOT NUMBER

BAISIS OF BEARING

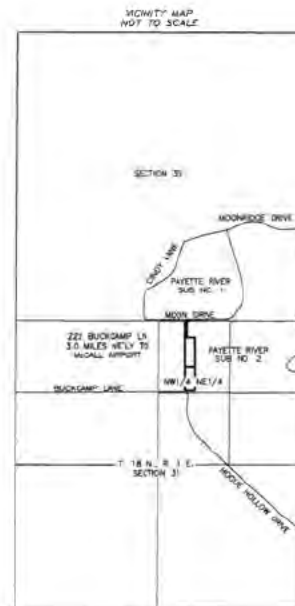
N 89°46'02" W BETWEEN FOUND MONUMENTS
ALONG THE SECTION LINE BETWEEN
SECTIONS 30 AND 31

SURVEYOR'S NARRATIVE

The purpose of this survey is to mark the boundary corners of Lot 10 of Block 1 of Buckcamp Subdivision. This proposed subdivision plat is comprised of two lots and for both lots to be greater than 1.00 acre in size and shown herein. The found monuments were occupied and used for this survey for the exterior boundary of Lot 10.

REFERENCES

R1 = WARRANTY DEED, INST. NO. 432812
R2 = WARRANTY DEED, INST. NO. 447872
R3 = BUCKCAMP SUBDIVISION, BOOK 5 OF PLATS, PAGE 39
R4 = PAYETTE RIVER SUBDIVISION No. 1, BOOK 4 OF PLATS, PAGE 17
R5 = PAYETTE RIVER SUBDIVISION No. 2, BOOK 7 OF PLATS, PAGE 92



CERTIFICATE OF SURVEYOR

I, Sean P. Sutton, do hereby certify that I am a Registered Land Surveyor, licensed by the State of Idaho and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey and that it is in conformity with the General Regulations and Laws of Idaho Code 35-1801 through 35-1812.

Sean P. Sutton
P.L.S. 13446



ACCURATE
SURVEYING & MAPPING
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JOB NO.
25-231
DRAWN BY
ASM
SHEET 1
1 OF 1

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
700 South Main Street
PO Box 1350
Cascade, ID 83611

Re: September 3, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

We have reviewed the items you requested us to review as listed on the September 3, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. SUB 26-011 North Fork Landing – Preliminary Plat

See Parametrix comments in the July 9, 2026 Planning and Zoning agenda letter.

New Business:

1. SUB 26-012 Buckcamp Meadows - Preliminary & Final Plat

The applicant should clarify whether the access road is a private road or a driveway. A private road will need to comply with the Valley County Minimum Standards for Private Road Design and Construction. Otherwise, the driveway does not need to be developed and grading and drainage plans are not required for review. The applicant will need to comply with fire access requirements.

A Traffic Impact Study is not warranted for one additional residence; however, the Road and Bridge Department should approve the access arrangement. All driveway connections to public roads for the development shall comply with the Valley County Minimum Standards for Private/Public Road Design and Construction.

2. CUP 26-024 Westside Ranches LLC Laydown Yard

The Applicant did not provide Anticipated Trip Generation estimates but based on the described operation provided in the application and the ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study is not required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Valley County Road & Bridge Department will assess county public road access requirements as applicable.

All proposed driveway connections to public roads for the described operations within the development shall comply with the Valley County Minimum Standards for Private/Public Road Design and Construction.



3. VAC 26-002 Raynor Vacation of Utility Easements

Along with obtaining no-objection or release documentation from utility providers and public agencies, the applicant should verify that there are no storm drain facilities within the utility easement. From our observation, the easement does not appear to provide access to any storm drain facilities.

4. Proposed Ordinance - Design Guidelines and Landscaping Along Scenic Byways and Removal of Short-term Rental Codes

See attached Word document with Parametrix comments.

Please contact me if you have any questions.

Sincerely,

Parametrix

A handwritten signature in black ink, appearing to read "Paul S. Ashton", written over a horizontal line.

Paul Ashton, PE



From: Laurie Frederick <lfr frederick@valleycountyid.gov>

Sent: Friday, June 26, 2026 4:53 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>

Cc: Dan Dunn <dan@dunnlandsurveys.com>; Chip Bowers <chip@dunnlandsurveys.com>; Kathy Riffie <kriffie@valleycountyid.gov>

Subject: Re: Final Review - Buckcamp Meadows

Hello all,

I have finished reviewing the final plat for this proposed subdivision. Everything looks great! See previous correspondence below 5/21/2026.

Thank you,

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

Laurie Frederick

Cadastral Specialist III

Valley County Cartography Dept.

lfr frederick@valleycountyid.gov

208-382-7127

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Valley County Assessor's Office

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

SUE LEEPER

Assessor
sleeper@valleycountyid.gov



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

DEEDEE GOSSI

Chief Deputy Assessor
kgossi@valleycountyid.gov

May 21, 2026

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

RE: Final Plat Review "BUCKCAMP MEADOWS SUBDIVISION"

Dear Cynda,

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

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This proposed **2027** plat will encompass 1 parcel; referenced on the Assessment Roll as **Lot 10 less Ne'rly 320' X 140' Block 1 of BUCKCAMP SUBDIVISION**; the parcel number(s) and ownership are as follows:

RP 00021001010C – Christopher & Andrea Reavis

I have enclosed a copy of the GIS plat, **T18N, R3E, Section 31**, with this proposed plat highlighted. We have found no discrepancies within our review of the Certificate of Ownership description. However, please note the face of the plat has not yet been drawn and a side note being there are 3 pages referenced in the job title block, only 2 sheets were provided. We will be happy to review the completed final plat proposal when it is available.

Thank you for allowing us the opportunity to review this plat. Please feel free to contact our office with any questions.

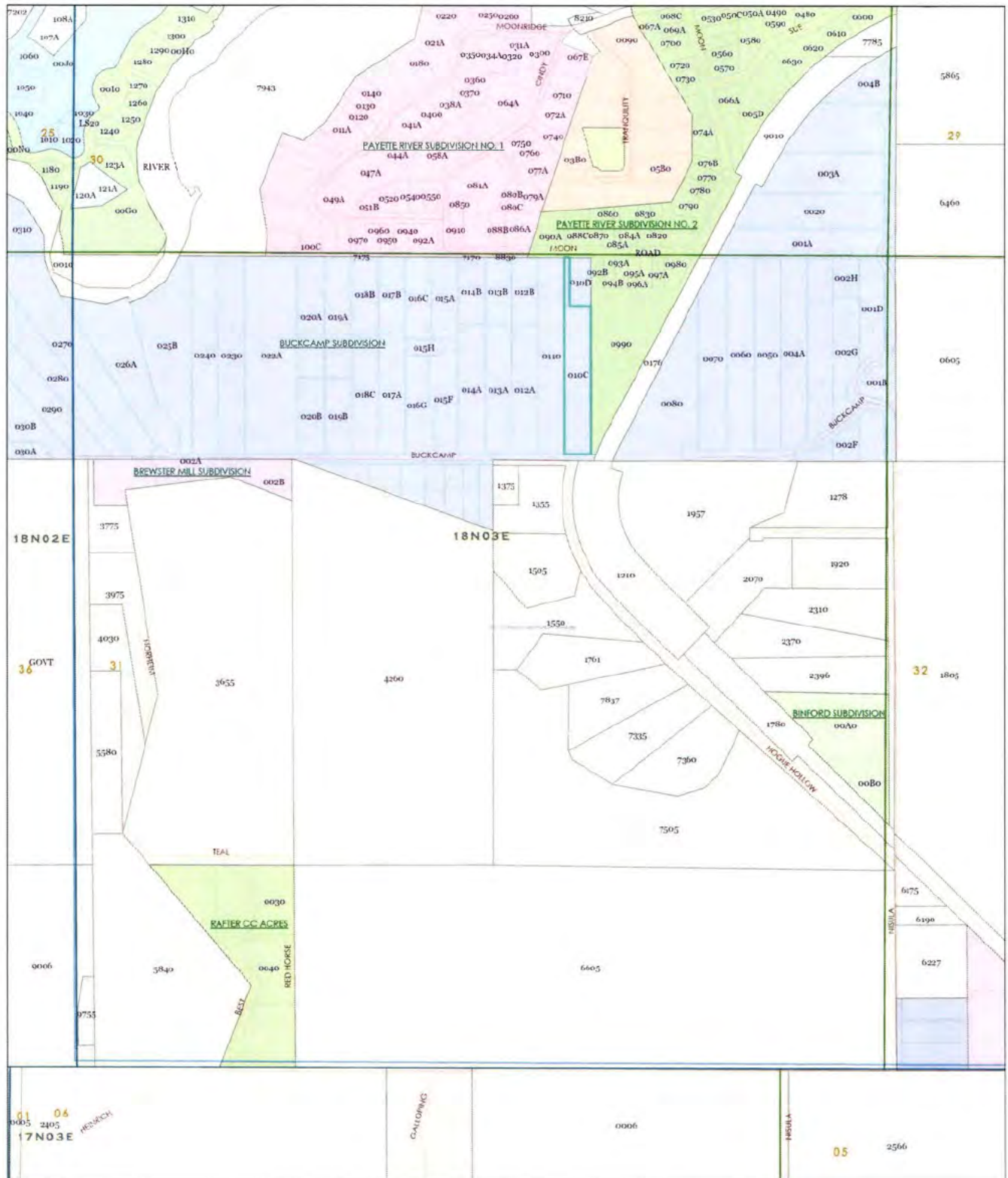
Sincerely,

Laurie Frederick
Cadastral Specialist III
Valley County Cartography Department
lfrederick@valleycountyid.gov

Cc: Dan Dunn, Dunn Land Surveys, Inc.
/ljf



Proposed Buckcamp Meadows Subdivision
RP00021001010C
Christopher & Andrea Reavis

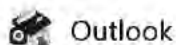


Legend

- Township
- PLSS Section
- Parcels

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

Date: 5/27/2026
By: Ifrederick



SUB 26-012 Buckcamp Meadows

From Ryan Garber <ryan@mccallfire.com>

Date Thu 7/2/2026 10:02 AM

To Lori Hunter <lhunter@valleycountyid.gov>

Cc Mike Bertrand <mike@mccallfire.com>; Andrew Schaffran <andrew@mccallfire.com>

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

Lori,

McCall Fire Protection District has no concerns with a 2 lot split of this property.

No water supply is required.

Any new construction on either lot will require driveways to meet Valley County standards and ID Code.

Ryan

Captain Ryan Garber

Fire Prevention / Code Enforcement

McCall Fire & EMS

201 Deinhard Lane

McCall, ID 83638

www.mccallfire.com

Cell: (208) 469-0135

[Schedule a Short Term Rental Safety Inspection](#)

[Schedule a Phone Call with Ryan](#)

[Schedule a Firewise Safety Inspection](#)

[Schedule another type of inspection](#)



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Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.

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

Sent: Tuesday, August 4, 2026 11:43 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Re: VC PZ Commission - Agency Notice for September 3, 2026

Hello Lori and Cynda,

McCall Airport Comments Below:

SUB 26-012 Buckcamp Meadows is 2.2 miles from end of Rwy 34. It is in the Conical Surface. No McCall Airport recommendations at this time.

CUP 26-0245 Westside Ranches LLC Laydown Yard. No McCall Airport Comment.

VAC 26-002 Raynor Vacation of Utility Easements. No McCall Airport Comment.

Ordinance Proposal: Scenic Byways... No McCall Airport Comment.

Best,
Emily

Emily Hart, ACE/GA, C.M.

Manager | McCall Municipal Airport

208.630.3441 (cell) | 208.634.1448 (office)

<https://www.mccall.id.us/160/McCall-Municipal-Airport>

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 Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final Short Plat Backcamp Meadows Sub 26-012

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

Reviewed By: Bob Cooper

Date: 8/23/26

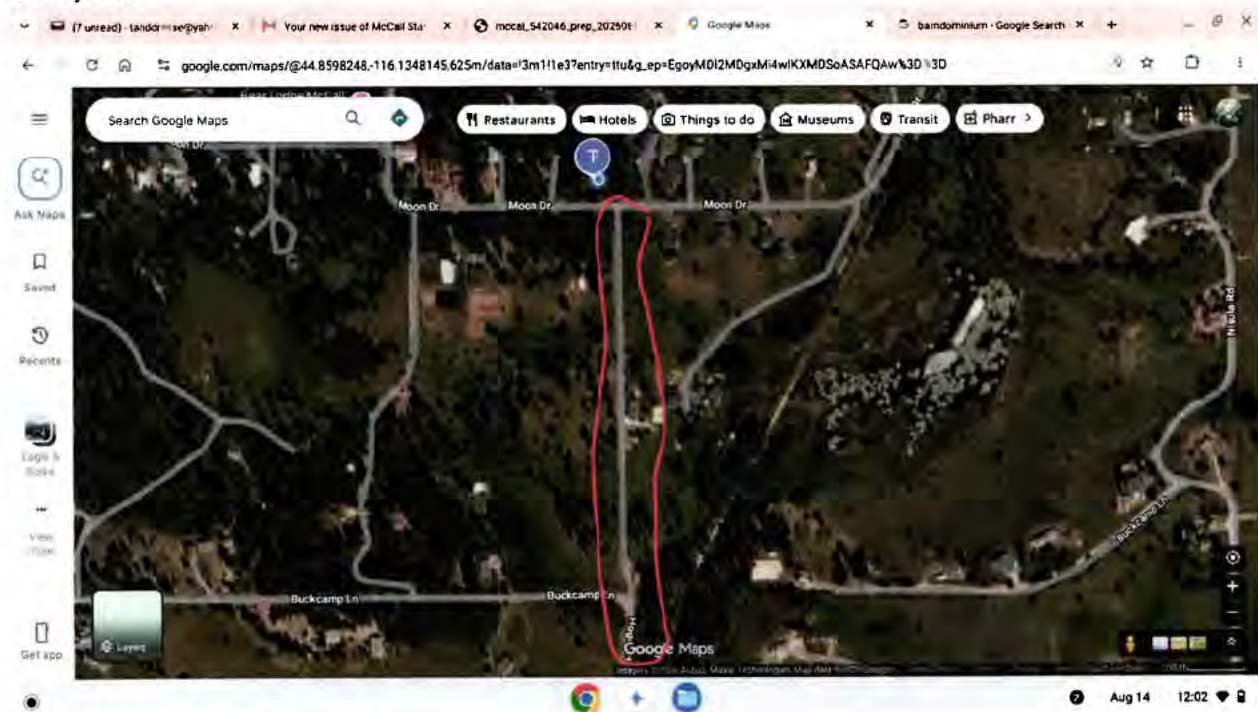
From: Darcy/Travis R [REDACTED] >
Sent: Friday, August 14, 2026 4:10 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-012 Buckcamp Meadows

To Whom it may Concern:

I am writing in opposition to the SUB 26-012 - Buckcamp Meadows Preliminary & Final Plat. The Project description outlines that this conditional use permit would divide 1.75 acres off the current 3.1 acres and make a "residential" subdivision. The current property/building structure on the 3.1 acres is listed For Sale and states it is a "Barndominium" and for the new owner to bring all your toys... The owners (the Reavis') currently use both the Moon Drive and Hogue Hollow Drive access points to enter this property. If you look at Google Maps, it is very clear that a driveway/road is maintained the entire length of this property. If this 'subdivision' is allowed, there is no way that the new owners will adhere to the description "One lot would be accessed from Moon Drive, and one from Hogue Hollow Drive", when it clearly shows that the road travels the distance of both lots. Once this property(s) is sold, there is no way to control what they do with the lot/roadway, and we can see this being a "thoroughfare" for both properties. Of course they will use the Moon Drive access because it's paved, maintained and a shorter distance to town! I live directly across from the Moon Drive access point (which is part of the Payette River Subdivision #2) which is only ingress/egress to our subdivision from Moonridge Drive via Mission Street/Norwood Road, and do not want added traffic coming and going onto Moon Drive. This property is part of Buckcamp...not Payette River Sub #2! They should use their own roadways for access. This entire property has been a "sore thumb" since it was sold back in 2020's. It didn't perc property (without added fill), and is a wetland.

Please do the right thing and void this request. Valley county (and Idaho) need to do better and stop dividing every inch of land.

Thank You,
Darcy Reese



From: Heith England [REDACTED]
Sent: Monday, August 24, 2026 8:17 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Valley County Planning and Zoning Commission <pzcommission@valleycountyid.gov>; Angela Kirk [REDACTED]
Subject: SUB 26-011

August 24, 2026

Valley County Planning & Zoning Commission
Attention: Cynda Herrick, AICP, CFM
P.O. Box 1350
Cascade, Idaho 83611

Subject: SUB 26-012 — Buckcamp Meadows Preliminary and Final Plat — Written
Opposition and Request for Denial or Continuance

Dear Director Herrick and Planning and Zoning Commissioners:

We own and reside at 304 Moon Drive, which directly adjoins the property that is the subject of SUB 26-012. We are directly affected by the proposed subdivision and proposed Moon Drive access.

We respectfully oppose approval on the present record. We request denial without prejudice or, at minimum, a continuance until the applicant supplies sufficient technical evidence establishing that both proposed lots comply with Valley County's subdivision, grading, drainage, access, septic, and public-safety requirements. Our comments concern the applicant's burden to establish compliance and the completeness and accuracy of the application—not personal disagreements with the owners or opposition to residential development generally.

1. Acreage discrepancy

The public notice describes a two-lot subdivision on 3.1 acres. The proposed lots, however, are identified as 2.405 and 1.750 acres, totaling approximately 4.155 acres. The County agenda also describes the site as approximately 4.15 acres. The County should require the applicant to reconcile the acreage, legal description, parcel boundaries, application, and public notice before taking action. This discrepancy may affect density, septic analysis, drainage calculations, and the adequacy of public notice.

2. Suitable building site has not been demonstrated

VCC 10-4-1 requires the Commission to consider whether land is unsuitable for subdivision because of poor drainage, high groundwater, or other conditions affecting health and safety. VCC 10-3-2-7 requires review of proper building sites, access, orderly growth, and protection of public health, safety, and general welfare.

The current record does not appear to include sufficient site-specific engineering to demonstrate that the proposed southern Lot 2 provides a suitable building site in its present condition.

Before approval, the County should require the applicant to provide:

- a. Site-specific soil profiles;
- b. Seasonal-high-groundwater information;
- c. Identification of existing surface-drainage routes;
- d. A defined and feasible building envelope;
- e. Preliminary existing and proposed grades; and
- f. Written review by the Valley County Engineer.

This information should be supplied before subdivision approval, rather than deferred until after a separate building lot has been created.

3. Septic and well feasibility has not been established

The proposal relies upon individual wells and septic systems. VCC 10-4-3 requires adequate space for both an initial sewage-disposal area and a replacement sewage-disposal area.

The present materials do not appear to demonstrate that the proposed 1.75-acre lot can simultaneously accommodate:

- a. A primary drainfield;
- b. A replacement drainfield;
- c. A domestic well;
- d. A dwelling and accessory improvements;
- e. Applicable well, septic, property-line, building, and drainage separation distances;
- f. Driveway access;
- g. Stormwater management and snow storage; and
- h. A reasonable building site.

Before approval, the County should require Central District Health's written parcel evaluation, relevant test-pit and soil results, seasonal-groundwater information, and a scaled plan showing the proposed well, primary drainfield, replacement drainfield, building envelope, driveway, drainage features, and applicable setbacks.

A general plat note requiring a future owner to obtain permits does not establish that the proposed lot is presently capable of accommodating all required improvements.

4. Grading, imported fill, and stormwater management

Development of the existing northern lot involved a substantial alteration of grade through imported fill. That history makes it important to determine whether the proposed southern lot is developable in its present condition or would require similar extensive filling.

VCC 9-5A-1 addresses grading plans, existing topography, proposed final grades, cuts and fills, placement specifications, and stormwater controls. VCC 9-4-3-4 addresses best management practices for runoff, erosion, sedimentation, grading, excavation, and site preparation.

Before finding that Lot 2 is a proper building site, the County should require:

- a. Existing topographic information;
- b. A preliminary building-envelope and grading plan for Lot 2;
- c. Existing and proposed finished-grade elevations;
- d. The anticipated depth, volume, source, and type of additional fill;
- e. Geotechnical and compaction requirements;
- f. A preliminary stormwater-management design demonstrating that development will not adversely affect adjoining land or public roads;
- g. Proposed detention, retention, infiltration, or other drainage facilities; and
- h. County Engineer review sufficient to establish that the proposed lot can be developed in compliance with County standards.

Approval should not defer the fundamental question of whether the proposed lot can be developed without extensive grade alteration and adverse offsite drainage effects.

5. Completeness of the preliminary plat

VCC 10-3-2-3 requires the preliminary plat to identify important existing physical features. The submitted materials do not appear to establish:

- a. The limits and depths of fill previously placed on the subject property;
- b. Existing surface-drainage routes;
- c. A feasible building envelope for Lot 2;
- d. Primary and replacement septic areas;
- e. A proposed well location;
- f. The amount of additional grading or fill likely to be necessary; or
- g. Proposed stormwater facilities.

These are material facts affecting whether the proposed southern lot is a proper and developable building site.

6. Moon Drive access

The application proposes that one lot be accessed from Moon Drive. We request a site-specific evaluation of:

- a. The proposed driveway location;
- b. Sight distance;
- c. Driveway grade;
- d. Snow storage;
- e. Road and driveway drainage;
- f. Culvert requirements;
- g. Emergency access; and
- h. Effects on the existing public road and adjoining properties.

Any approval should include enforceable conditions preventing driveway runoff, snow storage, or drainage changes from impairing Moon Drive or adversely affecting adjoining property.

7. Existing house, fill, and building-height calculation

We also request that the County verify that the existing house and surrounding grade conform to the approved building and grading plans.

VCC 9-1-10 defines building height as the maximum vertical distance, measured at any location within the building footprint, from the lower existing or finished grade to the applicable roof point. Because substantial fill was placed around the structure, the original existing-grade elevations may be material to that calculation.

The County should verify:

- a. Original existing-grade elevations;
- b. Approved finished-grade elevations;
- c. Approved grading plans;
- d. Applicable fill or excavation approvals;
- e. The approved building-height calculation;
- f. Actual or as-built roof elevations;
- g. Any as-built survey;
- h. Relevant inspection records; and
- i. Final inspection and certificate-of-occupancy status.

We are not asking the Commission to presume a violation. We are asking the County to verify that the existing development is lawful and that altered grades are not used as an unsupported baseline for subdivision review.

8. Required findings cannot be made on the present record

Under VCC 10-3-2-7, the Commission must evaluate conformity with County requirements, proper building sites, access, harmony with adjacent areas, orderly growth, and protection of public health, safety, and general welfare.

The present record does not provide sufficient reliable evidence for affirmative findings concerning:

- a. Suitability of the southern lot in its existing condition;
- b. Soil and seasonal-groundwater conditions;
- c. Primary and replacement septic feasibility;
- d. The need for and effect of future fill;
- e. Grading and stormwater management;
- f. Moon Drive access and drainage; and
- g. Accuracy and completeness of the existing-condition information.

Requested action

For these reasons, we respectfully request that the Commission:

1. Deny SUB 26-012 without prejudice; or
2. Continue the hearing and require the applicant to submit the necessary studies, corrected information, agency determinations, and preliminary engineering;
3. Make all additional materials available to adjoining owners sufficiently before any continued hearing to permit meaningful review;
4. Reopen public testimony after the additional information is submitted; and

5. Refrain from approving or recording the final plat until the County Engineer and Central District Health have determined that both lots are suitable and can be developed without adversely affecting adjoining property or public roads.

Thank you for placing this letter in the official record for SUB 26-012.

Sincerely,

Heith England
Angela England
304 Moon Drive
McCall, Idaho 83638

[REDACTED]

[REDACTED]

August 26, 2026

Cynda Herrick
Valley County Planning and Zoning Director
PO Box 1350
Cascade, ID 83611

Re: SUB 26-012

Dear Ms. Herrick and Planning and Zoning Commissioners:

We would like to go on record as opposed to the conditional use permit for a subdivision requested under SUB 26-012. We are residents of the Buckcamp Subdivision wherein this property lies. Our property begins 2 lots away. We object to this proposed subdivision because this original lot has already been subdivided once. We feel that additional carving up of the original 5-acre lot is contrary to what the Buckcamp plat was established to be. We recognize that this proposal isn't the first example of breaking up 5-acre parcels in Buckcamp, and it is our loss that the Buckcamp Subdivision doesn't have any formal requirements for lot size. Nevertheless, the history of the subdivision demonstrates an informal attempt for larger lot sizes and to keep the meadow habitat open and focus residences closer to either of the 2 roads that bound Buckcamp Subdivision (Moon Drive and Buckcamp Lane). As landowners who re-acquired a parcel that previously had been carved out an original Buckcamp lot to re-establish the original size, it is disheartening to see things go the other way. It is discouraging to have a person acquire a lot, construct a road directly across the wet meadow from one end of the lot to the other, construct a very large building right in the middle of the meadow rather than closer to either of the roads, apply for a CUP to cut the lot up further, plan for yet another residence on the site, put the whole kit and caboodle on the market, and move on to another location. Damage done. The meadow for which this proposed subdivision is named is the sacrifice. (It should be noted that the proposed parcels have been for sale for weeks prior to any decision by P&Z.) We object to yet another residence added to this space. The entire scenario is just one more example of what is happening all over Valley County. We hope that by objecting to this proposal it will at least cause some thought toward changes for more meaningful land use planning in Valley County.

Sincerely,

Diane and Curt Mack
230 Buckcamp Lane

From: [REDACTED]

Sent: Tuesday, August 11, 2026 9:23 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Objection to SUB 26-012 Buckcamp Meadows Preliminary & Final Plat

To Whom It May Concern,

I am writing to formally express my strong objection to the proposed subdivision of the property located at 222 Buckcamp Lane, SUB 26-012, Buckcamp Subdivision Lot 10C.

We are the owners of the [REDACTED] I want to make one request very clear: for personal safety and concerns regarding possible retaliation, we respectfully request that our names and property addresses NOT be included on any paperwork, correspondence, or documentation that may be made available to the applicant or the public. If possible, please identify us simply as "anonymous neighboring property owners." Please let us know if there are any legal or public-record requirements that would prevent the County from honoring this request.

We have lived in this neighborhood for approximately 6.5 years, and during that time we have experienced ongoing issues involving the Reavis property that have negatively impacted the surrounding neighborhood and our quality of life.

These concerns include persistent barking from their hound dogs, which has resulted in the Valley County Sheriff's Office being contacted on at least three separate occasions and regularly disturbs the neighborhood and wildlife in the area. In fact, as I am writing this email this morning, I am watching their dogs aggressively bark at deer on our property and scare them away.

We also have concerns regarding what we understand to be an unfinished structure on the property that has been occupied for an extended period, an axe-throwing structure that was constructed and remains standing despite apparently never being used, and an access road constructed from Moon Drive [REDACTED] We have serious questions regarding whether the appropriate approvals and permits were obtained for some of these improvements and uses.

Given the history of issues surrounding this property, we strongly believe that approving an additional subdivision and potentially allowing further development would create additional problems for the neighboring property owners and the surrounding community. Before granting additional development rights, we believe the County should carefully review the property's existing structures, access, uses, permitting history, code compliance, and the impact this proposed subdivision would have on neighboring properties.

I understand that other members of the Payette River Subdivision HOA may also be submitting their own objections and concerns regarding this proposal.

For these reasons, I STRONGLY OBJECT to the approval of SUB 26-012 for the property located at 222 Buckcamp Lane, Buckcamp Subdivision Lot 10C, and respectfully ask that Valley County take the concerns of the surrounding property owners seriously before making any decision regarding this application.

Thank you for your time and attention to this matter. I would appreciate confirmation that this objection has been received and included as part of the record for SUB 26-012.

Respectfully,

Anonymous Neighboring Property Owners

From: Christopher Reavis <acrhomesinc@gmail.com>
Sent: Thursday, August 27, 2026 11:30 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-012 Buckcamp Meadows

Good morning.

I received your letter. You referenced a wetlands map and asked about a survey?

The wetlands area is past my neighbors to the east and past the rail trail. It is not near or part of my property.

Please let me know if I need to do anything more about this application.

Thank you
Chris Reavis

[REDACTED]

Valley County Road Department

520 S Front Street
P.O. Box 672
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7195
Fax 208-382-7198



Approach in County Right-of-Way Permit

Fee \$50.00

Date Paid 10-15-20
10/22/20

Permit No. 617

Applicant:

Chris Reavis

Signature:

[Signature]

Mailing Address:

14574 E Stanford Pl, Aurora CO 80015

Phone numbers:

[Redacted]

Access is located off county road named:

Buckcamp Ln

Location of proposed access road:

222 Buckcamp Ln

*** Attach a site plan & vicinity map. Stake the location on-site. ***

Approach used to access parcel #:

RP000210010100, Lot 10 Blk 1, Buckcamp Sub

Section

Township

Range:

Physical Address of site:

222 Buckcamp Ln

The Valley County Road Superintendent hereby grants permission to place, construct, and thereafter maintain an approved access road at the above location.

1. Driveway/approaches must be built per attached figure (# 200).
2. There will be a maximum 8% grade and a 30-foot runout at $\pm 4\%$ for driveways/approaches from a county road.
3. Above ground fixtures shall be located off the road right-of-way or on the right-of-way line.
4. All trenches and other excavations shall be carefully backfilled in such a manner as to eliminate settlement, and the surface of the ground shall be returned to its original condition.
5. It is understood and agreed that Valley County will not be liable for any costs in connection with the future required relocation of the road improvement.
6. All abandoned approaches/driveways shall be reclaimed to their original state at the cost of the applicant and/or its successors.

7. Installation, maintenance, relocation, and removal of said approach on county right-of-way shall be done in a manner satisfactory to, and subject to supervision by, the Valley County Road Superintendent.
8. Valley County shall not be liable for damage to said approach resulting from reconstruction or maintenance of the right-of-way. Applicant and/or its successors shall hold the County harmless for injury to persons or damage to property resulting from the location of said approach on county right-of-way. Applicant and/or its successors are responsible for any and all claims of damage, personal injury, or bodily injury that might result from their activities on any existing road in Valley County. Furthermore, the applicant and/or its successors agree to indemnify and hold harmless Valley County for any and all claims of damage, either personal injury or property or any type of claim for damages of any nature whatsoever, whether valid or invalid, that is made against Valley County on account of the activities conducted by the applying company and/or its successors on the construction of said approach.
9. Applicant and/or its successors shall promptly remove said approach from county right-of-way or shall relocate or adjust said approach, at its sole cost and expense when requested to do so by the county. The applicant and/or its successors shall be responsible to pay for all costs of moving, relocation, or reconstruction of the said approach, should Valley County deem it necessary or advisable, in its sole discretion, to repair or reconstruct the existing road. Should the applicant and/or its successors fail to take necessary steps to relocate or reconstruct its approach, the County may take steps to have the same accomplished, and the applicant agrees to reimburse the County for all expenses incurred in moving, relocating, or reconstruction of the approach so the existing roads may be repaired or reconstructed.
10. If at any time Valley County wants to excavate in this area and if it should require the said approach to be moved, it will be at the expense of the applicant and/or its successors.
11. Applicant and/or its successors shall repair or replace public road structures and appurtenances, and any existing facilities located on, over, or under public right-of-way which may be damaged as a result of the installation and maintenance of said approach.
12. Any other road construction activity beyond a driveway (e.g. utility work, trenching) must have a "Construction in County Right-of-Way" permit.

Home owner Chris Reavis

Contractor Name Printed

[Signature]

Contractor Signature

10-15-20

Date

Contractor Phone #

[Signature]
Valley County Road Superintendent Signature

11-3-2020

Date

260 Culvert Required in



Snow storage

Additional Septic future

Septic field

Vehicle Manueuver Area, 80x45
Drainage

Parking 30x45

Home, approx. 65x65

Exterior lighting
fixtures

615' from Buckcamp acces

Grass landscaping

Drainage

Well

House set back 30'

Gravel road 15ft wide

Electric and Phone service along
property line 5 ft easement

1270'

175'

SITE PLAN

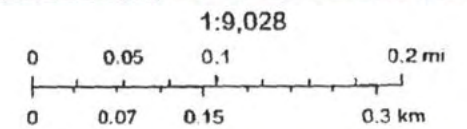
222 Buckcamp Ln.
McCall ID 86368

Assessor's Map & Parcel Viewer



10/26/2020, 9:04:40 AM

 Valley County Boundary



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

Valley County
USDA FSA, GeoEye, Maxar | USDA FSA, APFO, State of Idaho, Idaho Imagery TWG, and the GIS TRECSU |

Standard Final Plat Notes

- Floodplain Note:

FEMA FIRM panel(s): # _____ FIRM effective date(s): _____

Flood Zone(s): Zone _____ Base Flood Elevation(s): _____ (NAVD'88)

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.

- "Declaration of Installation of Utilities recorded as instrument # _____."
(shall reference electrical, phone, and fiber; along with a fire tank maintenance)
- "Declaration of Private Roads recorded as instrument # _____." (if applicable)
- "Shared Driveway Maintenance Agreement recorded as instrument # _____."
(if applicable)
- "Wildfire Urban Interface Protection Plan recorded as instrument # _____."
- "Development Agreement recorded as instrument # _____."
- "CCR's recorded as instrument # _____."
- "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."
- Note wetlands and riparian area overlays as "no build" area.
- "Easements recorded as instrument # _____." (show all easements)

Plats with Irrigation Water or within Irrigation District/Company Boundaries:

- This subdivision is subject to the provisions of Idaho Code Section 31-3805 (1) regarding the delivery of irrigation water.

Standard Condition of Approval for CCR recommendation, if recorded:

1. Shall address lighting, noxious weeds, septic maintenance, wildfire prevention, prohibiting yews in landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.
2. Shall provide for long-term maintenance of requirements identified in the Wildland Urban Interface Fire Protection Plan and memorialize any buried tanks and their continued maintenance.
3. Should address whether short-term rentals will be allowed per the HOA.

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

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

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

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

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



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

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

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

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

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

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

**PO Box 3126
McCall, Idaho 83638**

Shirley Florence
SECRETARY
208-634-9235

John Leedom
MANAGER
208-634-9672

Board Members
Justin Florence
Will Maki
Art Troufner

**LAKE
IRRIGATION
DISTRICT**

**What I need to
Know About
Irrigation
Easements and
Rights-of-Way?**



In Partnership With



**IDAHO
WATER
USERS
ASSOCIATION**

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

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

What is a ditch easement?

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



- The ditch easement includes the right to deposit any removed debris or other material on the banks of that facility.
- It is not required for a ditch easement to be recorded or notated on your deed(s). Mere existence of the facility constitutes notice of the ditch easement.
- Ditch easements are not public property and are not open to public use. Unauthorized third-party use of this land is a trespass.

Is there a ditch easement on my property?

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

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

What are the irrigation entity's duties?

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

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

What happens if I encroach on a ditch easement?

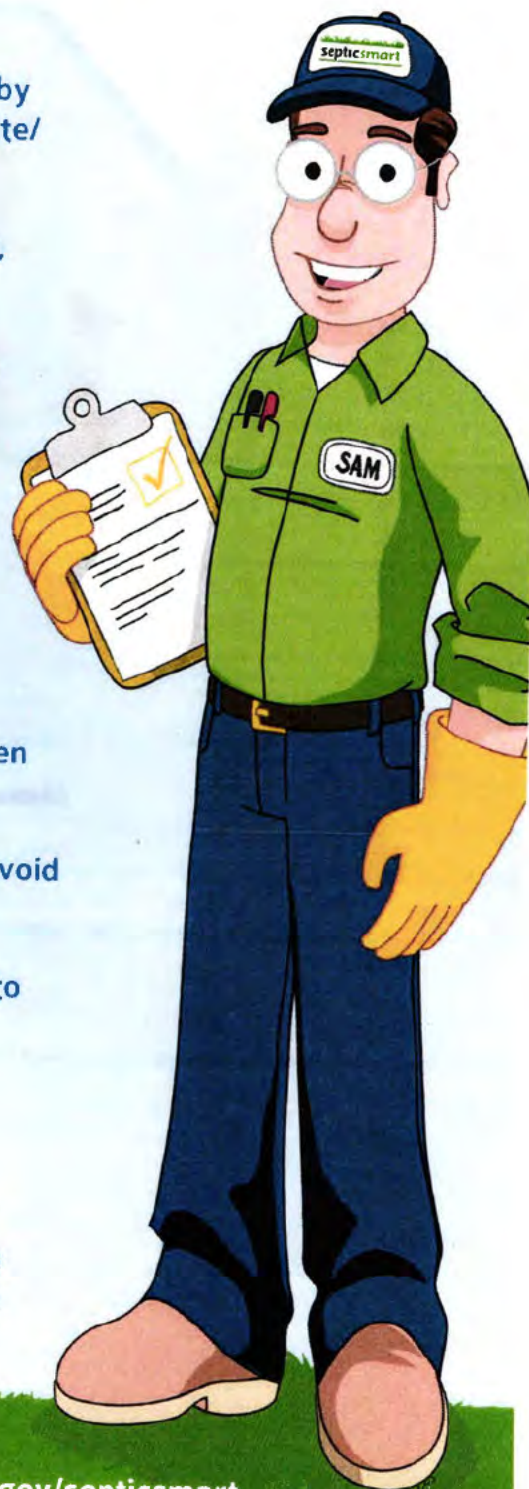
Encroachments onto ditch easements interferes with access for operation, cleaning, maintenance and repair activities.

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



Top 10 Ways to Be a Good Septic Owner

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



A Homeowner's Guide to Septic Systems



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

January 2001

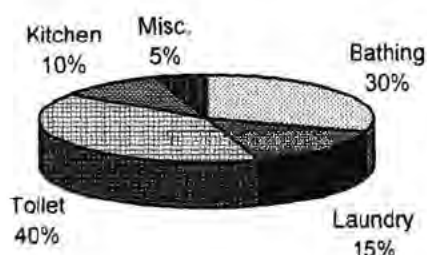


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

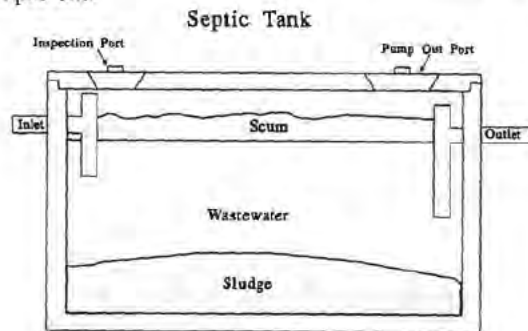
Septic Tank

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.

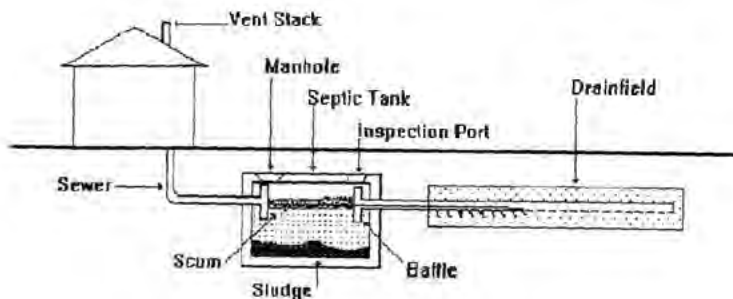
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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

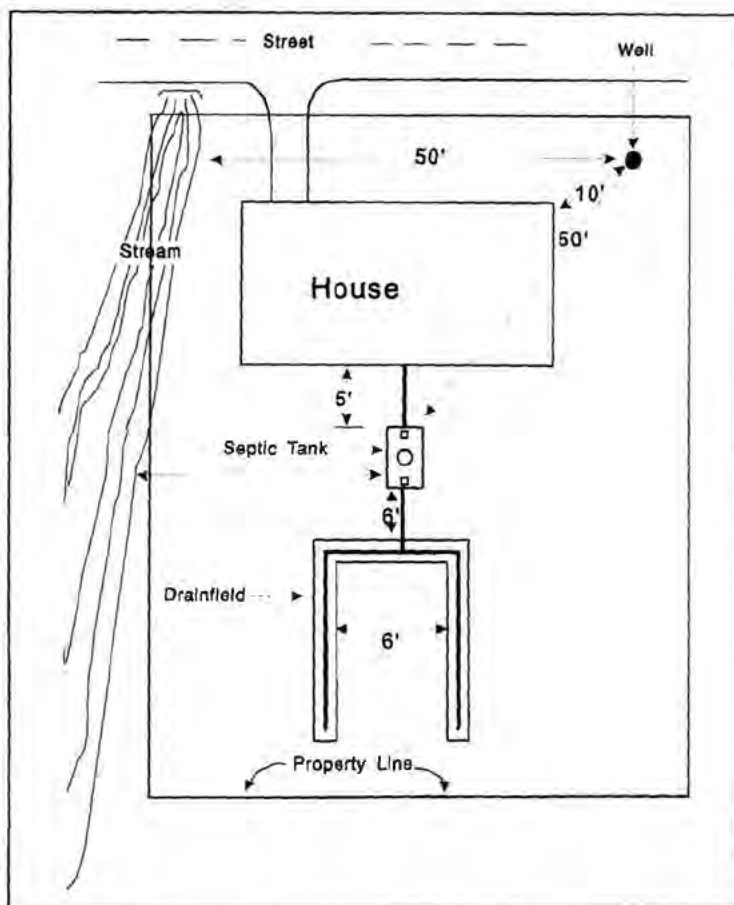


Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

Manning Your System

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

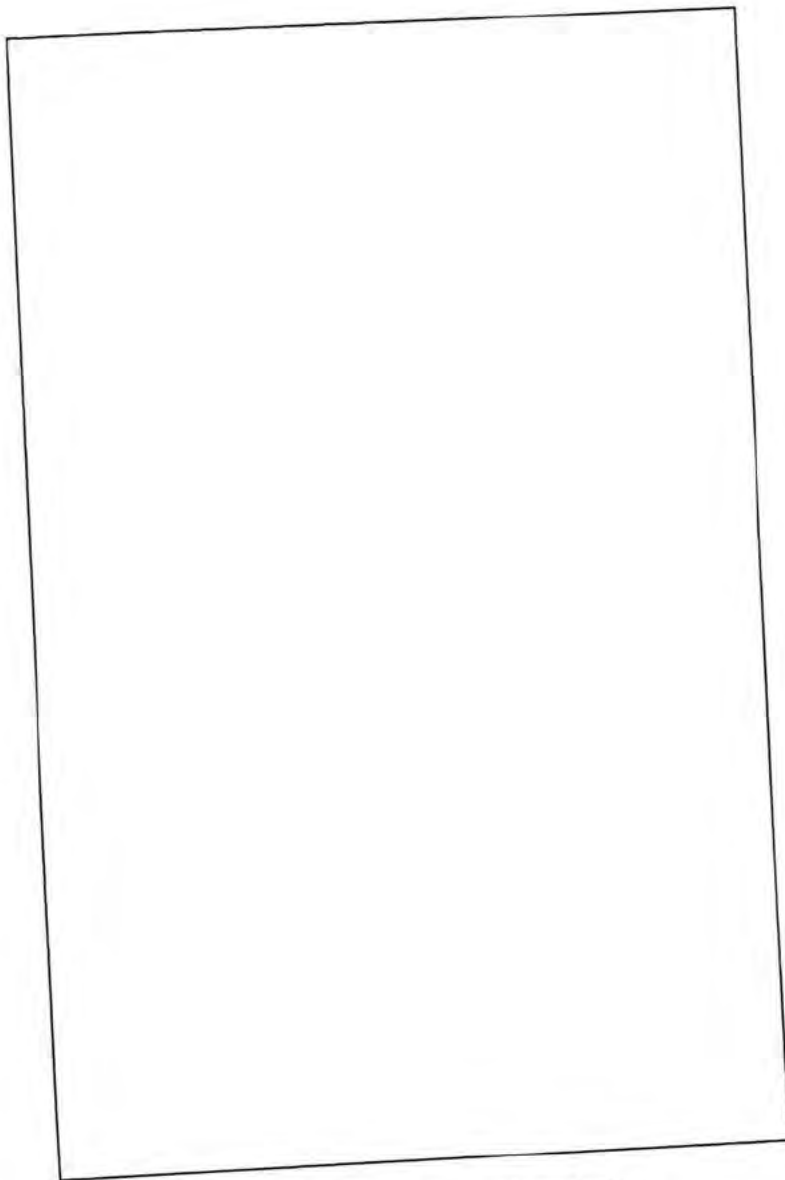
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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