

# Valley County Planning and Zoning

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**STAFF REPORT:** C.U.P. 21-25 Finn Barn Subdivision - Preliminary and Final Plat  
**HEARING DATE:** October 14, 2021  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT / OWNER:** Finn Barn LLC  
PO Box 4304  
McCall, ID 83638  
**REPRESENTATIVE:** Steve Millemann  
P.O. Box 1066  
McCall, ID 83638  
**SURVEYOR:** Fritz Brownell  
2030 S Washington  
Emmett, ID 83617  
**LOCATION/SIZE:** 14118 Highway 55  
RP18N03E281815  
SENE Section 28, T.18N, R.3E,  
Boise Meridian, Valley County, Idaho.  
4.86 Acres  
**REQUEST:** Single-Family Residential Subdivision  
**EXISTING LAND USE:** Previously C.U.P. 08-19 Rustic Outlet

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Finn Barn LLC is requesting a conditional use permit for a two-lot single-family subdivision on 4.86 acres.

Lots would be accessed from Highway 55. Each lot would have separate access.

Proposed lot sizes range from 1.83 acres to 3.03 acres. Proposed minimum square footage of primary residences is 2000 sqft.

Individual wells and individual septic systems are proposed. Lot 1 has existing power, telephone, septic system, and well. Lot 2 has no utilities at this time, but will have power, telephone, cable, septic, and well.

The plat states that irrigation water will be used to fill the water tank for fire mitigation. The associated document is to be in the CCRs that are recorded with the final plat. However, the application also states that there are no water rights associated with this parcel.

The site is currently addressed at 14118 Highway 55. A retail business (C.U.P. 08-19) previously existed at this site but has moved to a different location. A building permit for a single-family residence has been issued on the proposed Lot 1.

**FINDINGS:**

1. The application was submitted on September 2, 2021.
2. Legal notice was posted in the *Star News* on September 23, 2021, and September 30, 2021. Potentially affected agencies were notified on September 14, 2021. The application was sent to the City of McCall as the site is less than one mile from the McCall Impact Area. Neighbors within 300 feet of the property line were notified by fact sheet sent September 16, 2021. The site was posted on October 5, 2021. The notice and application were posted online at [www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information) on September 14, 2021.
3. Agency comment received:  
  
Central District Health requires an application, test holes, and engineer report before further comment can be made. (Sept. 17, 2021)
4. Neighbor comment received: none
5. Physical characteristics of the site: Relatively Flat.
6. The surrounding land use and zoning includes:  
North: Commercial  
South: Single-family Residential  
East: Single-family Residential  
West: Single-family Residential and Agricultural (Grazing)
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
  - 2. Residential Uses (c) Subdivision for single-family subdivision.

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

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**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.

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. (Ord. 10-06, 8-23-2010)

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. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)
- 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. (Ord 10-06, 8-23-2010)

**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.

**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. (Ord. 11-5, 6-6-2011; amd. Ord. 20-12, 7-6-2020)

**10-5-1: STREET AND UTILITY IMPROVEMENTS:**

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

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

- D. **Declaration Of Installation Of Utilities:** A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
- E. **Connection To Public Road Required:** The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way. (Ord. 13-5, 9-16-2013; amd Ord. 21-08, 6-28-2021)
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#### **SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +28.

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

#### **STAFF COMMENTS:**

1. Should there be a shared driveway instead of two separate driveway entrances onto Highway 55? If so, this should be shown on the plat.
2. Approval from Idaho Transportation Department is required.
3. Draft CCRs have not been submitted.
4. Approval letter is required from Lake Irrigation District.
5. Approval letter is required from McCall Fire District.

#### **ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Map with Nearby Subdivisions
- Assessor Plat – T.18N R.3E Sec. 28
- Proposed Final Plat
- Record of Survey 14-56
- Pictures Taken October 5, 2021
- Responses

## **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.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat shall be recorded within two years, or this permit will be null and void.
4. 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.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
6. A Declaration of Installation of Utilities shall be recorded and placed on the face of the plat if all utilities are not in place at the time of recordation.
7. Approval from Idaho Transportation Department is required prior to recording the final plat.
8. A letter of approval is required from McCall Fire & EMS stating all infrastructure, including buried water tank, is in place prior to recording the final plat.
9. A letter from the Lake Irrigation District is required stating they have no concerns with this proposal concerning irrigation and use of water in storage tank.
10. CCR's should address buried water tank, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
11. All lighting must comply with the Valley County Lighting Ordinance.
12. Shall place addressing numbers at each driveway access point and each residence.
13. All utility easements must be placed on the plat.

**END OF STAFF REPORT**

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

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

### B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

### C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

### E. Terms:

**DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed, and

1. Comprises at least one-half ( $1/2$ ) of the adjacent uses and one-fourth ( $1/4$ ) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

**LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

### F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

## Compatibility Questions and Evaluation

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

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

YES/NO      X      Response Value

Use Matrix Values:

(+2/-2)    \_\_\_\_\_ X 4 \_\_\_\_\_

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

(+2/-2)    \_\_\_\_\_ X 2 \_\_\_\_\_

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

(+2/-2)    \_\_\_\_\_ X 1 \_\_\_\_\_

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2)    \_\_\_\_\_ X 3 \_\_\_\_\_

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

(+2/-2)    \_\_\_\_\_ X 1 \_\_\_\_\_

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

(+2/-2)    \_\_\_\_\_ X 2 \_\_\_\_\_

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

(+2/-2)    \_\_\_\_\_ X 2 \_\_\_\_\_

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

(+2/-2)    \_\_\_\_\_ X 2 \_\_\_\_\_

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

(+2/-2)    \_\_\_\_\_ X 2 \_\_\_\_\_

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

Sub-Total      (+)      \_\_\_\_\_

Sub-Total      (-)      \_\_\_\_\_

Total Score      \_\_\_\_\_

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

APPENDIX A

MATRIX FOR RATING  
QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+1	
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-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	-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	-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	-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	-7	
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	-8	
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-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	+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	-11	
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	-12	
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	-13	
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	-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	-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	-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	-17	
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2		+2	+2		+1	-21	
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+2	+2		+1	+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	-20	
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2		+1	+21	
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	+2	+1	+2	-1	-1	-1	-1	-2	-1	-2	+1		+22	
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-1	-2	-1	-2	+1	+1	+2	-23

THE SOLID SQUARES AS +2



Compatibility Questions and Evaluation

Matrix Line # / Use: #3

Prepared by: CH

YES/NO      X      Response Value

Use Matrix Values:

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

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

*S.F. Residential*

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

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

*Commercial - Auto Business*

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

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

*See 1 & 2 w/ agricultural*

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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

*Property is large enough, but there are very few trees.*

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

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

*Yes*

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

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

*Yes*

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

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

*Yes*

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

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

*Yes*

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

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

*Yes*

Sub-Total (+) 30

Sub-Total (-) 2

Total Score +28

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

# C.U.P. 21-25 Finn Barn Subdivision

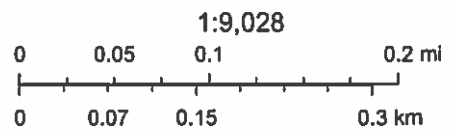


9/7/2021, 1:43:37 PM

-  Parcel Boundaries
  -  URBAN/RURAL
  -  PRIVATE
- All Road Labels

Roads

-  MAJOR



Maxar

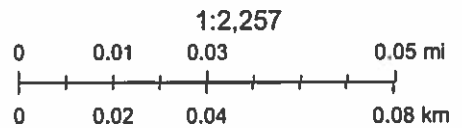


# C.U.P. 21-25 Finn Barn Subdivision



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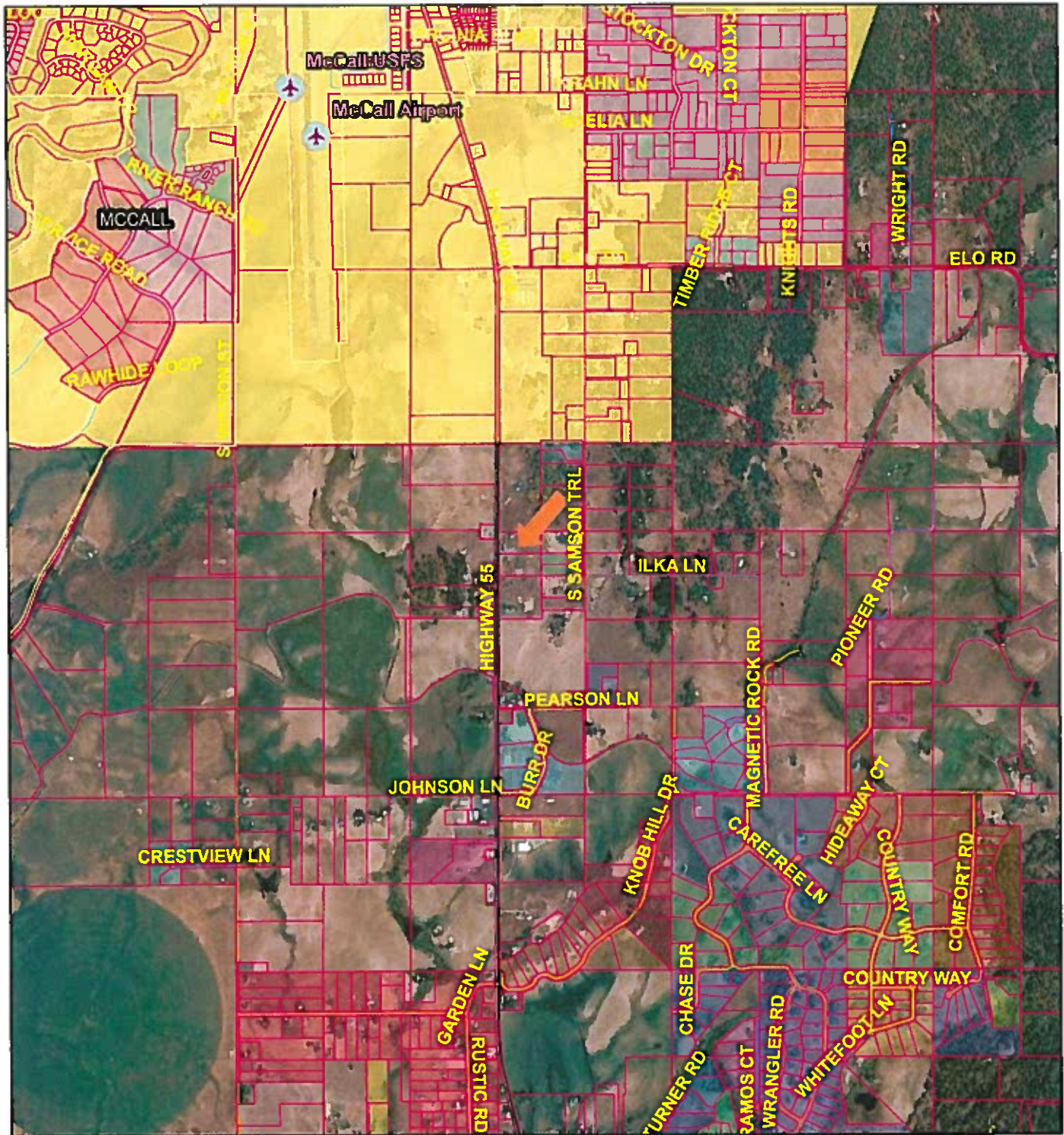
- Parcel Boundaries
- Addresses
- Roads
- MAJOR
- All Road Labels



Maxar, Microsoft

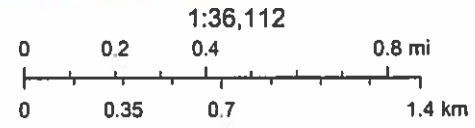


# C.U.P. 21-25 Nearby Subdivisions and McCall Impact Area



10/7/2021, 9:49:14 AM

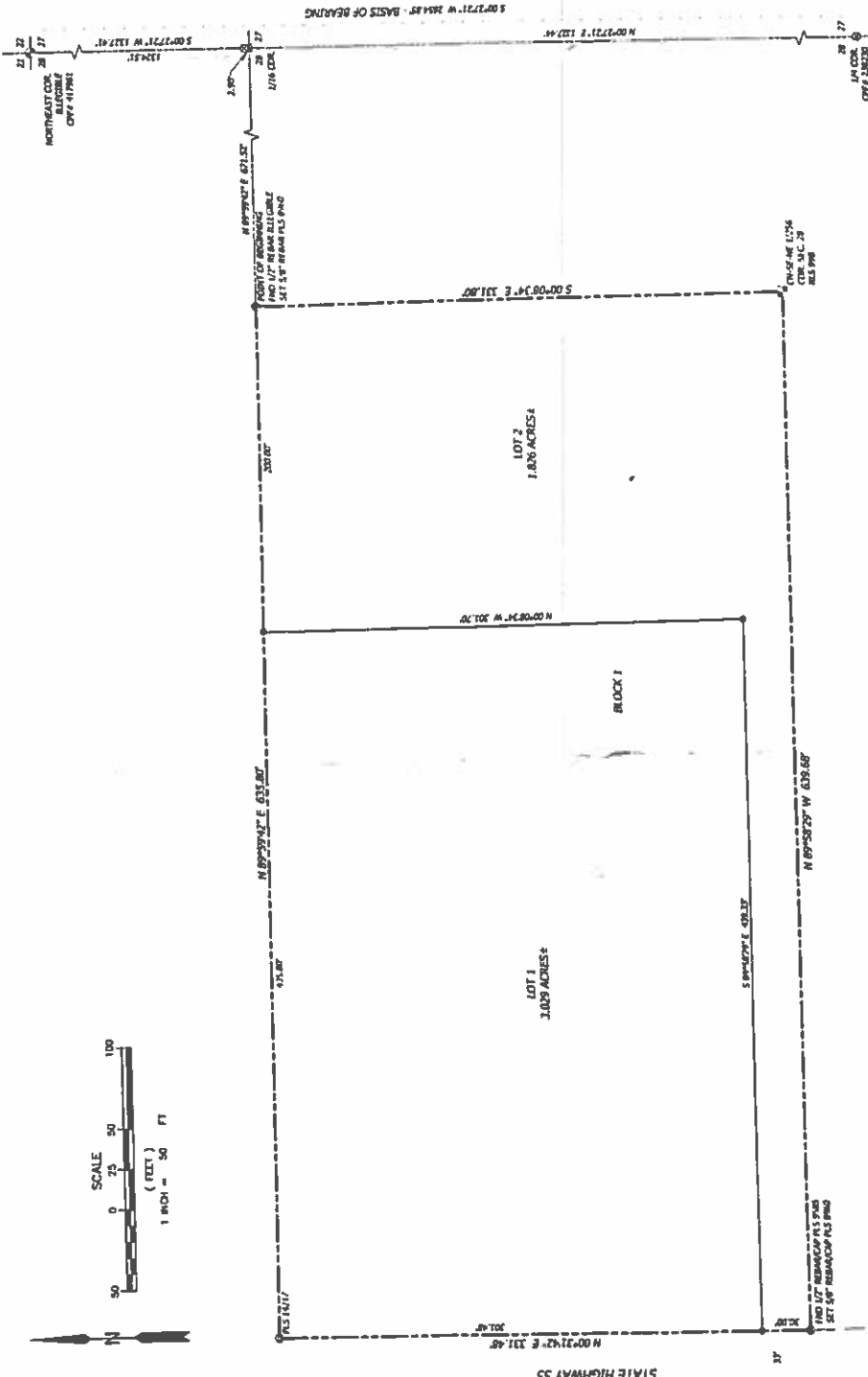
- Airstrips
- Municipalities
- Parcel Boundaries
- City Impact Areas
- All Road Labels
- Roads
  - MAJOR
  - COLLECTOR
- URBAN/RURAL
- PRIVATE
- OTHER



Maxar



**FINN BARN SUBDIVISION**  
 LOCATED IN A PORTION OF THE W1/2 N1/2 N1/2 SE1/4 OF SECTION 28,  
 T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO  
 2021



- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - CERTAIN LINE
  - NEW LOT LINE
  - RIGHT OF WAY
  - FOUND 5/8\"/>
  - FOUND 1/2\"/>
  - FOUND 1.5\"/>
  - FOUND BRASS CAP
  - FOUND ALUMINUM CAP
  - SET 1/4\"/>
  - SET 1/2\"/>
  - CALCULATED POINT

**CERTIFICATE OF SURVEYOR**  
 I, FRITZ BROWNELL, P.L.S. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERSHIP WAS DRAWN FROM THE SURVEY DATA AND FIELD NOTES OF THE SURVEY AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FIELD ACT, IDAHO CODE 55-1601, THROUGH 55-1612.



P.L.S. 8980

FRITZ BROWNELL

**NOTES:**  
 1. THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-3803 AND IS WITHIN THE DISTRICT. NO DRAINAGE WATER SHALL BE SUPPLIED TO ANY LOT OR PARCEL WITHIN THE DISTRICT. THE ASSOCIATED DOCUMENT WILL BE USED TO FILL THE WATER RIGHT APPLICATION. THE ASSOCIATED DOCUMENT IS IN THE COUNTY TO BE RECORDED WITH THIS PLAT.  
 2. EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE.  
 3. SUBJECT TO A RECORD OF SURVEY, BOOK 14, PAGE 56, RECORDED AUGUST 20, 2020 AS INSTRUMENT NO. 411433 OF OFFICIAL RECORDS.

**REFERENCES:**  
 (A) RECORD OF SURVEY, BOOK 14, PAGE 54  
 (B) RECORD OF SURVEY, BOOK 9, PAGE 101  
 (C) RECORD OF SURVEY, BOOK 19, PAGE 60  
 (D) RECORD OF SURVEY, BOOK 7, PAGE 61  
 (E) RECORD OF SURVEY, BOOK 1, PAGE 37  
 (F) WAGGONIT DEED DIST. NO. 434223

**SURVEYOR'S WARRANTY:**  
 THE SURVEYOR OF THIS SURVEY PLAT IS TO CREATE TWO RESERVATION LOTS FROM THE PARCEL DESCRIBED IN WARRANTY DEED DIST. NO. 434223.

**FEMA NOTE:**  
 THIS PARCEL IS WITHIN FLOOD ZONE X. FLOOD PROTECTION EFFECTIVE DATE 2/2/2019. ZONE X: AREA OF HIGH FLOOD HAZARD.

**RESTRICTIVE COVENANTS:** FILED UNDER INSTRUMENT NO. \_\_\_\_\_ ACROSS VALLEY COUNTY.  
**BUILDING SETBACKS:** SET BACKS WILL COMPLY WITH VALLEY COUNTY REGULATIONS.  
**DECLARATION OF UTILITIES:** THE UTILITIES SERVING FINN BARN SUBDIVISION HAVE BEEN LOCATED BY THE SURVEYOR AND THE UTILITIES SHALL HAVE AND RESPONSIBILITY FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES.  
**RELEASE OF SANITARY RESTRICTIONS:** SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SET FORTH IN THE LETTER TO THE HEALTH DEPARTMENT AND THE HEALTH DEPARTMENT HAS AGREED LISTING THE APPROVAL. SANITARY RESTRICTIONS WILL BE IMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.  
**DISTRICT HEALTH DEPARTMENT, NEWS DATE:** \_\_\_\_\_  
**LETTER OF APPROVAL ON FILE WITH THE VALLEY COUNTY RECORDER UNDER INSTRUMENT NO. \_\_\_\_\_**

**SAWTOOTH**  
 Land Surveying, LLC  
 2030 S. WASHINGTON AVE.  
 EMMETT, ID 83617  
 (208) 398-8104  
 FAX (208) 398-8105  
 WWW.SAWTOOTHLS.COM

DATE:	8/20/21	AR	170322-4P
TORNAWAY BY:	10882	FB	170322-4P
SHEET:	1 OF 2		











Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # CUP 21-25

Preliminary / Final / Short Plat \_\_\_\_\_

Finn's Barn Subdivision  
14118 Highway 55

- 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
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center

14. Application, Test holes, & Engineering report required before we can comment further on this proposal

Reviewed By: GAH

Date: 9/17/21