



MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 SOUTH MCKINLEY, EMMETT, IDAHO 83617 WWW.GEMCOUNTY.ORG PHONE: (208) 365-5144

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- | | | |
|--|--|---|
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> PLANNED COMMUNITY | <input type="checkbox"/> SUPPLEMENTAL AMENDMENT |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> REZONE | <input type="checkbox"/> VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT | <input checked="" type="checkbox"/> SPECIAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> SPECIAL USE PERMIT (MINERAL EXTRACTION) | <input type="checkbox"/> ZONING TEXT AMENDMENT |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> SUBDIVISION, PRELIMINARY | |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> SUBDIVISION, MODIFICATION | |

PROJECT NAME: Squaw Butte's RV Estate

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____
Subdivision Name (if applicable): See ATTACHED Lot: _____ Block: _____
Site Address: _____ City: _____
Tax Parcel Number(s): _____ Current Zoning: _____ Current Land Use: _____

PROPERTY OWNER:

Name: Coontz Mach Properties LLC
Address: 8400 W Idaho BL
City: Emmett State: ID Zip: 83609

APPLICANT:

Name: Jeff Mach
Address: same
City: _____ State: _____ Zip: _____

Telephone: 208-602-2980
Email: onpatrol_24x7@yahoo.com

Telephone: same
Email: same

I consent to this application and allow Development Services staff to enter the property for site inspections related to this application.

I certify this information is correct to the best of my knowledge.

Jeff Mach 4-25-23
Signature: (Owner) Date

Jeff Mach 4-25-23
Signature: (Applicant) Date

sup 23-005

OFFICE USE ONLY

File No.: _____ Received By: 6C Date: 5-3-23 Fee: 325.00 Receipt No: 2023-00230



June 16, 2023

Christopher Ababon
Southwest District Health
13307 Miami Lane, Caldwell ID, 83607

Subject: Letha RV Park Jeff Mach – Letter of Intended Use

Our client, Mr. Jeff Mach, intends to construct an RV park with 12 RV sites within your jurisdiction. HECO Engineers, on behalf of Mr. Mach, is providing you with the following information for Operation, Maintenance and Monitoring (OMM) in accordance with the Idaho DEQ Technical Guidance Manual:

Location: The RV Park will be situated on a 4.4-acre parcel (#07N03W367065) in the western area of Letha, ID, approximately 21 miles from the city of Caldwell, ID.

Description: The RV Park comprises 12 RV sites, along with a dedicated restroom for employees. In case of an issue with the RV restrooms, renters are permitted to use this facility for emergencies. Each RV site is equipped with complete hook-ups for water, sewer, and electricity. Sanitary sewer lines will be connected to a septic tank and drain field for each RV site. The water supply will be from two proposed groundwater wells. Idaho Power will provide electrical connections. Access will be taken from an existing gravel access connection to West Idaho Blvd.

Anticipated Use: The RV Park will operate year-round and primarily cater to short-term stays of up to 14 days for recreational vehicle owners but will also allow longer stays. Each RV site will have a maximum occupancy of 2 people or a total population of 24, including park employees.

Water Supply: The RV Park will have a water supply from two groundwater wells, which will provide water to the RV sites. Each well will be connected to six RV sites to supply water.

Estimated Wastewater Flow: Based on IDAPA 58.01.03.007.08, each RV park with sewer and water hook-ups produces 125 gallons of wastewater per day. Therefore, we anticipate a total flow of 1500 gallons of wastewater per day.

System Sizing: RV sites 1 to 5 and the employee restroom facility will be linked to the south septic tank, T1, which has a capacity of 1500 gallons. Meanwhile, RV sites 6 to 12 will be connected to the north septic tank, T2, also with a capacity of 1500 gallons. Currently, the construction of the Coin OP laundry facility mentioned in the Preliminary site plan is not planned. However, the owner intends to install the Coin OP laundry and connect it to the city sewer system in the future, once the city sewer lines are extended to the property.

To facilitate proper wastewater treatment, drain fields will be constructed in close proximity to the tanks, as indicated in Appendix A. A 4" diameter distribution piping system will be utilized to evenly distribute the effluent across the drain field area. Each drain field for the septic tanks will consist of three trenches, with a separation of 6 feet between them.

The drain fields connected to septic tank T1 will have a length of 77 feet, a width of 6 feet, and a depth of 2 feet. Likewise, the drain fields connected to septic tank T2 will have a length of 83 feet, a width of 6 feet, and a depth of 2 feet.

To meet regulations and guidelines set by the DEQ technical guidance manual, the top one foot of the trenches will be covered accordingly. Additionally, both the drain field and septic tank will adhere to the required horizontal separation distances specified in IDAPA 58.01.03.

Operation: The subsurface disposal system shall be operated in compliance with all applicable federal, state, and local regulations, including the Idaho DEQ Technical Guidance Manual Section 1.9. Regular inspections of the septic tank should be conducted every three years to assess the accumulation of solids. Schedule pump-outs as necessary to maintain proper system functionality. The introduction of chemicals, non-biodegradable materials, or excessive amounts of grease should be prohibited. Ensure the distribution piping system remains free from clogs, leaks, or damage. Guests will be informed that preservative chemicals used in RVs' onboard wastewater holding tanks must not be introduced into the RV park sewer system. In the event of any wastewater spills, a comprehensive clean-up procedure and a list of available resources will be provided to all guests at the RV park.

Maintenance: Periodically inspect the drain field for any indications of effluent surfacing, odor, or pooling of water. If any of these issues are observed, promptly report them to a licensed professional for investigation and repair. Preserve the vegetation cover over the drain field to maintain its compatibility with the proper functioning of the system. Avoid activities that may damage the drain field or impede its drainage capabilities. The necessary permits and approvals from the regulatory agencies will be obtained before making any modifications or alterations to the subsurface disposal system.

Monitoring: Monitor and record effluent levels at least once every six months. Conduct periodic water quality testing, which should include tests for pH and nitrogen. Conduct inspections of all system components and document inspection findings, including any necessary repairs or maintenance activities, and retain these records for a minimum of five years. Make the records available for review by regulatory authorities upon request.

The Operation and Maintenance Manual (OMM) of the RV park will be revised and resubmitted to the Health District under the following circumstances: a change in ownership of the RV park, a change in the pumping contractor, or any additional development taking place.

Contact information of the Licensed Pumper:

Johns Plumbing and Heating Services
141 E Enterprise St
Emmett, ID 83617
Phone: (208) 365-4168

Sincerely,
HECO Engineers

By: _____
Jesse Christensen, PE
Project Engineer
HECO File No. PR 23-04-06

GEM COUNTY

RP07N03W367065



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