

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☒ Check # 0184 or ☐ Cash

FILE # 24-05

FEE \$ 250

ACCEPTED BY lee

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE 2-13-24

PROPOSED USE: KV-5

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: Baron Hollowell **Date:** 2/6/24

The following must be completed and submitted with the conditional use permit application:

- ☐ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A lighting plan.
- ☐ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

**We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho**

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

APPLICANT Baron Hollowell PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 3705 W Rose Hill St Boise, ID ZIP 83705

EMAIL [REDACTED]

PROPERTY OWNER Baron Hollowell

MAILING ADDRESS 3705 W Rose Hill St Boise, ID ZIP 83705

EMAIL [REDACTED]

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 13847 N Norwood Rd McCall, ID 83638

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
The South-One Half of lot 4 of Wilde Country Estates No.1, According to the official plat in the Office of the Recorder, Valley County, Idaho

TAX PARCEL NUMBER(S) RP 00295000004B

Quarter _____ Section _____ Township Lakefork Range _____

1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐

2. SIZE OF PROPERTY 2.1 Acres ☐ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Residential Home and Shop conversion, 3 RV hook ups and pads

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: No

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Mobile Home

South Mobile Home

East Field and Road

West Field and then Home

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 13.5
7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
Number of Proposed Structures: 5 Number of Existing Structures: 3 RV PADS WITH HOOK UPS
Proposed Gross Square Feet Existing Gross Square Feet
1st Floor 250 SQFT X 5 TRAILERS 1st Floor RV Pads
2nd Floor _____ 2nd Floor _____
Total _____ Total _____
- 8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐ TRAILER
8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☒ BASED TINY HOME
8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 250 SQFT each
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 2066 (HOUSE AND SHOP)
- 8d. DENSITY OF DWELLING UNITS PER ACRE: 1(TRAILER BASED HOMES ON RV PAD, NO PERMANENT STRUCTURE DWELLING)
9. SITE DESIGN:
Percentage of site devoted to building coverage: 3.5%
Percentage of site devoted to landscaping: 79%
Percentage of site devoted to roads or driveways: 7%
Percentage of site devoted to other uses: 10.5%, describe: POND
Total: 100%
10. PARKING (If applicable):
a. Handicapped spaces proposed: _____ Handicapped spaces required: _____
b. Parking spaces proposed: 12 Parking spaces required: _____
c. Number of compact spaces proposed: _____ Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: _____
e. Are you proposing off-site parking: NO
11. SETBACKS:
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-----------------|------------------------|-----------------|------------------------|
| | <u>Proposed</u> | <u>Required</u> | <u>Proposed</u> | <u>Required</u> |
| Front | <u>200</u> | _____ | _____ | _____ |
| Rear | <u>260</u> | _____ | <u>12</u> | _____ |
| Side | <u>50</u> | _____ | _____ | _____ |
| Side Street | _____ | _____ | _____ | _____ |
12. NUMBER OF EXISTING ROADS: 1 Width: 15
Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☐
Existing road construction: Gravel ☒ Paved ☐ or Combination of both? ☐
13. NUMBER OF PROPOSED ROADS: 0 Proposed width: _____
Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐
Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒

*would
share
driveway
w/ home*

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

WELL WATER, SEPTIC TANK, ELECTRIC- IDAHO POWER

16. PROPOSED UTILITIES: UTILITIES EXTENDED TO THE 2 REMAINING SPOTS.

Proposed utility easement widths 12' REQUIRED

Locations _____

17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐

Name: _____

18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well INFO NOT AVAILABLE ON IDR.IDAHO.GOV Depth _____ Flow _____

19. DRAINAGE (Proposed method of on-site retention): TO BE ENGINEERED FOR STORM DRAINAGE

Any special drains? _____ (Please attach map)

Soil type(s): ARCHABAL LOAM 2-4 % SLOPES

(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐

If yes, explain:

YES, THE SITES OF THE 2 REMAINING RV PADS AND EXCAVATION OF POND

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐

If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT

(Idaho Code 31-3805)

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10. How do you plan to retain storm and excess water on each lot? ENGINEERED STORM DRAINAGE MAP PERFORMED BY
~~STAMPED ENGINEER~~

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

APPROPRIATE AGGREGATE IN THE STORM AREA ADVISED BY ENGINEER FOR STORM DRAINAGE

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction —→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: BARON HOLLOWELL
Applicant

Date: ____/____/____
02/06/24



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: BARON HOLLOWELL
Applicant

By: _____
Valley County Weed Control

Date: 02/06/24

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

TRAFFIC DURING CONSTRUCTION WILL BE MINIMAL WITH SMALL CREWS PERFORMING THE WORK. WE PROJECT A 10 WEEK TURN AROUND PERFORMING, EXCAVATION OF POND, TRENCHING OF WATER/ SEWER AND ELECTRIC TO THE RV PAD HOOK UPS. ALL PERFORMED AT APPROPRIATE WORK TIMES. FULL OCCUPANCY WOULD ADD AN AVERAGE OF 5 CARS TO THE TRAFFIC PER WEEK TO TYPICAL FLOW OF NORWOOD.

2. Provision for the mitigation of impacts on housing affordability.

WITH THIS ADDED AMENITY WE ARE USING CURRENT STR LAND TO PROVIDE MORE RV UNIT SPOTS WITHOUT TAKING FROM CURRENT SUPPLY AVAILABLE ON MARKET.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

NOISE AND VIBRATION ADDED WOULD LAST 1 WEEK OR LESS IN THE EXCAVATION PHASE PERFORMED DURING DAY 8AM-5PM. WITH FINISHED PRODUCT, THE QUIET HOURS WILL BE 10PM-8AM INDOOR AND OUTDOOR. NO SPECIAL ACTIVITIES OR PARTIES.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

ADDED HEAT AND GLARE SOURCES- CARS ON AVERAGE OF 5 PER WEEK NON FULL TIME, ADDED POND, 250SQFT X 5 TRAILER BASED HOMES. PORCH LIGHTS FROM 5 RV SPOTS

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

CURRENT EMISSIONS ARE HEATING FROM HOME. PROPOSED WOULD ADD HEAT EMISSIONS FROM RV HOMES, PART TIME VEHICLES,

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

CURRENT WELL WATER IS PROVIDED TO THE HOME, AND 3 FROST FREEZE HYDRANTS. PROPEDED TO ADD 2 MORE FROST FREE HYDRANTS. DISPOSAL OF POTABLE AND DOMESTIC USES WILL BE VIA SEPTIC TANK.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

NO GAS IS CURRENTLY ON PROPERTY AND NOT PROPOSED AT THIS TIME. NO AFFECT OF NEIGHBORING PROPERTY ON PROPOSED USE.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

NO WETLANDS ON SITE, AND/OR DISTURBING OF STABILITY. THE EXCAVATION OF THE POND AND GRADING OF ROAD WILL MINORLY AFFECT

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

STABILIZATION OF SOIL VIA COMPACTION AND DRAINAGE. RESTORING VEGETATION VIA SEEDING OF GRASS WAYS AND ADDED NATIVE TREES. TREES/ VEGETATION DETAILS TO BE PROVIDED ON THE LANDSCAPING PLAN LIST.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

THE PROPOSED PROJECT WILL NOT AFFECT THE SOIL CHARACTERISTICS. THE 2-4% SLOPE AND SOIL CHARACTERISTIC ARE IDEAL FOR THE BUILDING LOT BEING MINIMAL VARIABLES. THE POND INSTALL(EXCAVATION PERMIT) WILL BE MINOR WITH MAX DEPTH OF 5FT

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

EXCAVATION COMPANY TO PROVIDE EXACT DETAILS FOR CUTS, FILLS, DRAINAGE AND IMPOUNDMENTS. SIGHT AND SOUND BUFFERS TO BE MITIGATED VIA A PRIVACY FENCE BUILT AROUND THE NORTH, SOUTH AND WEST PROPERTY LINES OF 6' HEIGHT MADE OF CEDAR PLANKS. DRIVEWAYS- GRAVEL, POND- POLYBLEND LEAK PROOF AND UV PROOF LINED TOPPED WITH SAND. REMAINING LANDSCAPE TO BE NATIVE GRASS LANDS.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

THE POND AND RV SPOTS WOULD NOT BE VISIBLE FROM THE PUBLIC ROAD AS IT SITS OVER 200FT BACK. THE NEIGHBORING PROPERTIES WOULD ALSO NOT BE ABLE TO SEE IT VIA 6' FENCING. THE PROPERTY IS CURRENTLY LINED ON ALL SIDES WITH 40'+ PINE TREES, NO IMPACT OF SHADOWS ON NEIGHBORING PROPERTIES.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

PROPERTY IS CURRENTLY OWNED AS WELL AS TRYING TO CREATE THIS AMMENITY ELSEWHERE WOULD IMPACT THE AFFORDABILITY TO VALLEY COUNTY BY TAKING ANOTHER PROPERTY FROM THE MARKET.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

THE VALUE OF THE LAND COULD POTENTIALLY INCREASE, MAKING THE TAX ASSESSMENT INCREASE. NEW JOBS WOULD BE PROMOTED BY OUR STR STAFF, THE CONSTRUCTION FORCE WOULD ALLOW FOR MORE JOBS.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

IDAHO POWER COST TO BE INCREASED APPROXIMATELY 6000\$ PER YEAR

ENLARGED SEPTIC TANK.

OVERALL THE PUBLIC SERVICES WOULD BE MINIMALLY AFFECTED VIA LAKESHORE DISPOSAL AND POWER DEMAND.

ALTERNATIVELY OUR PROJECT WILL BRING TOURISM DOLLARS, TAX DOLLARS VIA HOTEL TAX, GENERAL SALES TAX AND PROVIDE JOBS.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

OUR PROJECT IS SMALL, UNIQUE AND WILL NOT TAKE FROM CURRENT RUNNING PRODUCTS OF SIMILAR SERVICES.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource.

Describe the process in detail and describe the impacts of each part.

THE ONLY NATURAL RESOURCES TO BE USED ON OUR PROJECT ARE ROAD MIX GRAVEL DELIVERED FROM KNIFE RIVER IN CASCADE AND SAND DELIVERED FROM EMMETT ID. NO IMPACT ON THE DEPLETION OF RESOURCES AS THEY ARE MASS PRODUCED FOR EVERYDAY USE.

18. What will be the impacts of a project abandoned at partial completion?

THE IMPACTS WILL NOT AFFECT THE COMMUNITY, THE ABANDONED POND WOULD RESULT IN A STORM WATER RETENTION PIT.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

CURRENTLY THE HOME IS 946SQFT WITH A SHOP OF 1120+- SQFT. THE PROPOSED 5 RV PADS WILL HAVE A 250 SQFT TRAILER ON EACH BAY.

20. Stages of development in geographic terms and proposed construction time schedule.

PHASE PLANNING TO BE INCLUDED-

1. EXCAVATION OF POND AND RV 2 RV SITE PAD UTILITIES.
2. EXPANSION TANK OF SEPTIC TANK. IN TALKS WITH CDHD ABOUT ADDITION
3. LINER, SAND AND GRAVEL BROUGHT IN FOR DRIVEWAY AND POND.
4. FINISH OUT LANDSCAPING AND BRING IN THE RV'S

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

THE TRAILER WILL BE SHORT TERM RENTED. WITH AVERAGES OF 75/NIGHT

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

Revision 13847 N Norwood Rd McCall ID

1. Landscaping Plan- All existing border trees will stay in plan. The remaining borders to the roads to be built will keep the pasture grass. 20-25 young trees to be planted in the Aspen and Pine tree species (* subject to change depending on landscape advice). Map to show placement of trees.
2. Pond centerpiece will be 0.2 acres large and maximum 4ft deep in the center. Consisting of leak proof liner and sand bottom. The excavated dirt will be spread and bermed on the edges and reseeded with native grass seeds currently on site.
3. Driveways will stay as gravel of ¾ in roadmix from knife river. Measuring 15ft wide.
4. Preliminary Stormwater and Grading Plan - TBD and completed upon CUP acceptance or conditional approval. Our Engineer on plan Eric Cherasia will work on it.
5. Outdoor lighting plan - Light posts in accordance with Section D parts 1 and 2. Placements at each RV site.
6. Garbage collection - Lakeshore disposal with 4 yard dumpster serviced twice per week.
7. Length of stay - These few sites will be available for all lengths of stay, with one dedicated to onsite management for a local working in the Valley.
8. CDHD - Yes, I have spoken with them on requirements. Since there is a septic tank on the property with a leach field, they can approve and get an expansion of the current site for larger tanks to supply more than enough capacity for the proposed park. Apex Excavation, an approved septic vendor of District 4 to perform all work. Further info to follow
9. Jeff Mcfadden - Spoke with them on the impact if they will need more infrastructure but currently not looking so given the low impact of 5 vehicles per week on average.
10. Travel Trailer Park Requirements -
 - Standards:
 - Street width and access meet standards. 15ft wide. Access to property suitable for a 53ft trailer.
 - Buffers between all property sides will be a 8ft cedar plank fence
 - No marshes or swamps, with drain water to be assessed by CE
 - Water supply by well adequate for servicing all pads. Septic Tank to be enlarged and added onto the current septic system according to CDHD
 - General Design:
 - Minimal disturbance to the land will be achieved with the flat topography
 - The driveway width of 15 ft will accommodate larger vehicles that will then flow into a 12 stall gravel parking lot marked by stripes to help give the driver orientation of the flow of parking. The site plan will suit the shrubbery and landscape with the existing trees bordering the property and additional trees to be planted.
 - Site pattern and views - The pattern is in a circular shape allowing views for both Jug Mountain and Tamarack on the East and West sides. The property is also enclosed by mature pine trees to give the ambiance of the mountain life.
 - Circulation:

- Access for trailers will be made easy with the design of backing into the drivers side corner.
- RV pads are 15 ft wide giving maneuvering a trailer much more space than standard.
- Extent - Driveway will be 15 ft wide allowing the garbage truck to enter and exit.
- Gravel streets are provided as well as gravel pads for the RVs.
- We have accommodated 1 spot per slot to be parked in a line in their given spots. Or have access to the parking lot.
- All streets will be constructed of a hard road base and grades to be provided by the CE.
- Parking will not impede public roadways and traffic flow.
- We will have parking on one side of each trailer adequate for 1 vehicle.
- A common walk area will be around the entire park at 3.5 ft wide, allowing for service to the garbage and common areas.

○ 12-1-6:

- Safe potable water will be provided from the well. I have spoken with the ID Dept. of Environmental Water Resources and Quality in regards to the well/ public water system and was told there is no issue. A permit will be sent in upon conditional approval.
- Safe Sanitary Sewage is provided from the Septic tank with individual hook ups at each site.
- Electric will be provided on a 30 amp breaker per pad with the trailer based homes having solar as supplemental power.
- Each pad will be individually marked with permanent flush stakes. Each pad will also be marked to the designed width and depth.
- Widths between each pad will be 15ft with only 1 trailer allowed per lot.
- The placing of each pad meets the size, dimensions, and setbacks allowing for accessways and easement.
- Each pad will have a gravel patio spot of 180 sq ft on the bottom side of the pad.

11. Fencing- 6' foot privacy fencing. Made of cedar dog eared planks

12. Manager -The Manager will be onsite and have a trailer spot closest to the common building.

13. Quiet hours 8am-10pm. Trash provided on site. Landscaping and Snow removal will also be provided on a needed basis to keep the property up to par.

14. The Excavation Permit is filled out with plans for a pond.

15. Idaho Department of Water Resources Permit is filled out along with the Transfer of Water Rights Ownership, New Rights with the Evaporation loss.

16. U.S Corp of Engineers Permit is filled out and adequate.

17. CDHD contacted -talked with Jason at CDHD, with the ideas for how to accomplish this project. 1. Have engineer test holes for secondary septic and run lines. 2. Remove current tank and install one communal tank to be sufficient for all facilities.

18. CDHD- Jason will come out and inspect if a new leach field needs to run for the extension of lines or if current is sufficient.

All permits to be formally submitted and engineering to follow based upon conditional approval.

Development of Trailer-Based RV Homes at 13847 N Norwood Rd McCall, ID

Project Overview:

This project aims to add five trailer-based RV homes, providing a unique and comfortable housing solution for residents or visitors. The development will adhere to all planning and zoning regulations, ensuring a harmonious integration with the existing environment while offering modern amenities and a sustainable design.

CURRENTLY HAS 3 RV PADS WITH WATER/POWER. PROJECT IS TO ADD 2 MORE RV PADS WITH RV HOMES FOR USE TOTALLING 5.

Project Objectives:

Zoning Compliance:

Conduct a comprehensive analysis of local zoning regulations and planning requirements to ensure compliance throughout the project.

Site Assessment:

Evaluate the topography, soil conditions, and existing infrastructure to determine the most suitable locations for the RV homes.

Identify potential environmental impact and implement mitigation strategies.

Architectural Design:

Collaborate with architects and designers to create aesthetically pleasing, functional, and environmentally conscious designs for the RV homes.

Ensure the designs align with the overall character of the area and maintain a balance between privacy and community integration.

Infrastructure Development:

Plan and implement necessary infrastructure, including water supply, sewage disposal, electrical connections of 30 AMP, and road access.

Integrate sustainable practices, such as energy-efficient solutions.

Community Amenities:

Incorporate communal spaces and amenities to foster a sense of community among the residents, such as a shared recreational area, walking paths, or landscaping features along with the appeal of the pond.

Regulatory Approvals:

Facilitate the necessary permits and approvals from local planning and zoning authorities, addressing any concerns or modifications required for compliance.

Utilities and Connectivity:

Ensure that the RV homes are equipped with essential utilities to meet the needs of modern living.

Safety and Emergency Preparedness:

Develop emergency evacuation plans and implement safety measures, including fire prevention strategies and access for emergency services.

Community Engagement:

Conduct public consultations to gather input from the local community and address any concerns or suggestions.

Sustainability Practices:

Implement eco-friendly features, such as solar panels, energy-efficient appliances, and waste management systems, to minimize the environmental impact of the development.

Timeline:

Provide a detailed timeline outlining key milestones, including site assessment, design development, regulatory approvals, infrastructure development, and completion of RV home installations.

Budget:

Present a comprehensive budget, including costs for design professionals, construction, permits, infrastructure development, and contingency funds.

Risk Management:

Identify potential risks associated with the project, such as regulatory hurdles, environmental challenges or community opposition, and propose mitigation strategies.

Conclusion:

This project seeks to enhance the utilization of the land by introducing trailer-based RV homes in compliance with planning and zoning regulations. The comprehensive approach outlined above ensures a well-planned, sustainable, and community-friendly development that aligns with your vision for the property.

Updated Project Timeline:

Phase 1: Preliminary Assessments (Weeks 1-2)

Conduct initial site assessments, including topography, soil conditions, and environmental impact.

Engage with architects and designers to develop preliminary RV home designs for prefabricated trailers.

Begin discussions with local planning and zoning authorities for initial feedback.

Phase 2: Design Development and Community Engagement (Week 3)

Refine RV home designs based on initial feedback and community input.

Conduct public consultations to address concerns and incorporate suggestions.

Finalize architectural plans and submit them for regulatory approval of modular builders.

Phase 3: Permitting and Regulatory Approvals (Weeks 4-5)

Facilitate the permitting process, addressing any additional requirements from regulatory authorities.

Develop and submit emergency evacuation plans and safety measures for approval.

Phase 4: Infrastructure Development (Weeks 6-10)

Begin infrastructure development, including water supply, sewage, electricity, excavation of pond and road access.

Implement fire mitigation measures, such as creating defensible spaces and installing firebreaks.

Phase 5: RV Home Installations and Community Amenities (Weeks 11-12)

Begin installing RV homes on prepared sites.

Develop communal spaces and amenities to enhance community integration.

Key Focus Areas:

Fire Mitigation:

Collaborate with local fire departments to implement fire-safe landscaping practices.

Install firebreaks and ensure sufficient clearance around each RV home.

Develop and communicate emergency evacuation plans to residents.

Utilities:

Coordinate with utility providers to establish reliable water from well, sewage lines to communal improved septic with filters for phosphates, and electrical connections.

Implement sustainable utility solutions, such as solar power.

Fencing and Access:

Install appropriate fencing to demarcate individual lots and enhance security. 6' Cedar Plank on North, South, West lines.

Ensure proper access points for emergency services and residents.

Emissions and Dust Control:

Implement construction best practices to minimize emissions and dust. ie water spraying, gravel and barriers.

Use eco-friendly construction materials to reduce environmental impact.

Noise Management:

Establish construction schedules that minimize noise during sensitive hours, ie 9am-5pm.

Communicate construction timelines and potential noise disruptions to the community.

Conclusion:

The phased construction plan outlined above ensures a systematic and efficient 12-week build-out of the trailer-based RV homes and pond while addressing critical aspects such as fire mitigation, utilities, fencing, access, emissions, dust, and noise. This comprehensive approach aims to create a sustainable and harmonious community that meets the needs of residents while adhering to planning and zoning regulations.

NORWOOD RD

