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Norwood Development (C.U.P. 24-05)

Valley County Planning & Zoning Commission
April 11, 2024





TOPICS

- Overview & Goals
- Project Objective
- Site Plan
- Design & Sustainability
- Visualizations / Aesthetics
- Mitigation of Concerns
- Security & Management
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Overview & Goals

- Requesting a Conditional Use Permit for 5 Tiny Home RV's to be placed on property with a 4 ft deep - lined pond to the west of the property.
- The tiny homes would be used for a Short-Term Rental basis
 - Professionally managed by Frost Management.





Project Objective

- The project objective is to create an eco-friendly, high-quality tiny home RV resort in McCall, Idaho, by consolidating five short-term rental properties onto a single lot.
- This initiative aims to offer a distinctive lodging experience that harmonizes modern comforts with the natural beauty of the region, appealing to guests seeking a tranquil retreat into nature.
- Through sustainable design and responsible management practices, the resort will not only enhance the local tourism landscape but also establish a model for innovative and environmentally conscious accommodation solutions.

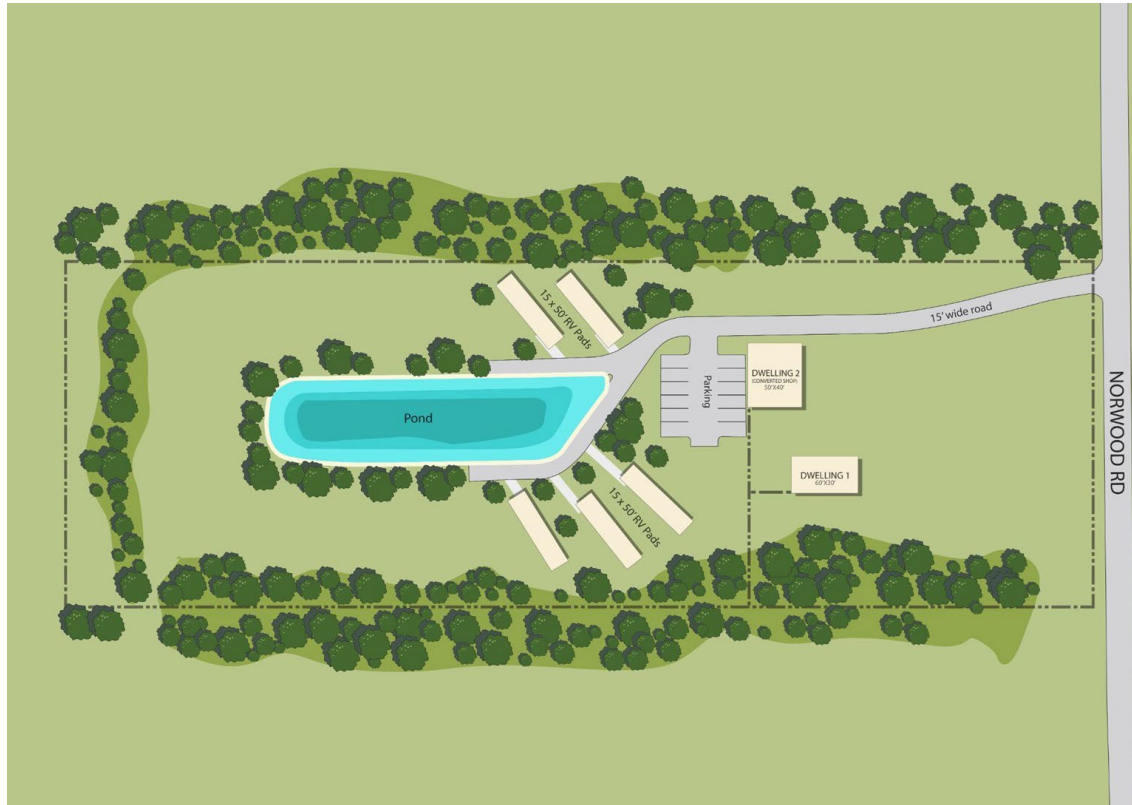


Site Plan



(5) 10 x 25' Tiny homes

0.2-acre Pond w/
impermeable liner &
aeration for mosquito
control



Property mgmt. w/ in-
house landscaping and
pond maintenance.

Design & Sustainability

Careful consideration has been given to the design process to incorporate key design elements and sustainable components.

- 01 | Solar panels to offset power demand
- 02 | Phosphate filters to mitigate environmental concerns
- 03 | Dedicated parking area
- 04 | Pond designed with liner for no impact to water source
- 05 | Fence and Tree barrier to mitigate sight & sound



Aesthetics/Images



Mitigation of Concerns

| | |
|---------------------|---|
| 1. Occupancy | 1. Professional on-site management allowing only 2 people per tiny home. |
| 2. Septic and Water | 2. All permits in order for expansion/addition of septic system for the home and additional 5 units. |
| 3. Garbage Cans | 3. A 4-yd dumpster will stay onsite for all trash concerns. |
| 4. Noise | 4. Quiet hours will be posted & enforced from 10pm – 8am. |
| 5. Light Pollution | 5. Dark Sky compliant lighting used |
| 6. Security & Sight | 6. Max allowed height (6ft) of cedar plank fencing to be installed around entire perimeter. Trees to be planted around west and south borders. |



Security & Management

Our commitment: Keeping our guests and neighbors happy with strong security and expert management, ensuring a safe and well-run environment for all."

- 01 | Key-coded front gate to access property
- 02 | Perimeter fencing around entire property
- 03 | Security cameras strategically placed
- 04 | Frost Management – locally run mgmt. w/ 104 properties





Q & A





Thank You!

