

**From:** Karen Harvey <karen@forestpropertymanagement.com>  
**Sent:** Wednesday, August 13, 2025 11:29 AM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Aaron Harvey <aaron@forestpropertymanagement.com>; Ginnell Hellhake <ginnell@key2mccall.com>  
**Subject:** Harvey CUP 25-016

We wanted to provide more information and detail to you and the committee ahead of this week's meeting.

We are Aaron and Karen Harvey, and we have owned and operated **Forest Property Management** here in McCall since 2006. We provide estate management and property services to homeowners. Our core clientele consists of vacation homeowners (privately used, not rentals), and we also assist some full-time residents and manage a few commercial properties.

We serve clients who want all aspects of their home and property managed, acting as a single point of contact for a wide range of services. These services include planting flower pots and beds, house cleaning, organizing interiors and garages, stocking groceries, doing laundry, providing servers for family events, setting up parties, lawn care, spring and fall yard cleanup, boat cleaning, dock setup, boat launching and maintenance, sprinkler system installation and maintenance, holiday decorating, car washing and servicing, airport vehicle shuttles, and pickups from Boise to McCall. If our clients need it, we either provide it or find someone who can.

Our staff includes landscaping, sprinkler, maintenance, and housekeeping personnel. We employ five people year-round — currently, that's three full-time landscape/maintenance workers, one full-time house cleaner, and one part-time house cleaner.

Seasonally, from approximately May through October, we hire additional crews. The number of seasonal employees varies but is typically around 10–15, with a mix of full- and part-time hires. Many of our seasonal employees are college students, meaning they work with us from May to August. For example, this year we had 10 seasonal employees, 6 of whom followed the college schedule.

We plan to use the property and shop on Rustic Road as our home office, equipment and supply storage, and as a meeting space for employees to start and end their days. Employees will park on-site and ride in FPM work trucks.

Our three year-round landscape/maintenance employees carpool from Donnelly. From October to April, they commute in one work truck; from May to October, in two trucks. Therefore, their personal vehicles are not parked on-site. Our house cleaners drive their own vehicles but only park briefly at the shop to load and unload supplies. Crews typically arrive around 9:00 a.m. and leave by 5:00 p.m. This could result in 5–10 vehicles parking on the property daily, with approximately 10–15 employees coming and going. Key employees take FPM trucks home in the evening. For most of the day, the shop will be quiet and unoccupied.

From mid-August to November 15, activity slows down considerably. During this time, there are typically only 2–4 trucks at the property each day. From December to early May, there may only be 1–2 visitors per day, and sometimes none.

To minimize our impact, we plan for crews and work trucks to access the property from Garden Lane whenever possible. We are also prepared and willing to help maintain that section of Rustic Road — such as filling potholes — within reason, to offset our wear and tear.



It is difficult to determine the exact location of employee parking until we begin working on the property, but we assure you it will be organized and tidy. Ideally, vehicles will be parked on the northeast side of the property, between the shop and Highway 55. Another possible area is north of the shop, near the septic system — or potentially a combination of both. We are willing to make the designated parking area wherever the county deems appropriate.

All equipment and supplies will be stored inside the shop. Our equipment includes 2–3 dump trailers, a landscape trailer, work trucks, a skid steer, lawnmowers, trimmers, saws, and blowers. Supplies include fertilizers, bagged compost and potting soil, hand tools (rakes, shovels, weeders, etc.), and cleaning supplies (BioKleen All-Purpose Cleaner, vinegar, Comet, degreaser, rags, brushes, vacuums, etc.). During peak summer months, when trailers are in daily use, some trucks and trailers may be parked outside in designated areas.

The “apartment” within the shop will serve as Karen’s home office and as storage for cleaning supplies such as rags, vacuums, and backstock. It will also be used to do 1–2 loads of laundry per day during our busiest months (July–September), and 2–3 loads per week the rest of the year. The office is used by Karen alone, and we do not have walk-in business. Client meetings are held on-site at their properties. The same is true for vendor and contractor meetings.

Our primary goal in purchasing this property is to have a safe, secure base to store business equipment and serve as a home base for our crews. While we (Karen and Aaron) may occasionally use the shop for small repairs or planning, the main function of the property is as a daily start-and-end location for our employees, with 95% of work performed off-site at client properties.

Initially, we considered renting the apartment space to offset costs, but after receiving feedback regarding the septic system, we’ve decided to use it solely for office and storage.

ITD will not allow access to the property from Highway 55. We’ve initiated a conversation with the neighboring property owner to the south regarding alternative access, and he has indicated that he is considering it.

The current lot coverage of the shop on this 1-acre property is 8% (60' x 56', including the lean-to). Proposed day parking for owner and employee vehicles is a 56' x 70' area east of the shop, between the shop and Highway 55 — an additional 9% lot coverage. Proposed outdoor parking for trucks and trailers in the summer is in the northwest corner of the lot, in an area no larger than 40' x 40' — approximately 3.75% additional lot coverage.

It is our business to care for homes and properties in Valley County, keeping them beautiful and well-maintained all year long. This property on Rustic Road will receive the same level of care and attention. We believe our presence will improve the property.

If our CUP is approved, we will immediately begin improving the property’s value and appearance. We plan to install a sprinkler system and plant clumps of trees around the property line to enhance shade, privacy, and screening. The barren berms along Highway 55 will be planted with native trees, shrubs, and flowers. The lot is not highly visible from Rustic Road, aside from the easement driveway. If needed, we are open to installing a wood fence along the northwest property line or creating screening with dense shrub and tree plantings.

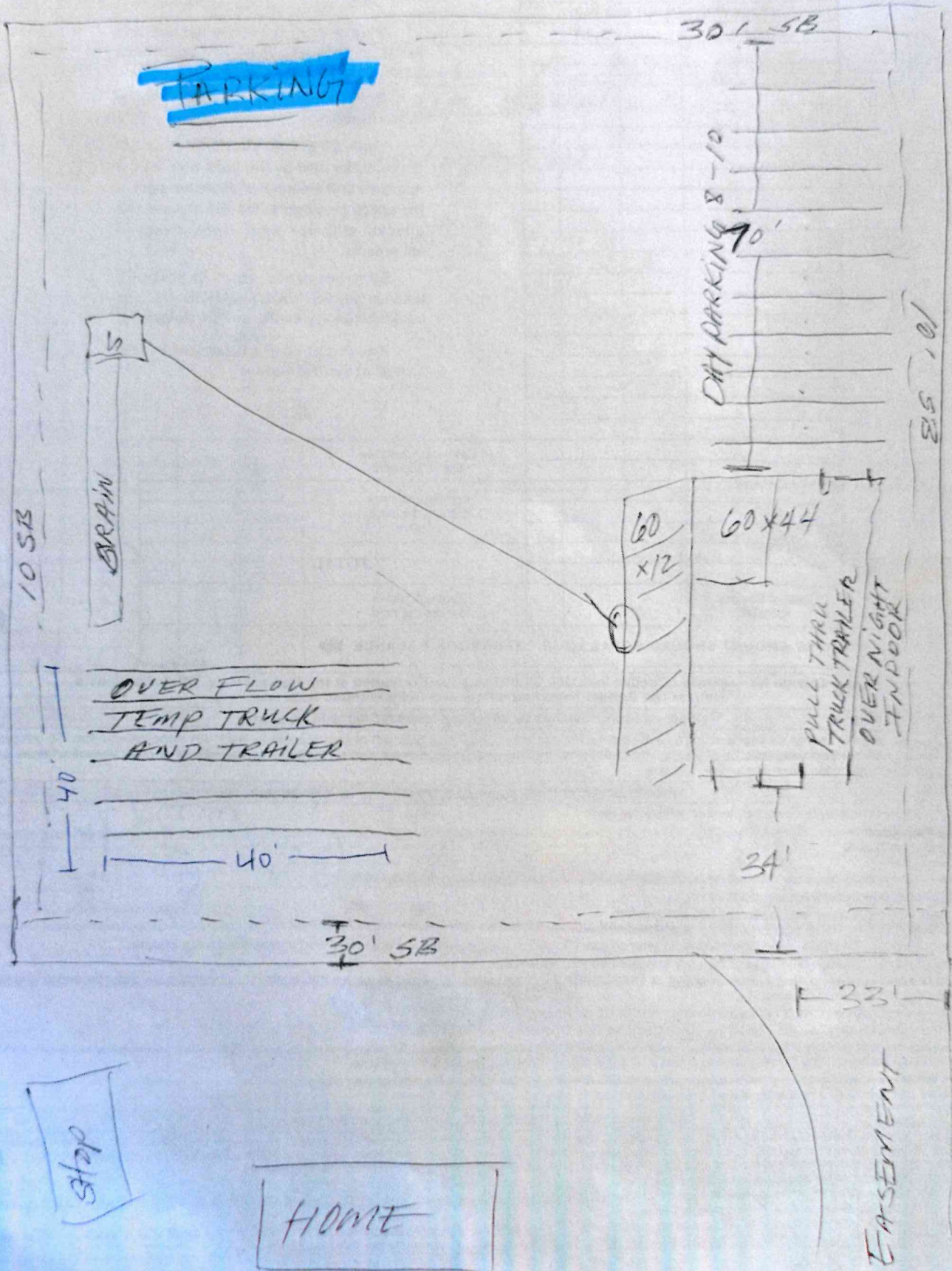
**Karen Harvey**  
**Forest Property Management**  
**(208) 315-2606**



212.42

HWY 55

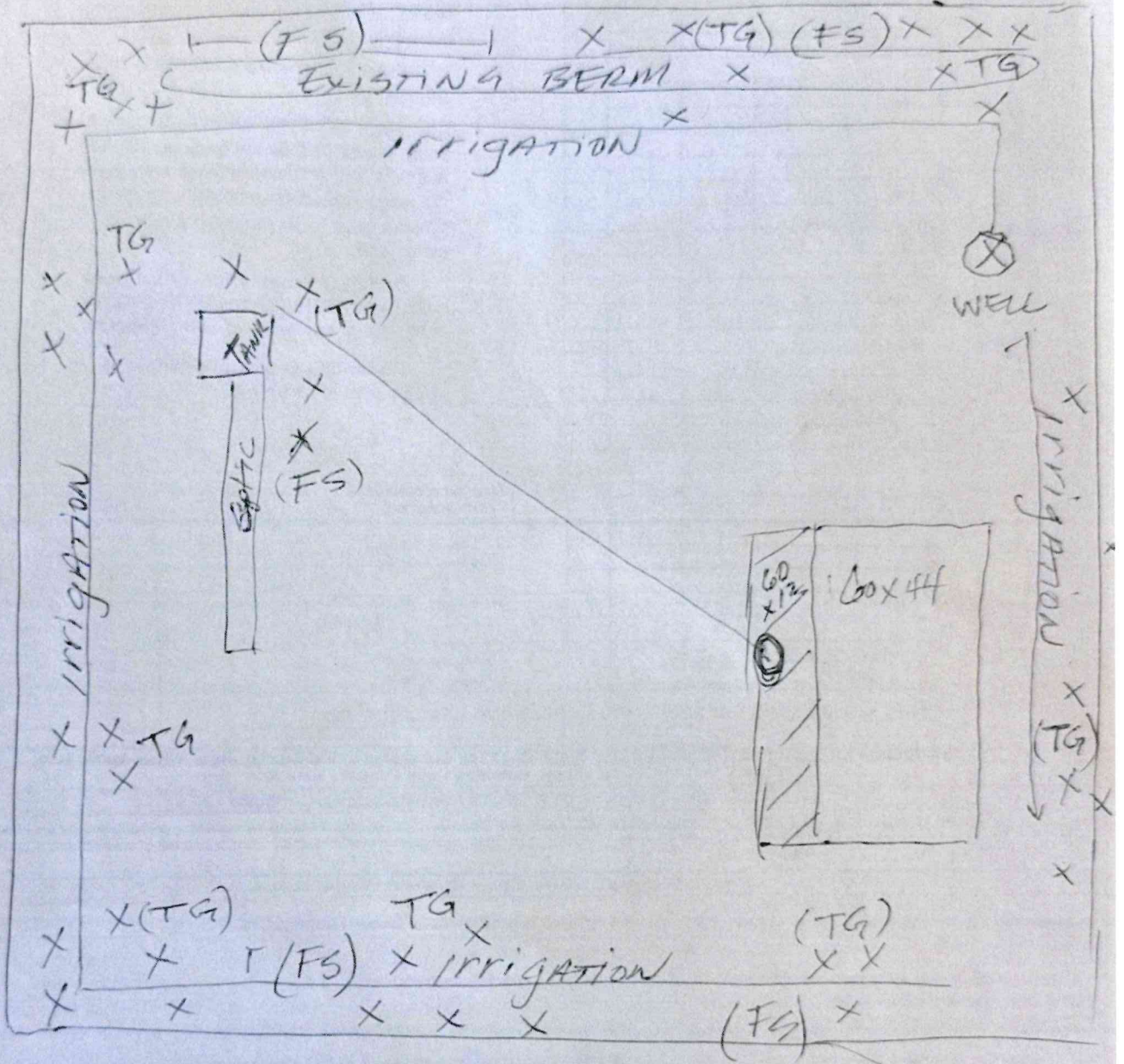
206.08 NORTH





212 42 HWY 55 ~~NORTH~~ EAST

206.08 NORTH



**LANDSCAPING**

(TG) TREE GROVE ASPEN, FIR, TAMARACK  
 (FS) FLOWER SHRUBS WILLOW, WILD FLOWERS  
 DOGWOOD

SHIP

HOME

206.08 NORTH