

#1

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CONTACT INFORMATION

APPLICANT Brianna Bambic PHONE [REDACTED] 9
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 411 Dienhard STE F 129 ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER Brianna Bambic

MAILING ADDRESS Same as above ZIP

EMAIL

AGENT / REPRESENTATIVE PHONE

MAILING ADDRESS ZIP

EMAIL

CONTACT PERSON (if different from above)

MAILING ADDRESS ZIP

EMAIL PHONE

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 14112 NORWOOD ROAD

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

SEE PROPERTY DESCRIPTION ATTACHED.

TAX PARCEL NUMBER(S) RP18N03E283005

Quarter Section Township Range

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

2. SIZE OF PROPERTY 41.54 Acres ☒ or Square Feet ☐

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

The subject property is presently utilized for agricultural purposes consistent with its zoning designation. Existing site improvements include established utility connections providing domestic water, electrical service, and an on-site sewage system with capacity for five (5) toilets. The property also contains one (1) accessory dwelling unit (ADU) of approximately six hundred (600) square feet in floor area.

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, there is no known hazards on or near the property.

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

North Primary Land Use: 102 Irrigated Grazing Land

South Primary Land Use: 118 Other rural land

East Primary Land Use: 105 Dry Grazing Land

West Primary Land Use: 118 Other rural land

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 5099 ft
7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
Number of Proposed Structures: NA Number of Existing Structures: _____
Proposed Gross Square Feet Existing Gross Square Feet
1st Floor _____ 1st Floor _____
2nd Floor _____ 2nd Floor _____
Total _____ Total _____
- 8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐
- 8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☒ _____
- 8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): NA
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 550 sq ft
- 8d. DENSITY OF DWELLING UNITS PER ACRE: .024 dwelling units per acre
9. SITE DESIGN:
Percentage of site devoted to building coverage: .03%
Percentage of site devoted to landscaping: .03 %
Percentage of site devoted to roads or driveways: .06%
Percentage of site devoted to other uses: 98.8%, describe: Agricultural
Total: 100%
10. PARKING (If applicable):
a. Handicapped spaces proposed: Y **Office Use Only** Handicapped spaces required: _____
b. Parking spaces proposed: 10 Parking spaces required: _____
c. Number of compact spaces proposed: NA Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: NA
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>NA</u> | _____ | <u>20+ ft</u> | _____ |
| Rear | _____ | _____ | <u>20+ ft</u> | _____ |
| Side | _____ | _____ | <u>10+ ft</u> | _____ |
| Side Street | _____ | _____ | <u>20+ ft</u> | _____ |
12. NUMBER OF EXISTING ROADS: 1 Width: 20 ft
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: 1 Proposed width: 20 ft
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 ☒
-
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Sewage, Water and Electric
-
16. PROPOSED UTILITIES: NA
Proposed utility easement widths _____ Locations _____
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
NA for proposed site 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 _____ Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): Not necessary all ground
Any special drains? No (Please attach map)
Soil type(s): Archabal Loam, McCall Complex and Melton Loam
(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:
The slighest amount of grading for flat 16 x16 campsites. The goal is to disturb the least amount
of grasses.
-
- 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. NA
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? _____ Yes _____ X No

2. What is the name of the irrigation district/company and drainage entities servicing the property?

Irrigation: Lake Irrigation District

Drainage: _____

3. How many acres is the property being subdivided? NA

4. What percentage of this property has water? Unknown 100% if needed

5. How many inches of water are available to the property? Text 21 inches

6. How is the land currently irrigated? ☒ surface ☒ sprinkler ☐ irrigation well
☒ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
NA ☐ above ground pipe ☐ underground pipe

8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

The slow ditch is connected to the canal and flows north through the east side of the property to the north east edge of the property then reenters the property on the north central edge and flows SW down the hill then wraps north central edge to exit or dissolves

9. Is there an irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? NA

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)

NA - All drainage will be same as before

Irrigation Plan Map Requirements No Changes not needed

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: _____

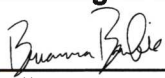
Also, provide the following documentation: Not Applicable

- ☐ 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: 
Applicant

Date: 11 / 18 / 2025



VALLEY COUNTY

WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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: Brianna Bambic
Applicant

By: Valley County Weed Supervisor

Date: 11/15/25

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.**
- ❖ **Thoroughly 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.

*See page
2-11*

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

Legal Description of the Land: RP18N03E283005

A parcel of land situate being the NW1/4NW1/4 of section 28, T. 18 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the section corner common to sections 20, 21, 28, and 29, T. 18 N., R. 3 E., B.M., Valley County, Idaho as shown on that particular record of survey, recorded as instrument No. 182380, on book 3, on page 218 of surveys, on file in the office of the recorder of Valley County, Idaho, the real point of beginning:

Thence, N. 89°56'36" E., 1,334.40 feet to a 5/8" rebar marking the west 1/16th corner of said sections 21 and 28,

Thence, S. 0°26'56" W., 1,324.08 feet to a 5/8" rebar marking the west 1/16th corner of said section 28,

Thence, N. 89°59'49" W., 1,2999.57 feet to a 1/2" rebar,

Thence, continuing N. 89°59'49" W., 35.00 feet to N 1/16th corner common to said sections 28 and 29,

Thence, N. 0°27'25" E., 1,322.69 feet to the point of beginning.

Aka parcel 1A as shown on survey 435498

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.

Mailing address of neighbors within 300 ft

IWS LLC
2165 OVERLAND AVE
BURLEY ID 83318

BRUNDAGE MOUNTAIN COMPANY LLC
[REDACTED]
EAGLE ID 83616

MCCALL RANCH LLC
[REDACTED]
EAGLE ID 83616

MCCALL RANCH LLC
[REDACTED]
MCCALL ID 83638

BRUNDAGE MOUNTAIN RESORT LLC
[REDACTED]
MCCALL ID 83638

MAW PROPERTIES LLC
DBA MAW PROPERTIES LLC01D LAND 1
11259 PARLEYS CONE CT
LAS VEGAS NV 89135

HAMBLIN MELINDA I
HAMBLIN JAMES P
[REDACTED]
MCCALL ID 83638

Project Description

The purpose of this proposal is to allow a low-impact recreational use consisting of eight (8) small, seasonal campsites on private property in rural Valley County and maintain best land management practices. The project is designed to maintain the property's existing agricultural character while providing limited public access for outdoor recreation. The selected site area is naturally flat and requires minimal grading or alteration. Each campsite will include a small wooden platform or sand area (16 by 16) to define the camping area, protect vegetation, and minimize soil disturbance.

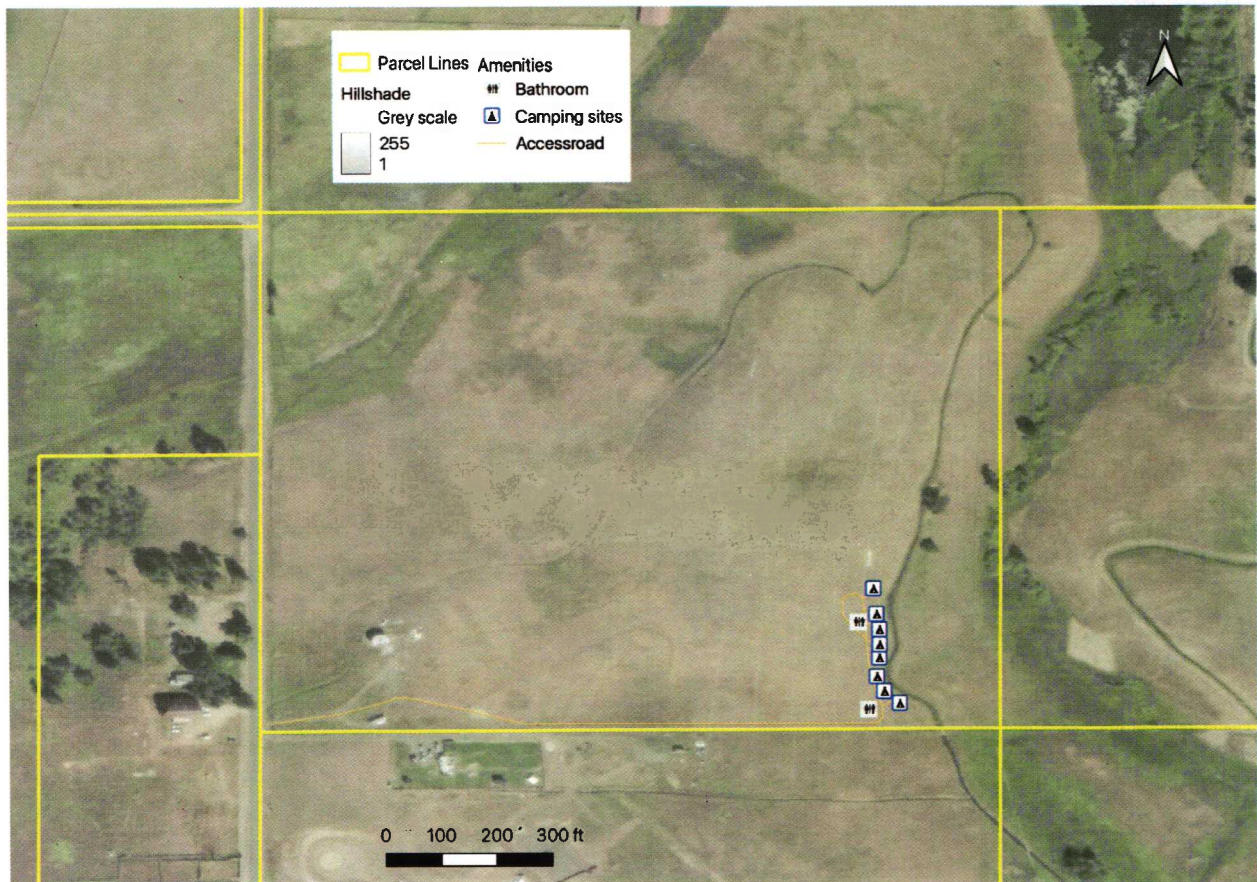


Figure 1. Plot plan and neighboring parcels.

Construction activities will be completed within approximately one to two (1–2) months, depending on weather and seasonal conditions. Work will occur during normal daylight hours and will involve light equipment for clearing and grading. Dust generation during construction will be minor and controlled through watering or surface stabilization. Noise and emissions will be minimal and consistent with typical rural activity levels. No outside storage is planned at this time.

The project will utilize existing access via the current driveway connection, with no new roads or drive approaches required. Utilities are already established on the property, including water and electrical service. If necessary, small solar units may supplement campsite lighting (downward facing motion sensor solar lights) or power needs. Sewage disposal will be managed weekly through licensed portable sanitation services (Honey Dippers), which will provide and maintain portable restroom facilities with adequate capacity for the proposed number of campsites. Phase two will include a ground shower, and no filtration system is needed. Central District Health was briefed on the plan and no additional septic system is needed. This approach ensures compliance with health and sanitation requirements without additional strain on the existing septic system.

Fencing will be limited to specific campsite boundaries as needed to maintain ongoing grazing operations elsewhere on the property. Fire mitigation measures include designated fire rings at specific sites, fuel clearance zones, and compliance with seasonal fire restrictions. The project will not introduce hazardous materials or processes. Erosion and dust control, vegetation preservation, and site restoration practices will be implemented as standard best management measures. Phase two will consist of an added shower and bathroom, if necessary; no other phases beyond initial construction are proposed.

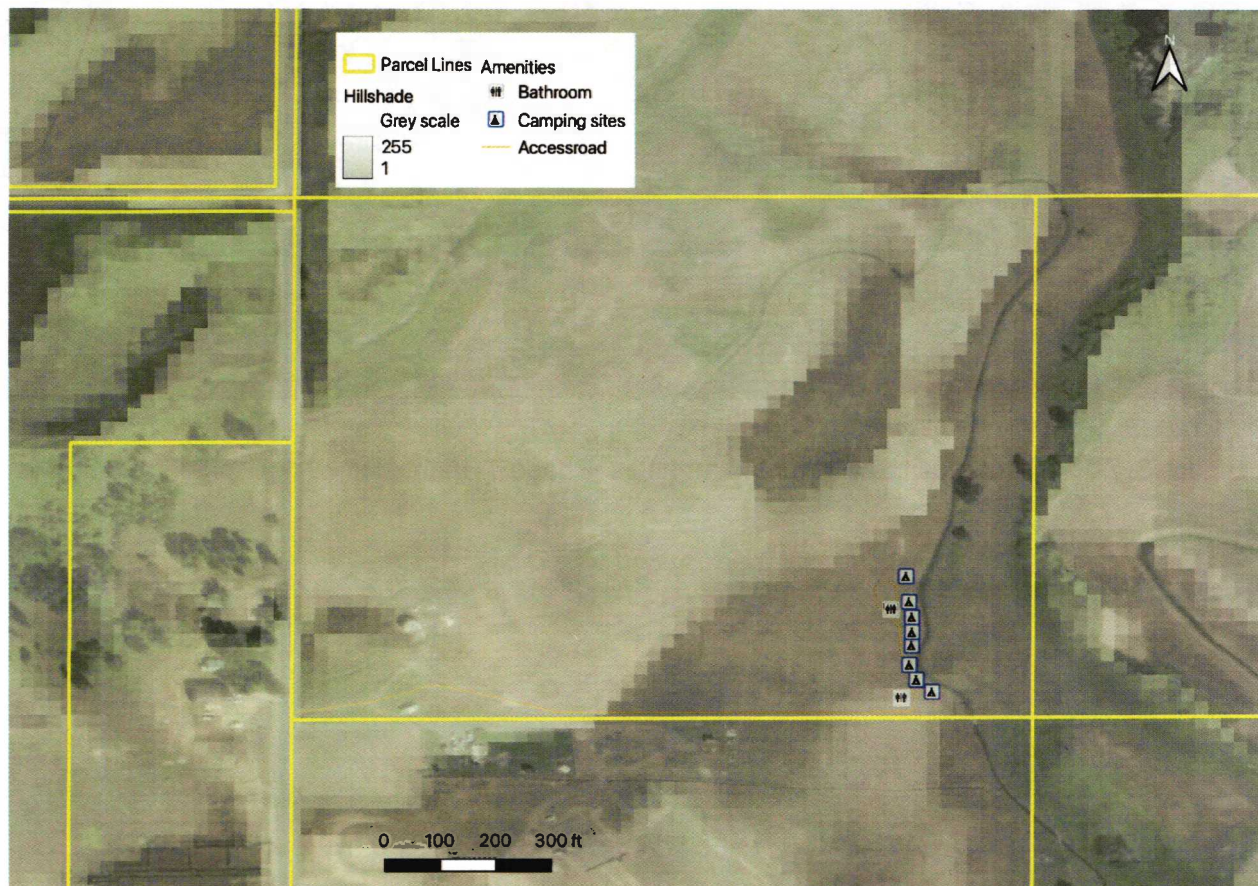


Figure 2: Plot plan with hillshade to show elevation and topography. Note. nothing is over 15% grade

Overall, the project is designed to integrate seamlessly with the property's existing agricultural and natural features, creating a small-scale, sustainable recreation use that aligns with Valley County's rural land use standards, low-light, and open-space conservation goals.



Figure 3: Zoom of campsites and main amenities. Phase 1: bathroom, water spigot, and shower

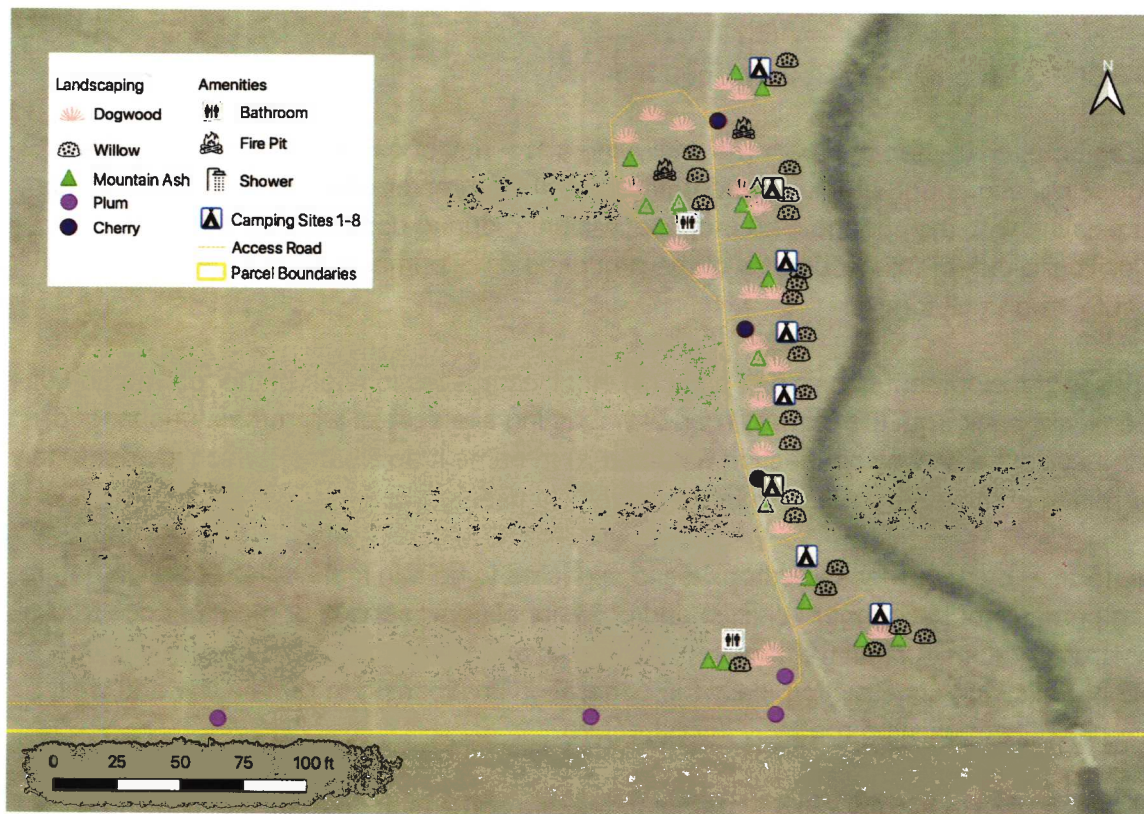


Figure 4: Landscaping map and main amenities. Phase 2: additional bathroom, optional.

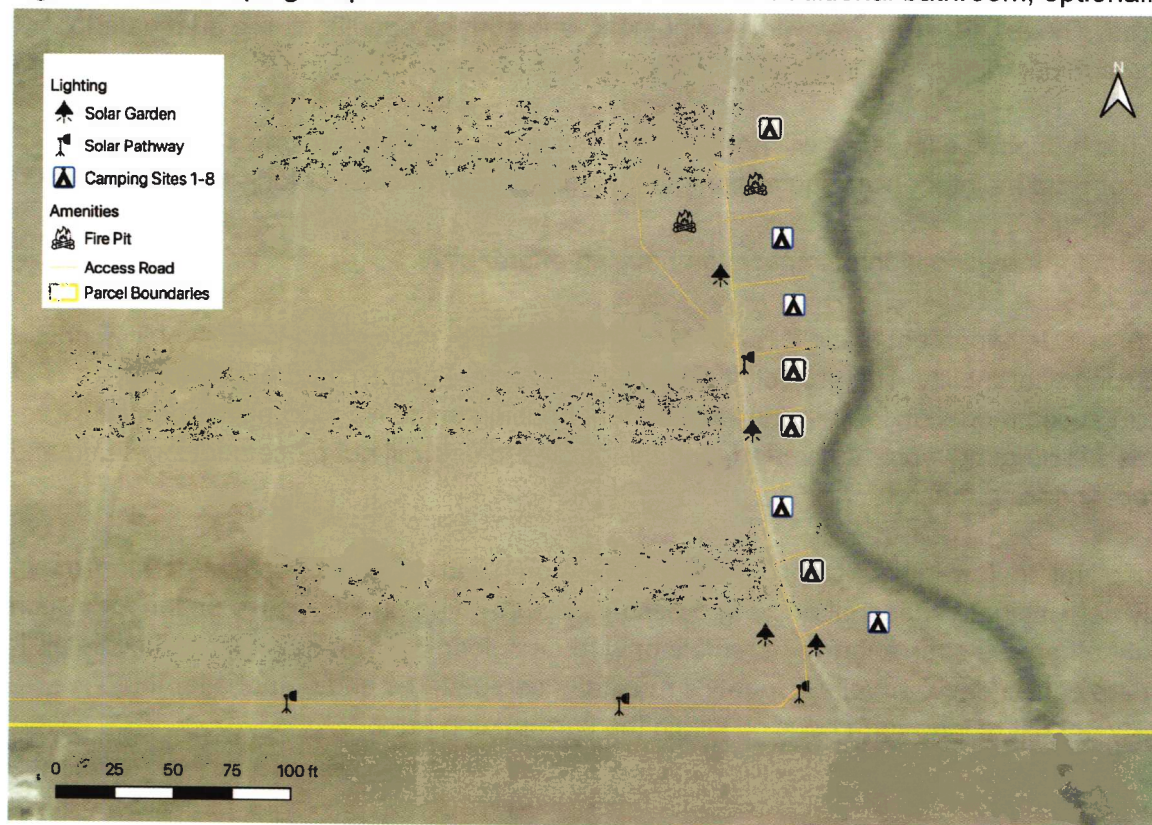


Figure 5: Lighting map and main amenities

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

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.

The proposed development consists of eight (8) small campsites located at the rear portion of the property, set back from the primary roadway. Existing site access will remain unchanged, utilizing the current driveway connection to [insert road name if applicable], which is adequately surfaced and maintained to accommodate light vehicle use.

Traffic generated by the proposed campsites is expected to be minimal and seasonal in nature, consisting primarily of passenger vehicles and occasional small service or maintenance trucks. No heavy truck or construction traffic is anticipated beyond temporary use during initial site preparation. Following construction, daily trip generation is expected to remain low and well within the capacity of existing roadway infrastructure.

Pedestrian and bicycle activity will be internal to the site and limited to guests accessing campsite amenities. No off-site pedestrian or bicycle infrastructure improvements are proposed or required. The existing roadway width, alignment, and surface conditions are adequate to support the minor increase in traffic associated with the project.

Overall, the proposed campsites will not materially alter existing traffic volumes, circulation patterns, or road maintenance requirements during either construction or long-term operation.

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

The proposed development of eight (8) small campsites is not anticipated to adversely impact local housing affordability. The project is seasonal and recreational in nature, providing short-term accommodations rather than permanent housing units. No existing residential structures will be removed or converted, and the proposed use will not place additional demand on the local housing market.

By offering limited, low-impact camping opportunities on private rural property, the project may indirectly help mitigate seasonal housing pressures by providing an alternative option for visitors who might otherwise seek short-term rentals or workforce lodging. The development scale and location are consistent with Valley County's rural land use patterns and do not alter the availability or cost of long-term housing within the surrounding area.

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.

Existing noise levels on the property are typical of rural agricultural land, with minimal background sound other than wind, wildlife, and occasional vehicle activity. The proposed development will not introduce significant new sources of noise or vibration. During short-term construction, minor equipment noise may occur during daylight hours. Following completion, noise will be limited to normal recreational use—such as conversation or vehicle movement—consistent with rural camping. No amplified music, generators, or special events are planned.

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.

The project will not introduce substantial new sources of heat or glare. Outdoor lighting will be low-intensity, shielded, and directed downward to minimize light trespass and maintain the dark-sky quality typical of Valley County. Vehicle headlights and small campfires may produce intermittent light or heat, but will be localized and temporary. No reflective building materials or surfaces are proposed.

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

Construction activity may generate minor, short-term dust during site preparation. Standard dust control measures, such as light watering of disturbed areas, gravel and grass seeding, will be used as needed. Long-term particulate emissions will be negligible, limited to small campfire smoke, consistent with outdoor recreation norms in the area. No chemical, industrial, or gaseous emissions are proposed.

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.

Water use will be minimal, limited to potable and sanitary needs for campers. The existing on-site system currently supports agricultural and limited residential use and has adequate capacity. Wastewater will be managed via Honey Dippers. No surface discharge is proposed. The property has wetland areas but the site is not within and 100 ft away from a mapped floodplain or wetland area, and natural drainage patterns will remain undisturbed. Erosion control measures will be implemented as necessary during construction.

The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

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

Fire risk is typical of rural Valley County recreation sites. All campsites will include designated fire rings with clearances per local fire protection standards. Campfire use will follow seasonal burn restrictions. No flammable materials or hazardous substances will be stored on-site. Neighboring properties are agricultural or undeveloped, posing no unusual hazards to the 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.

Vegetation removal will be minimal and limited to clearing small areas for campsite pads and pathways. No wetlands or riparian zones will be disturbed. The project area is generally stable, with gentle slopes and well-draining soils. Soil disturbance will be kept to a minimum to preserve native ground cover.

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

Disturbed soils will be stabilized immediately after construction using a native seed mix or ground cover appropriate to the site's elevation and soil type. Erosion control practices such as straw wattles or silt fencing will be used during site work. Native grasses and shrubs will be encouraged to reestablish to maintain the natural landscape character.

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

Soil conditions on-site are suitable for light recreational development. No significant slope stability or foundation issues have been identified. Campsites will utilize existing grades with limited compaction or fill. The soils are well-suited to supporting the proposed utility and landscape improvements without special engineering.

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

Minimal grading will occur to level individual campsite pads and establish small parking pullouts. No large cuts, fills, or drainage impoundments are proposed. Natural vegetation will serve as visual buffers between sites. Utilities will follow existing service routes to minimize disturbance. No fencing is proposed beyond safety or boundary delineation if required.

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 campsites are located toward the rear of the property and screened from public view by existing vegetation and topography. Visual impact from adjacent parcels and roadways will be negligible. Any lighting will be shielded to prevent glare. The development will blend with the natural environment and maintain the rural visual character of the area.

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.

The location was selected for its natural screening, gentle topography, existing access, and distance from neighboring residences and public roadways. The site's rear placement provides privacy and minimizes visual or noise impacts. The property's rural zoning, access to utilities, and proximity to outdoor recreation areas make it compatible with low-intensity camping use.

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

The proposed eight-site, low-impact campground is not expected to meaningfully alter the property's assessed value or tax classification, as the underlying use remains primarily agricultural and the campsites function as an accessory, seasonal land-management tool that supports grazing, weed control, and overall stewardship of the parcel. Direct local expenditures are expected to be seasonal and limited in scale—purchases by guests for groceries, fuel, supplies, and recreation services will benefit nearby businesses. The operation may create one or two part-time positions (site maintenance, cleaning, occasional host/manager), but no significant permanent employment is anticipated. Overall, economic effects are small and proportionate to the project's limited scale and seasonal character.

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

The project is expected to generate minimal demand for public services. No new public infrastructure or utility extensions are required. Emergency services access remains adequate via existing county roads. The minor increase in visitors will not materially affect county service capacity or maintenance costs. (Issue was addressed with the Valley County Road Department, no Development Agreement needed at this time.)

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

The project will not negatively impact other local campgrounds or recreational facilities, as it offers a small-scale, private agricultural camping experience. The limited number of sites complements rather than competes with established facilities, supporting Valley County's broader recreation and tourism economy.

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 project will not extract or deplete any natural resources. Native materials such as gravel may be used for minor surfacing of campsites or access paths, but no industrial or resource-based processes are proposed.

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

If the project were to be discontinued before completion, any temporary disturbance could be easily stabilized and revegetated. The small-scale improvements would not pose ongoing environmental or safety risks and could be readily removed or repurposed.

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

The project includes eight (8) small, non-permanent campsite areas with minimal associated infrastructure. No new residential dwelling units or enclosed buildings are proposed beyond small utility or storage structures, if required for maintenance.

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

Development will occur in a single phase over an estimated period of one to two months, depending on seasonal conditions. Construction activity will be limited to daylight hours and will include site grading, and placement of campsite amenities.

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 campsites will be available for short-term rental at rates consistent with similar rural recreation accommodations in Valley County. The pricing structure is not anticipated to affect neighboring land use or development and is compatible with the area's recreational character.

Summary

The proposed development of eight (8) small campsites represents a low-intensity, seasonal recreational use that is fully compatible with the rural character and existing land uses of Valley County. Impacts related to traffic, noise, water use, vegetation disturbance, and public services are expected to be negligible and can be effectively managed through standard best practices. The project relies on existing access, infrastructure, and utility capacity, requiring no new public investment or off-site improvements. By providing a limited number of well-screened camping sites on private land, the proposal supports local recreation and tourism while preserving the property's open-space and agricultural setting. Overall, the development is consistent with the goals of the Valley County Comprehensive Plan and Conditional Use criteria, ensuring that natural resources, neighboring properties, and community character will be protected.

Land scaping Plan. See Figure 4.

Plant Common Name	Scientific Name
Dogwood	Cornus notthallii
Willow	Salix wolfii
Mountain Ash	Sorbus scopulina
Cherry	Prunus virginiana
Plum	Prunus americana

Lighting Plan. See Figure 5.