

Harris Cove Lodge - Conditional Use Permit Project Description

The **Harris Cove Lodge** has been a place where families and friends have vacationed and made lifelong memories since 2004 (22 years).

The **Harris Cove Lodge** is a family oriented vacation rental in the McCall AOI that has a long established clientele where young children are now adults who are bringing their children to enjoy Payette Lake, McCall and the surrounding area.

The **Harris Cove Lodge project was completed in 2004**. It was given final approval by all building inspectors in 2004.

Harris Cove Lodge - 3100 sq ft

- 7 bedrooms
- 6.5 bathrooms
- 20 sleeps in beds per night

Harris Cove Lodge - Guest Rules

- Guest quiet hours 10:00 PM - 8:00 AM
- No loud parties, noise or music are allowed
- No events (i.e. weddings) are allowed
- All ATVs & similar vehicles must act responsibly (minimal noise & dust)

Harris Cove Lodge - Utilities

- Payette Lakes Water & Sewer (sewer only)
- Idaho Power
- Zipey internet
- Well - on site with potable water

Harris Cove Lodge - Fire Mitigation

- Hose bibs (visible & accessible) on the sides of the house (with hoses)

Harris Cove Lodge - Shed (12' x 12')

- Storage Shed (bear proof) for supplies

Harris Cove Lodge - Dust Control & Fencing

- North American Dust Control (annual application)
- No fencing on site

Harris Cove Lodge - Setbacks (see attached site plan)

- Front and Rear - 20+ feet each
- Sides - 15 feet

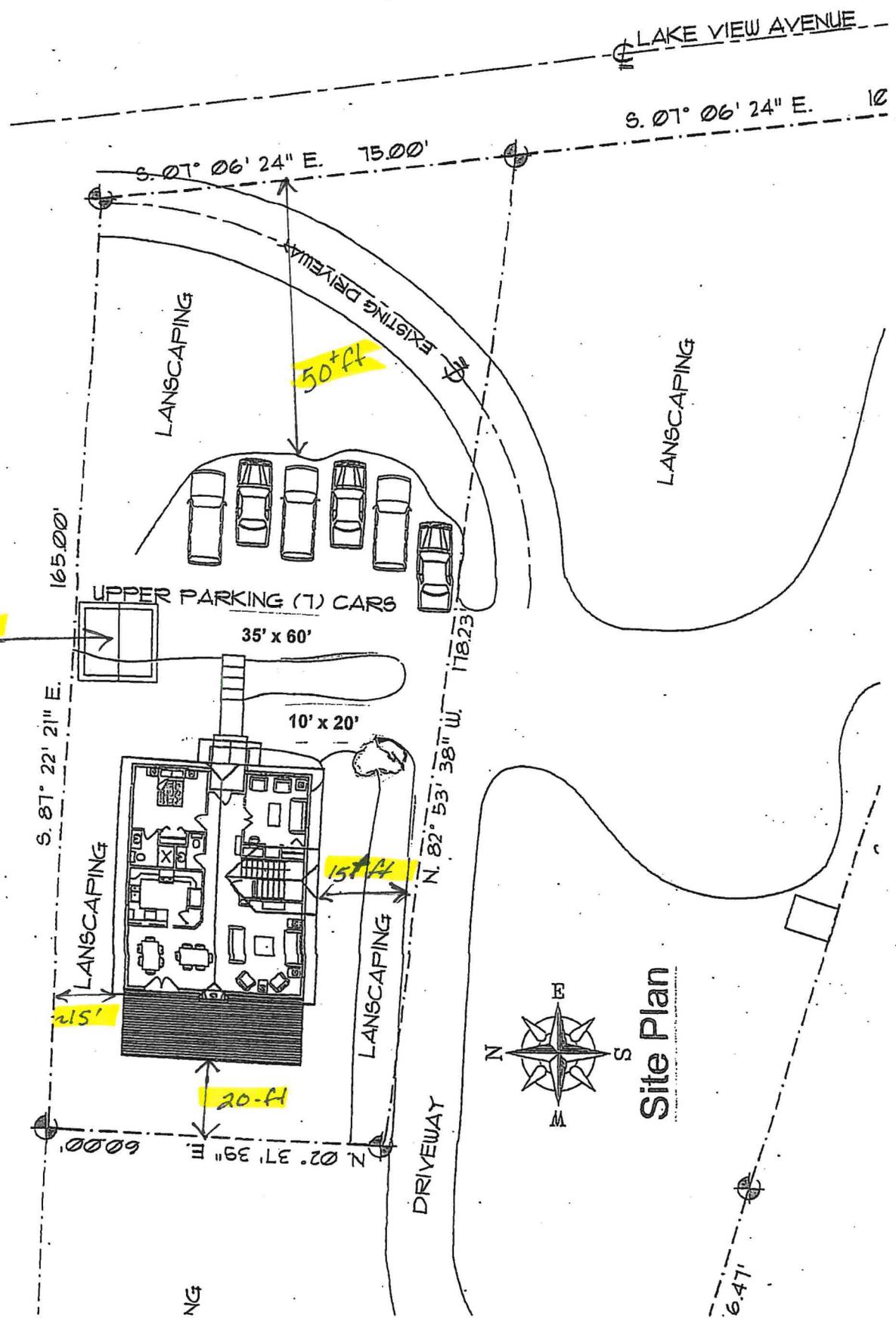
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Guests from all over the world have been coming to the Harris Cove Lodge and McCall for over 2 decades. Many guests return annually with friends and family. Guests contribute to the local economy through taxes, recreating, shopping & buying from local businesses and dining at local establishments. Guests have been high quality people who are respectful of neighbors staying at adjacent properties. Guests love everything the McCall and Payette Lake area has to offer. Vacationers not only help support the local economy but also the entire State of Idaho.

The Harris Cove Lodge is relatively secluded from public view on Eastside Dr. The lot is naturally heavily forested (Tamarack, Ponderosa Pine, Grand Fir, Douglas Fir and Aspen) and hidden from view. The Harris Cove Lodge and property tastefully blend into the natural mountain setting.

Renting the Harris Cove Lodge has allowed me to keep the property in great condition, pay taxes and utilities in addition to supporting local businesses. The Harris Cove Lodge provides a place where families and friends have been making lifelong memories for over 22 years. There are very few properties like the Harris Cove Lodge on Payette Lake that can accommodate larger families.

LAKESIDE Vacation Homes
 Harris Cove Lodge McCall, Idaho



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		<input checked="" type="checkbox"/> Check # [REDACTED] or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # 26B 26-002		FEE \$ 250 -
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE 1-26-2026
PROPOSED USE: short-term rental for 20 guests		

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: Wm J (Rick) [Signature] Date: 1-26-26

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. **NA** 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. **NA** (No Charges)
- A **lighting plan**. **NA**
- 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. **NA**
- Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required. **NA**
- A Development Agreement may be required**. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195). **NA**

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 Wm. F. (Rick) Spaeth PHONE [REDACTED]
Owner Purchaser Lessee Renter

MAILING ADDRESS 6170 N. Drake Way, Boise, Id ZIP 83714

EMAIL [REDACTED]

PROPERTY OWNER _____

MAILING ADDRESS _____ 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 2099 Eastside Dr., McCall, Id. 83638

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
Harris Cove Sub. Lot 23B

TAX PARCEL NUMBER(S) RP 000 3270000 23B
Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY .27 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Residential House
Storage Shed

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 Residential
South Residential (Brightwater Sub) see attached
East State Endowment Land
West Payette Lake

CUP Attachment:

Date: Jan. 26, 2026

Brightwater Subdivision - adjacent subdivision

16 lots funneled to Payette Lake through **3 original Harris Cove Lots**

There is a large **Brightwater Marina** that has slips for **16+ boats** that **serves 16 residential houses** adjacent to Harris Cove Lot 23 (RP 000327000023B)

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: existing house 29' (top of roof)

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: 0 Number of Existing Structures: 2

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor 1280 Bonus Truss

2nd Floor 1280 3rd 540

Total 3100

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): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 3244

8d. DENSITY OF DWELLING UNITS PER ACRE: ZONED-R4 previously ~~and~~ prior to JAN. 1, 2026

9. SITE DESIGN:

Percentage of site devoted to building coverage: 12.19%

Percentage of site devoted to landscaping: 68%

Percentage of site devoted to roads or driveways: 19.9%

Percentage of site devoted to other uses: _____, describe: _____

Total: 100%

10. PARKING (If applicable): See STR Application **Office Use Only**

a. Handicapped spaces proposed: _____ Handicapped spaces required: _____

b. Parking spaces proposed: _____ 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: _____

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	<u>Existing</u> Proposed	Required	Proposed	Required
Front	<u>20</u>	_____	<u>7</u>	_____
Rear	<u>20</u>	_____	_____	_____
Side	<u>15</u>	_____	_____	_____
Side Street	_____	_____	_____	_____

12. NUMBER OF EXISTING ROADS: 1 Width: 12'

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
-
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Sewer, internet/phone, Idaho Power
-
16. PROPOSED UTILITIES: NA
 Proposed utility easement widths _____ Locations _____
17. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility
 Name: Payette Lakes Water & Sewer
18. POTABLE WATER SOURCE: Public Water Association Individual Well:
 If individual, has a test well been drilled? Yes ^{In use} Depth 100' Flow _____ Purity Verified? ✓
NA. Nearest adjacent well _____ Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): _____
 Any special drains? No (Please attach map)
 Soil type(s): _____
 (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: _____

- 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

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

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)

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: _____
Applicant

Date: ____/____/____



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: Wm. J. [Signature]
Applicant

By: Valley County Weed Supervisor

Date: 1-26-26

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.

minimal Traffic impacts 20 years in use

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

NA

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.

NA

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.

NA

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.

N.A.

No Fire P.T

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.

NA.

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

None needed - no hazardous activities allowed.

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.

None

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

None needed. No soil disturbance. Natural vegetation is abundant. Trees, Huckleberry Bushes, other natural vegetation is abundant

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

Not Disturbed. Natural vegetation undisturbed

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

None

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.

Limited visibility due to Trees, berms and natural vegetation and boulders. Barely visible from Eastside Dr., neighbors, and Payette Lake

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.

In use since 2004 (22 yrs). Access to all things listed above. We are respectful neighbors and the house has a mountain look & feel. Guests come to McCall to enjoy the areas recreation, beauty and quality of life

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

Guests contribute to the local economy in many ways, Dining out, boat + ski Rentals, groceries, golf, white water rafting ect, ect...

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

Public Services we have: Sewer, Internet, propane, Idaho Power

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

NA

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.

NA

18. What will be the impacts of a project abandoned at partial completion? (None)

NA - in use since 2004

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

1 Residential dwelling 3100 sq.ft.

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

NA

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.

NA. \$650-\$1500/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.

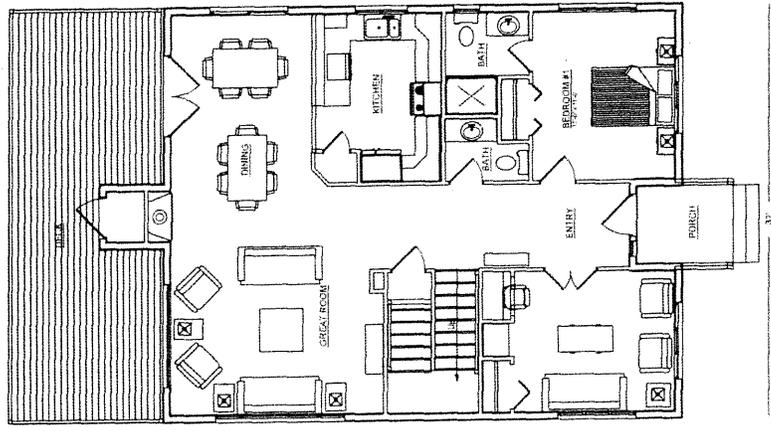
Protocols for qualifying property exemption in Valley County, Idaho:

- 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

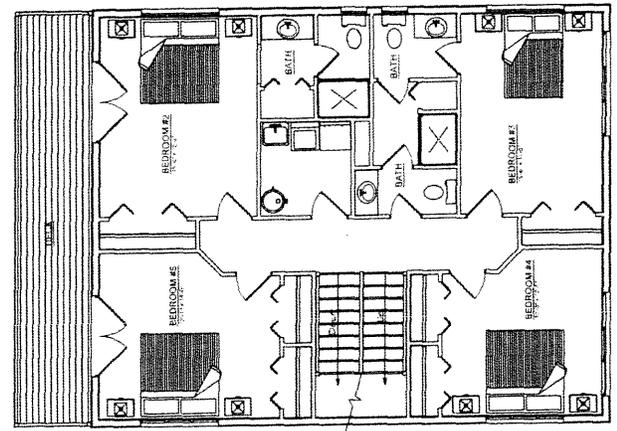
For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

Harris Cove Lodge

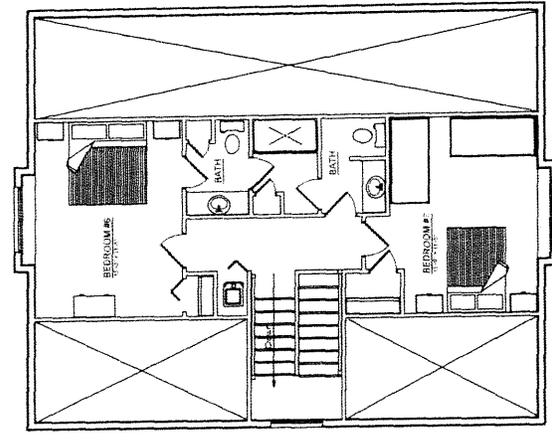
LIVING SPACE: 3,100 sq. ft.
TOTAL BEDROOMS: 7



1st Floor Plan



2nd Floor Plan



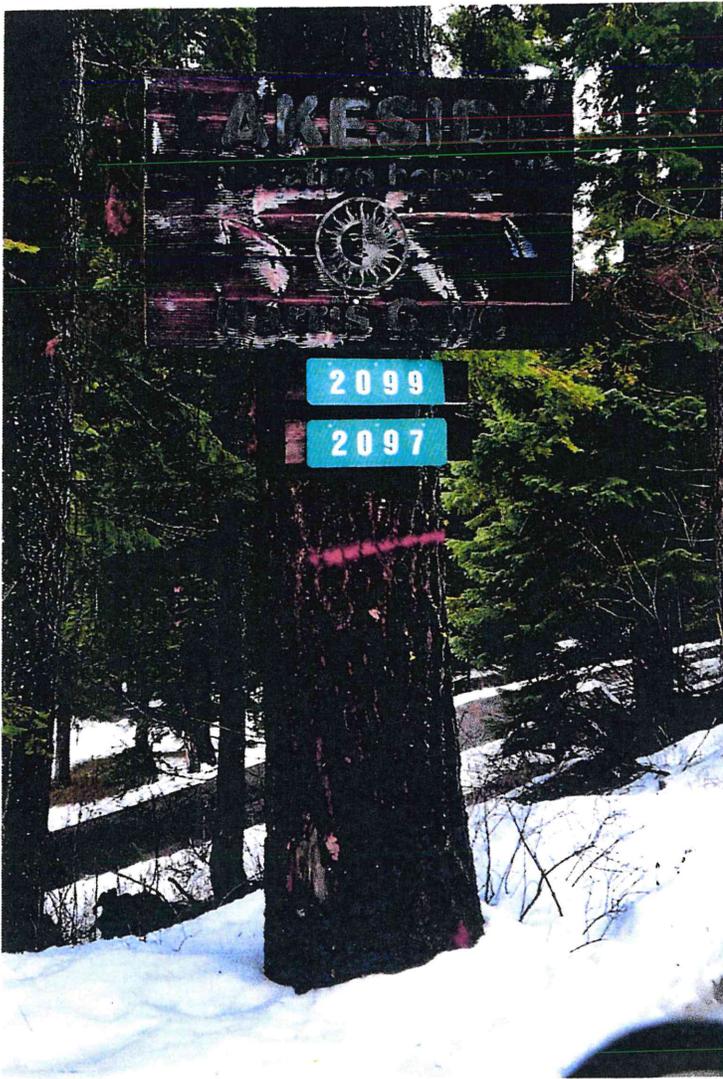
3rd Floor Plan

THE USE OF THIS PLAN IS LIMITED TO ONE TIME USE BY THE PURCHASER FOR A SPECIFIC PROJECT AND FOR THE CONSTRUCTION OF ONE BUILDING ONLY. ANY RE-USE, OR ANY DISCLOSURE OF SAID PLAN, OR DESIGN IDEAS CONTAINED HEREIN, OR THE REPRODUCTION OF SAME, IN ANY MANNER, SHALL BE STRICTLY PROHIBITED BY COPYRIGHT LAW WITHOUT EXPRESS AND EXPLICIT WRITTEN CONSENT BY PARAGON DESIGNS LLC. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF PARAGON DESIGNS LLC. COPYRIGHT © 2022. ALL RIGHTS RESERVED.

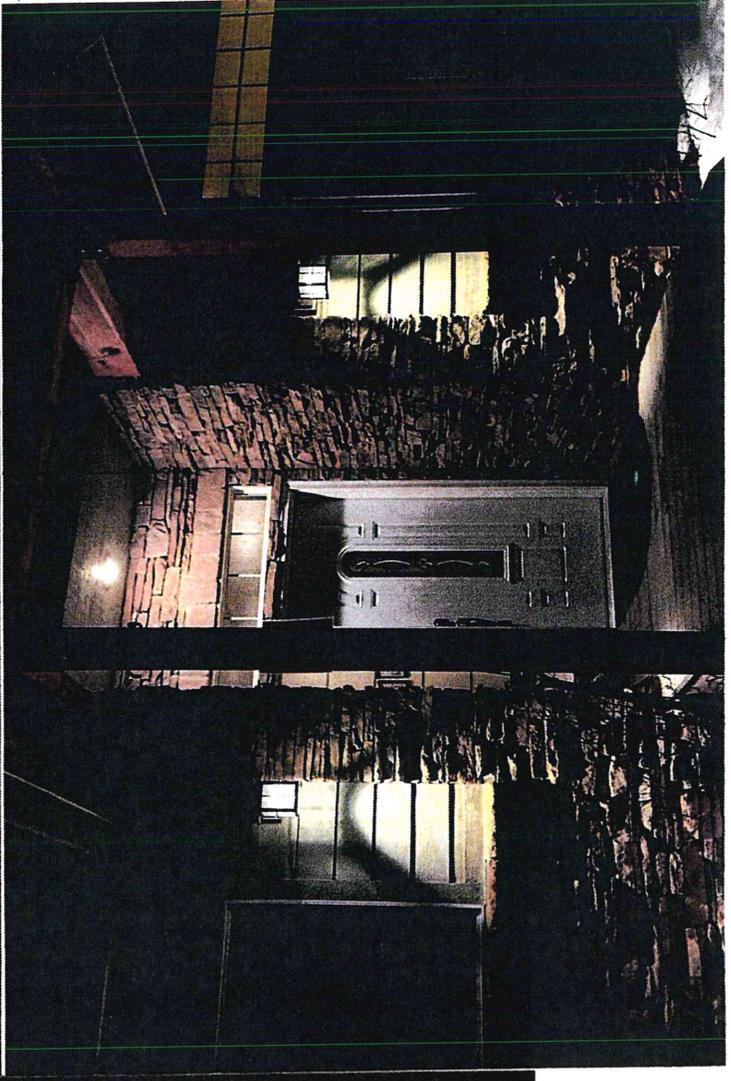
Paragon Designs LLC
 Michael Dougal • Designer
 3323 W. State Street/Hwy 44•Eagle, Idaho 83078
 Cell: (208) 890-9057•Email: paragondesignsllc@gmail.com

Harris Cove McCall, Idaho
 Phone: [REDACTED]

LAKE SIDE Vacation Homes
 PROJECT# HC2025
 DATE: 11/04/2025
 REVISIONS:
 DRAWN BY: H.M.D.
 SHEET # A-3

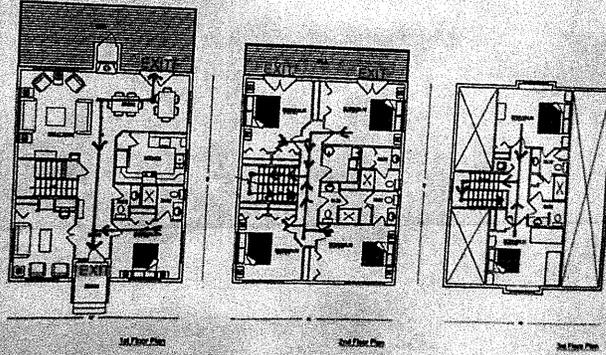


old photos
to show
address.
New bulbs
in





Harris Cove Lodge



Welcome to the City of McCall! We hope you enjoy your visit. Just a few reminders that we would like you to keep in mind.

- You are staying at: **Harris Cove Lodge**
- Local Contact Information: **Bob Spaeth** [REDACTED] **Alicia Alvarez** [REDACTED]
- Maximum occupancy of this unit is: **18** persons.
- **7** parking spaces are available for your use. Park in designated locations only.
- Park trailers and RV equipment on a surface area only. Parking is prohibited on the public streets.
- Quiet hours from 10pm to 8am the following day are strictly enforced.
- No events are allowed at the short-term rental unless you have obtained a conditional-use permit.
- Each unit is required to have a working smoke, carbon monoxide, and gas (if used) detectors. Please let the local contact person know if these are not working.
- Use the trash containers provided for the unit and be sure to secure the containers after each use to prevent bear visitors.

Welcome to McCall and Payette Lake

We hope you enjoy your visit. Here are a few reminders that we would like you to keep in mind.

You are staying at: **Harris Cove Lodge**
2099 Eastside Dr.
McCall, Idaho 83638

Local Contact Information: Rick Spaeth (owner) - [REDACTED]
or
Alfredo Alvarez - [REDACTED]

Maximum Occupancy: ~~90~~ **12**

Parking: There are 7 **parking spaces** available for the Harris Cove Lodge.
Please only park in the designated Harris Cove Lodge parking area.

Quiet Hours: **10:00 PM to 8:00 AM** (Strictly Enforced)

Loud Music: **Loud Music is prohibited** on the property and at the lake facilities.

Events: No Events are allowed unless you have a Conditional Use Permit.

Safety: Please let us know if any of the: combo Smoke+Carbon Monoxide or Propane Detectors are not working.

Trash: Please use the Trash Containers/Garbage Cans - be sure to secure the lid.

Please take full trash bags to the **Garbage Shed** (by the Hawk's Nest Lodge). **Cedar Color - Red Roof - White Door - White "Garbage" Sign**

Check Out: Please take all **GARBAGE & TRASH** to the Trash Shed before leaving.