



Cynda Herrick, AICP, CFM
VALLEY COUNTY
IDAHO

PO Box 1350
219 North Main Street
Cascade, Idaho 83611-1350

Planning & Zoning Administrator
Floodplain Coordinator

Phone: 208.382.7115
FAX: 208.382.7119
Email: cherrick@co.valley.id.us
Web: www.co.valley.id.us

STAFF REPORT

Appeal of P&Z Commission Denial of
Conditional Use Permit Application 20-20
The Gathering Place - Event Venue

HEARING DATE: October 13, 2020 (2:00 p.m.)
TO: Board of County Commissioners
STAFF: Cynda Herrick, AICP, CFM
**APPELLANT /
APPLICANT /
OWNER:** Brent & Anne Peterson
11142 W Shay Park DR
Nampa, ID 83686
LOCATION: 52 Knob Hill Drive; Knob Hill Estates Subdivision 2, Lots 3 & 4
in the SWNW Section 34, T.18N, R.3E, Boise Meridian, Valley
County, Idaho.
SIZE: 5.7 acres
REQUEST: Event Venue with Lodging
EXISTING LAND USE: Single-family Residence

BACKGROUND:

Valley County adopted Ordinance 20-10 Short-term Rentals with an effective date of May 18, 2020.

On August 13, 2020, the Planning and Zoning Commission denied a conditional use permit for an event venue. The applicant had requested the home and property be used for short-term rentals and events.

A maximum of 36 overnight guests was requested, with the use of tents and RVs. There are 30 parking spaces on the property; no parking would occur on Knob Hill Drive. Proposed quiet hours were 10 p.m. to 8 a.m.

Electricity, propane, septic system and a well exist at the site. No additional structures were requested. Access is via an existing driveway off Knob Hill Drive, a public road. The 5.7-acre site is addressed at 52 Knob Hill Drive.

FINDINGS:

1. Planning & Zoning Commission denied C.U.P. 20-20 The Gathering Place at a properly noticed public hearing on August 13, 2020.
2. **Appeal:** An appeal was received in a timely manner on August 24, 2020, with the appropriate fee. The appeal is attached. Issues being appealed are summarized as follows:
 - 1) The applicant has and will continue to make changes to meet concerns of Central District Health, McCall Fire Department, and neighbors.
 - 2) This is the first application for a short-term rental conditional use permit and requirements, such as for automatic fire suppressions, need clarified.
 - 3) The applicant is willing to reduce the maximum occupancy number.

The appeal letter includes pictures of changes made in response to comments as well as updated site plan

3. **Additional information received from the appellant, dated Sept. 28, 2020 (attached):**
 - All the recommendations from the McCall Fire Chief have been completed.
 - Requests clarification if Valley County is going to mandate all vacation rental homes over 12-person occupancy will be required to install an automatic sprinkler system.
 - Responses to the P&Z Commission Conclusion.

STAFF RESPONSE TO APPEAL ISSUES:

- **Issue 1:** The applicant has and will continue to make changes to meet concerns of Central District Health, McCall Fire Department, and neighbors.
 - **Response:**
 - Letters of approval will be required from Central District Health, McCall Fire Department, and the Valley County Building Department.
- **Issue 2:** This is the first application for a short-term rental conditional use permit and requirements, such as for automatic fire suppressions, need clarified.
 - **Response:**
 - The Commission decision was for this site specific use and size/occupancy of the structure.

- **Issue 3:** The applicant is willing to reduce the maximum occupancy number.
 - **Response:**
 - The Commission determined that the number of occupants proposed was incompatible with the neighborhood.
 - An appropriate number may be 12 as allowed by a permitted use needing an administrative permit.
4. Legal notice for the appeal was posted in the *Star News* on September 17, and September 24, 2020. Potentially affected agencies were notified on September 9, 2020. Neighbors within 300 feet of the property line and those who commented previously were notified by fact sheet sent September 9, 2020. The site was posted on September 23, 2020. The application was posted on the Valley County Public Hearing website on September 9, 2020.
5. **Additional Information:**
- **Facts and Conclusions:**
 - Attached are the Facts and Conclusions that were approved by the Planning and Zoning Commission.
 - Part of the Valley County Board of Commissioners deliberation and decision should be a “reasoned statement that explains the criteria and standards considered relevant; state the relevant facts relied upon, and explain the rationale for the decision based on applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record, ‘all of which’ should be part of the motion to approve or deny, or should be developed with staff assistance for action at a subsequent meeting.” (VCC 9-5H-11.8)
 - **The following are the Conclusions of the Planning and Zoning Commission:**
 - The proposed use is not in harmony with the general purpose of Valley County ordinances and policies and will be otherwise detrimental to the public health, safety and welfare.
 - That the proposed use is not consistent with the Valley County Comprehensive Plan.
 - Valley County is one Mixed Use Zone - Performance Based Planning which allows different uses adjacent to each other if they are compatible; this use is not compatible with surrounding land uses.
 - The original building permit issued in 1991 was for a four-bedroom home – the home currently has nine bedrooms. No building permits were issued for the conversion.

- The septic system is inadequate. No plan for compliance was submitted.
 - There are fire department violations and concerns. No acceptable plan for compliance was submitted.
 - Knob Hill DR is not constructed for this amount of traffic and the intersection of Highway 55 and Knob Hill DR are unsafe and difficult to traverse in the winter due to the sharp turn at the ingress/egress point.
 - Noise from large gatherings cannot be mitigated. The house sits on top of a large hill and travels 360 degrees for miles.
 - The home is for sale and should not be sold as anything other than a single-family residence.
 - The home is advertised as sleeping 48 people, asking for permission to allow 36 people sleeping accommodations. This number of people changes the use from a residential use to more of a motel/hotel/lodge commercial use.
 - Idaho Code 67-6539 allows adoption of “reasonable regulations as it deems necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods”...Valley County adopted Ordinance 20-10 which was effective May 18, 2020. Ordinance 20-10 limits the number of people to 12, unless a conditional use permit is issued which is based upon mitigation of impacts to the neighborhood.
 - Compliance with lighting standards was undetermined since applicant’s response was they were the same as established in 1991. Since 1991, a Dark Sky Lighting Ordinance (2004) has been adopted and amended that requires updated lighting.
- **Minutes with Exhibits:** The minutes for the Planning and Zoning Commission meeting held on August 13, 2020, are attached.
 - **Planning and Zoning Commission Staff Report** is attached for review. It includes prior comments.

6. Agency comment received:

Annette Derrick, Valley County Building Official, has denied a building permit application for bedroom in a garage that has already been constructed. The septic approval is only for 4-bedrooms, not the existing 9-bedrooms in the structure. [No building permits were issued for conversion to a 9-bedroom structure.] (Sept. 30, 2020)

Central District Health (CDH) replied to the appeal notice. (Sept. 9, 2020)

- Once an occupancy level is determined, the applicant will need to contact CDH to see if they can approve a septic system large enough to accommodate the proposed use.
- If the use will be something other than a short-term rental, i.e. an event center, there will be additional information required by CDH and possible public water system requirements by the Department of Environmental Quality.

Central District Health sent a letter dated August 27, 2020, to the owners/applicants regarding non compliant on the current use of the property.

- The property is currently on a septic system for a 4-bedroom home or maximum of 8 people.
- The septic system was permitted and installed in 1991.
- The home is being advertised as a short-term rental home with 9 bedrooms and 5 bathrooms and can sleep a total of 48 people.
- The Valley County Assessors site indicates that this is a 4-bedroom home.
- Increasing the number of bedrooms in a home without obtaining a septic installation permit to accommodate the increased flows and utilizing the home as a rental that exceeds the design capacity of the septic system is a violation of IDAPA 58.01.03 Rules for Individual/Subsurface Sewage Disposal. (August 27, 2020)

Central District Health recommends denial of this proposal. (July 9, 2020 – PZ Staff Report)

- The current septic system is not sized adequately for the existing home. It was sized for a four-bedroom home; the application indicates there are nine bedrooms.
- The current septic system is not sized adequately for the proposed number of people.
- As proposed, the drainfield will need to be engineered and pressurized as the maximum gravity drainfield size of 1500 sq. ft. would be exceeded

Garrett de Jong, McCall Fire Chief, responded with a list of recommendations. (July 23, 2020 – PZ Staff Report)

- Home appears to sleep 48 people.
- Speaks to change in classification.
- Needs 1,000 gallons of water for one hour for fire protection.
- Needs automatic sprinklers.
- Some bedrooms accommodate 10 people – this should be limited.
- Interconnected smoke detectors have been abandoned and need to be repaired.
- A few egress doors do not open or are difficult to open.
- Need to comply with LPG ordinance.
- Needs fire extinguishers.
- There are uncovered electrical outlets
- Parking plan is needed so emergency vehicles have access.

7. Public Comment received after notice of appeal (attached):

Proponents of the Appeal of the PZ Approval of C.U.P. 12-12

None received.

Opponents of the Appeal of the PZ Approval of C.U.P. 12-12

- The site is advertised for up to “48 guests under one roof”, “perfect for your next family reunion or group retreat”, and “perfect for reunions, celebrations, church, & corp retreats.”
- Commercial use is denied by the CCRs
- The use has been denied and opposed by CDH, Fire Department, P&Z, and the neighbors.
- The site is approved for a 4-bedroom septic.
- State law 63-1803 specifically excludes from the definition of “short-term rental” any unit that is used for any retail, restaurant, banquet space, event center or and other similar use.
- For four plus years, the owner has ignored code and complaints.
- The infrastructure was not built for 36+ people: water, septic, parking electrical, plumbing, fire, road maintenance, etc.
- The use does not fit the single-family and agricultural area.
- Opposition due to the loud noise generated by large numbers of people at this site which is a high point in elevation for several miles in any direction.
- The use does not conform to the character of the neighborhood.
- The past and current use does upset the neighbors.
- This is a residential neighborhood where nearly all other homes are occupied by full-time residents.
- The house is currently for sale, as a 5-bedroom home.
- The property management company does not respond to neighbors’ complaints.
- The septage overload would create unacceptable impacts on the existing groundwater basin and at nearby downgradient wells.
- It appears that Mr. Peterson purchased this property to rent for maximum return with no consideration for the impact on the existing neighborhood.
- Over 100 signatures in opposition.
- The people who live in the single-family residence subdivision in close proximity to this site expect a quiet and peaceful existence.

- 1) Bill Borg, 45 Knob Hill Drive, Oct. 5, 2020
- 2) Anne Carr, Oct. 4, 2020
- 3) D. Joe Weiss, Oct. 4, 2020
- 4) April and Cory Whitney, 18 Knob Hill Drive, Sept. 28, 2020
- 5) Joy Murphy, Oct. 2, 2020
- 6) Linda Paul Thompson, 14030 Hideaway Court, Oct. 4, 2020
- 7) Shirley Hicks, 14005 Easy ST, Oct. 4, 2020
- 8) John Beckman, 207 Ferguson Way, Sept. 30, 2020
- 9) John Hicks, 14005 Easy ST, Oct. 1, 2020
- 10) Kelley Filbin, Sept. 30, 2020
- 11) Bob and Maggie Gamble, 13958 Easy ST, Oct. 5, 2020
- 12) Melanee Kennell, Oct. 5, 2020
- 13) The DeLuna’s, 77 Chase DR, Oct. 5, 2020

- 14) Clay S Bradfield, McCall, Oct. 5, 2020
- 15) Katharina Roth, Oct. 5, 2020
- 16) Geoffrey and Katharina Roth, 14006 RD, Oct. 5, 2020
- 17) Scott and Connie Harris, 86 Ilka LN, Oct. 5, 2020
- 18) Nicki Humphries, 108 Magnetic Rock RD, Oct. 5, 2020
- 19) Bonnie and Todd Thompson, 117 Carefree Lane, Oct. 5, 2020
- 20) Sherry and Ennio Avalon, Oct. 5, 2020
- 21) Pete and Mara White, 60 Rogers LN, Oct. 5, 2020
- 22) Sally Nutt, 81 Rogers LN, Oct. 5, 2020
- 23) Mike Weiss, 43 Pearson LN, Oct. 4, 2020
- 24) Don and Cec Lojek, Oct. 5, 2020
- 25) Kristen and Larry Fiorentino, Oct. 5, 2020
- 26) Karen Borg, 45 Knob Hill Drive, Oct. 5, 2020
- 27) Jill Casal, 50 Chase Drive, Oct. 5, 2020
- 28) John Humphries, 108 Magnetic Rock RD, Oct. 6, 2020
- 29) Christine Mann, 152 Carefree Lane, Oct. 6, 2020

8. Physical characteristics of the site: Single-family residence and outbuildings on hilltop that slopes down to Knob Hill Drive.
9. The surrounding land use includes:
 - North: Single-family Residential and Agricultural (grazing)
 - South: Single-family Residential and Agricultural (grazing)
 - East: Single-family Residential
 - West: Single-family Residential and C.U.P. 12-10 M-D School District Transportation Facility
10. Valley County Code 9-3-1 Table 3A. This proposal is categorized under:
 - 5. Commercial Uses c. Service Business and e. Recreation Business

Review of Title 9, Chapter 5 Conditional Uses should be done.

Short-term Rental or “vacation rental”: means any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or owner-occupied residential home that is offered for a fee and for thirty (30) days or less. Short-term rental or vacation rental does not include a unit that is used for any retail, restaurant, banquet space, event center, hotel/motel type lodging, or another similar use. This does not include multiple family groups that are camping on holiday type of weekends. (VCC Title 9-1-10)

One STR unit is allowed on a parcel with an administrative permit. More than one STR or more than one residential use on a parcel will require a conditional use permit in accordance with chapter 5 of this title (VCC 9-5).

SUMMARY:

Compatibility Rating: Planning and Zoning Commission's compatibility rating is a -3

The Board of County Commissioners should do their own compatibility rating prior to the meeting (form with directions attached).

Staff Comments: None

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation Form
- Appeal Letter
- Additional information received from the appellant, dated Sept. 28, 2020
- P&Z Facts and Conclusions
- P&Z Minutes with Exhibits
- Vicinity Map
- Aerial Photo
- Assessor's Plat
- Pictures taken July 22, 2020 and September 23, 2020
- Responses received after PZ meeting.
- P&Z Staff Report
- Application

Conditions of Approval Proposed IF APPROVED:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use must be established according to the phasing plan or this permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as

permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. All lighting must comply with the Valley County Lighting Ordinance.
6. Shall obtain a sign permit prior to installation of a sign.
7. Shall have dedicated fire truck/emergency vehicle turnaround at the site.
8. Driving and parking will not occur over the existing septic drainfield.
9. Quiet hours shall be 10:00 p.m. to 8:00 a.m.
10. All food will be catered in. All dishes, silverware, glasses, etc., will be catered in and taken off site to be washed.
11. The number of porta potties will be based upon recommendations for number of people from Central District Health.
12. There shall be no camping on-site.
13. There shall be no ATV's, UTV's, or snowmobile events on-site.
14. The owner or on-site manager shall be in attendance of all events.
15. There shall only be a maximum of two events per month.
16. Each bedroom should not accommodate more than 4 people per bedroom.
17. Smoke detectors and carbon monoxide detectors should be installed and interconnected throughout the home.
18. All egress doors should be serviced and maintained for opening.
19. Firewood should not be stored inside the home.
20. There should be fire extinguishers on each level of the home.
21. A parking plan for guest vehicles should be developed so that the driveway is accessible for emergency vehicles.
22. Must comply with payment of sales tax in accordance with Idaho State Code, Chapter 36.

23. Shall have approval from McCall Fire District, Central District Health, and the Valley County Building Official.

END OF STAFF REPORT

A COMPLETE COPY OF THE RECORD IS AVAILABLE FOR REVIEW
AT THE PLANNING AND ZONING COMMISSION OFFICE.

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
 2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
 2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO	X	Response Value	
(+2/-2)	___ X	4	1. Is the proposed use compatible with the dominant adjacent land use?
(+2/-2)	___ X	2	2. Is the proposed use compatible with the other adjacent land uses (total and average)?
(+2/-2)	___ X	1	3. Is the proposed use generally compatible with the overall land use in the local vicinity?
<u>Site Specific Evaluation (Impacts and Proposed Mitigation)</u>			
(+2/-2)	___ X	3	4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?
(+2/-2)	___ X	1	5. Is the size or scale of proposed <u>lots and/or</u> structures similar to adjacent ones?
(+2/-2)	___ X	2	6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?
(+2/-2)	___ X	2	7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?
(+2/-2)	___ X	2	8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?
(+2/-2)	___ X	2	9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?
Sub-Total	(+)	___	
Sub-Total	(--)	___	
Total Score		___	

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

APPENDIX A

MATRIX FOR RATING

QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
RESIDENTIAL USES	1. AGRICULTURAL	+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2	
	2. RESIDENCE, S.F.	+2	+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	
	3. SUBDIVISION, S.F.	-1	+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	+1	-2	-2
	4. M.H. or R.V. PARK	-2	+1	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	+1	-2	-2
	5. RESIDENCE, M.F.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
	6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
	7. P.U.D., RES.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
CIVIC or COMMUNITY SERVICE USES	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	-1	-1	+2	+1	+1	+1	-1	+1	-2	-1	
	9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2	
	10. PUBLIC UTIL (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	-1	+1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
	11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1	+2	-1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
	13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+1	-1	-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
COMMERCIAL USES	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+1	+2	+2	-1	+1	
	15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1	+1	-2	-2	-1	-2	-2	+2	+2	-1	+1
	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	-2	+1	-2	+1	+1	+2	+2	+1	+2	-1	-1	-1
	17. RESIDENCE BUS.	+2	+2	+1	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1	+1	+1	-1	+1	+1	-2	-2
	18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+2	+2	+2	+1	+1	+1
INDUST. USES	19. AREA BUS.	-2	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+2	-1	+2	+1	+2	-2	-2	-2
	20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	-1	+2	-2	+1	+1	+2	+1	+2	+1	+2	-2	+1
	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+1	+2	+2	+2	+1	+1	+1
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	+1	+2	-1	-1	-1	-1	-2	-1	-2	-2	+1	+1	+2
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+2	+1	+1	+1	-1	-2	-1	-2	-1	+1	+1	+2

8/22/25

RECEIVED
AUG 24 2020

To the Valley County Board of Commissioners,

It is my intention to appeal the decision made by the Valley County Planning and Zoning decision to deny my CUP 20-20 on August 13, 2020.

In looking through the minutes (not yet approved) and in recalling the conversation during the meeting, it appears there were 3 primary issues that informed the Commissioners' decision.

- 1) **CDH Septic:** Concern is that my property currently does not meet the CDH requirements for septic with our requested occupancy.
- 2) **Fire Safety:** The McCall Fire Chief made several recommendations in order to allow this property to be used for the number of guests we are requesting.
- 3) **Site Compatibility:** The Commissioners responded to neighbor concerns largely over impact on traffic and noise.

My Response and Commitment:

1) **CDH Septic:** We will be happy to install a CDH approved addition to our septic system in order to meet CDH expectations based on the approved occupancy.

2) **Fire Safety:** We are very thankful for Fire Chief de Jong's detailed report. We have completed nearly all of the Fire Chief's safety recommendations.

A) Interconnected Smoke Detector System: We have reconnected our Nest Protect System. There is a unit on each floor that detects smoke and carbon monoxide. This system is connected to the web and sends alerts to me and the property management company on our phones.

-In addition we have also installed 7 First Alert Wireless Interconnected Photoelectric Smoke and Carbon Monoxide Detectors with Alarm Voice and Location. Not only are they interconnected but each alarm is labeled with a precise location so if the alarm goes off in the master bedroom all 7 units throughout the house (at 85 decibels for each unit) will indicate which room has the issue. Also, each alarm also indicates the PPM carbon monoxide saturation rate. (see pictures below)

In addition to these two systems there are 6 additional smoke and carbon monoxide detectors throughout the home.

B) Garage Conversion Inspection: I am working with Marsha Mead, Valley County Building Permit Technician, to have the bedroom we created from a garage bay permitted and inspected.

c) Egress Door in the Basement fixed: There was a door in the daylight basement that had a deadbolt that did not operate smoothly. That has been fixed.

D) All Firewood moved outside. (see pictures)

E) LPG Detectors: We have installed another LPG Detectors by the water heaters and another detector on the main level of the home (see picture). That results in 3 total for the home.

F) **LPG Grill Brace:** A 48"x26" brace has been installed to keep the LPG grill more than 2 feet away from home (see picture)

G) **2-A Fire Extinguishers:** We have 4, 2-A Fire Extinguishers in the home. Two on main floor, one next to LPG Stove in basement and one near the LPG Grill outside. We will continue the practice of having those serviced annually. (see pictures)

F) **Parking Plan for Emergency Vehicles** (see document). The emergency lane will be up the driveway and the most eastern part of the lower driveway. Also we will ask that in Lot C all parking be on asphalt or dirt.

Remaining Items we pledge to be completed as part of our CUP application.

- a) We will repair and install the sheetrock in the dumbwaiter columns
- b) LPG Gas line: Working with Ed Staub (who hired contractor to install the gas line) to move gas line away from Dryer vent. Will also work to install snow shield for the 2nd stage regulator.

We would appreciate some clarity regarding the Valley County policy of requiring an automatic fire sprinkler system. Will this be a requirement of all Short Term Rentals in Valley County over 12 occupancy? If so, we are happy to comply. As a point of reference, it is our understanding that the City of McCall -City Code Title 3 Planning and Zoning has not made installing an automatic fire suppression system a requirement for short term rentals over 19 occupants. Thank you for clarifying for us if this will or will not be a new requirement.

3) Site Compatibility:

a) **Traffic:** There are neighbor concerns about the traffic that is caused by this vacation rental. For our three most active years (2016 and 2020 were omitted since we had very few rentals in comparison and did not want to skew the data) we had occupancy 41% of the year with average occupancy at 25 persons. That equals to approximately 8 cars present for 41% of the year. This equates to average annual presence of 3 vehicles. It is our claim that there is no more annual traffic caused by the vacation rental (at the 48 occupancy) that would occur if we lived there permanently. I do recognize that when a large party comes there is a larger number of vehicles for short durations. There was also concern about speed on that road and we will continue to remind guests to observe the 25 MPH speed limit.

b) **Noise:** This is an issue we want to keep working with our neighbors. We have quiet hour signs posted near all exits of the house. Moreover, we also have signs asking that no outside music or PA systems are used. We did have one wedding in 2016 where did have an outdoor PA system. We have not had, nor will allow, any other events of that nature in the future.

As a point of reference, our property management property believes they have received a total of 5-7 calls by the same two neighbors over the 4.5 years we have had the vacation rental in operation. We take every call very seriously. We have and will continue to work to alleviate every concern. Moreover, in the 4.5 years of having a vacation rental, neither we nor our property management company have received any complaints or concerns from Valley County or the Sheriff's office.

If there has been a problem, we are disappointed we have not been apprised so we could work to make things better. Through this process we have established a stronger line of communication with our closest neighbor, who in turn has used this to communicate with us directly.

We again pledge to work with our neighbors to address all concerns that arise.

Finally, as this ordinance #20-10 Short- Term Rentals was established in May, it is my understanding there have been no CUP applications that have been approved by the Valley County Planning and Zoning for over 12 people in Valley County. Currently on VRBO there are 42 properties in Valley County (not including McCall proper) with an advertised occupancy over 12. It seems that I am one of the first with a CUP application seeking an occupancy over 12. In light of this, seeking precedence is difficult. The more subjective part of the decision connects to Site Compatibility. This is again difficult as Valley County is early in the process for establishing policy and practice. It will be helpful to know the rubric and measurements for making this determination.

Therefore, in light of our commitment to fulfill CDH and Fire Safety recommendations and a renewed commitment to build lines of communication with neighbors, we request the Valley County Commissioners approve our CUP. We are certainly willing to consider a smaller occupancy number than 36, if that seems prudent to the Commissioners.

Thank you for our time and consideration.

Sincerely,

Brent Peterson

Pictures Showing Compliance with Fire Chief de Jong's Recommendations.

A) Interconnected Smoke and Carbon Monoxide Detectors:

Nest Protect



First Alert Wireless Interconnected Photoelectric Smoke and Carbon Monoxide Detectors with Alarm Voice and Location



B) Firewood moved

Garage



Game Room



Location in open Carport



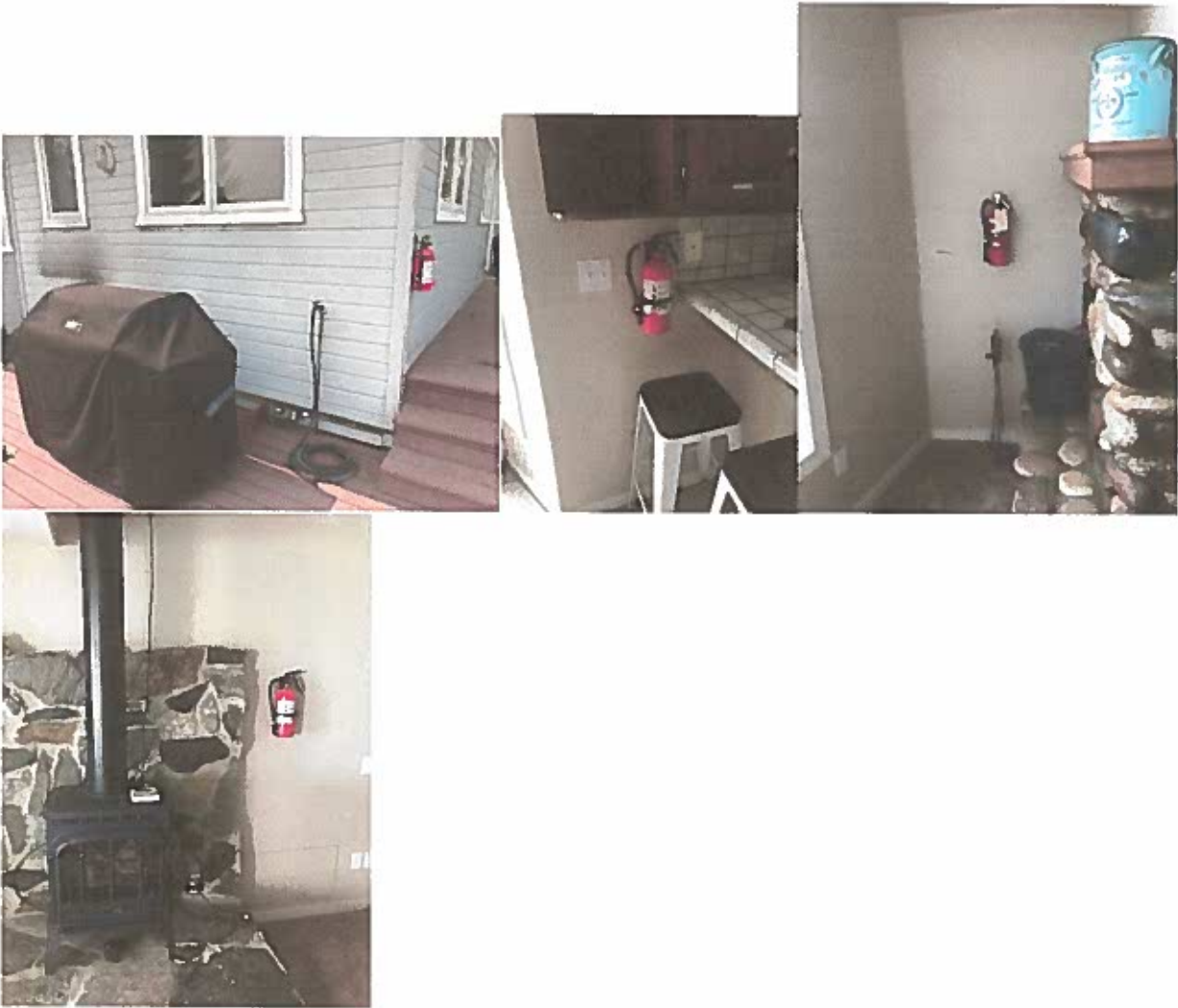
C) 2 Additional LPG Detectors by water heater and on main level of the home.



D) Picture of wood brace to keep LPG Grill 2 feet from home.



E) Fire Extinguishers (4 total in home)



X is no parking - space for emergency vehicles

In Lot C we will ask all parking be on asphalt or dirt.



9/28/2020

To the Valley County Board of Commissioners,

The following is an addendum to my appeal packet now set for an October 13, 2020 hearing. The subject of the hearing is CUP NO. 20-20 The Gathering Place.

- 1) Please see below pictures (at end of document) that detail that we have now completed all recommendations from the McCall Fire Chief de Jong.
 - a. The first two pictures show the work to move the second-stage regulator more than 5 feet from the LPG Chimney vent. Ed Staub also did work to confirm that regulator is up to fire code.
 - b. The second set of pictures shows repaired and added sheetrock for both dumbwaiter elevator shafts.
 - c. The only remaining point of clarification is whether Valley County is going to mandate all Vacation rental homes over twelve person occupancy will be required to install an automatic sprinkler system.

The following is a response to the Valley County Planning and Zoning Commission Findings of Fact document that I received. (Numbers are connected to the numbers as listed on their submission.)

1. I am not sure what Table 9-3-1,5 refers to, but it appears they are suggesting that my property needs to be classified as Commercial Use and Recreation Business. I believe according to Idaho Statute 67-6539 Section 2 that affirms that the land use shall be zoned as *residential land use*.

Here is my response to the Valley County Planning and Zoning Conclusions. (The numbers respond to their conclusions.)

1. I would like further clarification for how my CUP is detrimental to public health, safety, and welfare. What will be important to understand is the rubrics used to make these determinations compared to the other 35-40 Valley County Short Term Rentals that have occupancy over 12.
2. I have read through the Valley County Comprehensive Plan. It appears to be a very helpful plan. Could you please clarify how my CUP is not consistent with it? In light of Chapter 9, it was noted that Tourism is a growing part of the Valley County Economy. My CUP has conservatively provided over 1 million dollars in tourism over the 2017-2019 period. While working very hard to limit negative impact upon neighbors I would suggest my CUP actually lives into the future thriving of Valley County's economy.
3. It would be helpful if you could be more specific as to how this is not compatible with surrounding land use. Again, it will be helpful to compare how other short-term vacation rentals in Valley County are regarded as being compatible.
4. The only major change we have made to the home from its original 1991 design is converting a garage bay to a bedroom in December 2015/January 2016. During this process I learned that my Contractor did pull the electrical permits for this addition and an inspection was made, but not all permits needed and inspections were completed. I have submitted a Building Permit Application to Valley County and will be happy to have this new addition inspected and make any changes in the event that any code violations are found. All other bedrooms are original to the 1991 home and fulfill the IRC regulations for what constitutes a bedroom (while not

comprehensive this includes 70 sq feet minimum, 7ft ceiling height minimum, 2 egress, proper interconnected smoke and carbon monoxide alarms, proper lighting and ventilation, 2 electrical outlets, heat source).

5. As noted in my initial application we will be happy to enlarge our septic system based on the approved occupancy that Valley County sets according to CDH recommendations. I did not think it wise to install a larger septic system until I knew the approved occupancy.
6. All Fire department concerns have been addressed.
7. As noted in my initial CUP, my vacation rental at an advertised rate of 48 people, has not brought any more annual traffic to the area than if my family lived there full-time. After 4.5 years there have been no safety accidents because of my property to the best of my knowledge. We have more than adequate parking for all guests.
8. This is an area we want to keep working with our neighbors with clear lines of communication. We have posted quiet hour signs near every exit. Our neighbors have the contact information of our property management company and are encouraged to contact us or the authorities of any quiet hour violations. In the 4.5 years of our vacation rental we have received no complaints from the Sheriff's office or Valley County. We want to keep clear lines of communication open with our immediate neighbors.
9. The home is for sale as a single-family residence. It has not sold and if it does not we plan to continue to use it for our own use and for a short-term rental.
10. Since we have begun this process we did immediately reduce the VRBO ad to sleeping only 12 persons to keep in good faith with this process. Would you be able to show me where having a 36 person occupancy moves to a commercial use? I did not find this stipulation in the Idaho Statute 67-6539.
11. Idaho Statute 67-6539 fully notes that, "This act is designed to promote access to short-term rentals and vacation rentals by limiting local governments authority to prohibit these beneficial property uses, or to specifically target them for regulation, except in circumstances necessary to safeguard public health and welfare. This act is also designed to preserve personal property rights and promote property owner access to platforms for offering their properties as short term rentals and vacation rentals, and enhancing local tax revenue by permitting platforms to assume tax collection and remittance responsibilities." I can very much appreciate the desire for *public health, safety, and general welfare*. The question becomes what standard Valley County will employ for allowing short-term rentals over 12. To the best of my knowledge, the only similar CUP is 20-15 Brutsman Lodge, no other short-term rental in Valley County over 12 persons has submitted a CUP. I am curious about why that is the case and how then is Valley County going to ensure fair and consistent practice. Also, since 20-15 is the only CUP I found, I am curious about the consistency of the staff reports between mine and theirs (especially questions 6-8). I was not able to find the September 10th, 2020 Minutes of the Valley County P&Z to learn their decision. I do recognize much of this can fall prey to subjectivity and that will make it more challenging for Valley County to be consistent.
12. As noted in my CUP, the outdoor lighting has not been changed since the home was built. However, I was not aware of the 2004 Dark Sky Lighting Ordinance and will be happy to comply if my home is in violation.

As noted in my P&Z Hearing it seems to me that this ordinance was established in order to keep guests and neighbors safe. I could not agree more. We have not had any safety issues in our 4.5 years having this short-term rental. We also want to work with neighbors to mitigate any nuisance or disturbance our rental may potentially cause. We want to be active in listening in addressing any concerns as they arise.

I thank the Valley County P&Z and the Valley County Board of Commissioners for their consideration.

Sincerely,

Brent and Anne Peterson

Addendum A (Pictures of 2nd stage regulator work and sheetrock work in dumbwaiter shafts)



**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE
THE VALLEY COUNTY BOARD OF COUNTY COMMISSIONERS**

**SUBJECT: Conditional Use Permit No. 20-20
The Gathering Place**

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on August 13, 2020. The Commission reached a quorum. Commission members in attendance were Brian Benton, Ray Cooper, and Chairman Johanna Defoort.

The applicant, Brent Peterson, was present and requesting approval to establish a short term rental that would accommodate 36 people. The 5.7 acre site is addressed at 52 Knob Hill Drive. It is Knob Hill Estates Subdivision 2, Lots 3 & 4 and in the SWNW Section 34, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented at the Public Hearings, which are summarized in the Minutes of the Valley County Planning and Zoning Commission's minutes dated August 13, 2020, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. That the existing use of the property described in the Petition is permitted as a four bedroom single family residence and the application was for a use categorized under Table 9-3-1, 5. Commercial Uses c. Service Business and e. Recreation Business.
2. That the surrounding land uses are rural parcels, commercial, single family subdivisions, and agricultural uses.
3. That the proper legal requirements for advertisement of the hearings have been fulfilled as required by the Valley County Land Use and Development Ordinance and by the Laws of the State of Idaho.

Legal notice was posted in the *Star News* on July 23 and 30, 2020. Potentially affected agencies were notified on July 9, 2020. Neighbors within 300 feet of the property line were notified by fact sheet sent July 20, 2020. The site was posted on July 22, 2020. The notice and application were posted online at www.co.valley.id.us/public-hearing-information on July 9, 2020.

4. Other persons in attendance expressed both approval and disapproval of the proposed application.

5. Valley County adopted Ordinance 20-10 Short-term Rentals with an effective date of May 18, 2020.

CONCLUSIONS

Based on the foregoing findings, the Valley County Board of Commissioners conclude as follows:

1. The proposed use is not in harmony with the general purpose of Valley County ordinances and policies and will be otherwise detrimental to the public health, safety and welfare.
2. That the proposed use is not consistent with the Valley County Comprehensive Plan.
3. Valley County is one Mixed Use Zone - Performance Based Planning which allows different uses adjacent to each other if they are compatible; this use is not compatible with surrounding land uses.
4. The original building permit issued in 1991 was for a four-bedroom home – the home currently has nine bedrooms. No building permits were issued for the conversion.
5. The septic system is inadequate. No plan for compliance was submitted.
6. There are fire department violations and concerns. No acceptable plan for compliance was submitted.
7. Knob Hill DR is not constructed for this amount of traffic and the intersection of Highway 55 and Knob Hill DR are unsafe and difficult to traverse in the winter due to the sharp turn at the ingress/egress point.
8. Noise from large gatherings cannot be mitigated. The house sits on top of a large hill and travels 360 degrees for miles.
9. The home is for sale and should not be sold as anything other than a single-family residence.
10. The home is advertised as sleeping 48 people, asking for permission to allow 36 people sleeping accommodations. This number of people changes the use from a residential use to more of a motel/hotel/lodge commercial use.
11. Idaho Code 67-6539 allows adoption of “reasonable regulations as it deems necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods”...Valley County adopted Ordinance 20-10 which was effective May 18, 2020. Ordinance 20-10 limits the number of people to 12, unless a conditional use permit is issued which is based upon mitigation of impacts to the neighborhood.

12. Compliance with lighting standards was undetermined since applicant's response was they were the same as established in 1991. Since 1991, a Dark Sky Lighting Ordinance (2004) has been adopted and amended that requires updated lighting.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, orders that the application of Brent Peterson, for Conditional Use Permit No. 20-20 The Gathering Place, as described in the application, staff report, and minutes of the meetings be denied.

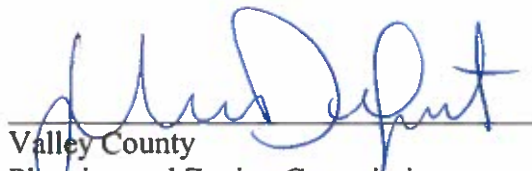
NOTICE OF FINAL ACTION AND RIGHT TO REGULATORY TAKING ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such request must be in writing, and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code 9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

Please take notice that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

END FACTS AND CONCLUSIONS


Valley County
Planning and Zoning Commission,
Chairman

Date: 9/10/2020

Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Johanna Defoort, Chairman
Scott Freeman, Vice-Chair

Ed Allen, Commissioner
Brian Benton, Commissioner
Ray Cooper, Commissioner

MINUTES

Valley County Planning and Zoning Commission

August 13, 2020

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. Quorum exists.

P&Z Administrator – Cynda Herrick:	Present
P&Z Commissioner – Ed Allen:	Excused
P&Z Commissioner – Brian Benton:	Present
P&Z Commissioner – Ray Cooper:	Present
P&Z Commissioner – Johanna Defoort:	Present
P&Z Commissioner – Scott Freeman:	Excused
P&Z Technician – Lori Hunter:	Present

Chairman Defoort explained tonight's public hearing procedures which are based on the Governor's current requirements for Covid-19. The public can livestream the meeting and may testify either in person or telephonically.

B. MINUTES: Commissioner Benton moved to approve the minutes of July 9, 2020 and July 16, 2020. Commissioner Cooper seconded the motion. Motion carried unanimously.

D. NEW BUSINESS:

- 1. C.U.P. 20-13 Ted's RV Site:** Theodore and Sherry Zahradnicek are requesting approval of a conditional use permit for a Recreational Vehicle Park to allow four RVs to be used as dwellings for more than 30 days in duration. The campsite will be for personal use and will not have any commercial use. There is an individual well, central sewer, and electrical power. The 0.82-acre site is addressed at 217 Wildwood Drive, located in McLeod & Edwards Wagon Wheel Subdivision No. 6, Lot 7 Block 7, in the NW ¼ Sec. 33, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item – **POSTPONED TO SEPTEMBER 10, 2020**

Mr. Kertz replied to the previous comments. There were no incidents during or after the prom. He and Sabrina were opposed to the adjacent C.U.P. 20-09 application as originally presented. After talking to the applicant and listening to approved changes, a solution was reached. Thus, their change of mind regarding C.U.P. 20-09. The letters' concerns do not match what is in the application, in particular, the ending time of events. He is a musician; previously there has not been any concerns about the music that his family regularly plays on the property.

Chairman Defoort closed the public hearing.

The Commission deliberated. There are traffic concerns. Noise cannot be controlled. The irrigation ditch is a safety concern. Commissioner Cooper said the use does not fit the neighborhood. Commissioner Benton is concerned about the noise carrying through the neighborhoods and the visual impact of the temporary tenting. Chairman Defoort agrees. The neighboring commercial businesses operate during work hours; this use would not, it would operate in the evenings and on weekends. The noise cannot be mitigated, traffic is a concern, and the number of events is not acceptable.

Commissioner Benton moved to deny C.U.P. 20-19. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Defoort stated that there is a 10-day appeal period to the Board of County Commissioners.

Chairman Defoort declared a five-minute break.

7. **C.U.P. 20-20 The Gathering Place Event Venue:** Brent Peterson is requesting approval to establish an event venue. The home and property would be used for short-term rentals and events. A maximum of 36 overnight guests has been requested. Electricity, propane, septic system and a well exist at the site. Access is via an existing driveway off Knob Hill Drive, a public road. The 5.7-acre site is addressed at 52 Knob Hill Drive. It is Knob Hill Estates Subdivision 2 Lots 3 & 4 and in the SWNW Section 34, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Responses received after staff report was prepared.

Chairman Defoort asked for the applicant's presentation.

Brent Peterson, 52 Knob Hill and 11142 W Shay Park Drive, Nampa, agrees with the ordinance. Safety is important. We bought the place for our family to use and eventually retire to. Previously have rented the home to a maximum of 48. He discussed safety, septic, and the

well. They have reduced the request to rent to 36 people. Since 2017, the home has been rented a 153 days on average, not including his family's use, with an average of 25 people per stay. He has only received 4 to 8 complaints from neighbors. Lots of noise is heard on top of the knoll. The home has not had events during the last three years. Quiet time begins at 10:00 p.m. The effect on traffic is no more than if he lived there all year long. Regarding dumpster, there will be a new policy that if guests cannot fit trash into dumpster, then trash is to be put in the garage. He is requesting a maximum of 36 people and no events. There are 30 parking spots available; but only 10-12 spots will be needed for 36 people. He will work with fire department for a turnaround location. He has not had any issues with septic but will comply with Central District Health requirements. In regards to the McCall Fire Department response, he did not know smoke alarms had to be interconnected nor that automatic indoor sprinkler system were required. He has replied to all the other points mentioned in the McCall Fire letter. He asks if Valley County will require that all short-term rentals over 12 people have interconnected alarms and/or indoor sprinkler system. Previous owner had 7 bedrooms; he had a licensed contractor add two more. Tents and RVs will not be used to exceed the 36 maximum. He said the lighting is as built in 1991.

Chairman Defoort asked if there was anyone in person who wished to speak on C.U.P. 20-15.

Bill Borg, 45 Knob Hill Drive, is opposed to the continued use of the property. This is a well-established residential neighborhood with CCRs. The negative impact cannot be mitigated: noise, traffic, speeding, porta-potties, trash, etc. The use of this property is one of reasons the new ordinance was passed limiting short-term rentals to 12 people. There is no on-site manager to enforce the rules posted. This is an example of one's person financial gain at the expense of many neighbors. The property is currently listed for sale. A conditional use permit would stay with the property.

Larry Shake, 1612 South Samson Trail, can see the subject house from his home. It is too late to gain back the trust of the neighborhood. The rental has been a nightmare for the neighbors. It is not compatible. It is a commercial activity. Zoning areas are needed.

Karen Borg, lives across the street from the property and is opposed. They have been dealing with this property rental for the last 4 ½ years. Only the applicant and the management company benefit. Even the Carefree area refers to this house as "the party house". The applicant is not present when renters make it into "the party house".

Chairman Defoort asked if there was anyone who wished to speak telephonically.

John Humphries, is opposed to this intrusion into our quiet community.

April Whitney has been at 18 Knob Hill Drive for nearly seven years. She bought as it was a quiet neighborhood street with primarily owner-occupied houses. All the nearby C.U.P.s are accessed via Highway 55, not a neighborhood street with dangerous curves. This property is up for sale.

Kristen Fiorentino, 59 Knob Hill Drive, appreciates the approval of the short-term rental ordinance. This rental has negatively impacted their enjoyment of their home. It has negatively impacted a wide range of neighborhoods, not just Knob Hill. The neighbors' concerns were previously voiced to Mr. Peterson with no impact. This is a residential neighborhood with single-family homes. The home is currently advertised to sleep 48 people in a home rated for 8 individuals. PA systems have been used as well as fireworks. CCRs prohibit using the property for any commercial use and prohibit inviting the public for any reason.

Kelly Hill, 790 Shelia Lane, is the owner of Done Right Management and manager of this property. She is in favor of allowing 36 guests. It is used for church retreats, family reunions, and sewing groups; a gathering place. She lives less than three miles away and there is an emergency contact number. We do not want to cause problems. Restrictions and guidelines are posted, including quiet times. No PA systems allowed.

Maggie Gamble, 13958 Easy Street, is opposed for previously mentioned reasons.

Chairman Defoort asked for rebuttal.

Mr. Peterson responded to comments and to questions from the Commissioners. He is sympathetic to the neighbor's concerns. The short-term rental ordinance was approved for safety concerns. There have been zero safety issues in 4 ½ years. The road was a disaster when he purchased the house and it has not improved. We and the property management want to work with the neighbors. It is not a commercial property and is not violating CCRs. We want to limit the noise. The dumpster and parking have been an issue and we have worked to fix this. The property is for sale; however, it has not yet sold. Thus, we are continuing with the conditional use permit process.

Administrator Herrick and Chairman Defoort clarified that short-term rentals are a residential use per the State of Idaho. Existing CCRs can prohibit short-term rentals.

Mr. Peterson stated that there are many other properties in Valley County that are allowing over 30 guests. He does not want to be penalized for having a larger home. Per the IRC [International Residential Code], there are nine bedrooms in the home which are 70 feet per person, have two accesses, and are seven feet in height.

Chairman Defoort closed the public hearing.

The Commission deliberated. Chairman Defoort is familiar with this property as it was regularly mentioned during the hearings for the short-term rental ordinance. Fire Department and Central District Health concerns were discussed. Both the advertised use (48) and requested use (36) is well over the limits for what the professionals at the Fire Department and CDH recommend. The septic permit was issued in 1991 for a four-bedroom home. This home needs a lower occupancy and a plan to be compliant with CDH and McCall Fire Department. This use does heavily impact the neighbors. Commissioner Cooper is particularly concerned about impact to neighbors. Daily capacity of septic is above capacity. The application is incomplete and inadequate. The requirements of a conditional use permit shall be met regardless of who

the owner or management company is. Hard and fast plan is needed to meet the requirements, not promises by current owner.

Commissioner Benton moved to deny C.U.P. 20-20. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Defoort stated that there is a 10-day appeal period to the Board of County Commissioners.

E. OTHER:

10:55 p.m.

1. Appeal of Administrative Decision that a Recreational Vehicle Permit (RVC) is required for 130 Forest Lake Circle - Action Item

John Garrard, 2006 N Kristen Way, Meridian, owns the lot. Only two RVs are on the site from mid-May through mid-September. He and his family believe they should be able to store the small camper on the property, similar to a boat or ATV. They bought property three years ago to camp on until they can afford to build a home. They do not believe this use is a RV campground.

Chairman Defoort explained the reasons for creating the RVC ordinance.

Commissioner Cooper moved to deny the appeal of the administrative decision. Commissioner Benton seconded the motion. Motion carried unanimously.

Chairman Defoort stated that there is a 10-day appeal period to the Board of County Commissioners.

2. Appeal of Administrative Decision that a conditional use permit is required for 10741 Highway 55 - Action Item

Richard Wyma said he has not run a business at this site since he terminated his plumbing business in 1999. The picture in the recent correspondence was misinterpreted; only the lawnmower was for sale for \$25. About four years ago, he was also in front of this Commission. He has the same rights as another person to sell personal things on his own property. Other people in the area are selling things like vehicles without conditional use permits. Yard sales and garage sales do not require a permit. The State of Idaho stated that one can sell up to six vehicles without a business permit. He has been building a privacy fence around his property. At this time, he is not running a business and does not need a conditional use permit.

Staff gave history of the site. An area business or salvage yard would require a conditional use permit.

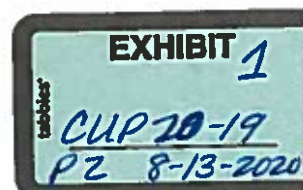
Mr. Wyma described some of the vehicles on the property. They are used by him for parts. He cleaned the area up after the last time he came in front of the Planning and Zoning Commission. Not one item is within 100 feet of water; he does not want to jeopardize the

C.U.P. 20-20 The Gathering Place Event Venue

Responses received after Staff Report was prepared

OPPOSED:

- An event venue for 36 guests is not appropriate in a residential subdivision
 - The use would negatively affect traffic, noise, and property values.
1. Bill E. Williams, Knob Hill property owner, August 7, 2020
 2. Petition in opposition with 90 signatures and comments



C.U.P. 20-20 The Gathering Place Event Venue**Bill Williams <gotelk57@frontiernet.net>**

Fri 8/7/2020 2:08 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Herrick:

I want to go on record as opposing the proposed Conditional Use Permit for Brent Peterson to open a 36 guest event center in Knob Hill Estates. That kind of use is not appropriate in a residential subdivision, and will cause annoyance to the other residents by increased traffic, noise and a lowering of property values for everyone. There are plenty of areas around McCall for the type of use they envision, but we do not want it in Knob Hill Estates. I am a property owner there and bought my lot with the understanding that it was in a residential area and not going to be opened up for hoteling, tent and RV camping, drunken parties and all the other side issues that go with an "Event Venue". I hope the P&Z Commission will turn down their application for a permit. Thank you,

Bill E. Williams
McCall, Idaho
208-634-5381

Sent from Mail for Windows 10

Online Petition to oppose Conditional Use Permit for 52 Knob Hill Drive

The undersigned request denial of a Conditional Use Permit (CUP) for 52 Knob Hill Dr., McCall, Idaho.

Valley County Ordinance 20-10 limits occupancy of short term rental to 12 individuals, unless a CUP is obtained.

The undersigned wish to maintain the residential integrity of our rural neighborhood by denying a CUP to 52 Knob Hill. This property is advertised to sleep 48. The noise, activity and volume of this commercial business is a nuisance.

Name

Email

Comments

Signature

Address

Street Address

Street Address Line 2

City

Region

Postal / Zip Code

United States

Submissions - Online Petition Form

1. Submission ID: x5f22d05bd16611.56700288 sent from 50.37.222.241 (United States) at 2020-07-30 09:51:24

Name-First Mara
Name-Last White
Email marawhite777@gmail.com

Comments
Signature

Address-Street Address 60 Rogers Ln
Address-Street Address Line 2
Address-City McCall
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1596117084
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 90

2. Submission ID: x5f21ee136395c6.61661974 sent from 104.143.84.17 (United States) at 2020-07-29 17:45:55

Name-First Clay
Name-Last Bradfield
Email cs.bradfield@gmail.com

Comments Just wrong.
Signature

Address-Street Address 1055 Cee Way Loop # 1884
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1596059155
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 89

3. Submission ID: x5f21b407417a95.22087774 sent from 50.37.214.21 (United States) at 2020-07-29 13:38:15

Name-First Bob & Maggie
Name-Last Gamble
Email gambler43@gmail.com

Comments The commercial "Gathering Place" should not be able to expend the guest list from 12 to 36, adding RV's and tents. That number has already been abused. This is a single-family, quiet neighborhood and the majority of us want it kept as is.
Signature

Address-Street Address 13958 Easy St

Address-Street Address Line 2
Address-City McCall
Address-Region south
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1596044295
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 88

4. Submission ID: x5f1dfd2551f0c6.24290487 sent from 50.37.212.203 (United States) at 2020-07-26 18:01:09

Name-First Todd & Bonnie
Name-Last Thompson
Email bktst15@gmail.com
Comments We oppose this large vacation rental in the subdivision.
Signature



Address-Street Address 117 Carefree Lane
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1595800869
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 87

5. Submission ID: x5f1314e2b67016.22522706 sent from 50.37.211.8 (United States) at 2020-07-18 11:27:31

Name-First Bob & Maggie
Name-Last Gamble
Email gambler43@gmail.com
Comments No way this should be allowed .
Signature



Address-Street Address 13958 Easy St.
Address-Street Address Line 2
Address-City McCall
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1595086050
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 86

6. Submission ID: x5f127c8f0bee58.09895703 sent from 46.244.28.210 (United States) at 2020-07-18 00:37:35

Name-First Clay
Name-Last Bradfield
Email cs.bradfield@gmail.com
Comments It's incompatibility with the neighborhood, the infrastructure, and the business zoning.

Signature

Address-Street Address 1055 Cee away Loop # 1884
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1595047055
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 85

7. Submission ID: x5f124d0d9dcef2.69465421 sent from 67.60.103.145 (United States) at 2020-07-17 21:14:54

Name-First Carol
Name-Last Bradfield
Email clbradfield54@gmail.com
Comments It's out of place for the venue, I question if the infrastructure can handle it. This devalues the neighborhood
Signature

Address-Street Address 1055
Address-Street Address Line 2 Cee Way Loop #1884
Address-City McCall
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1595034894
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 84

8. Submission ID: x5f1105eb2cc0675.54047494 sent from 96.19.203.197 (United States) at 2020-07-16 10:05:39

Name-First Sally
Name-Last Nutt
Email salnutt@citlink.ney
Comments
Signature

Address-Street Address 81 Rogers Lane
Address-Street Address Line 2
Address-City McCall,
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1594908338
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 83

9. Submission ID: x5f0f906123eaf4.77183898 sent from 50.37.219.55 (United States) at 2020-07-15 19:25:21

Name-First Linda
Name-Last Pitenger
Email lpittenger@gmail.com
Comments Having an event venue for more than 30 people is not in keeping with the rural nature of the Knob Hill neighborhood.. It is not con
Signature

Address-Street Address 14015 Sage Court
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1594855521
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 82

10. Submission ID: x5f0f742ad43c60.20820513 sent from 24.117.183.122 (United States) at 2020-07-15 17:24:59

Name-First Halley
Name-Last Shultz
Email halleyshultz@gmail.com
Comments
Signature

Address-Street Address 805 Lick Creek Road
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1594848299
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 81

11. Submission ID: x5f0f70fa596609.76348005 sent from 50.37.209.210 (United States) at 2020-07-15 17:11:22

Name-First ANDREW
Name-Last NACHMAN
Email anachman@xenicus.com
Comments
Signature

Address-Street Address 14029 COMFORT RD.
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638

Address-Country United States
Reference ID REF-1594847482
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 80

12. Submission ID: x5ef5b3373c8d5.12937275 sent from 174.208.10.143 (United States) at 2020-07-03 12:22:11

Name-First Linnea
Name-Last Weckwerth
Email linneaweckwerth@gmail.com
Comments I absolutely agree.
Signature No
Address-Street Address 65 Knob Hill Drive
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1593793331
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 79

13. Submission ID: x5efd08723ec547.95034862 sent from 50.37.218.64 (United States) at 2020-07-01 18:04:34

Name-First Mark
Name-Last Sherbourne
Email boneandbon@frontiernet.net
Comments
Signature

Address-Street Address 13962 Easy St
Address-Street Address Line 2
Address-City McCall
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1593641074
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 78

14. Submission ID: x5ef7d8049803c3.55058754 sent from 50.37.218.242 (United States) at 2020-06-27 19:36:36

Name-First Esther
Name-Last Muinick
Email estjon@citilink.net
Comments Our rural neighborhoods need to be protected. This is a home, not a motel.
Signature

Address-Street Address 303 Brook Dr
Address-Street Address Line 2
Address-City McCall
Address-Region Id
Address-Postal / Zip Code 83638

Address-Country United States
Reference ID REF-1593300996
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 77

15. Submission ID: x5ef7d0829c1603.91601053 sent from 50.37.219.149 (United States) at 2020-06-27 19:04:34

Name-First Cynthia
Name-Last Berkley
Email
Comments CUP should NOT be allowed. Residential areas should not be subjected to the disruption of large gatherings, especially by group: in to the neighborhood.
Signature



Address-Street Address 13968 Wrangler Rd
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1593299074
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 76

16. Submission ID: x5eaea5cb57d943.36594721 sent from 50.37.214.7 (United States) at 2020-06-20 20:11:55

Name-First Linda
Name-Last Thompson
Email lndathompson700@gmail.com
Comments Large scale vacation rental properties should not be allowed! It creates traffic issues, noise issues, and trash issues. Did these pe
Signature



Address-Street Address 14030 Hideaway Court
Address-Street Address Line 2 PO Box 3187
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592698315
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 75

17. Submission ID: x5eecd5e165a18.03765335 sent from 174.247.96.132 (United States) at 2020-06-19 11:35:58

Name-First Genevieve
Name-Last Gerke
Email gennygerke@gmail.com
Comments The property is a nuisance year round- we live far from it but sounds carry to our house at late hours when the property is occupied.

Signature

[Empty signature box]

Address-Street Address 13980 Turner Rd
Address-Street Address Line 2
Address-City McCall
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592580958
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 74

18. Submission ID: x5eecb3052233b9.52167929 sent from 192.183.163.11 (United States) at 2020-06-19 08:43:49

Name-First Nikki
Name-Last Saleen
Email teamsaleen@gmail.com
Comments Totally, inappropriate to excerpt the current occupancy limits!
Signature

[Empty signature box]

Address-Street Address 13990 Hogue Hollow Dr.
Address-Street Address Line 2
Address-City McCall
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592570629
Referrer <http://m.facebook.com/>
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 73

19. Submission ID: x5eebf7a35eba29.69962884 sent from 50.37.209.159 (United States) at 2020-06-18 19:24:19

Name-First Larry
Name-Last Shake
Email larryshake@gmail.com
Comments Is anybody having problems with UTV Traffic? wish we could influence use of "toys" in the neighborhood at the same time.....
Signature

[Empty signature box]

Address-Street Address 1612 S Samson
Address-Street Address Line 2
Address-City
Address-Region
Address-Postal / Zip Code
Address-Country United States
Reference ID REF-1592522659
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 72

20. Submission ID: x5eebeb9d70ec04.00166693 sent from 50.37.221.186 (United States) at 2020-06-18 18:33:01

Name-First Joyce
Name-Last Nelson Bastida
Email Joycereneelson@gmail.com
Comments
Signature

Address-Street Address 254 west jug road
Address-Street Address Line 2
Address-City McCall
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592519581
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 71

21. Submission ID: x5eeaa79453dd40.14078868 sent from 24.116.174.82 (United States) at 2020-06-17 19:30:28

Name-First Brenda
Name-Last Loftis
Email workinproc@aol.com
Comments As a full-time resident of Valley County, I am vehemently opposed to the granting of this CUP as it sets a precedence that does not take in
Signature

Address-Street Address 12932 Red Fir Road
Address-Street Address Line 2
Address-City Donnelly
Address-Region ID
Address-Postal / Zip Code 83615
Address-Country United States
Reference ID REF-1592436628
Referrer https://www.facebook.com/
Form Host http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR0K7pgGj9zumt3CCB4VJrpS8nbZcMDyTYWuuwb1NEN-czO4gesT5KoCY4
Entry ID 70

22. Submission ID: x5eea88146739a4.85078395 sent from 174.27.26.250 (United States) at 2020-06-17 17:16:04

Name-First Lissa
Name-Last Beebe
Email lissabeebe@yahoo.com
Comments
Signature

Address-Street Address 100 Magetic Rock Road
Address-Street Address Line 2

Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592428564
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 69

23. Submission ID: x5eea86e11fae28.33230674 sent from 192.183.165.196 (United States) at 2020-06-17 17:10:57

Name-First Parker
Name-Last Griffith
Email Parkergriffith3@gmail.com
Comments
Signature



Address-Street Address 254 Bald Eagle Lane
Address-Street Address Line 2
Address-City Donnelly
Address-Region USA
Address-Postal / Zip Code 83615
Address-Country United States
Reference ID REF-1592428257
Referrer https://m.facebook.com/
Form Host http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR2PIOMqQx-Uib3noqwspI5MaxRSknaOIOHBjJwnxDU3klW0c5G0BypAg48
Entry ID 68

24. Submission ID: x5eea62e4ca2206.89343574 sent from 50.37.216.251 (United States) at 2020-06-17 14:37:25

Name-First Barbara
Name-Last Greenwood
Email xopolo@juno.com
Comments This must stay at 12 in this covid-19 pandemic
Signature



Address-Street Address 906 buckboard way
Address-Street Address Line 2
Address-City Mccall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592419045
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 67

25. Submission ID: x5eea2c05c6c5f0.45908662 sent from 50.37.219.15 (United States) at 2020-06-17 10:43:18

Name-First Cynthia and James
Name-Last Mullett
Email cmullett18@gmail.com
Comments Home on Knob Hill is above our neighborhood in Carefree and we are full time year round homeowners. Last year 2019 we heard

Signature



Address-Street Address 13983 Easy Street
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592404997
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 66

26. Submission ID: x5eea19e355b968.34658028 sent from 67.60.101.132 (United States) at 2020-06-17 09:25:55

Name-First Allison
Name-Last Hatzenbuhler
Email ahatzen@hawksbayid.com
Comments A CUP for this private residence in a private residential neighborhood just completely voids the idea of residential vs commercial zoned. As Commissioners I ask that you represent the very people who voted you in to office and not allow this CUP.

This is not the last time this situation will rear its ugly greedy head. Nip it in the bud now before more people think they can build r

Signature



Address-Street Address 13127 Hawks Bay Road
Address-Street Address Line 2 13127 Hawks Bay Road
Address-City Donnelly
Address-Region ID
Address-Postal / Zip Code 83615
Address-Country United States
Reference ID REF-1592400355
Referrer <http://m.facebook.com>
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 65

27. Submission ID: x5ee9b2c43bc263.46836119 sent from 69.92.198.171 (United States) at 2020-06-17 02:05:56

Name-First Nicole
Name-Last Pietri
Email pietri.re@gmail.com
Comments I support!!
Signature



Address-Street Address 1096 Lick Creek
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code
Address-Country United States
Reference ID REF-1592373956
Referrer <http://m.facebook.com>

Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 64

28. Submission ID: x5ee9a45b06e991.93764196 sent from 66.62.132.61 (United States) at 2020-06-17 01:04:27

Name-First Alana
Name-Last Erickson
Email alanaerick11@gmail.com
Comments It would really be great if the people who like to come visit would respect the quiet nature of our community. Also the people that
Signature

Address-Street Address P.O. Box 384
Address-Street Address Line 2 865 Shelia lane
Address-City McCall
Address-Region Id
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592370267
Referrer <http://m.facebook.com>
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 63

29. Submission ID: x5ee98ea31ad402.11956133 sent from 67.60.120.133 (United States) at 2020-06-16 23:31:47

Name-First Chris
Name-Last Purslow
Email imadorothy@gmail.com
Comments
Signature

Address-Street Address 309 Silverpine Dr #2267
Address-Street Address Line 2
Address-City McCall
Address-Region valley
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592364707
Referrer <https://m.facebook.com>
Form Host <http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR17Kb5e1t9UyD5JgQBZd5iGsthNANCpbfC8kFng0GNzJINW-Pui1NSZD8>
Entry ID 62

30. Submission ID: x5ee98558bb4550.27579121 sent from 69.92.198.153 (United States) at 2020-06-16 22:52:08

Name-First David
Name-Last Rosen
Email frap24@hotmail.com
Comments Keep numbers down

Signature

Address-Street Address 1246 warren wagon rd
Address-Street Address Line 2
Address-City McCall
Address-Region Valley county
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592362328
Referrer [http //m.facebook.com/](http://m.facebook.com/)
Form Host [http //www.123formbuilder.com/form-5505006/form](http://www.123formbuilder.com/form-5505006/form)
Entry ID 61

31. Submission ID: x5ee97dbb3d55d3.95063637 sent from 67.60.120.197 (United States) at 2020-06-16 22:19:39

Name-First Katie
Name-Last Thomas
Email kra245@hotmail.com
Comments
Signature

Address-Street Address 965 Ridge Rd
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592360379
Referrer [http //m.facebook.com](http://m.facebook.com/)
Form Host [http //www.123formbuilder.com/form-5505006/form](http://www.123formbuilder.com/form-5505006/form)
Entry ID 60

32. Submission ID: x5ee95746145057.23088293 sent from 50.37.215.83 (United States) at 2020-06-16 19:35:34

Name-First Emily
Name-Last Hart
Email
Comments
Signature

Address-Street Address 702 1st Street
Address-Street Address Line 2
Address-City McCall
Address-Region
Address-Postal / Zip Code 83836
Address-Country United States
Reference ID REF-1592350534
Form Host [http //www.123formbuilder.com/form-5505006/form](http://www.123formbuilder.com/form-5505006/form)
Entry ID 59

33. Submission ID: x5ee93d9965b443.24229088 sent from 159.118.126.99 (United States) at 2020-06-16 17:46:01

Name-First Richard
Name-Last Ferrero
Email rferrero@in2itstudio.com
Comments Groups greater than 12 on a regular basis are not appropriate for this neighborhood
Signature

Address-Street Address 14014 Comfort Rd
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592343961
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 58

34. Submission ID: x5ee929924e2582.35630389 sent from 50.37.214.11 (United States) at 2020-06-16 16:20:34

Name-First Bill
Name-Last Williams
Email gotelk57@frontiernet.net
Comments It will not only be a nuisance, but will lower our property values. It should not be allowed in a residential neighborhood!
Signature

Address-Street Address 307 Burns St.
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592338834
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 57

35. Submission ID: x5ee9244c252f55.64710850 sent from 74.40.53.18 (United States) at 2020-06-16 15:58:04

Name-First Pamela
Name-Last McChrystal
Email mcchrystals@msn.com
Comments
Signature

Address-Street Address 88 Clearwater Ct
Address-Street Address Line 2 P.O. Box 235
Address-City Donnelly
Address-Region
Address-Postal / Zip Code 83615

Address-Country United States
Reference ID REF-1592337484
Referrer https://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR20n5wv7o1INmtPo0xWjMHnezdetMrmC8Bu-DNBfOpTmRjzBXd-Y8OQ1Y
Entry ID 56

36. Submission ID: x5ee9227b6678e2.28645052 sent from 69.92.198.205 (United States) at 2020-06-16 15:50:19

Name-First Caitlin
Name-Last Garber
Email caitlingarber@yahoo.com
Comments Not fair to the neighbors in the area! I don't even live there and feel bad for them!
Signature

Address-Street Address Po box 2341
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592337019
Referrer http://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 55

37. Submission ID: x5ee9193eee16d4.04022613 sent from 216.190.47.101 (United States) at 2020-06-16 15:10:55

Name-First Nadina
Name-Last Zarkowski
Email nadinazarkowski@yahoo.com
Comments
Signature

Address-Street Address PO Box 3172
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592334655
Referrer https://m.facebook.com/
Form Host http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR36DC7gZIOCDr-r73Jw_qBCwdAI1KXgNjzBvLvYRGhXtdlGOMAxn1DOt_k
Entry ID 54

38. Submission ID: x5ee916638849b3.04529065 sent from 199.58.122.95 (United States) at 2020-06-16 14:58:43

Name-First Kurt
Name-Last Mohler
Email kurtmohler@gmail.com
Comments Please say no to this.

Signature

[Empty signature box]

Address-Street Address 47 Johnson Lane
 Address-Street Address Line 2
 Address-City McCall
 Address-Region Valley County
 Address-Postal / Zip Code 83638
 Address-Country United States
 Reference ID REF-1592333923
 Form Host <http://www.123formbuilder.com/form-5505006/form>
 Entry ID 53

39. Submission ID: x5ee9121b4f0ab9.65620461 sent from 174.247.98.107 (United States) at 2020-06-16 14 40 27

Name-First larry
 Name-Last florentino
 Email larmonster@hotmail.com
 Comments This is a commercial business(ie small hotel/motel) operating in a residential neighborhood. Not reasonable or neighborly.
 Signature

[Empty signature box]

Address-Street Address 59 knob hill
 Address-Street Address Line 2
 Address-City Mccall
 Address-Region
 Address-Postal / Zip Code 83638
 Address-Country United States
 Reference ID REF-1592332827
 Form Host <http://www.123formbuilder.com/form-5505006/form>
 Entry ID 52

40. Submission ID: x5ee9100a2c9eb1.44921063 sent from 159.118.124.234 (United States) at 2020-06-16 14 31:38

Name-First Dianne
 Name-Last O'Keeffe
 Email dokeeffe@live.com
 Comments I oppose the conditional use permit for 52 Knob Hill, McCall Idaho
 Signature

[Empty signature box]

Address-Street Address 12905 Spring Valley rd
 Address-Street Address Line 2
 Address-City Donnelly
 Address-Region fdaho
 Address-Postal / Zip Code 83615
 Address-Country United States
 Reference ID REF-1592332298
 Referrer <http://m.facebook.com/>
 Form Host <http://www.123formbuilder.com/form-5505006/form>
 Entry ID 51

41. Submission ID: x5ee90e30ac6e19.15676202 sent from 45.41.134.65 (United States) at 2020-06-16 14:23:45

Name-First Timothy
Name-Last Kerrigan
Email tj_k_82@hotmail.com
Comments
Signature

Address-Street Address 551 S Samson Trl
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592331824
Referrer http://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 50

42. Submission ID: x5ee90acf7ee243.79544809 sent from 199.58.127.204 (United States) at 2020-06-16 14:09:19

Name-First Kate
Name-Last Radon
Email chunkypowerbutt@aol.com
Comments The use of this property violates the Valley County ordinance (if there is some loophole that keeps it from being in violation, it clea
Signature

Address-Street Address 36 Flemming Ln.
Address-Street Address Line 2
Address-City Donnelly
Address-Region Idaho
Address-Postal / Zip Code 83615
Address-Country United States
Reference ID REF-1592330959
Referrer http://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 49

43. Submission ID: x5ee909d7542b87.24434533 sent from 50.37.208.205 (United States) at 2020-06-16 14:05:11

Name-First Patty
Name-Last Hickman
Email rpchh@frontiernet.net
Comments
Signature

Address-Street Address PO Box 1286
Address-Street Address Line 2 PO Box 1286
Address-City McCall

Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592330711
Referrer http://m.facebook.com/
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 48

44. Submission ID: x5ee90740edc4a1.04669608 sent from 159.118.124.6 (United States) at 2020-06-16 13:54:09

Name-First Karen
Name-Last Stock
Email stock.ks@gmail.com
Comments Please restrict the usage of short term rentals to no more than 12. Anymore and there will be trouble for the police to have to resp
Signature

Address-Street Address 1425 Cements #11
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592330049
Referrer http://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 47

45. Submission ID: x5ee907147d9636.36268536 sent from 50.37.217.240 (United States) at 2020-06-16 13:53:24

Name-First Eric
Name-Last Pedersen
Email supercubep@frontiernet.net
Comments
Signature No
Address-Street Address 16 Flicker Road
Address-Street Address Line 2 16 Flicker Road
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592330004
Referrer http://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 46

46. Submission ID: x5ee906e68b63a3.89707331 sent from 199.58.122.95 (United States) at 2020-06-16 13:52:38

Name-First Lis
Name-Last Mohler
Email lisamohler47@gmail.com
Comments I vote no to any short term rentals in residential areas. This must be stopped to preserve our quality of life in Valley County, if you p
Signature

Address-Street Address 47 Johnson lane
Address-Street Address Line 2
Address-City McCall ID
Address-Region Valley County
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592329958
Referrer http://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 45

47. Submission ID: x5ee904d80d4618.59352872 sent from 24.117.79.70 (United States) at 2020-06-16 13:43:52

Name-First Joyce
Name-Last Majure
Email jmajure@cableone.net
Comments Valley County needs to stop these kinds of out of control activities in violation of existing CCRs. There are safety risks, liability risks
Signature

Address-Street Address 1480 Mountain Meadow Drive
Address-Street Address Line 2 PO BOX 4629
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592329432
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 44

48. Submission ID: x5ee901b9eb0412.64208723 sent from 50.37.217.240 (United States) at 2020-06-16 13:30:34

Name-First Kristi
Name-Last Pedersen
Email kpedersen@frontier.net
Comments
Signature

Address-Street Address 16 Flicker Rd.
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592328634
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 43

49. Submission ID: x5ee8feead371b5.90392436 sent from 160.2.183.91 (United States) at 2020-06-16 13:18:35

Name-First Don
Name-Last Anderson
Email donrtr@gmail.com
Comments One failed smoke or Co2 dtctor and you have 42 dead people, redicious.

Signature

Address-Street Address 12922 Siscra Road
Address-Street Address Line 2
Address-City Donnelly
Address-Region Valley County
Address-Postal / Zip Code 83615
Address-Country United States
Reference ID REF-1592327915
Referrer <http://m.facebook.com>
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 42

50. Submission ID: x5ee8faae191b49.22510252 sent from 24.116.174.147 (United States) at 2020-06-16 13:00:30

Name-First Darcy
Name-Last Reese
Email reese.darcy@gmail.com
Comments This short term rentals should be outlawed!
Signature

Address-Street Address p.o. Box 4185
Address-Street Address Line 2
Address-City McCl
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592326830
Referrer <https://www.facebook.com/>
Form Host http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR1zE12XfmlsdRBCscLttc72x3tejy_NFPBYRgMOI-e0HYePfpRwOVgM
Entry ID 41

51. Submission ID: x5ee8f6c590bc55.17886781 sent from 45.33.217.173 (United States) at 2020-06-16 12:43:49

Name-First Leigh
Name-Last Gallagher
Email lagalag67@gmail.com
Comments
Signature

Address-Street Address 11530 N Barn Owl Way
Address-Street Address Line 2
Address-City Boise
Address-Region Idaho
Address-Postal / Zip Code 83714
Address-Country United States
Reference ID REF-1592325829
Referrer <https://www.facebook.com/>

Form Host <http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR2DmEk8MTgodqCgwJtz2rl81ufCXWtScL407Fg121vqmFGd1Hcg8SEvwyw>
Entry ID 40

52. Submission ID: x5ee8f5a6c51a03.34302169 sent from 216.190.47.102 (United States) at 2020-06-16 12:39:03

Name-First Richard
Name-Last McChrystal
Email richmcchrystal@gmail.com
Comments People who seek pure financial advantage over being a good neighbor need to be stopped. Not to mention the public health implic
Signature



Address-Street Address 88 Clearwater Ct
Address-Street Address Line 2
Address-City Donnelly
Address-Region Valley
Address-Postal / Zip Code 83615
Address-Country United States
Reference ID REF-1592325542
Referrer <http://m.facebook.com/>
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 39

53. Submission ID: x5ee8eb532e0974.28074957 sent from 50.37.215.103 (United States) at 2020-06-16 11:54:59

Name-First Mark
Name-Last Bunker
Email markbun48@gmail.com
Comments
Signature



Address-Street Address 12931 Red Fir Road
Address-Street Address Line 2 PO box 1015
Address-City Donnelly
Address-Region Idaho
Address-Postal / Zip Code 83615
Address-Country United States
Reference ID REF-1592322899
Referrer <https://m.facebook.com/>
Form Host <http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR0vDxYeUWsoLhtWZJPYYUlnvwrDauRIUNbZYj4lIFeh716xCf3AwYOaqo>
Entry ID 38

54. Submission ID: x5ee8eb243aa8e2.67627219 sent from 174.208.11.54 (United States) at 2020-06-16 11:54:12

Name-First Andrew
Name-Last Mentzer
Email singlespedicus@gmail.com
Comments We can hear the parties from this place from several hundred yards away. I can't imagine being next door.

Signature

Address-Street Address 13980 Turner road
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592322852
Referrer <http://m.facebook.com/>
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 37

55. Submission ID: x5ee8e7fa2860a4.07756772 sent from 50.37.216.137 (United States) at 2020-06-16 11:40:42

Name-First Brenda
Name-Last Little
Email brendalittle04@gmail.com
Comments Limit the number of people in these places!
Signature

Address-Street Address 13953 Rustic Road
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592322042
Referrer http://m.facebook.com
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 36

56. Submission ID: x5ee8e6e558d078.71828348 sent from 50.37.232.7 (United States) at 2020-06-16 11:36:05

Name-First Deborah
Name-Last Billingsley
Email gilbill@msn.com
Comments As a home owner who lives next door to a Vacas rental that routinely has more than the allowed guests I am in full support of den
Signature

Address-Street Address 14160 Jefferson Rd
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592321765
Referrer http://m.facebook.com
Form Host <http://www.123formbuilder.com/form-5505006/form>

57. Submission ID: x5ee8e5b6b94e21.29763078 sent from 50.37.212.177 (United States) at 2020-06-16 11:31:03

Name-First Janet
Name-Last Meckel
Email meckel2@gmail.com
Comments No way!
Signature

Address-Street Address 13944 Galloping Rd
Address-Street Address Line 2
Address-City McCall
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592321462
Referrer http://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 34

58. Submission ID: x5ee8df6aeef2.79635980 sent from 67.60.248.218 (United States) at 2020-06-16 11:04:11

Name-First Lisa
Name-Last Chandler
Email huckleberrypatches@icloud.com
Comments Residential areas should remain just that, not commercial.
Signature

Address-Street Address 159 Morgan Dr.
Address-Street Address Line 2
Address-City McCall
Address-Region Valley County
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592319851
Referrer http://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 33

59. Submission ID: x5ee8d921dc04b9.31166154 sent from 50.37.209.179 (United States) at 2020-06-16 10:37:22

Name-First Shannon
Name-Last Mcknight
Email shannonsgrid@gmail.com
Comments
Signature

Address-Street Address 13227 Kokanee Dr

Address-Street Address Line 2
Address-City Donnelly
Address-Region Valley County
Address-Postal / Zip Code Idaho
Address-Country United States
Reference ID REF-1592318242
Form Host <http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR3NghNITox6egmv6gKq5NILN0IUJq0grR11rlr2-7-Ot5WdIF15SnRmNQw>
Entry ID 32

60. Submission ID: x5ee8d8fd187ea7.07836367 sent from 184.155.210.234 (United States) at 2020-06-16 10:36:45

Name-First Deborah
Name-Last Tuel
Email mdtuel@aol.com
Comments
Signature

Address-Street Address 95 Arlington Heights Dr
Address-Street Address Line 2
Address-City Cascade
Address-Region Idaho
Address-Postal / Zip Code 83611
Address-Country United States
Reference ID REF-1592318205
Referrer <http://m.facebook.com>
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 31

61. Submission ID: x5ee8d8929c6377.72695666 sent from 67.60.101.137 (United States) at 2020-06-16 10:34:59

Name-First Abbey
Name-Last Woody
Email abbeyames90@gmail.com
Comments
Signature

Address-Street Address 308 N Miller Ave
Address-Street Address Line 2
Address-City New meadows
Address-Region ID
Address-Postal / Zip Code 83645
Address-Country United States
Reference ID REF-1592318098
Referrer <http://m.facebook.com>
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 30

62. Submission ID: x5ee8d7ac64d5c0.30368949 sent from 50.37.212.143 (United States) at 2020-06-16 10:31:08

Name-First Mary
Name-Last Kernnitz
Email mtkernnitz@gmail.com

Comments
Signature

I live in the neighborhood and do not want this activity in it! The extra traffic, noise, trash and disrespect for families living in t

Address-Street Address
Address-Street Address Line 2
Address-City
Address-Region
Address-Postal / Zip Code
Address-Country
Reference ID
Referrer
Form Host
Entry ID

13974 turner lane
Mccall
Idaho
83638
United States
REF-1592317868
<http://m.facebook.com>
<http://www.123formbuilder.com/form-5505006/form>
29

63. Submission ID: x5ee8d6fa6d58c7.75641302 sent from 50.37.212.113 (United States) at 2020-06-16 10:28:10

Name-First
Name-Last
Email
Comments
Signature

Gwen
Abbott
gwena79@gmail.com
No one should have to live with that in a residential neighborhood

Address-Street Address
Address-Street Address Line 2
Address-City
Address-Region
Address-Postal / Zip Code
Address-Country
Reference ID
Referrer
Form Host
Entry ID

Po Box 4081
Po Box 4081
McCall
ID
83638-8081
United States
REF-1592317690
<http://m.facebook.com>
<http://www.123formbuilder.com/form-5505006/form>
28

64. Submission ID: x5ee8d4bfa66c4.14591127 sent from 164.165.230.27 (United States) at 2020-06-16 10:18:39

Name-First
Name-Last
Email
Comments
Signature

Krystal
Giessen
kdanimorph@msn.com
There is no reason for one residence to contain more than 12 people. This would disrupt a residential neighborhood and would cc

Address-Street Address
Address-Street Address Line 2
Address-City
Address-Region
Address-Postal / Zip Code
Address-Country
Reference ID
Referrer

PO Box 2492
McCall
ID
83638
United States
REF-1592317119
<https://www.facebook.com/>

Form Host http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR05_0jt7oQL-F1F5Vp5XVedW7D1z6mnXW8MBJJDSrPhE_HVvgGRmGhNfSY
Entry ID 27

65. Submission ID: x5ee8d271cfaf26.54108302 sent from 50.37.208.24 (United States) at 2020-06-16 10:08:50

Name-First Liz
Name-Last Tash
Email tutuliz09@gmail.com
Comments I would not want this either. I live in Lakefork for peace and quiet. I sympathize with those affected.
Signature

Address-Street Address 13762 Horizon View Rd
Address-Street Address Line 2
Address-City McCall
Address-Region ? Valley County, Lakefork
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592316530
Referrer <http://m.facebook.com/>
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 26

66. Submission ID: x5ee8d1da9317d4.58729752 sent from 67.60.248.38 (United States) at 2020-06-16 10:06:18

Name-First Rochelle
Name-Last DeMoss
Email shellydemoss@gmail.com
Comments
Signature

Address-Street Address 650 Douglas Drive
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592316378
Referrer http://m.facebook.com
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 25

67. Submission ID: x5ee8d19cc34865.24717504 sent from 50.37.210.32 (United States) at 2020-06-16 10:05:16

Name-First Lori
Name-Last Hall
Email lori.hall34@yahoo.com
Comments

Signature



Address-Street Address
Address-Street Address Line 2
Address-City
Address-Region
Address-Postal / Zip Code
Address-Country
Reference ID
Referrer
Form Host
Entry ID

274 Alta vista dr
Mccall
Ida
83638
United States
REF-1592316316
<http://m.facebook.com>
<http://www.123formbuilder.com/form-5505006/form>
24

68. Submission ID: x5ee8ced19b8684.66058737 sent from 50.37.208.26 (United States) at 2020-06-16 09:53:21

Name-First
Name-Last
Email
Comments
Signature

Nikole
Beltran
beltran5@frontier.com



Address-Street Address
Address-Street Address Line 2
Address-City
Address-Region
Address-Postal / Zip Code
Address-Country
Reference ID
Referrer
Form Host
Entry ID

54 Charters Dr
Donnelly
Idaho
United States
REF-1592315601
<http://m.facebook.com>
<http://www.123formbuilder.com/form-5505006/form>
23

69. Submission ID: x5ee8cd036d2e56.66595485 sent from 50.37.211.168 (United States) at 2020-06-16 09:45:39

Name-First
Name-Last
Email
Comments
Signature

Sheri
Kososik
lkososik@msn.com
I live in Carefree Subdivision and this will greatly impact our area. More than likely they will get in there ATV's and roar around ou



Address-Street Address
Address-Street Address Line 2
Address-City
Address-Region
Address-Postal / Zip Code
Address-Country
Reference ID
Referrer
Form Host

13970 Easy Street
McCall
83638
United States
REF-1592315139
<https://www.facebook.com/>
http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR2gZMy_bwwJO_cunItL26g7q3jczLnDCFiKQFqj2FEwI0Vne952bt9PJVM

Entry ID

22

70. Submission ID: x5ee84d6ee81e40.13885135 sent from 50.37.210.196 (United States) at 2020-06-16 00:41:19

Name-First Jessica
Name-Last Nickerson
Email jnickerson.x2@gmail.com
Comments
Signature

Address-Street Address 10574 Highway 55
Address-Street Address Line 2
Address-City Cascade
Address-Region
Address-Postal / Zip Code 83611
Address-Country United States
Reference ID REF-1592282479
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 21

71. Submission ID: x5ee84d5aec5f50.27988626 sent from 174.208.21.17 (United States) at 2020-06-16 00:40:59

Name-First Julie
Name-Last Jones
Email jewelsjones13@gmail.com
Comments Regulations should consider permanent residents instead of enabling conflict.
Signature

Address-Street Address 171 Ponderosa Ln
Address-Street Address Line 2
Address-City Cascade
Address-Region Valley County
Address-Postal / Zip Code 83611
Address-Country United States
Reference ID REF-1592282459
Referrer <http://m.facebook.com/>
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 20

72. Submission ID: x5ee84cf0e57a71.33324478 sent from 67.60.31.61 (United States) at 2020-06-16 00:39:13

Name-First Richard
Name-Last Morishita
Email rmorishita@live.com
Comments This would be a terrible precedence to allow in residentially zoned areas.
Signature

Address-Street Address PO Box 844
Address-Street Address Line 2 112 Mather Road

Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592282353
Referrer http://m.facebook.com/
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 19

73. Submission ID: x5ee84a67edbc01.43753545 sent from 50.37.222.37 (United States) at 2020-06-16 00:28:24

Name-First Toni
Name-Last Sheldon
Email tonisheldon69@gmail.com
Comments This is wrong during this Pandemic & wrong anytime for those living close by.
Signature

Address-Street Address 998 Mission Street
Address-Street Address Line 2
Address-City McCalk
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592281704
Referrer http://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 18

74. Submission ID: x5ee848a72db4a7.33149893 sent from 172.58.43.31 (United States) at 2020-06-16 00:20:55

Name-First Ian
Name-Last Worth
Email worthian63@gmail.com
Comments
Signature

Address-Street Address
Address-Street Address Line 2
Address-City Mccall
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592281255
Referrer http://m.facebook.com/
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 17

75. Submission ID: x5ee8024792d633.46438146 sent from 50.37.222.236 (United States) at 2020-06-15 19:20:39

Name-First Cynthia
Name-Last Belec
Email theasfabrications@gmail.com
Comments Our house is across the field from Knob Hill and it is very evident when a large group is renting 52 Knob Hill. We bought property r

Signature

Address-Street Address 13964 Turner Lane
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592263239
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 16

76. Submission ID: x5ee7fee976c712.66363253 sent from 174.208.4.42 (United States) at 2020-06-15 19:06:17

Name-First Julie
Name-Last McFarlane-Platt
Email julie.platt@frontier.com
Comments
Signature

Address-Street Address 53 Silver Fox Trail
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592262377
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 15

77. Submission ID: x5ee7f9245033e4.32939481 sent from 192.183.162.130 (United States) at 2020-06-15 18:41:40

Name-First Kathy
Name-Last Deinhardt Hill
Email deindh@frontiernet.net
Comments Ordinance 20-10 was put in place to protect people who live in Valley County from the nuisance of vacation rental owners and users who have
Signature

Address-Street Address 14068 Pioneer road
Address-Street Address Line 2
Address-City mccall
Address-Region
Address-Postal / Zip Code 83636
Address-Country United States
Reference ID REF-1592260900
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 14

78. Submission ID: x5ee7f7233bd298.42638552 sent from 67.60.31.171 (United States) at 2020-06-15 18:33:07

Name-First Ryan
Name-Last Speirs
Email rspeirs@me.com
Comments
Signature

[Signature area]

Address-Street Address 1110 S Samson Trl
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592260387
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 13

79. Submission ID: x5ee7f4a6c82e17.12748928 sent from 68.98.221.246 (United States) at 2020-06-15 18:22:30

Name-First James
Name-Last Harrison
Email jharrisonjr@harrisonprops.com
Comments
Signature

[Signature area]

Address-Street Address 60 Knob Hill Drive
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592259750
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 12

80. Submission ID: x5ee7eed311ba73.38383734 sent from 50.37.211.186 (United States) at 2020-06-15 17:57:39

Name-First Anne
Name-Last Carr
Email range.rat43@gmail.com
Comments There is a reason for this county ordinance, and the fact that the owners are in violation of the ordinance, to the detriment of the n
Signature

[Signature area]

Address-Street Address 14023 Hideaway Ct.
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638

Address-Country United States
Reference ID REF-1592258259
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 11

81. Submission ID: x5ee7edefeb8561.57137217 sent from 50.37.222.117 (United States) at 2020-06-15 17:53:52

Name-First Chane
Name-Last Roberts
Email chanemachine@hotmail.com
Comments
Signature No
Address-Street Address 13947 Easy st
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592258032
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 10

82. Submission ID: x5ee7ebef3a192.39423992 sent from 50.37.212.248 (United States) at 2020-06-15 17:45:20

Name-First Jan
Name-Last Eby
Email janeby1951@gmail.com
Comments This property should have limit of 12 or less. It is residential, and the volume of cars and noise is unwelcome.
Signature

Address-Street Address 13982 Easy Street
Address-Street Address Line 2
Address-City McCall
Address-Region Carefree
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592257520
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 9

83. Submission ID: x5ee7ea19805105.33880060 sent from 199.58.122.165 (United States) at 2020-06-15 17:37:29

Name-First Sally
Name-Last Nutt
Email nuttsally3@gmail.com
Comments Not acceptable or compatible with quiet neighborhood
Signature

Address-Street Address 81 Rogers Lane
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638

Address-Country United States
Reference ID REF-1592257049
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 8

84. Submission ID: x5ee7e86a9cd185.14204076 sent from 50.37.211.11 (United States) at 2020-06-15 17:30:18

Name-First Ennio
Name-Last Avalon
Email maui.paradise26@yahoo.com
Comments House sits on hill so sound travels far and clear. Have heard loud music, people hooting and hollering, car horns, bell ringing. mu
Signature

Address-Street Address 13996 Easy St
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592256618
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 7

85. Submission ID: x5ee7e4f26428a9.65585943 sent from 174.247.112.63 (United States) at 2020-06-15 17:15:30

Name-First Mara
Name-Last White
Email marawhite777@gmail.com
Comments I have no problem with the property being used as a vacation rental as long as they follow the guidelines of the CC&RS and city c
Signature

Address-Street Address 60 Rogers Ln
Address-Street Address Line 2
Address-City McCall
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592255730
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 6

86. Submission ID: x5ee7a3dee4bdd4.04914110 sent from 67.60.103.219 (United States) at 2020-06-15 12:37:51

Name-First Vaughnie
Name-Last Klaf
Email wildcat.gr@gmail.com
Comments The large event venue, and large occupancy of this home above us is most often noisy. We hear music, voices, vehicles and firew
Signature

Address-Street Address 36 Rogers Lane
Address-Street Address Line 2
Address-City McCall
Address-Region Idaho
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592239071
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 5

87. Submission ID: x5ee78e0eb5e0f3.62131671 sent from 96.19.61.30 (United States) at 2020-06-15 11:04:47

Name-First Sandi
Name-Last Sheehy
Email sandisheehy@gmail.com
Comments
Signature

Address-Street Address 145 Jughandle Dr
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592233486
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 4

88. Submission ID: x5ee7816b4ae683.44417347 sent from 46.244.28.186 (United States) at 2020-06-15 10:10:51

Name-First Clay
Name-Last Bradfield
Email cs.bradfield@gmail.com
Comments Four Times the code capacity!? The public infrastructure is not there to support this kind of intensive use. Sewers were designed
Signature

Address-Street Address 1055 Cee Way Loop
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592230251
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 3

89. Submission ID: x5ee7737a972b76.47049771 sent from 174.208.11.216 (United States) at 2020-06-15 09:11:22

Name-First Karen
Name-Last Borg
Email karenmborg@hotmail.com
Comments

Signature



Address-Street Address
Address-Street Address Line 2
Address-City
Address-Region
Address-Postal / Zip Code
Address-Country
Reference ID
Form Host
Entry ID

45 Knob Hill Drive
McCall
ID
83638
United States
REF-1592226682
<http://www.123formbuilder.com/form-5505006/form>
2

90. Submission ID: x5ee70247301dc1.24094645 sent from 174.247.128.185 (United States) at 2020-06-15 01:08:23

Name-First
Name-Last
Email
Comments
Signature

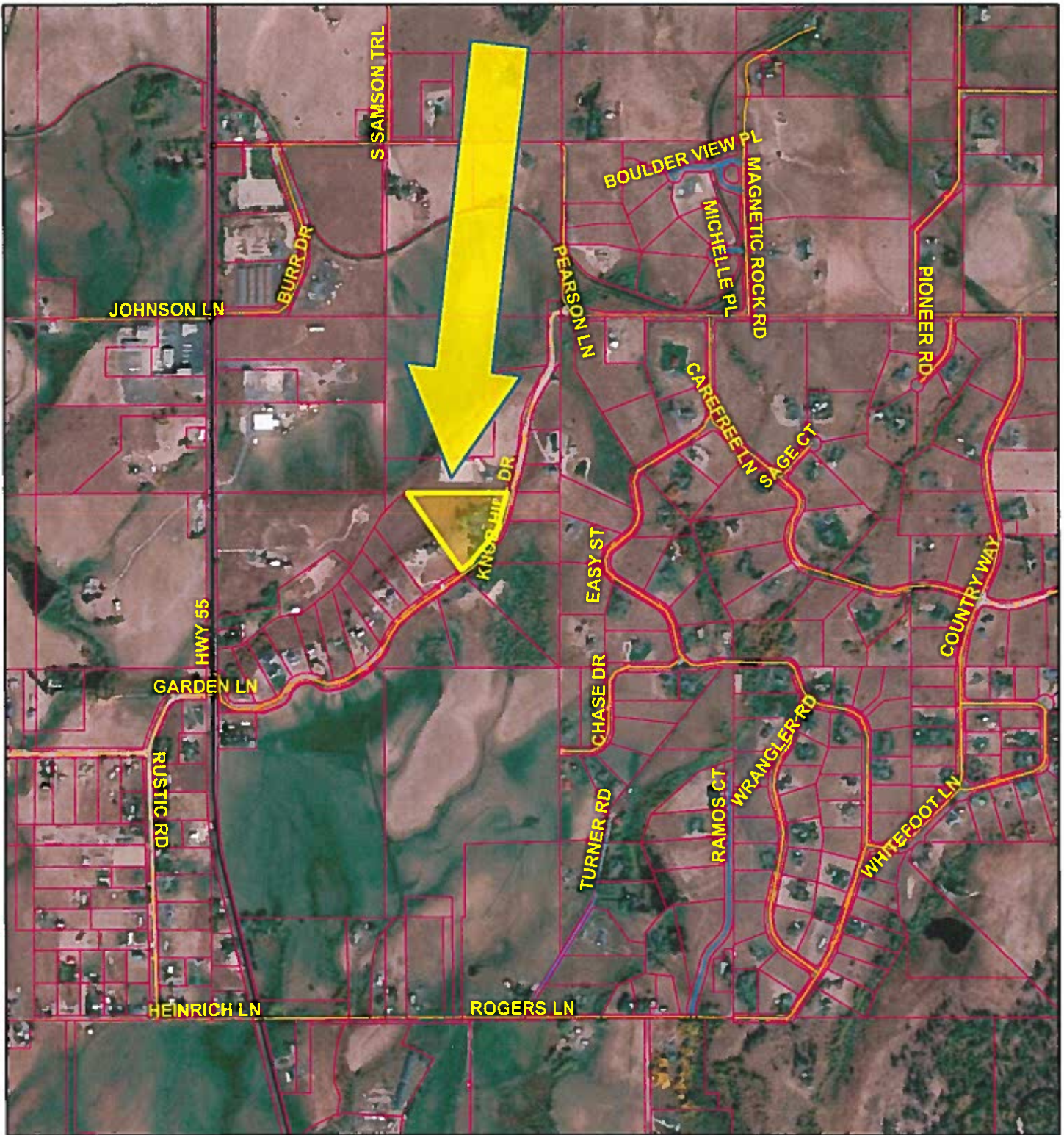
Kristen
Fiorentino
krfior@hotmail.com



Address-Street Address
Address-Street Address Line 2
Address-City
Address-Region
Address-Postal / Zip Code
Address-Country
Reference ID
Form Host
Entry ID

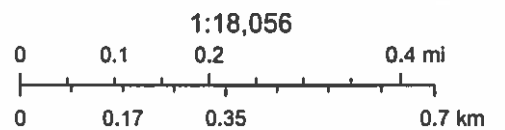
REF-1592197703
<http://www.123formbuilder.com/form-5505006/form>
1

C.U.P. 20-20 at 52 Knob Hill



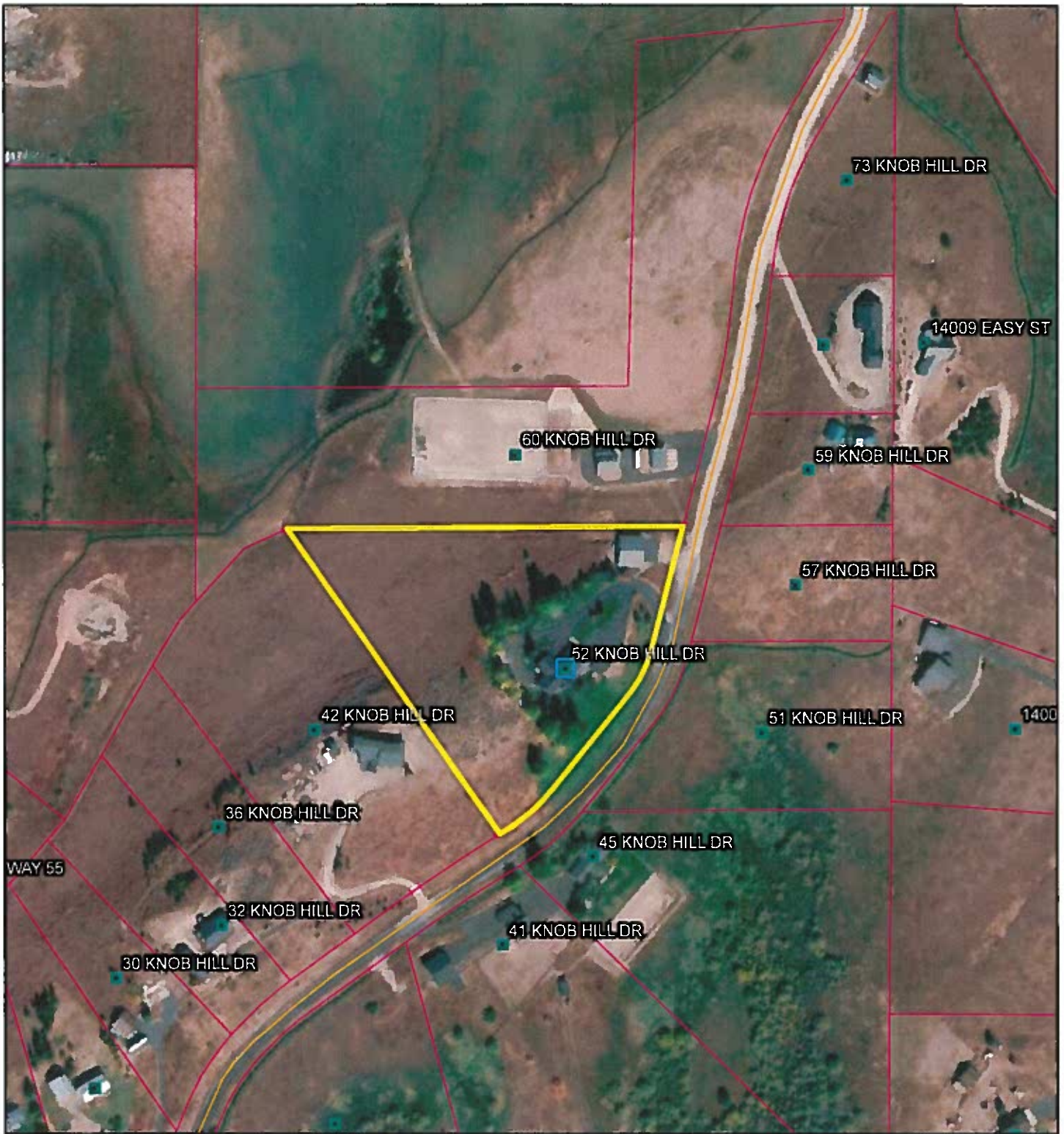
7/2/2020, 1:40:38 PM

- Parcel Boundaries
- Roads
- MAJOR
- URBAN/RURAL
- PRIVATE
- All Road Labels



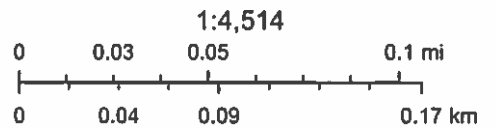
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C.U.P. 20-20 at 55 Knob Hill Drive



10/5/2020, 11:50:14 AM

- Parcel Boundaries
- Addresses
- Roads
- URBAN/RURAL
- All Road Labels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



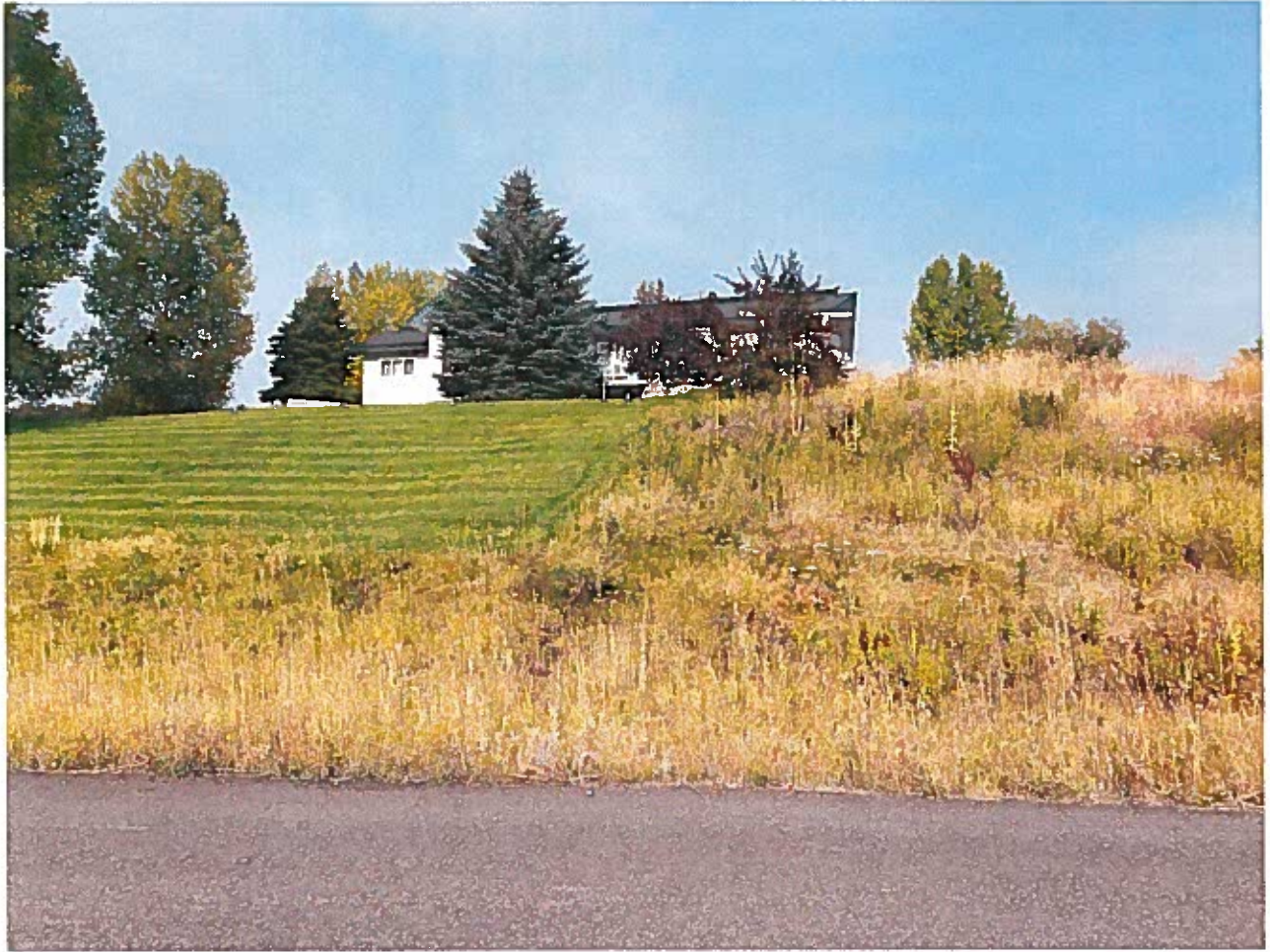
7-22-2020



7-22-2020



7-22-2020



9-23-2020



9-23-2020

52 knob hill**Annette Derrick <aderrick@co.valley.id.us>**

Wed 9/30/2020 9:33 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

I am writing in regards to 52 knob hill rd. He has submitted a building permit application for unpermitted bedroom in garage already constructed. I am denying his request due to septic approval. He does not have approval for the 9 bedrooms in that structure , he only has approval for 4 bedrooms .

If you need more information let me know

Thanks

Annette Derrick

Valley County Building Official

SERVICE

TRANSPARENT

ACCOUNTABLE

RESPONSIVE

RE: upcoming public hearing - appeal of CUP 20-20 The Gathering Place

Michael Reno <MReno@cdh.idaho.gov>

Wed 9/9/2020 3:40 PM

To: Lori Hunter <lhunter@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lori,

CDH's only comment would be that once an occupancy level is determined, the applicant will need to contact CDH to see if we can approve a septic system large enough to accommodate the proposed use. If the use will be something other than a short term rental ie. and event center, there will be additional information required by CDH and possible public water system requirements by the Department of Environmental Quality.

Mike Reno



Connect with us!   

Michael H. Reno | Program Manager
Community & Environmental Health
P. 208-327-8522 | M. 208-869-9144 | F. 208-327-8553
E. MReno@cdh.idaho.gov | W. cdh.idaho.gov
707 N. Armstrong Pl., Boise, ID 83704

Excellence | Positive Impact | Partnership | Innovation | Credibility | Humanity

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From: Lori Hunter <lhunter@co.valley.id.us>

Sent: Wednesday, September 09, 2020 2:12 PM

To: IDFG - Bill Bosworth <bill.bosworth@idfg.idaho.gov>; ITD Development Services <d3development.services@itd.idaho.gov>; Farr, Durena - NRCS-CD, Cascade, ID <Durena.Farr@id.nacdn.net>; Patti Bolen <pbolen@co.valley.id.us>; Michael Reno <MReno@cdh.idaho.gov>; Suzanne Mack <SMack@cdh.idaho.gov>; Tom White <TWhite@cdh.idaho.gov>

Subject: [External Email] upcoming public hearing - appeal of CUP 20-20 The Gathering Place

Please read, distribute, and comment on the attached public hearing notices. Relevant maps, site plans, etc., will also be attached. More information will be available at www.co.valley.id.us/public-hearing-information/

Send comments to: cherrick@co.valley.id.us

Lori Hunter, P&Z Technician
Valley County Planning & Zoning Dept.
Phone: 208-382-7115
Fax: 208-382-7119
lhunter@co.valley.id.us

The smallest good deed is greater than the grandest intention.

Visit the P&Z GIS map at www.co.valley.id.us/departments/information-technology/gis-maps/

20-0745

August 27, 2020

Brent and Anne Petersen
11142 W. Shady Park Drive
Nampa, Idaho 83686

Re: Lots 3&4 Knob Hill Estates #2 (52 Knob Hill Drive McCall Idaho, 83638)

Dear Mr. and Mrs. Petersen,

Central District Health (CDH) received a complaint regarding the current use of the property located at 52 Knob Hill Drive McCall, Idaho. This property is currently on a septic system that is designed for a 4-bedroom home or maximum of 8 people. This septic system was permitted and installed in 1991. Central District Health (CDH) has reviewed the VRBO Advertisement for this dwelling and found that it is listed as a 9-bedroom home with 5 bathrooms. Though the main page of the advertisement states that the home will sleep 12 people, the body of the advertisement states that the home will sleep 18 on the main level and 28 – 30 on the lower level for a total of 48 people. Central District Health does not have a record of this home being converted from 4 to 9 bedrooms and a review of the Valley County Assessors site also indicates that this is a 4 bedroom home. Increasing the number of bedrooms in the home without obtaining a septic installation permit to accommodate the increased flows and utilizing the home as a rental that exceeds the design capacity of the septic system is a violation of IDAPA 58.01.03 Rules for Individual/Subsurface Sewage Disposal.

IDAPA 58.01.03.004.04 Increased flows. Unless authorized by the Director, no persons shall provide for or connect additional blackwaste or wastewater sources to any system if the resulting flow or volume would exceed the design flow of the system.

IDAPA 58.01.03.002. 04. Responsibilities.

- a. Every owner of real property is jointly and individually responsible for:*
 - i. Storing, treating, and disposing of blackwaste and wastewater generated on that property*
 - ii. Connecting all plumbing fixtures on that property that discharge wastewaters to an approved wastewater system or facility*
 - iii. Obtaining necessary permits and approval for installation of individual or subsurface blackwaste and wastewater disposal or facility*

Please contact the CDH McCall Office at 208 630-7194 within 30 days to obtain a septic permit to increase the size of your septic drainfield to accommodate the 9 bedrooms (18) people and the number of people beyond 18 you would like the system sized to accommodate. Failure to obtain a septic installation permit to correct the violation by September 27, 2020 will result in a formal Notice of Violation.

Sincerely,

A handwritten signature in black ink, appearing to read "M. R. R.E.H.S.", is written over the typed name "Michael Reno".

Michael Reno

Supervisor, Land Programs

Cc: Cynda Herrick, Valley County Planning and Zoning
Tom White R.E.H.S.

Please contact the CDH McCall Office at 208 630-7194 within 30 days to obtain a septic permit to increase the size of your septic drainfield to accommodate the 9 bedrooms (18) people and the number of people beyond 18 you would like the system sized to accommodate. Failure to obtain a septic installation permit to correct the violation by September 27, 2020 will result in a formal Notice of Violation.

Sincerely,

 *RENS.*

Michael Reno

Supervisor, Land Programs

Cc: Cynda Herrick, Valley County Planning and Zoning
Tom White R.E.H.S.



COMPLAINT INVESTIGATION REPORT

Complaint # <u>231201</u>	Date Received <u>8-26-20</u>	Establishment or Parcel # <u>5700</u>
Received by <u>40012 - Swanne</u>	County <u>Valley</u>	Jurisdiction <u>McCall</u>
Assigned to EHS	Program <u>Sewage</u>	Complaint Type <u>STR - Sewage</u>

Complaint Received By. Phone In Person By Letter City / County Other

Complaint Name: _____ Phone _____

Complaint Address: 52 Knob Hill Dr City McCall Zip 83638

Legal Description: 1/4 _____ 1/4 _____ Section _____ Township _____ Range _____
Lot 3+4 Block _____ Subdivision Knob Hill Estates NO. 2

IN THE EVENT WE RECEIVE A PUBLIC RECORD REQUEST FOR THIS COMPLAINT, DO WE HAVE YOUR CONSENT TO RELEASE YOUR CONTACT INFORMATION? YES NO

COMPLAINANT	Last Name <u>Borg</u>	First Name <u>Bill</u>
	Street <u>45 Knob Hill Dr</u>	City <u>McCall</u> State <u>ID</u> Zip <u>83638</u>
	Home Phone <u>(208)315-4920</u>	Work Phone _____

OWNERSHIP INFORMATION

OWNER <input checked="" type="checkbox"/>	Last Name <u>Peterson</u>	First Name <u>Brent and Anne</u>
AGENT ()	Street <u>1142 W Shay Park Drive</u>	City <u>Newmp</u> State <u>ID</u> Zip <u>83686</u>
TENANT ()	Local Phone _____	Out of Area Phone _____

COMPLAINT

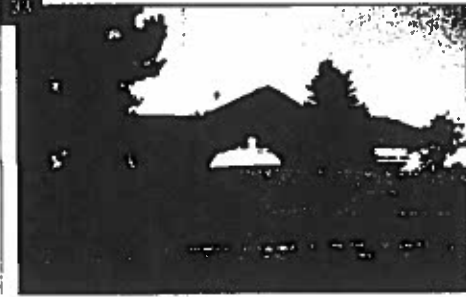
Subject property has a 4BR septic permit, which per CDH provides at most for 8 people. But, per the owner's public statements, the property has been used over the past 4+ years as a vacation rental and event venue that has routinely housed upwards of 48 people, and averaging 25. The owner on 8-13-2020 was denied a CUP to use as an event venue with up to 36 guests, but continues to advertise the property for up to 12 people, with 9 bedrooms and sleeping 48. See attached documentation for how the property is advertised and its regular use in excess of 8 people.

INVESTIGATION & ACTION TAKEN

RESOLVED ONSITE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	EHS Signature _____	DATE _____
---	---------------------	------------



Home Done-Right Property Inventory About Us and Our Services A Guide to Attractions



The Gathering Place
McCall, ID United States

Starting at
\$ 600 /nt

- 12 Persons
- 9 Bedrooms
- 5.5 Bathroom

Does it get better than this? Incredible views, bright comfortable home with plenty of parking for large groups, all atop your own private hill on over five acres of private land. Truly the perfect. [Read more](#)

Does it get better than this? Incredible views, bright comfortable home with plenty of parking for large groups, all atop your own private hill on over five acres of private land. Truly the perfect gathering place for your next family reunion or group retreat. With over 6,000 square feet of living space across 9 bedrooms and 5.5 bathrooms, the house has more than enough room to comfortably accommodate up to 48 guests under one roof. A picture speaks a thousand words or, in this case, a thousand more - take a peek and see for yourself!

(source: <https://donerightmanagement.com/property/the-gathering-place/>, 8-25-2020, also <https://www.vrbo.com/797141>, et. al.)

A sample of reviews illustrating its use in excess of 8 people...

Submitted Jun 13, 2016 by Lori from Eagle.

Date of Stay: Jun 2016

Property Manager When I called about something we couldn't find, they were so helpful and wonderful to communicate with. Property The property was wonderful and we had a fabulous time. It was a group of 35 people and we fit snugly but nicely and everyone had plenty of space to move around and get away for quiet time. The kitchen is fantastic and we had plenty of dishes to make it all work out. Thanks for providing such a lovely home for our retreat.

Submitted Jul 17, 2018 by Ronald from Pleasant Grove, US.

Date of Stay: Jul 2018

Property Manager We had a problem with the air conditioning. When we called someone came and fixed the problem and all was good after. We received good service. Thank you! Property We had 42 family members stay. The home was adequately supplied with all we needed. It was located convenient to many activities for all age. We were able to keep the little ones entertained for 5 days. Thank you for a good time!

Family reunion

★★★★★

lucy b.

We are a family of 42 and this rental was perfect. Enough beds, towels, big dining tables and convenient distances to all the things we wanted.

October 5, 2020
Valley County Commissioners
Re: Opposition to Appeal of CUP 20-20 for The Gathering Place

Dear Commissioners:

I remain vigorously opposed to CUP 20-20 for The Gathering Place Event Venue. The past and proposed use—whether commercial or residential—is entirely incompatible with our tranquil neighborhood of 40+ years.

Application and past use is commercial. The application is for a *commercial event venue*, including tents, RVs, and the like. Its past use is *commercial*, including weddings, retreats, reunions, catered parties, frat parties, and more. To this day, the property remains advertised for up to “48 guests under one roof”, “perfect for your next family reunion or group retreat,” and also “perfect for reunions, celebrations, church, & corp retreats.” All of this is with an absentee owner, a property manager unwilling or unable to control the larger groups, and no on-site management of any kind. Needless to say, we neighbors are the ones forced to manage it.

Commercial use is denied by the CCRs. Our Knob Hill CCRs were established in perpetuity in 1979 and expressly prohibit “business carried on upon the said premises involving invitation of the public to the premises for a business purpose of any type.” That alone is enough to reject this appeal, but there is much more.

All relevant bodies have said *no* to this application. CDH has said *no*. The Fire Dept has said *no*. P&Z has unanimously said *no*. All neighbors within earshot have said *no*. Your own compatibility rating is *negative*. Horror stories of past and ongoing abuses at this property—traffic and trash and trespassing and noise and permitting and many more—are well-known and well-documented (see materials from initial hearing). The county dispatcher knows this property all too well, as does any homeowner in Carefree and a wide surrounding area.

Not a short-term rental as defined by state or county. This is by no definition a “short-term rental,” although the owner has attempted to suggest so. State law 63-1803 specifically excludes from the definition of *short-term rental* any unit that is used for any retail, restaurant, banquet space, event center or another similar use.

Application fails even as a short-term rental. Clearly this is not a short-term rental by any letter or intent of the law, nor by any plain old common sense. But even if it were, Valley County earlier this year passed Ordinance 20-10, restricting such use to no more than 12 people. As stated by a commissioner at the last hearing, part of the motivation for that ordinance were problems with *this property in particular*. And as part of that ordinance, CDH is required to approve the maximum occupancy, and to date *has only approved this property for a 4BR septic*. At a bare minimum, application as a short-term rental beyond 12 guests would require a new application, not a “tweak” to the current commercial one.

For 4+ years, the owner has ignored code and complaints and continued to push this incompatible use on the neighborhood. He has listed the property for sale and sought others, because even he recognizes that there are better locations for his operation. He suggested at the last hearing that he is being “penalized for having a big house” (5900 sf). No, it’s just that it’s not right for his personal gain to come at the expense of all the rest of us.

Enough is enough. Please reject this application once and for all. Thank you for your consideration.

Sincerely,

Bill Borg
45 Knob Hill Dr
McCall, ID 83638

From: Anne Carr <range.rat43@gmail.com>
Sent: Sunday, October 4, 2020 9:01 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Opposition to the Gathering Place appeal

Cynda,

I want to go on record as opposing the approval of the appeal for CUP 20-20 for the 'Gathering Place'. I live within spitting distance of this property (well, a half-mile away) and walk past it often on my morning walks. It was a beautiful single-family home of the Bruneel family, and now the current owner wants to house up to 36 people at a time in it for short-term rentals, as well as for 'events'. It was never designed for this purpose, and the water, septic, parking, electrical, fire retardant and every other type of infrastructure needed for housing up to 36 people will be stressed to overload.

The road leading to this property is full of potholes and is badly in need of repair. The kind of usage envisioned by this owner will destroy it, meaning the county taxpayers will have to foot the bill to repair it.

Parking for the numbers of cars, trucks, RVs, motorcycles, ATVs, campers, and all other manner this place will attract is inadequate, meaning the overflow will park on the Knob Hill road, or on the lawn of the property, or on the neighbor's property, which would no doubt lead to one unhappy neighbor. There will also no doubt be pets that come along with the guests, resulting in noise, dogs chasing the neighbors' cows, and poop all over the road and property.

People will need to plug in their multiple-per-person electronic gadgets – phones, computers, iPods, iPads, musical tunes players – and the electrical system was never designed for this kind of load. It brings to mind the boat that exploded and killed everyone aboard due to the occupants all having plugged in their devices on a boat that never designed for it.

We have already been through the Rocking K CUP process. You will remember that one of the biggest reasons for opposition by the neighbors was the noise (mainly music) which would pollute the neighborhood's peace and quiet. This will be no different, but will be even more egregious, because people will be staying overnight, for who-knows-how-many nights.

This kind of business has no place in the residential neighborhood in which it is located. It is next door to a large cattle ranch, with its pristine and quiet setting. Many neighbors live around this property, all of whom are quiet, single families, who would be greatly perturbed by such an unwelcome business.

Please do the right thing and preserve the integrity of this valley, adhere to the intention of the original zoning board to keep the rural areas rural, and push the commercial endeavors where they belong – along with other commercial enterprises, not tucked in among the peace-loving people who moved here to seek the beauty and quiet of the residential neighborhoods.

Thank you for considering my request.

Anne Carr

October 4, 2020

To: Cynda Herrick and Commissioners sitting for P & Z appeal
Subj: Gathering Place CUP 20-20

I would like to go on the record as opposing this CUP for the same reasons that virtually all the people in the neighborhood have written to you. My particular hot button is noise generated by large numbers of people attending what amounts to a party at a venue which is the highest point for several miles in any direction. The noise, be it music or laughter, carries.

It is encouraging that the P & Z board is getting the message that the neighborhoods along or adjacent to Pearson Lane are residential and not suitable for commercial activity not entirely within the house. I think the "Elt Rule" is really the best way to think about things: Does it conform to the character of the neighborhood and does it piss off the neighbors. In the case of this CUP, the answers are emphatically "no" and "yes".

Thank you Cynda for your hard work (even if I don't always agree with the outcome).

D. Joe Weiss

From: April Whitney <april@brundage.com>
Sent: Monday, September 28, 2020 12:39 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Comment on Appeal of Decision on CUP 20-20

Dear County Commissioners,

I am writing in regards to the Appeal of the P&Z decision to DENY CUP 20-20. The P&Z Commission made the correct decision on this matter, and the appellant's Reason for Appeal are not substantive.

Brent Peterson claims he is appealing because he 'has and will continue to make changes' that were raised as concerns. What are those changes? Why have they not ALL been made prior to his appeal? If he is committed to make these changes, why is the property CURRENTLY on the market? It seems there are a lot of promises being made and not a lot of action.

Mr. Peterson claims he is willing to reduce the maximum occupancy number but the appeal does not say what that lower number is. Also, neither of the reason for appeal address two primary factors in this decision.

A large 'Gathering Place' is a use that is inconsistent with the surrounding properties, a residential neighborhood where nearly all other homes are occupied by full-time residents. The property is already a nuisance. Speeding cars and noise late into the night that carries into surrounding neighborhoods have already been noted as problems. Mr. Peterson, who lives out of town, and the property management company that profits from this unauthorized rental assure neighbors and the commission that they are 'always available' if there are problems, but they never seem to be on site when large gatherings are happening. Why should it be the responsibility of neighbors to supervise and patrol this property?

As previously mentioned, the property is currently up for sale, which calls into question the appellants 'commitment' to making changes and solving issues. He simply wants to secure this permit so the property is more attractive to a buyer, who would also seek to operate it in a manner inconsistent with surrounding properties.

One person's profit motives should not be allowed to ruin the quality of life for hundreds of surrounding neighbors.

Thank you for upholding the decision of the P&Z Commission.

April Whitney
Cory Whitney

18 Knob Hill Drive.

From: JM <clyde52@yahoo.com>
Sent: Friday, October 2, 2020 1:50 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Anne Carr <range.rat43@gmail.com>
Subject: opposition to 52 Knob Hill Drive Conditional Use Permit [CUP 20-20] to use property as a 'gathering place'

The original CUP was denied, and now the property owner has appealed the decision.

I applaud the committee's decision to deny this CUP for the owner to use as a "gathering place" for crowds of up to 36 -40 people. Not only does this rural residential property lack sufficient infrastructure on the property, the area roads and access are insufficient to support this CUP and would be disruptive to the intended use of this property and its surrounding neighborhood. From the denial of this CUP, it shows the committee carefully considered the site as an event site and noted the deficiencies in the owner's proposal. Lowering the crowd size by 10 % does not mitigate the problems noted in the original denial.

I strongly oppose this CUP. It is never a good idea to have crowds of people to gather/stay/overnight for events anywhere that lack sufficient facilities for health, safety and proper hygiene.

With that being said, it is bad enough to have a large number of people overnighing but they may bring their pets (dogs, cats, whatever) too. Are pets allowed as well? 36 people with dogs, cats etc? What about "toys": RVs, Camping trailers, big diesel trucks, large utility trailers, stick traulers, snowmobiles, side by sides, ATVs and of course with music and speakers.

This could end up a lot louder and disruptive than people think with the whole events spilling out into the surrounding area.

Respectfully submitted,

Joy Murphy

From: Linda Thompson <lindathompson700@gmail.com>
Sent: Sunday, October 4, 2020 9:24 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Gathering Place Appeal

Ms. Herrick,

The property on 52 Knob Hill Road should not become The Gathering Place and Valley County should not overturn the recent decision made by the Planning and Zoning Commission. There are so many reasons, but the most obvious is that there is no way this can be called anything but a lodge. The Carefree/Knob Hill area is not the place for such a venue.

This property has posed issues for quite some time. Gathering that many people together will only increase traffic on a terribly narrow, unpaved road, perpetuate noise, excess garbage, and generally disrupt the atmosphere that we have enjoyed for so long. To say this would set a precedent is an understatement.

Please count my input as opposition to this Appeal for The Gathering Place.

Thank you,
Linda Paul Thompson
14030 Hideaway Court
PO Box 3187
McCall, ID 83638

From: Shirley <shirleyinmccall@gmail.com>
Sent: Sunday, October 4, 2020 4:29 PM
To: Douglas Miller <dmiller@co.valley.id.us>
Subject: CUP 20-20

As a home owner who lives below the property at 52 Knob Hill I would like to say I am in opposition to approval of this CUP. We have had to endure parties and noise of renters of this property well past the sound time limits!! There have been vehicles parked on the driveway and down Knob hill road blocking access to the road! Lights from this property shine into our home and do not adhere to the night sky ordinance. Please do not approve this CUP!

Thank you,
Shirley Hicks
14005 Easy St
McCall, Idaho

9/30/2020

RECEIVED

OCT 05 2020

Cynda Herrick,
Planning and Zoning Administrator,
P.O. Bo 1350, Cascade, ID 83611.

Ms. Herrick,

I object to 52 Knob Hill Dr being given a CUP for "gathering place."

The area is quiet residential. As an owner at Jug Mtn Ranch, I know that owners of residential properties do not purchase out-of-town land to have noise, crowds and traffic. Please keep that neighborhood quiet.

Sincerely,


John Beckman

Owner, 207 Ferguson Way, McCall

From: John Hicks <johninmccall@gmail.com>
Sent: Thursday, October 1, 2020 5:42 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP 20-20

Cynda we are John and Shirley Hicks and live at 14005 Easy St. We oppose the use permit for the knob hill location. We have witnessed the gatherings they have had in the past and they are very disruptive to the neighborhood.

Thank You, John Hicks

From: Kelley Filbin <kelleyfilbin@gmail.com>
Sent: Wednesday, September 30, 2020 8:32 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP 20-20 Appeal

Dear Ms. Herrick,

I am writing to express my opposition to The Gathering Place. This property has already proven to be a nuisance property and should not be granted a CUP. Granting it a CUP would be very disruptive to this otherwise quiet residential area.

Please deny the owner's appeal and uphold the P&Z's previous denial of this CUP application.

Best Regards,

Kelley Filbin

From: Bob & Maggie Gamble <gambler43@gmail.com>
Sent: Monday, October 5, 2020 10:51 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Gathering Place C.U.P 20-20

As a residents of CareFree subdivision, we want to go on record opposing the appeal of the denial for C.U.P. 20-20.

The very fact that "Gathering Place" could bring together up to 36 people for possibly multiple-day stays, week after week, suggests only repeated disruptive noise. Then there is the possibility of RVs, tents and trailers. This comes across as a campground with "quiet hours." Will there be a campground host to enforce them? This is a business endeavor and nothing less. Our subdivision is a quiet, respectful single-family neighborhood. Our homes are our retreats. Sure we have an occasional out door party but that is a single limited event.

Please consider that the majority of residents here do not support passing this C.U.P.

Thank you for your consideration.

Bob & Maggie Gamble
13958 Easy St.

From: Melanee Kennell <kennmrj@gmail.com>
Sent: Monday, October 5, 2020 8:59 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Gathering Place Appeal

As a nearby resident, I oppose the Gathering Place appeal. Thank you.

Melanee Kennell

From: Jeff DeLuna <jeffdeluna@icloud.com>
Sent: Monday, October 5, 2020 8:04 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Gathering place appeal

I oppose the gathering place appeal which has already been denied
My wife and I live at 77 chase dr in carefree subdivision
Kindly call with questions

Thanks. The DeLuna's

rom: Gmail <cs.bradfield@gmail.com>
Sent: Monday, October 5, 2020 7:55 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Fwd: Deny Appeal of CUP 20-20, 52 Knob Hill Drive, McCall

Honorable Elting Hasbrouk, Chairman, District 1
Honorable Sherry Maupin, District 2
Honorable Dave Bingaman, District 3
Valley County Board of County Commissioners
Post Office Box 1350
Cascade, Idaho 83611

Re: Deny Appeal of CUP 20-20, 52 Knob Hill Drive, McCall

Honorable Commissioners;

The owner of the property located at 52 Knob Hill Drive applied for a Conditional Use Permit (CUP 20-20) to use it as a 'gathering place.' He had been allowing as many as up to 40 people to stay there, though it was permitted and built with only four (4) bedrooms. He wants to use it for short-term rentals and events. He requested a maximum of 35 overnight guests in the home with additional tents and recreational vehicles to be parked on the property.

The existing septic system was not designed or constructed to handle that spike service load, and there was no request or provision to connect to public sewer facilities. There was no additional provision for fire suppression.

The original CUP was denied. The owner is appealing the decision.

The events would create an unacceptable traffic loading in the existing residential area and primary routes into and around McCall at dangerous, late hours. The septage overload would create unacceptable impacts on the existing groundwater basin and likely at nearby, downgradient wells.

The Planning and Zoning Commission was correct in its denial of the application. I urge you to also deny this appeal.

Sincerely,
Clay S. Bradfield
McCall

Cc: Cynda Herrick, Planning and Zoning Administrator

From: Katharina Roth <kat@katrothceramics.com>
Sent: Monday, October 5, 2020 8:29 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Gathering Place Venue

Dear Cynda,

Please note that my husband and I oppose the appeal for the Gathering Place.

A venue this size has no place in our quiet neighborhood with all the negative effect of noise and disregard for the neighbors.

In addition, the owner wants to sell this house. Should the venue be approved it will increase the value tremendously which means a good junk of profit for him with no regard and concern for the negative impact on the neighbors.

Thank you for your time,
Katharina and Geoffrey Roth

Katharina Roth
www.KatRothCeramics.com

From: Geoffrey Roth <ghhr@gr-we.com>
Sent: Monday, October 5, 2020 8:37 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Gathering Place appeal

Cynda And The Valley County Commissioners

Really, I mean REALLY, a 34 bed commercial party house in what was a 4 bedroom house in a residential neighborhood?

All the regulations in the world won't make this operation quiet and peaceful and acceptable for the close neighbors and surrounding neighborhoods. What this operation has been and will continue to be If approved is called "disturbing the peace".

Please deny this appeal.

Geoffrey and Katharina Roth
14006 Comfort Road
McCall ID 83638

From: Scott Harris <scottconnie777@gmail.com>

Sent: Monday, October 5, 2020 9:22 AM

To: Valley County Commissioners <commissioners@co.valley.id.us>; Cynda Herrick <cherrick@co.valley.id.us>; Douglas Miller <dmiller@co.valley.id.us>

Subject: CUP 20-20

Dear Valley County Commissioners:

We are opposed to the CUP 20-20, "The Gathering Place". This would be yet another party venue in the middle of a quiet single family neighborhood, with the goal of packing the most revellers possible into a space which can ill accommodate the numbers. Additional cramming would include RVs and campers, adding more numbers to the proposed 36 to be staying in the house. This can only result in disruption of the peace and safety of the neighborhood, as evidenced by those living around party rentals elsewhere.

We walk most evenings on South SamsonTrail, and have clearly heard loud crowd noise and music from over a mile away emanating from this property. The house sits on Knob Hill overlooking open farm ground with no barriers to noise projection. We can only imagine the suffering of immediate neighbors, all occupying single family dwellings, even with the more limited numbers already being accommodated.

Other issues are glaring, in addition to being shockingly incompatible with surrounding residential use, such as traffic, fire risk, inadequate septic, plumbing, and electrical wiring.

Please help protect us against this blatant commercial creep being attempted for distant profit at the expense of this established, peaceful residential neighborhood, and others.

Sincerely,

**Scott and Connie Harris
86 Ilka Lane
McCall, ID**

From: Nicolette Humphries <hohump@frontiernet.net>
Sent: Monday, October 5, 2020 10:36 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP 20-20 Gathering Place

October 5, 2020

Dear Cynda and Valley County Commissioners;

Thank you for this opportunity to express my opposition to this CUP appeal.

My husband and I live north of Carefree Estates and access our property from Pearson Lane. We are quite a bit north of the gathering place site, but can see it and hear loud activity from this residence approx. 1 mile away. I understand that the gentleman who is making this appeal is prepared to make whatever changes are necessary to gain approval from you.

I feel this application, irregardless of what changes he's willing to make, should not be approved in this residential area. This is no place for an event center or a hotel, which is basically what he is proposing here. The residence perches on the top of a hill which allows for noise to travel in every direction for long distances. I can't imagine the impact on adjacent neighbors considering the impact on us one mile away. Not to mention the burden of additional traffic, parking, garbage mitigation, snow removal, etc.

Mr. Peterson purchased this property to rent for maximum return on his investment with no consideration for the impact on the existing neighborhood. It seems obvious that the use he's proposing is not compatible with the surrounding residential area. I'm sure he can sell this property in this strong real estate market to a family that wants to make their home there and easily recoup his investment. P&Z made the right decision.

Nicki Humphries
108 Magnetic Rock Rd
McCall, Id

From: Bonnie Thompson <bktst15@gmail.com>
Sent: Monday, October 5, 2020 12:34 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Gathering Place

Hello.

Please deny the appeal for The Gathering House CUP. We feel that the venue is not appropriate for the numbers of people they are requesting to stay at the house. This is a quiet, residential neighborhood and the noise and traffic will create issues.

Thank you.

Bonnie & Todd Thompson
117 Carefree Lane
McCall, ID

From: Idaho Family <maui.paradise@hotmail.com>
Sent: Monday, October 5, 2020 12:02 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP 20-20 - The Gathering Place

Cynda,

My husband and I want to go on record as opposing the appeal for CUP 20-20 for the "Gathering Place". We live on Easy Street and the front of our property looks directly up the hill towards 52 Knob Hill. We have lived on our property over 17 years now and all was very quiet until the Brunnell's sold their property to the current owner. The new owner has turned this property into a "fraternity" house atmosphere for the whole neighborhood. We did not build our home here in Carefree to be subject to the noise and partying.

Please do the right thing and preserve the quality of the lifestyle that we chose to live and not grant this appeal. If the new owner, can't afford a second home here in the valley without renting it out to 36 people or more then maybe he should never have bought the home. Why should his second home cause so many problems or noise to nearby neighbors when he doesn't even live in the valley to control it.

Thank you for considering our request.

Sherry & Ennio Avalon

From: Mara White <marawhite777@gmail.com>
Sent: Monday, October 5, 2020 2:49 PM
To: Douglas Miller <dmliller@co.valley.id.us>
Subject: CUP 20-20

Hello Doug,

We are writing in regards to the CUP 20-20 appeal for 52 Knob Hill Drive. As you know, we moved from busy West Mountain Rd over to 60 Rogers Ln near Carefree to get away from the hustle bustle of tourism and the traffic associated from weekly events, campers, loud music, strangers, etc. and this we are vehemently against this request as this home is located in an established neighborhood and would greatly affect the peace of the surrounding neighbors in so many ways: traffic, noise, drunkards, loud music, a multitude of cars, etc., not to mention the septic system and many other issues stemming from such use of this property.

This home is visible from our property and of course we are concerned about the many issues that would arise if this came to fruition. This would also set a precedent for other homes to be used in this manner. Those who own homes in this area purchased them because we want to live among other residences - not venue sites. Please please please consider our concerns as property openers.

Regards,
Pete and Mara White
60 Rogers Ln
McCall, ID 83638
(949) 231-765

From: Sally Nutt <nuttsally3@gmail.com>
Sent: Monday, October 5, 2020 1:42 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Sally Nutt <nuttsally3@gmail.com>
Subject: The Gathering Place CUP 20-20

Dear Valley County Commissioners,

My name is Sally Nutt and I am strongly opposed to proposed Gathering Place and Event Center at 52 Knob Hill. I am a long time Valley County resident and live about 1 mile as the crow flies from the proposed site.

This use is in complete conflict with the rural single family home neighborhood surrounding this property. The traffic, noise and activities are incompatible and devalue the properties and quality of life. And because of our county compatibility rating system, allowing this will open the door for who knows how many more. Please keep these larger commercial uses in appropriate places, not in quiet neighborhoods.

Thank you.

Sally Nutt
81 Rogers Lane
McCall

PO Box 205
43 Pearson Ln
McCall, ID. 83638

Ms. Cynda Herrick, AICP, CFM
PO Box 1350
Cascade, ID. 83611

RE: C.U.P. 20-20 "Gathering Place"

October 4, 2020

Dear Ms. Herrick:

I can't believe I have to write again. This is exactly the feared "commercial creep" into an area zoned agricultural and residential in Valley County. First, they want to run a snowmobile rental out of a home. Then they want to put a 14 ft embankment around 11 acres to store heavy equipment. Now, they want to run another event center out of a house that was designed and intended as a residence, not a hotel. They want to host events with dozens of guests, without adequate parking or septic facilities in a residential neighborhood.

This is ludicrous and exactly what zoning is for. This is clearly a large, commercial business and unsuited for an area zoned residential and agricultural. Also, don't health and safety regulations require a commercial kitchen and fire suppression? There are public health and safety concerns here that are not addressed.

Needless to say, I am opposed to this C.U.P., and would ask P&Z to uphold current zoning as part of the Valley County plan and would ask the committee to deny this application.

Yours sincerely,

Mike Weiss

From: Don Lojek <dwlojek7@gmail.com>
Sent: Monday, October 5, 2020 4:21 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Gathering Place Appeal

Ms. Herrick:

Please note my family's opposition to The Gathering Place appeal.

The concept is not compatible with the neighborhood.

Don and Cec Lojek

From: kristen fiorentino <krfior@hotmail.com>
Sent: Monday, October 5, 2020 3:42 PM
To: Douglas Miller <dmiller@co.valley.id.us>
Cc: kristen fiorentino <krfior@hotmail.com>; larmonster@hotmail.com
<larmonster@hotmail.com>
Subject: Opposition to CUP 20-20 and register to speak at meeting

Hi Doug,

We are in firm opposition to CUP 20-20, The Gathering Place. We continue to oppose this property renting to over 12 individuals, in fact we oppose it entirely.

The owners have been asked by the property owners' association of Knob Hill #2 to cease and desist renting as they operate in opposition of our covenants.

The property has been an ongoing nuisance for the neighborhood, as stated in our prior emails and communication at the last meeting. The renters are noisy and violate property boundaries. They speed on our roads. The property has been a nuisance to the residents of the extended surrounding area.

As you now, there are over 100 signatures of opposition to this CUP. This is a residential only neighborhood and they disturb resident owners all the way out to Jug.

We thank you for your attention to this matter. We encourage you to deny CUP 20-20.

Please also register me (Kristen Fiorentino) to speak remotely at the meeting. I can be reached at 208 861-6281.

Thank you,

Kristen and Larry Fiorentino

October 5, 2020

RE: Opposition to the appeal for C.U.P. 20-20, The Gathering Place Event Venue

Dear Commissioners,

I continue to oppose 'The Gathering Place' C.U.P. Event Venue at 52 Knob Hill Drive for many reasons:

1. This property was built as a single-family residence on Knob Hill Drive, where the CCR's prohibit commercial use that invites the public.
2. The fire chief's inspection had three pages of concerns about the safety of this property whether used commercially or residentially.
3. CDH denied this C.U.P. because the septic system was designed for a 4 bedroom home.
4. The owner continues to advertise this property as a 9 bedroom house that can sleep up to 48 people on VRBO, Airbnb, and Done Right Management's sites, yet it is listed for sale as a 5 bedroom house.
5. Owner expresses that he does not have to comply with Valley County's STR ordinance until January, quoting a news story.
6. Onsite management has never been used, therefore policing is left to the neighboring properties.
7. The owner placed this property for sale 2 weeks after the required neighborhood meeting in June. He knows how miserable I and my fellow neighbors are with his project, yet he claims to be within his legal rights to rent out his house this way.
8. Over 100 neighbors signed a petition to request that P and Z deny the C.U.P. 20-20 because of the horror stories of renters in the past.
9. I live across the street from this property. For over 4 years I have had to endure whomever the owner has rented to and whatever those renters feel they are entitled to do.
10. The owner should not be asking permission to continue renting out his house this way when nothing supports a safe or legal reason to do so.

Thank you in advance for denying this permit at 52 Knob Hill Drive.

Karen Borg

45 Knob Hill Drive

On Oct 5, 2020, at 7:29 PM, Jill Casal <jill.casal@gmail.com> wrote:

Good evening Mr. Miller,

Let me start by saying, I am new to the area and I live at 50 Chase Dr, McCall ID 83638. My husband and I purchased our home to retire in and will be our forever home. We purchased here in the Carefree Subdivision because of the peace and quiet. We moved in on September 1st and now we are hearing that the owners of 52 Knob Hill had petitioned the P&Z to have their home an event venue. I understand that was unanimously denied, now they are filing an appeal.

Their home is directly facing our back yard up on the hill looking down towards us. I cannot live in a place for peace and quiet if they have "events" ie: wedding's and party's just beyond my backyard. This is a residential community and not a commercial community. There are several other event facilities in the county and I don't see the need for yet another.

Another concern is the fact that Knob Hill is not a paved road. So, the added traffic will erode the road and create even more dust in the area. Another fact is the house at 52 Knob Hill is listed for sale, so my question to the owners is why? Are they just wanting to advertise it as an event facility? Once, the zoning gets changed what is to stop every other resident of turning their properties into commercial businesses.

Please, for the love of the peace and tranquillity of this beautiful area that will be our home while we try and enjoy our retirement, deny the appeal.

I have attached a photo of the house from my backyard.

Thank you for hearing me out and please don't hesitate to call me with any questions.

Sent from my iPhone

Jill Casal
208-634-5856
[Jill.casal@gmail.com](mailto:jill.casal@gmail.com)



From: hohump@frontiernet.net <hohump@frontiernet.net>
Sent: Tuesday, October 6, 2020 9:24 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Appeal of C.U.P. 20-20

To: Valley County Commissioners

Subject: Appeal of C.U.P. 20-20, The Gathering Place Event Venue

From: John Humphries

Date: 10/6/20

I am writing to express my opposition to this Conditional Use Permit. This event venue is totally incompatible with the adjacent and local vicinity land use and will negatively impact the residential character of the area. I live approximately one mile northeast of the proposed C.U.P. and have been negatively impacted in the past by noise coming from the venue. Noise travels long distances in the open landscape, especially if the source is elevated on a knoll as this site is.

The applicant states he will make changes to meet the concerns of several local agencies but those changes do nothing to mitigate the adverse effects this type of event venue will have on his neighbors. There are several single family residence subdivisions in close proximity to this party venue and the people who live in them expect a quiet and peaceful existence. This type of short term rental event venue will destroy that peace and quiet. Not only that, if approved it will set a precedence for future encroachment of this type of business into our neighborhoods.

Please deny this C.U.P. and stand up for the homeowners who have made this such a great place to live.

John Humphries
108 Magnetic Rock Rd.
McCall, ID

From: Chris Mann <cmann33@gmail.com>
Sent: Tuesday, October 6, 2020 9:34 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Cup 20-20

I want to express my opposition to Cup 20-20 for the Gathering Place on Knob Hill. It is an attempt to ruin a single family neighborhood with a hotel and a venue for noise producing events.

Please protect our neighborhoods. We deserve to expect that our neighborhoods will not be destroyed after we have invested our money and emotions in our homes.
Thank you.

Christine Mann
152 Carefree Lane
McCall, ID 83638