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STAFF REPORT

Appeal of P&Z Commission Approval of Conditional Use Permit Application 20-18 Byrne's RV Site

HEARING DATE: October 13, 2020 (2:00 p.m.)
TO: Board of County Commissioners
STAFF: Cynda Herrick, AICP, CFM
APPELLANT: David Kerrick
P.O. Box 44
Caldwell, ID 83606
APPLICANT: Geno & Barbara Byrne
7317 W Danbury CT
Boise, ID 83709
OWNER: Bob & Delores Byrne Family Trust
520 Chaparro ST
Caldwell ID 83605
LOCATION: 12951 Patty Drive, located in Big Smoky No. 2 Subdivision
Lot 32, in the SE ¼ Sec. 21, T.16N R.3E, Boise Meridian,
Valley County, Idaho.
SIZE: 0.24 acres
REQUEST: Private Recreational Vehicle Park
EXISTING LAND USE: Single-Family Residential Lot

BACKGROUND:

On August 13, 2020, the Planning and Zoning Commission approved 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 during the summer months.

The campsite will be for personal use and will not have any commercial use. Water is hauled to the site, central sewer is used, and electrical power exists. The 0.24-acre site is addressed at 12951 Patty Drive. Access would be via Patty Drive, a public road.

The Planning and Zoning Commission questioned whether this was a grandfathered use since the

site had been used in a similar manner for 10 years.

FINDINGS:

1. Planning & Zoning Commission approved C.U.P. 20-18 with conditions at a properly noticed public hearing on August 13, 2020.
2. **Appeal:** An appeal was received in a timely manner on August 19, 2020, with the appropriate fee. The appeal is attached. Issues being appealed are summarized as follows:
 - 1) Planning and Zoning Commission did not utilize or create an accurate, meaningful site plan.
 - 2) The C.U.P. was granted without applying the setbacks required for a conditional use permit.
 - 3) The subject property is not owner-occupied.
 - 4) The Commission’s ruling violates allowed site density.
3. **Additional information received from the appellant on October 5, 2020 (attached):**
 - Memorandum in Opposition to Conditional Use Permit
 - Applicable Ordinances of Valley County

STAFF RESPONSE TO APPEAL ISSUES:

- **Issue 1:** Planning and Zoning Commission did not utilize or create an accurate, meaningful site plan.
 - **Response:**
 - The Planning and Zoning Commission (Commission) decision was based on the site plan submitted by the applicant. They believed it was adequate.
 - A new site plan has been submitted since the applicant moved the fire pit.
- **Issue 2:** The C.U.P. was granted without applying the setbacks required for a conditional use permit
 - **Response:**
 - The Commission decision was that the setbacks that should be applied were the same as for a single family residential use and those for Recreational Vehicle Campgrounds, as follows: front and rear = 20’, and side = 7 ½’; which, is also the same as for permitted RV’s in 9-4-8A3.
 - Setbacks would apply to uses, including fire pits and RV’s.
 - Setbacks are only for structures over 3’ in height – RV’s are not permanent, fire pits are under 3’ in height.

- VCC 9-1-10 states the following:

VCC 9-1-10:

SETBACK: The required distance between every **structure and all lot lines** on the lot on which structures are located, the required clear distance between structures, or the required distance between structures and features such as water bodies. Setbacks are measured from the eaves or furthest protuberance.

STRUCTURE: That which is built or constructed, an edifice or building of any kind, or any piece of work, artificially built up or composed of parts joined together in some definite manner.

VCC 9-5-3.B.1: Setbacks: Structures Exceeding Three Feet In Height: The setbacks for all **structures exceeding three feet (3') in height** are specified herein under the site and development standards for the specific use.

- **Issue 3:** The subject property is not owner-occupied.
 - **Response:**
 - The Commission determined the property was family owned. Geno Byrne's parents placed the property in a trust – he is the sole heir. The property has since been deed from the trust to him.

A Quitclaim Deed was recorded September 18, 2020, transferring property ownership from the Byrne Bob & Delores Family Trust to Barbara and Geno Byrne.

- **Issue 4:** The Commission's ruling violates allowed site density.
 - **Response:**
 - The Commission determined there was no violation of site density. Site density allows 2.5 dwelling units per acre. There are no dwelling units that are used for full living facilities or any on any sort of foundation.
 - The use of the RVs are for recreation.
 - The RVs are removed prior to the winter months.
 - VCC Title 9-1-10 states the following:

VCC 9-1-10 DWELLING UNIT: The descriptive unit of measure for determining residential use and density. It may be a single building or part thereof which provides for the **full living facilities** of one or more persons. Includes:

- A. Single-family detached dwelling.
- B. Single-family attached or clustered multi-unit component such as a duplex or condominium.
- C. Mobile home, travel trailer, recreational vehicle or preconstructed modular unit **on a temporary foundation**, which meets the above criteria.

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 8, 2020. Neighbors within 300 feet of the property line and those who commented previously were notified by fact sheet sent September 8, 2020. The site was posted on September 23, 2020. The application was posted on the Valley County Public Hearing website on September 8, 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 in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety and welfare.
- That the proposed use is 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.
- That the use could be considered a grandfathered use since they have been using it in this manner for ten years, but the RV’s are removed he September. The RVC ordinance was not adopted until May of 2020.
- Gene Byrne is a qualified applicant and meets the intent of an owner for owner occupied requirements on a Recreational Vehicle Campground.
- Setbacks will be the same as for a single-family residence even though there are no permanent structures.
- Maximum lot coverage for a single-family use or a Recreational Vehicle Campground is 35%. According to definitions in VCC 9-1, lot coverage is calculated for buildings. This use is less than 35% lot coverage.

➤ VCC 9-5C-6 Density does not apply to this use. There are no permanent residences. Recreation Vehicles are not on foundations of any sort.

➤ The application was complete.

- **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. Applicant's response to appeal:

- Quitclaim Deed – Instrument # 432463 - Recorded to clarify ownership of the lot.
- Revised Site Plan – Sept. 25, 2020
- Picture of new fence on property line shared with appellant.

7. Agency comment received:

Idaho Transportation Department does not anticipate any significant traffic impact to the State Highway System and has no objections to this proposal. (Sept. 8, 2020)

Central District Health has no objections. (July 9, 2020 – PZ Staff Report)

Jess Ellis, Donnelly Fire Department, stated requirements for open burning, fire rings, and vegetation control. (July 15, 2020– PZ Staff Report)

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

Louis and Beverly Schumacher, 12965 Dawn Drive, believe that the amount of coverage on the lot was overlooked; four RVs and a storage trailer plus vehicles is too much for the lot size. Other concerns include the fire pit, electrical hook-up, and future handling of other lots with four or more RVs. Cynda's response to their questions is included.

9. The following is the code that specifically applies to Recreational Businesses and Private Recreation Uses:

Title 9-1-10 Dwelling Unit: The Descriptive unit of measure for determining residential use and density. It may be single building or part thereof which provides for the full living facilities of one or more persons. Includes:

- a) Single family detached dwelling.
- b) Single family attached or clustered multi-unit component such as a duplex or condominium.
- c) Mobile home, travel trailer, recreational vehicle or pre-constructed modular unit on

a temporary foundation, which meets the above criteria.

RECREATIONAL VEHICLE CAMPGROUND: A parcel of land under one ownership which has been planned and improved for the placement of two (2) or three (3) transient recreational vehicles for dwelling purposes, including placement on parcels where single family residential uses have also been established. It is specifically for the recreational use of the parcel by friends and family of the property. An administrative permit in accordance with VCC Title 9-4-8 Recreational Vehicle Campground is required. This does not include multiple family groups that are camping on holiday type of weekends.

SUMMARY:

Compatibility Rating: Planning and Zoning Commission’s compatibility rating is a +8

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

Staff Comments:

Northlake Recreational Sewer and Water has historically assigned one dwelling unit per three RV’s or equivalent dwelling units. This is the typical standard. Our ordinance does not make this finding. This 3:1 ratio is why we allowed the three RV’s with just an administrative permit and required a conditional use permit for anything beyond that number.

When the ordinance was amended in May of 2020, the matrix and private recreation use standards were not changed. The ordinance allows for Recreational Vehicle Campgrounds as permitted uses. It was never determined what standards would be for uses beyond the 3 RVs, which require the conditional use permit versus other recreation uses that require increased setbacks. Setbacks are measured for buildings; RV’s are not buildings. The same thoughts should be applied to the matrix.

The Planning and Zoning Commission determined the mitigation of trees and placement of the RV’s allow for the setbacks to be the same as residential (Recreation Vehicle Campground) instead of a required for a Private Recreation Campground.

	Front	Rear	Side Street	Side
Single Family Residential and Recreational Vehicle Campground	20’	20’	20’	7 ½’
Private Recreation Campground	50’	50’	50’	30’

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation Form and Instructions
- P&Z Facts and Conclusions
- P&Z Minutes with Exhibits
- Appeal Letter
- Additional Information from Appellant
- Applicant Submittal After P&Z Meeting
 - Quitclaim Deed – Instrument # 432463
 - Site Plan (September 25, 2020)
 - Picture of New Fence on Property Line
- Responses Received after P&Z meeting
- Vicinity Map
- Aerial Photo
- Pictures taken August 26, 2020 and September 23, 2020
- P&Z Staff Report
- Revised Site Plan – August 10, 2020
- 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 shall be established within one year of the date of approval.
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 lights shall be fully shielded so that there is no upward or horizontal projection of lights.
6. Noise shall be kept to a minimum after 10:00 p.m.
7. Shall have a fire extinguisher handy near the fire pit.
8. Cannot park in the public right-of-way or setback areas.

9. Shall move fire pit so it is not within setbacks.
10. Shall mark property lines.
11. Shall quitclaim property within one year.
12. Shall not rent site or RVs.
13. All guests shall park on-site.
14. Setbacks are 20 feet from the front and rear property lines; 7.5 feet on both sides.

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

Use Matrix Values:

(+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?

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+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 lots and/or 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	1	
	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	2	
	3. SUBDIVISION, S.F.	-1	+2	+1	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2	3
	4. M.H. or R.V. PARK	-2	+1	+1	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	4
	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	5
	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	6
	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	7
CIVIC or COMMUNITY SERVICE USES	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	+1	-1	+2	+2	+1	+1	-1	+1	-2	-1	8	
	9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	+1	-1	+1	+1	+1	+1	+1	-1	+1	-2	-2	9
	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	+2	+2	+2	10
	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	11
	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	12
	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	13
	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+1	+2	+2	-1	+1	14
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1	+1	-2	-2	-1	-2	-2	+2	-1	+1	15	
COMMERCIAL USES	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2	+1	+2	+2	+1	+2	+2	-1	-1	16	
	17. RESIDENCE BUS.	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1	+1	+1	+1	-1	+1	+1	-2	-2	17
	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	21
	19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	-2	+1	-2	+1	+2	-1	+2	+1	+1	+2	-2	-2	19
	20. REC. BUS.	-2	+2	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1	+1	+2	-2	+1	20
INDUST. USES	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	21
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+2	+2	-1	-1	-1	-2	-1	-2	-2	+1	+1	+2	22
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+2	+2	+1	+1	-1	-2	-1	-2	-1	+1	+1	+2	23

RATE THE SOLID SQUARES AS +2

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

**SUBJECT: Conditional Use Permit No. 20-18
Byrne's RV Site**

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, Barbara Byrne, was present and requesting approval to continue to use their property for placement of four Recreational Vehicles throughout the summer months. The 0.24-acre site is addressed at 12951 Patty Drive, located in Big Smoky No. 2 Subdivision Lot 32, in the SE ¼ Sec. 21, T.16N 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 currently a bare single-family subdivision lot with Recreational Vehicles on-site and will be categorized under: 4. Private Recreation Uses (3) Campground and facilities, including tent camps.
2. However, the Planning and Zoning Commission also found that this could be compared to a grandfathered use since it has been used in this manner for ten years; the only reason it is not a grandfathered use is that the RV's are removed each September.
3. The Planning and Zoning Commission also determined the use was not much more than a Recreational Vehicle Campground which is a permitted use by three RV's and it should be treated the same as a Recreational Vehicle Campground when it comes to setbacks, lot coverage, etc.
4. That the surrounding land uses are single family residential and Recreational Vehicle Campgrounds.
5. 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.

6. Other persons in attendance (or who testified telephonically) expressed disapproval of the proposed application.
7. That Geno Byrne is the sole beneficiary of the BYRNE BOB & DELORES FAMILY TRUST.

CONCLUSIONS

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

1. The proposed use is in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety and welfare.
2. That the proposed use is 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.
4. That the use could be considered a grandfathered use since they have been using it in this manner for ten years, but the RV's are removed he September. The RVC ordinance was not adopted until May of 2020.
5. Gene Byrne is a qualified applicant and meets the intent of an owner for owner occupied requirements on a Recreational Vehicle Campground.
6. Setbacks will be the same as for a single-family residence even though there are no permanent structures.
7. Maximum lot coverage for a single-family use or a Recreational Vehicle Campground is 35%. According to definitions in VCC 9-1, lot coverage is calculated for buildings. This use is less than 35% lot coverage.
8. VCC 9-5C-6 Density does not apply to this use. There are no permanent residences. Recreation Vehicles are not on foundations of any sort.
9. The application was complete.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, orders that the application of Geno Byrne, for Conditional Use Permit No. 20-18 Byrne's RV, as described in the application, staff report, and minutes of the meetings be approved with the following conditions of approval:

Conditions of Approval:

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 shall be established within one year of the date of approval.
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 lights shall be fully shielded so that there is no upward or horizontal projection of lights.
6. Noise shall be kept to a minimum after 10:00 p.m.
7. Shall have a fire extinguisher handy near the fire pit.
8. Cannot park in the public right-of-way or setback areas.
9. Shall move fire pit so it is not within setbacks.
10. Shall mark property lines.
11. Shall quitclaim property within one year.
12. Shall not rent site or RVs.
13. All guests shall park on-site.
14. Setbacks are 20 feet from the front and rear property lines; 7.5 feet on both sides.


**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**

the neighborhood. Impact report needs more detail. Effect on property value is speculative. Noise was discussed. Where will water drain from asphalt parking area? Location of fire pit?

COA: Shall combine lots 1 and 2 as long as being operated as a Lodge.

Requirements include:

- Business plan
- Landscaping plan
- Detailed site plan
- Limit of 20 people
- Response from fire department, analysis of fire pit location
- Privacy fencing or landscaping agreement with the neighbor
- More specific responses to impact report

Commissioner Benton moved to postpone C.U.P. 20-15 to September 10, 2020 at 6:00 p.m. to receive additional information. Commissioner Cooper seconded the motion. Motion carried unanimously.

7:20 p.m.

4. **C.U.P. 20-16 The Hide Out Event Venue:** Pratt Holding LLC is requesting approval to establish an event venue. The home and property would be used for events, short-term rental, and camping. Portable restrooms would be used when needed. Electricity (solar and hydro), propane, septic system and a spring for water exist on the property. Access is via Pratt Place, a private road. The 160-acre site is addressed at 200 Pratt Place. It is parcels RP11N02E351090 and RP11N02E350007 in the NE ¼ Section 35, T.11N, R.2E, Boise Meridian, Valley County, Idaho. **WITHDRAWN BY APPLICANT.** Action Item.
5. **C.U.P. 20-18 Byrne's RV Site:** Geno Byrne is 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. Water is hauled to the site, central sewer is used, and electrical power exists. The 0.24-acre site is addressed at 12951 Patty Drive, located in Big Smoky No. 2 Subdivision Lot 32, in the SE ¼ Sec. 21, T.16N 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** – Applicant's response to staff report questions.
- **Exhibit 2** – Response received after staff report was prepared.

Staff stated the Commission should decide if this a grandfathered non-conforming use? This is the first conditional use permit for RVs since the new recreational vehicle campground ordinance was approved. Conditional use permits do not allow parking within setbacks.

Chairman Defoort asked for the applicant's presentation.

Barbara Byrne, 7317 W Danbury Court, said the family has owned the property since 1970's. Various family members have been parking RVs/campers there for over 10 years. The family would like to keep the ability to have four RVs. All four sites have electricity and sewer. They will comply with all setbacks. The fire pit is currently 11 feet from the back property line; water is available. Exhibit 1 with the site plan and fire pit picture were discussed.

Chairman Defoort asked if there was anyone in person who wished to speak on C.U.P. 20-18. There was none.

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

Jim Fleming, Big Smoky #2, asked about setbacks.

David Kerrick, 205 South 10th, Caldwell, owns property in Big Smoky #2. There have always been several RVs and a large crowds at this site. The property lines are not delineated; guests sometimes cross the property line. The applicant is not the owner and the owner is not an applicant. The site plan [in application] did not show the setbacks or fire pit. The cargo trailer appears to be on or near the right-of-way.

Diane Chacon, 5744 North Big Cedar Avenue, Meridian, owns 12967 Dawn Drive in Big Smoky #2 and is opposed. She is concerned about parking on the lot and setback requirements. Setbacks should be 20 feet from front and back, 7.5 from the sides. There are four RVs and additional parking. The site should be owner-occupied.

Chairman Defoort asked for rebuttal.

Ms. Byrne responded to comments. The utility trailer was parked too close to the road; it has been moved to meet setbacks. Their two RVs on the site do need to be moved to be compliant with setbacks. She wants clarification on what the setbacks are. She stated the applicant is the sole beneficiary of the Byrne Bob and Delores Family Trust. Bob has passed. They are willing to have the property quitclaimed from the trust to Geno Byrne, but didn't want to take "mom" out of the house to a notary and expose her to Covid-19.

Staff clarified setbacks are measured for things that require building permits. Setbacks are measured from the property lines. Those lines need to be known. The RVs are not structures; the Commission should determine the required setbacks for RVs, parking, and fire pit. Single-family residential setbacks are 20 ft from the front and rear property lines and 7.5 feet from the sides.

This site is on Northlake Sewer. The fire pit is not a permanent structure; it is within the setback area. The applicant is willing to state the RVs will not be rented out.

Chairman Defoort closed the public hearing.

C.U.P. 20-18 Byrne's RV Park

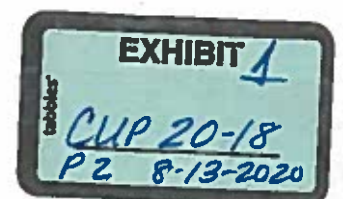
Applicant's Response to Staff Report Questions:

1. The property is owned by Bob and Delores Byrne in a family trust. Delores intends to deed the property to the applicant.
2. Occasionally, about 3 times a summer, a family member will use the property for a weekend but will remove RV when leaves.
3. Each RV parking spot has its own sewer dump clean out.
4. Yes, the site is connected to sewer.
5. All RVs are removed in the fall and returned in spring.

The RVs are owned by my son, my daughter, my nephew, and myself. No money is charged. Each RV is connected to sewer and electricity. Water is hauled in. It is rare for all 4 RVs to be parked at the site at the same time. In 2020, it was less than a week that all 4 were on the property at once. This property has been in the family since the 1970's and we have been using it as a family RV campground for over 10 years.

Attached:

- Applicant's letter
- Site plan with fire pit and parking areas
- Picture of the fire pit



Conditional Use Permit Application No. 20-18

Byrne's RV Site

Response to Staff Report Questions

Questions:

- 1) Do you own the property? The property is owned by my parents, Bob and Delores Byrne in a family trust. Bob is deceased and Delores is living. The property will be inherited by me at the time of Delores's passing. Delores has now decided she would just prefer to quit claim it to me now instead of waiting for her passing. The quit claim deed has been filled out and is ready to be filed, but I have not felt comfortable taking my mother to a notary public because of her underlying health issues and COVID-19. As soon as possible the quit claim deed will be filed and ownership will pass to me and my spouse Barbara Byrne.
- 2) How many weekend visitors do you expect? Will there be additional R V's on weekends or special occasions?
Occasionally a family member will use the property for a weekend. This happens about 3 times a summer. They do not leave their R V there; they take it home with them.
- 3) What do you do with your grey water? Each R V parking spot on the property has its own sewer dump clean out. We hold the grey water in the R V's holding tanks until we are leaving and then we dump them. If there are multiple R V's that need their tanks dumped we make sure we take turns dumping.
- 4) Are you connected to sewer? Yes
- 5) Will you remove R V's prior to winter? Yes, all R V's are removed usually at the end of September or the beginning of October. They are returned in the spring usually a week before Memorial Day.

Summary: We are asking for a condition use permit so my family members can all leave their RV's parked on our property located at 12951 Patty Drive, Donnelly Idaho. The RV's in question are owned by my son, my daughter, my nephew and me. This is a single family Residential and Recreational Vehicle campground. No money is charged for anyone to use this campground. Each RV is connected to sewer and electricity. Water is hauled in and we have an agreement with the neighbor to the east that we can also use the faucet on the back of her cabin to get any remaining water that may be needed. It is rare for all 4 RV's to be parked at the site at the same time. This summer it was less than a week that all 4 were on the property at the same

time. All 4 RV's are used infrequently. This summer the campground has been used 5 weekends in total, and never were all 4 in use at the same time. I can't remember if they ever have been all used at the same time. This property has been in my family since the 1970's and we have been using it as a family RV campground for well over 10 years. We absolutely want to follow all zoning ordinances and will make all changes that are required to be in compliance. We placed the RV's in the spots that would require the least amount of trees be removed, but will do whatever it takes to follow the setbacks. Attached is the site plan with the fire pit added, a picture of the fire pit, and parking areas highlighted. Please do not hesitate to let me know if you have any further question and thank you for your consideration.

Geno Byrne

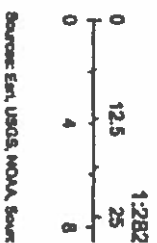
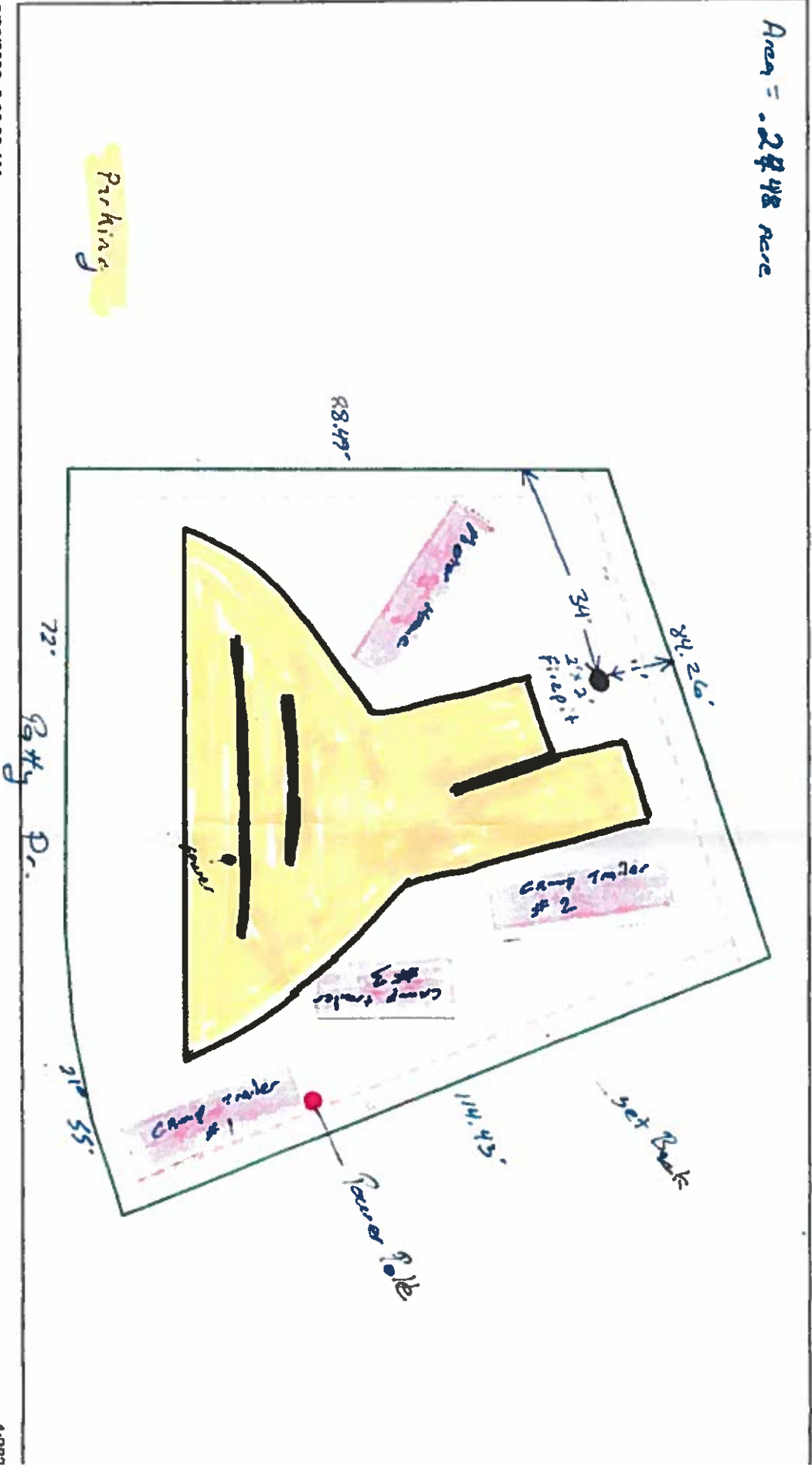
208-850-8156

Assessor's Map & Parcel Viewer

Area = .2448 acre

Parking

8/28/2020, 9:33:09 AM
Valley County Boundary



8/10/2020

Mail - Cynda Herrick - Outlook



Mr. Earl, Queen, USGA, NPS





C.U.P. 20-18 Byrne's RV Park

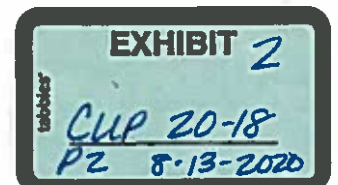
Responses received after Staff Report was prepared

Questions Asked; Opinion Withheld:

- Who owns and occupies the RVs?
 - What are the setbacks for each RV space, the cargo trailer, and each parking space?
 - What are the distances from the property line to the fire pit and from the fire pit to the nearest neighbor's trees or other combustible object?
 - How many other RV parks are there in the Big Smoky #2 Subdivision?
 - Why is this process required; the family has owned the property for some time?
 - What is the outcome if this is not approved?
1. David E. Kerrick, Caldwell, August 11, 2020
 2. Jim Fleming, Big Smoky 2 Chairman, August 10, 2020

Opposed:

- The lot size of 0.2448 acre is insufficient to support four RV pads and requisite parking spaces
 - Patty Drive is one lane road with no room for parking vehicles.
 - Setbacks exist to protect value of adjacent property.
 - Application is incomplete, particularly parking information and setbacks.
1. Jon and Vicki Hunt, Big Smoky #2, August 7, 2020
 2. Darlene Hoffland, Boise & 12967 Dawn Drive, Secretary-Treasurer of Big Smoky #2, August 7, 2020
 3. Robert V. Wilson, Boise, August 3, 2020



David Kerrick

—Attorney—

1001 Blaine Street
Post Office Box 44
Caldwell, Idaho 83606

Area Code 208
Telephone 459-4574
Fax 459-4573

August 11, 2020

Via email: cherrick@co.valley.id.us
Cynda Herrick

Via email: lhunter@co.valley.id.us
Lori Hunter

Re: *Conditional Use Permit Application
Byrne's RV Park
C.U.P. 20-18*

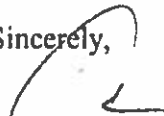
To Whom It May Concern:

After reviewing the staff report, I have the following questions:

1. What are the names of the RV owners and the RV occupants?
2. What is the distance from the property line to the closest part of each RV space?
3. What is the distance from the property line to the closest part of each parking space?
4. What is the distance from the property line to the closest part of the fire pit?
5. What is the distance from the fire pit to the nearest neighbor's trees or other combustible object?
6. How many other RV parks are there in the Big Smoky #2 Subdivision?
7. Where is the cargo trailer parked in relation to the property lines? What is the distance from the property line to the closest part of its parking space?

Thank you.

Sincerely,



David E. Kerrick

DEK/jmk

Aug 13th meeting

Jim Fleming <jim@fleming2.com>

Mon 8/10/2020 1:34 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.

Cynda

I am the Chairman for Smoky 2 subdivision. We have member applying for the following C.U.P. 20-18 Byrne's RV Site.

I would like to attend the meeting. Will this be in person or over the internet. If over the internet, can you provide the dial in details.

I would also like to understand why this is required. The family has owned the property for some time. Is there an ordinance that is requiring this?

What is the outcome if this is not approved?

I notice some other subdivisions are also having people apply. So I would like to understand a little more about this requirement if you can share.

Thanks

Jim Fleming

Chairman Smoky 2



Valley County Planning and Zoning Commission
PO Box 1350
Cascade, Id 83611

Dear Commissioners:

I am writing in regards to the application for a conditional use permit to allow a Recreational Vehicle Park to be created on Lot 32, Big Smoky No 2 Subdivision, located in Donnelly.

My home is located on Lot 60, Big Smokey No 2 Subdivision. I am strongly opposed to the issuance of a permit allowing multiple housing units on lots in Big Smokey No 2 that are designated and zoned for single residences. My concerns include the increased traffic and noise that invariably come from dense housing areas.

Lot 32 is less than a quarter of an acre and adjoins other residential lots. For the residents of Big Smokey No 2 subdivision, the "quiet enjoyment" of one's home and property will be adversely affected by the density of the occupation being applied for on Lot 32.

In fairness to the residents of our subdivision I am pleading with the Planning and Zoning Commission of Valley County to do the right thing and deny the conditional use permit application which would allow a Recreational Vehicle Park to be created in our subdivision.

Sincerely,

A handwritten signature in blue ink that appears to read "Jon R Hunt" and "Vicki Hunt" on two lines.

Jon R Hunt, Vicki Hunt

12954 Dawn Drive
Donnelly ID 83615

Rec'd
8/12

August 7, 2020
6520 Ustick
Boise, Idaho 83704

Cynda Herrick
Planning and Zoning Administer
P.O. Box 1350
Cascade, Idaho 83611

Re: Conditional Use Permit
Byrne's RV Park
C.U.P. 20-18

As Secretary-Treasurer of Big Smoky # 2 since it's beginning in 1997 I wish to state that I am opposed to a RV Park in the middle of our development. The lots in Big Smoky # 2 are not that big that 4 families can each have a trailer or motor home on one of these lots. Patty Drive is a one lane road and to park cars on it is not welcome. Please consider that for someone to start a plan like a RV Park is not advisable. My family has Lot Four at 12967 Dawn Drive and when we are all there it is noisy and full of cars. We do have a cabin and for a weekend we might have another rv trailer or tent there but for full time it is not advisable. Please consider not accepting this application .

Respectfully submitted,

Darlene Hoffland
6520 Ustick Road
Boise, Idaho 83704

Rec'd 8/12

August 3, 2020

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

Re: Byrne's RV Park Conditional Use Application
C.U.P. 20-18

To Whom It May Concern:

I have serious reservations regarding the application for a Conditional Use Permit for Byrne's RV Park for Lot 32 in Big Smoky No. 2 Subdivision near Donnelly, Idaho. Essentially, I share many of the concerns raised by David Kerrick in his letter dated July 27, 2020.

Specifically, my concerns are as follows:

- 1.) **Site Density** – the lot size of .2448 of an acre is insufficient to support four RV Pads and the requisite parking spaces required for each pad.
- 2.) **Setbacks** – I respectfully disagree with the applicants' statement that Setbacks are "NA." Setbacks exist to protect the value of adjacent property, and I trust the commission will exercise its due diligence in adhering to established Valley County Code requirements.
- 3.) **The application is Incomplete** – the applicants' attention to detail in completing the application is insufficient, especially regarding the subjects of Setbacks and a plan for parking.

Consequently, I oppose the referenced application by Geno Byrne.

Respectfully submitted,



Robert V. Wilson
4433 N. Burnside Place
Boise, ID 83702

David Kerrick

—Attorney—

1001 Blaine Street
Post Office Box 44
Caldwell, Idaho 83606

Area Code 208
Telephone 459-4574
Fax 459-4573

August 17, 2020

NOTICE OF APPEAL

RECEIVED
AUG 19 2020

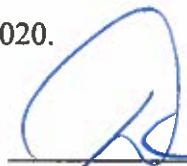
Valley County Planning and Zoning
P.O. Box 1350
Cascade, ID 83611

Re: *Conditional Use Permit - Byrne's RV Park*
C.U.P. 20-18

NOTICE IS HEREBY GIVEN that the undersigned appeals the Conditional Use Permit granted to Byrne's RV Park allowing more than three (3) recreational vehicles on Lot 32 in Big Smoky No. 2 Subdivision. The initial grounds for this appeal are the following:

1. The Planning and Zoning Commission did not utilize or create an accurate, meaningful site plan. (VCC9-5A-3A)
2. The Planning and Zoning Commission granted a Conditional Use Permit for more than three (3) RVs without applying the setbacks required for a Conditional Use Permit. (VCC9-5C-3)
3. The Planning and Zoning Commission allowed the application when the subject property is not owner occupied. (VCC9-4-8A-6)
4. The Planning and Zoning Commission ruling violates allowed site density. (VCC9-5C-6)

DATED this 17 day of August, 2020.



DAVID E. KERRICK
Appellant

Enclosures: \$300.00 appeal fee
scale drawing of setbacks
cc: neighboring owners

04

S 71° 50' W
84.26'

S 33° 50' E
90.0'

84.26'

S 21° 00' E

114.43'

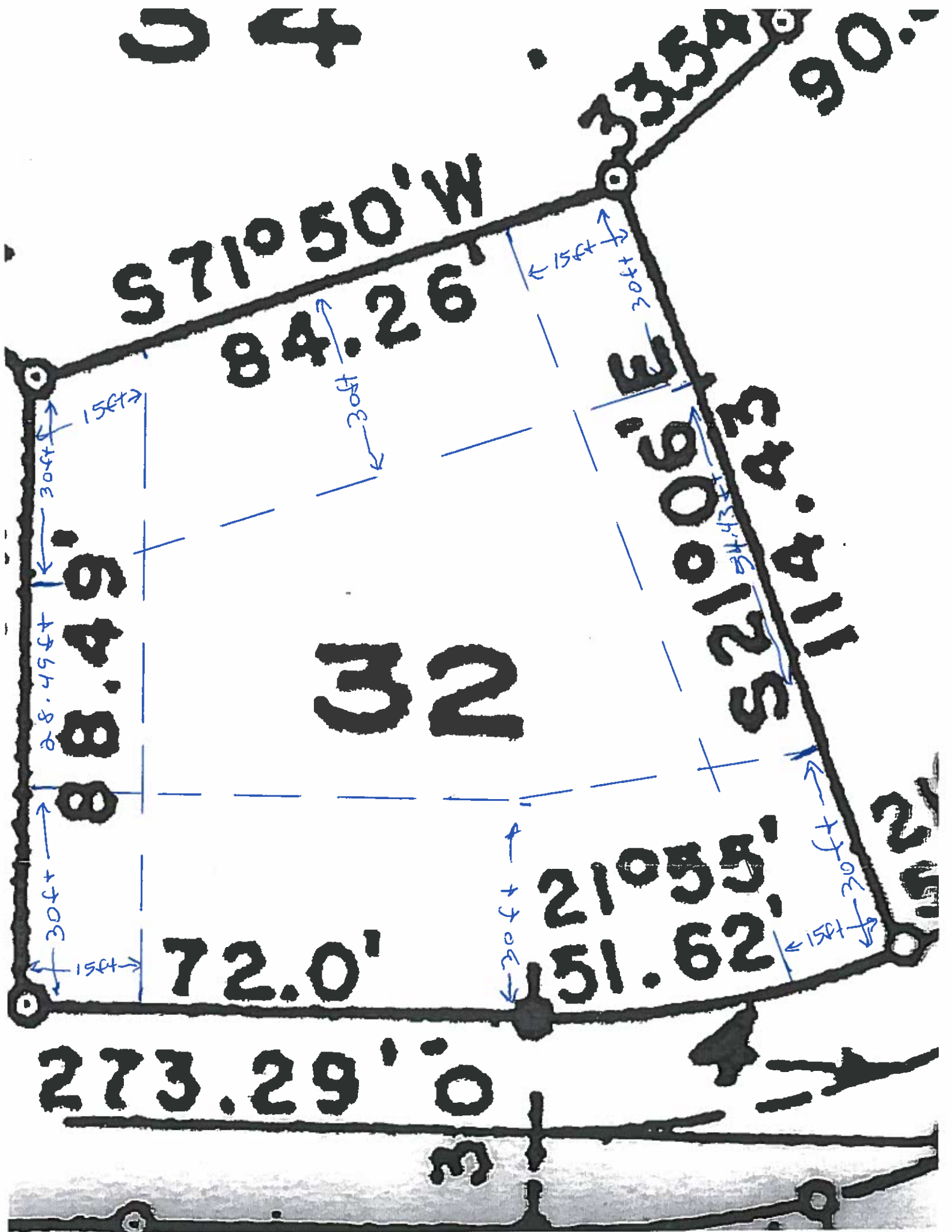
32

S 21° 55' E
51.62'

72.0'

273.29' 0

3



From: Dave Kerrick <kerricklaw@yahoo.com>
Sent: Monday, October 5, 2020 1:07 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Valley County Prosecuting Attorney <ValleyPA@co.valley.id.us>; Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Byrne's RV - C.U.P. 20-18

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.

Cynda,

Please find attached a Memorandum in Opposition to Conditional Use Permit for Byrne's RV and the Applicable Ordinances of Valley County. I submit these for the consideration of the Commissioners at the hearing on October 13. Thank you.

Dave Kerrick

Kerrick Law
P.O. Box 44
Caldwell, ID 83606
Tele: (208) 459-4574
Fax: (208) 459-4573

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OCT 05 2020

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF VALLEY COUNTY, IDAHO

In The Matter of:)	C.U.P. 20-18
)	
BYRNE'S RV, Application for)	MEMORANDUM IN OPPOSITION TO
Conditional Use Permit)	CONDITIONAL USE PERMIT FOR
)	BYRNE'S RV

COMES NOW, the Appellant, DAVID E. KERRICK, and submits this memorandum in opposition to the above entitled application for conditional use permit.

BACKGROUND

The Applicant, Geno Byrne, applied for a conditional use permit to allow four (4) recreational vehicles "RV's" on Lot 32 in the Big Smoky No. 2 Subdivision. Lot 32 is one of the smaller lots in the subdivision containing approximately .24 acres. At a hearing held on August 13, 2020, over the objection of several neighbors, the Planning and Zoning Commission approved the application for a conditional use permit. Conditions for the conditional use were unclear and no written decision was provided by the Planning and Zoning Commission.

THE PLANNING AND ZONING COMMISSION RULING VIOLATES ALLOWED SITE DENSITY.

VCC 9-5C-6 provides that the density of any use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre.

This type of use can, therefore, never be allowed where the lots are approximately one-fourth of an acre. The application states that the subject property is .2448 acres. Under VCC 9-5C-6, the subject property cannot be granted a conditional use permit if the density on the subject lot exceeds .612 dwelling units. According to VCC 9-1-10, the definition of a dwelling unit includes mobile homes, travel trailers, and recreational vehicles. It also includes preconstructed modular units on a temporary foundation, which is not the case here. The staff report seems to confuse the temporary foundation aspect with mobile homes, travel trailers, and recreational vehicles which do not have foundations, temporary or otherwise.

The staff report states that because the Northlake Recreational Sewer and Water District has historically assigned one (1) dwelling unit per three (3) RV's or equivalent dwelling units, that three RV's is equal to one dwelling unit. There is no support in the County Ordinances for this statement. On the contrary, the cited Ordinance is clear and unambiguous. Even assuming, for sake of

argument, that three RV's equals one dwelling unit, the Ordinance would then allow for only 7.5 RV's per acre. Considering that Byrne's lot is only a quarter of an acre, that would mean that the site density restriction for Lot 32 would be less than two RV's on the lot.

THE PLANNING AND ZONING COMMISSION DID NOT REQUIRE THE APPLICANT TO OBSERVE THE SETBACKS REQUIRED FOR A CONDITIONAL USE PERMIT.

The minimum setbacks for a conditional use are set forth in VCC 9-5C-3 which sets the minimum at 30 feet from front, rear and side street lines and 15 feet from all side property lines.

The staff report states that the setbacks are measured for buildings and that RV's are not buildings. There is no support in the County Ordinances for this statement. On the contrary, VCC 9-4-8A3 describes the setback for 2 or 3 RV's and states: "Setback Requirements: The RV and any other structures over three feet in height shall be subject to single family residential setbacks including port-a-potties." (But the minimum setback for conditional use applies in this case of 4 RV's).

VCC 9-4-8A4 states: "Parking Space: Parking of vehicles shall not be in a roadway, road right-of-way, or in a setback area."

An application for a recreational vehicle campground requires a "site plan showing the location of RV, structures, parking, lighting, fire pits, etc." (VCC 9-4-8B2(6)). Even under the requirements for a recreational vehicle campground, the Applicant's use is not legal, as the RV parking and car parking is all against the lot lines or in the right-of-way in violation of the setback requirements. Moreover, because the Applicant now seeks a conditional use permit allowing four (4) RV's, the conditional use setbacks are 30', 30', and 15'. (VCC 9-5C-3). "The minimum building setbacks shall be thirty feet (30') from front, rear, and side street lines and fifteen feet (15') from all side property lines."

THE PLANNING AND ZONING COMMISSION DID NOT UTILIZE OR CREATE AN ACCURATE, MEANINGFUL SITE PLAN.

VCC 9-5A-3A states: "Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks ..."

"D. Parking Space, Maneuvering Area and Aisle Dimensions. All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes:

1. Parking Area Dimensions:

- a) Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
- b) All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
- c) Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').
- ...
- h) Prohibited in Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard."

VCC 9-5C-5A provides: "Off-street Parking Spaces: Two off-street parking spaces shall be provided for each dwelling unit."

A dwelling unit is defined in VCC 9-1-10C and, among other things, includes a travel trailer and a recreational vehicle.

The site plan submitted by the Applicant does not show the four (4) RV parking spaces and the eight (8) car parking spaces, or the fire pit, or the 30', 30', 15', 15' setbacks.

THE PLANNING AND ZONING COMMISSION GRANTED THE APPLICATION EVEN THOUGH THE SUBJECT PROPERTY IS NOT OWNER OCCUPIED.

A recreational vehicle campground must be owner occupied. VCC 9-4-8A6 states: "Occupation by owner required. RVC's are permitted only when one of the RV units on the property is owner occupied, which include immediate family members. Ownership cannot be fractional or timeshare ownerships."

The property is not owner occupied. The property is owned by a Trust which is an entity that by definition cannot occupy property. Conversely, the Applicant is an occupant that is not the owner. As long as the ownership remains in the Bob and Delores Byrne Family Trust, or some other manner of fractional or timeshare ownership, the property cannot be permitted as an RVC.

CONCLUSION


The staff report misapplies the County Ordinances by allowing a conditional use permit for 4 RV's on a .24 acre parcel; by stating that setbacks are for structures and therefore do not apply to RV's; by not enforcing conditional use setbacks of at least 30' on the front and back and 15' on the

sides of the lot; by asserting that RV's are not a dwelling unit for purposes of site density; and by permitting an RV park which is occupied by non-owners.

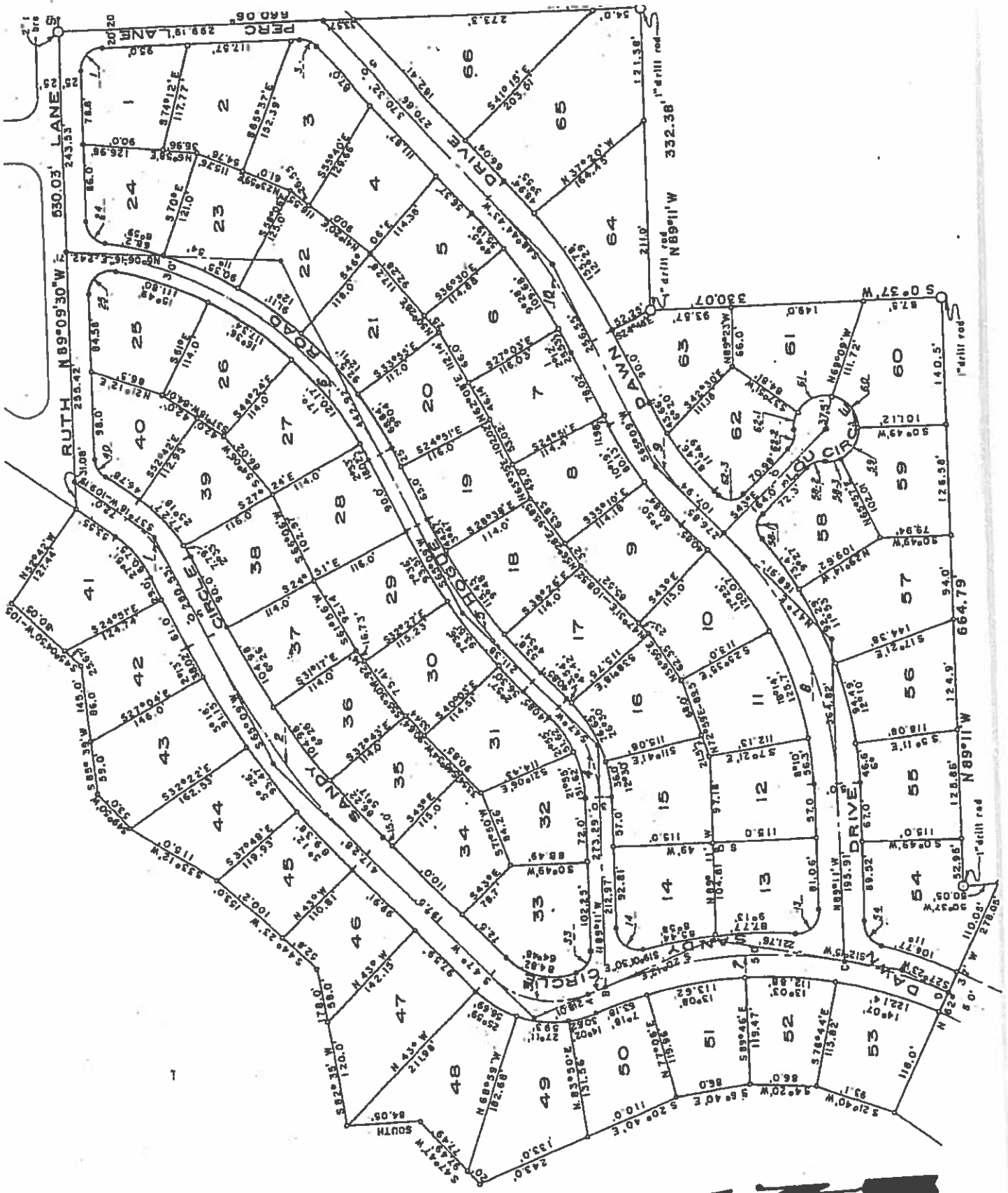
Applicant's application should be denied and all of the violating RV's be removed.

DATED this 5th day of October, 2020.

Respectfully submitted,

By: 
David E. Kerrick
P.O. Box 44
Caldwell, ID 83606
(208) 459-4574

Attachments: Plat map of Big Smoky No. 2
Plat map close up of Lot 32
Google Earth photo of Lot 32
Diagram of Lot 32 with conditional use setbacks



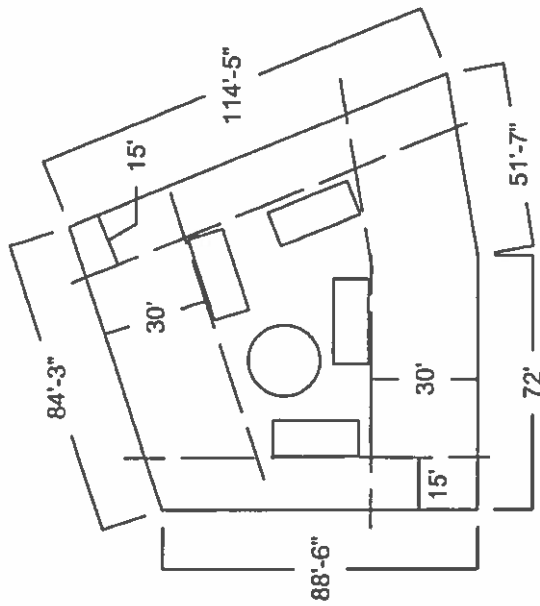


Map data ©2020, Map data ©2020 20 ft

Big Smoky 2
Lot 32
10560. square ft.

Lot 32, Shown with 30'
Front and Back Setbacks,
and 15' Side Setbacks.

Four 10'x24' Camp-
Trailers and One 20'
diameter fire pit shown for
reference.





BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF VALLEY COUNTY, IDAHO

In The Matter of:) C.U.P. 20-18
)
BYRNE'S RV, Application for) APPLICABLE ORDINANCES OF
Conditional Use Permit) VALLEY COUNTY (emphasis added)
)
)

Chapter 1: Authority; Definitions; General Provisions

9-1-10 Definitions:

CONDITIONAL USE: Any use as defined by this title which, because of its potential incompatibility with adjacent or traditional uses, is subject to review by the commission and public comment at a public hearing to best ensure compatible land uses.

DENSITY: Number of residential lots or dwelling units per acre of land.

DWELLING UNIT: The descriptive unit of measure for determining residential use and density. It may be a single building or part thereof which provides for the full living facilities of one or more persons. **Includes:**

- A. Single-family detached dwelling.
- B. Single-family attached or clustered multi-unit component such as a duplex or condominium.
- C. Mobile home, travel trailer, recreational vehicle or preconstructed modular unit on a temporary foundation, which meets the above criteria.

EVIDENCE: Any map, table, chart, contract, document, video or audio recording or testimony prepared or certified by a qualified person to attest to a specific claim or condition, which evidence must be relevant and competent and must support the position maintained before the commission.

OWNER: The legal person or persons owning the fee estate or purchasing same under a real estate contract.

RECREATION, PRIVATE USES: Noncommercial recreation activities or facilities owned privately or by a nonprofit organization intended for the use and enjoyment of the owner or owners.

RECREATIONAL VEHICLE CAMPGROUND: A parcel of land under one ownership which has been planned and improved for the placement of two (2) or three (3) transient recreational vehicles for dwelling purposes, including placement on parcels where single family residential uses have also been established. It is specifically for the recreational use of the parcel by friends and family of the property. An administrative permit in accordance with VCC Title 9-4-8 Recreational Vehicle Campground is required. This does not include multiple family groups that are camping on holiday type of weekends.

RECREATIONAL VEHICLE PARK: A parcel of land under one ownership which has been planned and improved or which is let, rented or used for the placement of two (2) or more transient recreational vehicles for dwelling purposes. This does not include the recreational use of the parcel by friends and family of the property so long as an administrative permit in accordance with VCC Title 9-4-8 Recreational Vehicle Campground has been issued.

Chapter 4: Permitted Uses

9-4-8 Recreational Vehicle Campground.

Purpose: This ordinance is being adopted to promote compatible uses in neighborhoods by limiting the number of RV's while still acknowledging private property rights.

Recreational Vehicle Campgrounds (RVC), as defined in section 9-1-10 of this title, shall be a permitted use in all zones within the county subject to the following conditions:

A. Standards for Recreation Vehicle Campground:

- 1. Number of Units:** One RV unit is allowed without a permit. Two or three units that are kept on-site for more than an occasional weekend will require an administrative permit with a fee as adopted by resolution. **More than three units will require a conditional use permit.**
- 3. Setback Requirements:** The RV and any other structures over three (3) feet in height shall be subject to single family residential setback requirements, including porta potties.
- 4. Parking Space:** **Parking of vehicles shall not be in a road right-of-way or in a setback area.**
- 5. Use As a Rental Property:** If any of the property is used as a rental unit or rental property, a conditional use permit shall be required and will be considered an RV Park.

6. **Occupation By Owner Required: RVCs are permitted only when one of the RV units on the property is owner-occupied, which includes immediate family members. Ownership cannot be fractional or timeshare ownerships.**

7. **Lighting: Must comply with Valley County Lighting Ordinance (VCC 6-2)**

8. **Camp Fire Management: All campfires must be in a safe and well-maintained fire pit. All fire must be attended at all times and fully extinguished when not. A fire extinguisher and/or water hose along with a shovel must be accessible.**

9. **Lot Coverage: All structures, parking lots, fire pits, and impervious areas cannot cover more than 35% of the lot.**

B. RVC Administrative Permit Process:

1. **Application package shall be submitted to the Valley County Planning and Zoning Administrator with the appropriate fee as adopted by resolution.**

2. **Application package shall include the following:**

a. **Completed Valley County application form.**

b. **Site plan showing location of RV, structures, parking, lighting, fire pits, etc.**

c. **Central District Health approval for a septic system, will serve from sewer district, or agreement that only self-contained units will be used and dumped at approved sites.**

d. **Fire protection plan.**

e. **Garbage pick-up agreement.**

f. **Contact number.**

Chapter 5: Conditional Uses

Article A: Site Improvements

9-5A-3: PARKING AND OFF STREET LOADING FACILITIES:

A. **Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.**

B. **Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land**

use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.

- C. **Required Spaces:** The minimum number of spaces required is specified herein under the site and development standards for the specific use.

- D. **Parking Space, Maneuvering Area And Aisle Dimensions:** All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes:
 - 1. **Parking Area Dimensions:**
 - a. **Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').**
 - b. **All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').**
 - c. **Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').**
 - 2. **End Parking Space Maneuvering:** A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.
 - 3. **Vehicle Overhang:**
 - a. **Recreational Vehicles And Parking Spaces:** Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.
 - b. **Standard Size Parking Spaces:**
 - (1) **Landscaped Areas:** Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.
 - (2) **Sidewalks:** Standard size parking spaces are allowed to overhang sidewalks only where the sidewalk is a minimum of six feet (6') in width.
 - c. **Access To And From Streets:** **Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.**
 - d. **Driveways:** All driveways shall be designed and constructed in accordance with the county approach policies.
 - e. **Surface:** Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.
 - f. **Surface Water Drainage:** Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in

accordance with best management practices to protect or improve water quality.

- g. **Screening:** Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.
- h. **Prohibited In Setback Zone:** No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.
- i. **Off Street Loading Facilities:** Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.
- j. **Maintenance:** Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.
- k. **Lighting:** Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter. (Ord. 10-06, 8-23-2010)

Article C: Residential Uses

9-5C-3: MINIMUM SETBACKS:

The minimum building setbacks shall be thirty feet (30') from front, rear, and side street property lines and fifteen feet (15') from all side property lines. Setbacks for mobile homes in subdivisions or parks shall be in accordance with title 12, chapter 1 of this code. A PUD, condominium or other cluster development may include zero lot line development and other reduced setbacks in accordance with the approved development plan or plat. (Ord. 11-5, 6-6-2011)

9-5C-5: SITE IMPROVEMENT:

- A. **Off Street Parking Spaces:** Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. **Utility Lines:** All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material. (Ord. 11-5, 6-6-2011)

9-5C-6: DENSITY:

The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way

on the perimeter of the development and public lands may not be included in the density computation. (Ord. 11-5, 6-6-2011)

Article E. Private Recreation Uses

9-5E-1: Site or Development Standards:

Private recreation uses requiring a conditional use permit shall meet the following site or development standards:

A. Minimum Lot Area:

1. The minimum area for any use in this category shall be sufficient to accommodate the use, associated activities or uses, and to adequately contain adverse impacts.
2. Frontage along a public or private road shall not be required.

B. Minimum Setbacks: The minimum building setbacks shall be fifty feet (50') from front, rear, and side street property lines, and thirty feet (30') from side property lines.

C. Maximum Building Heights And Floor Areas:

1. The maximum building height shall be thirty five feet (35').
2. Maximum floor areas shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
3. No building or combination of buildings may cover more than one percent (1%) of the lot or parcel.

D. Site Improvements: Parking spaces shall be provided at the rate of one per every four (4) persons of total occupancy or attendance. (Ord. 10-06, 8-23-2010)

Article H. Administrative Procedures

9-5H-2: Application Form:

- A. **Filing; Number Of Copies; Placement On Agenda:** All applications for conditional use permits shall be filed, with the fee, with the administrator or staff on forms prescribed by the commission at least forty five (45) days prior to the hearing at which it is to be considered. The administrator may set applications on the agenda if received prior to the notice deadline of thirty (30) days prior to the hearing at which it is to be considered, if the application can be determined to be complete. Ten (10) copies of each item comprising the application shall be submitted.

- B. **Legal Or Equitable Interest Required:** All applications shall be filed by a person or firm holding a legal or equitable interest in the property to be considered. A letter from an agency who administrates public land authorizing review of public lands for a permit will meet the requirements. An authorized agent may present the application to the administrator or staff and the commission.
- C. **Names, Addresses, Telephone Numbers:** The names, addresses, and telephone numbers of the applicant, owner, and agent shall be included on the application. The applicant or owner shall sign the application form.
- D. **Required Information:** An application shall be accompanied by notes disclosing the following:
1. Solid waste disposal methods.
 2. An estimated timetable for construction.
 3. The names and addresses of property owners within three hundred feet (300').
 4. Impact report.
 5. A legal description of the property.
- E. **Plans:** An application shall be accompanied by plans clearly and accurately disclosing sufficient information for the administrator or staff and the commission to review the application as follows:
1. Natural features of the site including slope, drainage, rock outcrops, soils classification, vegetative cover, etc. A topographic survey map, aerial photograph, or copy of a USGS map to appropriate scale may be used to indicate these and the following features.
 2. Boundaries of the property and adjoining parcels with a list of property owners within three hundred feet (300').
 3. Existing uses of the property, uses of the adjoining parcels, and the proposed use. Where more than one use is proposed, then indicate the boundary of each use.
 4. Boundaries of special areas 1 .
 5. Total acreage and area of each use.
 6. Existing or proposed access roads and utility access easements. Indicate width, type, and condition of surfacing material on existing roads.
 7. Proposed on site streets, walks, paths, and utility easements including construction standards, width, and type of dedication.
 8. **Proposed parking area locations, dimensions, and construction standards.**
 9. Proposed snow removal and storage plans.
 10. Existing and proposed structures.
 11. Existing and proposed utilities including electricity, telephone, gas, storm sewers, sanitary sewers, and potable water.
 12. Method, location and type of sanitary waste collection and treatment facilities.

13. Existing irrigation and drainage systems and any proposed alterations, improvements, extensions or new construction. Also indicate whether the property is in an existing district or association. Also indicate the stormwater management plan.
14. Any proposed fencing, site screening, and landscaping and provisions for maintenance.
15. Open space and provisions for their use, preservation, and maintenance.

DATED this 5th day of October, 2020.

Respectfully submitted,

By: 

David E. Kerrick
P.O. Box 44
Caldwell, ID 83606
(208) 459-4574

AF

QUITCLAIM DEED

FOR VALUE RECEIVED, Byrne Bob & Delores Family Trust, Grantor, does hereby convey, release, remise and forever quitclaim unto

Barbara and Geno Byrne, whose address is 7317 W. Danbury Ct. Boise Id. 83709, the following

described premises, to-wit:

12951 Patty Dr Donnelly Idaho 83615

Big Smoky No.2 Subdivision Lot 32

_____, Valley _____ county.

Together with the appurtenances.

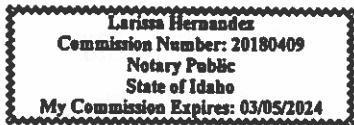
This deed is intended to convey to the Grantee all right, title, and interest of the Grantor in and to said property, now owned or hereafter acquired.

Date September 14, 2020.

Delores Byrne
Signature, Grantor

STATE OF IDAHO)
County of Canyon) ss.

On this 14th day of September, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Delores Virginia Byrne, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same.



Larissa Hernandez
NOTARY PUBLIC for Idaho
Residing at: Caldwell, Idaho
My Commission Expires: 03/05/2024

Cynda Herrick,

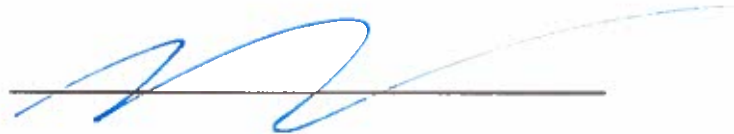
Lori Hunter suggested we send a revised Site Plan with the setbacks that were determined on 9/10/20. She also suggested we send a picture of the small fence we installed between Mr. Kerrick's property and ours to keep any kids from crossing over onto his property.

Please find enclosed the Amended Site Plan as well as the picture of the fence.

RECEIVED

SEP 25 2020

Thank you for everything;



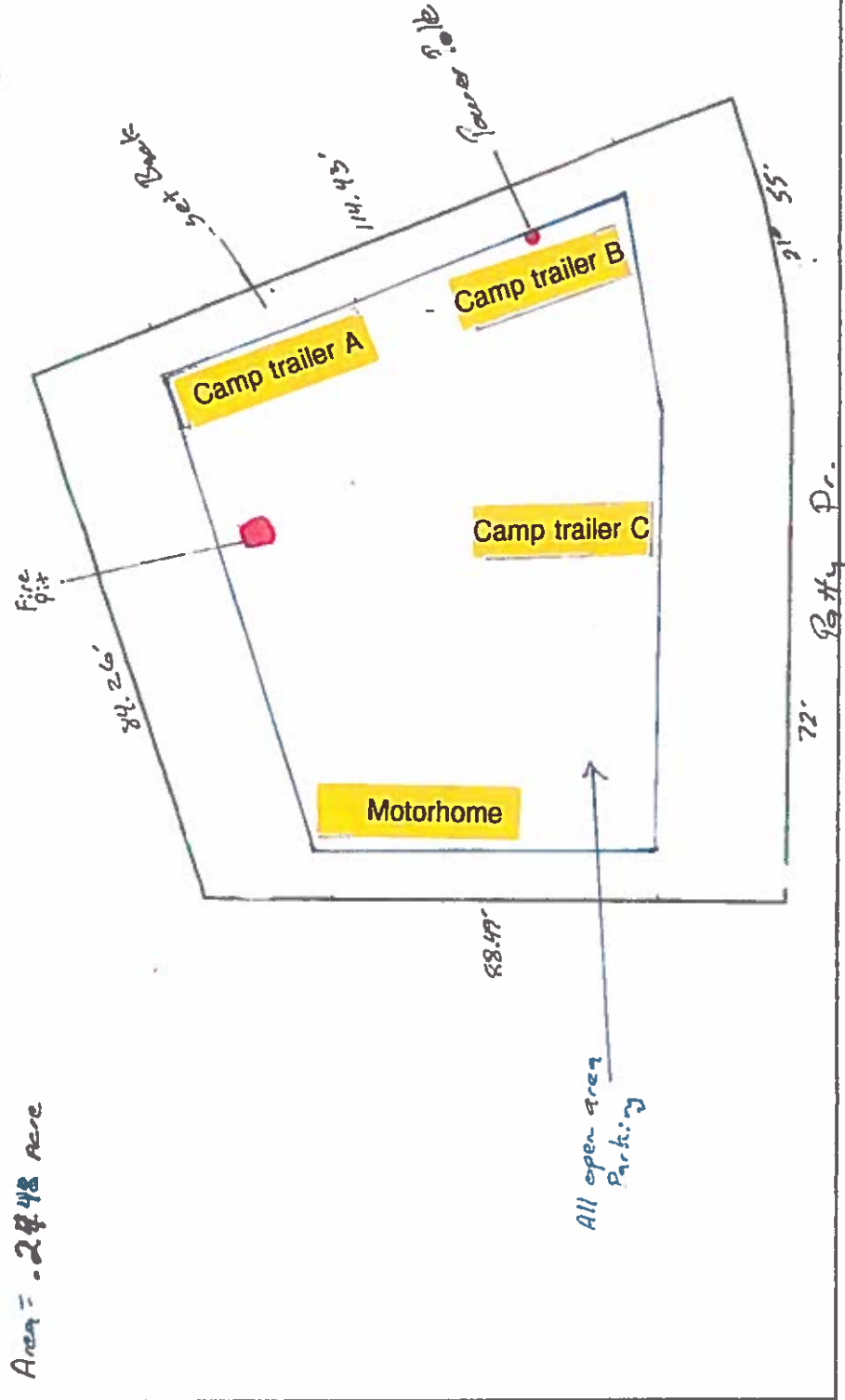
Assessor's Map & Parcel Viewer

Area = 0.2448 acre

9-22-20
 Amended Site Plan
 with setbacks, determined
 by the Valley County
 Planning & Zoning committee
 on 9-10-20

RECEIVED

SEP 25 2020



6/26/2020, 9:33:08 AM

Valley County Boundary

Byrne's RV Site



Source: Esri, USGS, NOAA, Source: Esri, Garmin, USGS, NPS

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, September 8, 2020 1:56 PM
To: Lori Hunter <lhunter@co.valley.id.us>; Cynda Herrick <cherrick@co.valley.id.us>
Subject: Appeal of CUP 20-18

Good afternoon,

ITD has previously received application CUP-20-18 for review and does not have any new comments. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

*Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338*

Re: response to permit

Beverly Schumacher's <lbschumach@q.com>

Mon 8/17/2020 9:29 AM

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.

Thank you.

Sent from my iPhone

On Aug 17, 2020, at 9:04 AM, Cynda Herrick <cherrick@co.valley.id.us> wrote:

Hello,

I believe your concerns were discussed.

The Planning and Zoning Commission discussed the firepit and its relocation. They did witness that the neighbor has a burn barrel.

The site plan showed proper setbacks. It is difficult to see them on the site plan due to the light color.

Lot coverage as defined in the ordinance is only for structures. However, if we consider 4 RV's that are 8' x 20' (640 sq. ft.) that is less than 1,000 sq. ft. That is not close to a 35% coverage of a 10,454 sq. ft. lot.

You should contact Idaho Power to make sure that they are legally connect to their services or the State of Idaho to make sure they had the proper electrical permits.

I hope this answers your question. Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Administrator
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7115

"Live simply, love generously, care deeply, speak kindly, and leave the rest..."

S Service
T Transparent

A Accountable
R Responsive

From: Louis & Bev Schumacher <lbschumach@q.com>
Sent: Friday, August 14, 2020 11:49 AM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: response to permit

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.

Hello Commissioners,

My husband and I watched the meeting on August 13 where you approved permit C, U. P. 20-18 Byrne's RV Site.

We have a few comments:

****We feel the issue of "amount of coverage" on the lot was severely overlooked. 4 RV's and a storage trailer plus vehicles is way too much on that lot. We are neighbors and are not happy with this decision. Without a final plot of how everything will be situated seems very forgiving, especially when the gentleman right before was denied his permit for lack of proper drawings. You would not take his word for how it would turn out, but you took the word of Mrs. Byrne. What follow up will assure that all requirements have been properly met?**

ordinance #20-06 RV Campground - "Lots coverage : All structures, parking lots, fire pits, and impervious areas cannot cover more than 35% of the lot" We are assuming RVs are considered structures from the following part - "Under set back requirements the **RV** and any **other structures** over 3' in height shall be subject to single family residential set back requirements including port-a-potties". This statement assumes RVs structures, and structures cannot take up more than 35%.

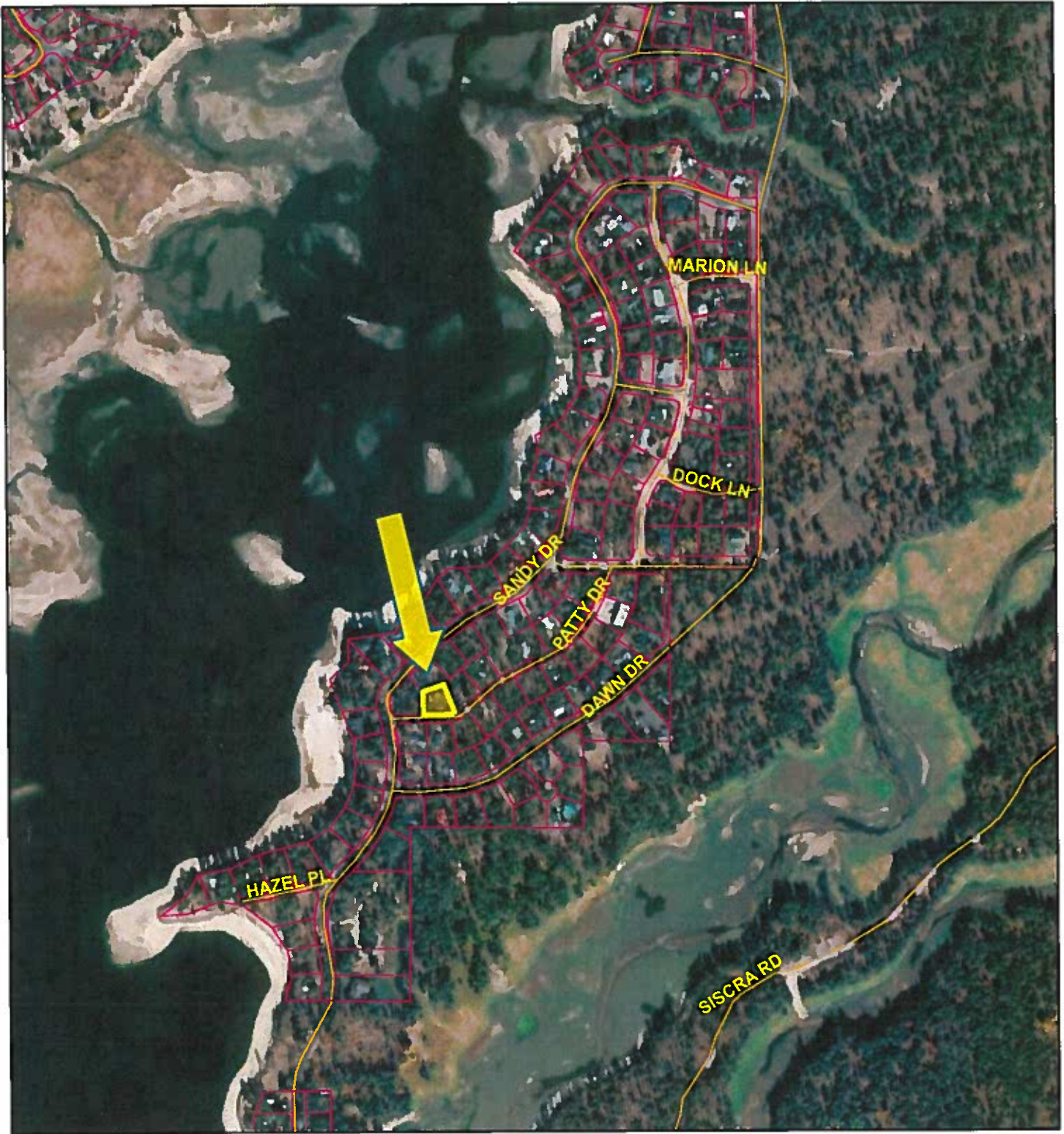
****We are also very nervous about the fire pit being allowed in such cramped quarters.**

**** What about how the rv's are wired to the electricity? Was this handled by professionals and approved by the power company?**

We understand about the Grandfathering issue, but we feel the integrity and safety of the neighborhood needs to be of first priority. Also, the setting of precedence with this permit request being the first of it's kind since the new ordinance was created opens up a big can of worms. We also own a lakefront lot on Hereford Rd. There are many lots in the Wagon Wheel subdivision with 4 or more RVs. How will complaints on those be handled?

Respectfully submitted,
Louis and Beverly Schumacher
2207 N. 22nd St. Boise
12965 Dawn Drive Donnelly

C.U.P. 20-18 at 12951 Patty Drive



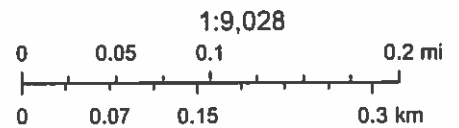
7/1/2020, 4:31:03 PM

 Parcel Boundaries

All Road Labels

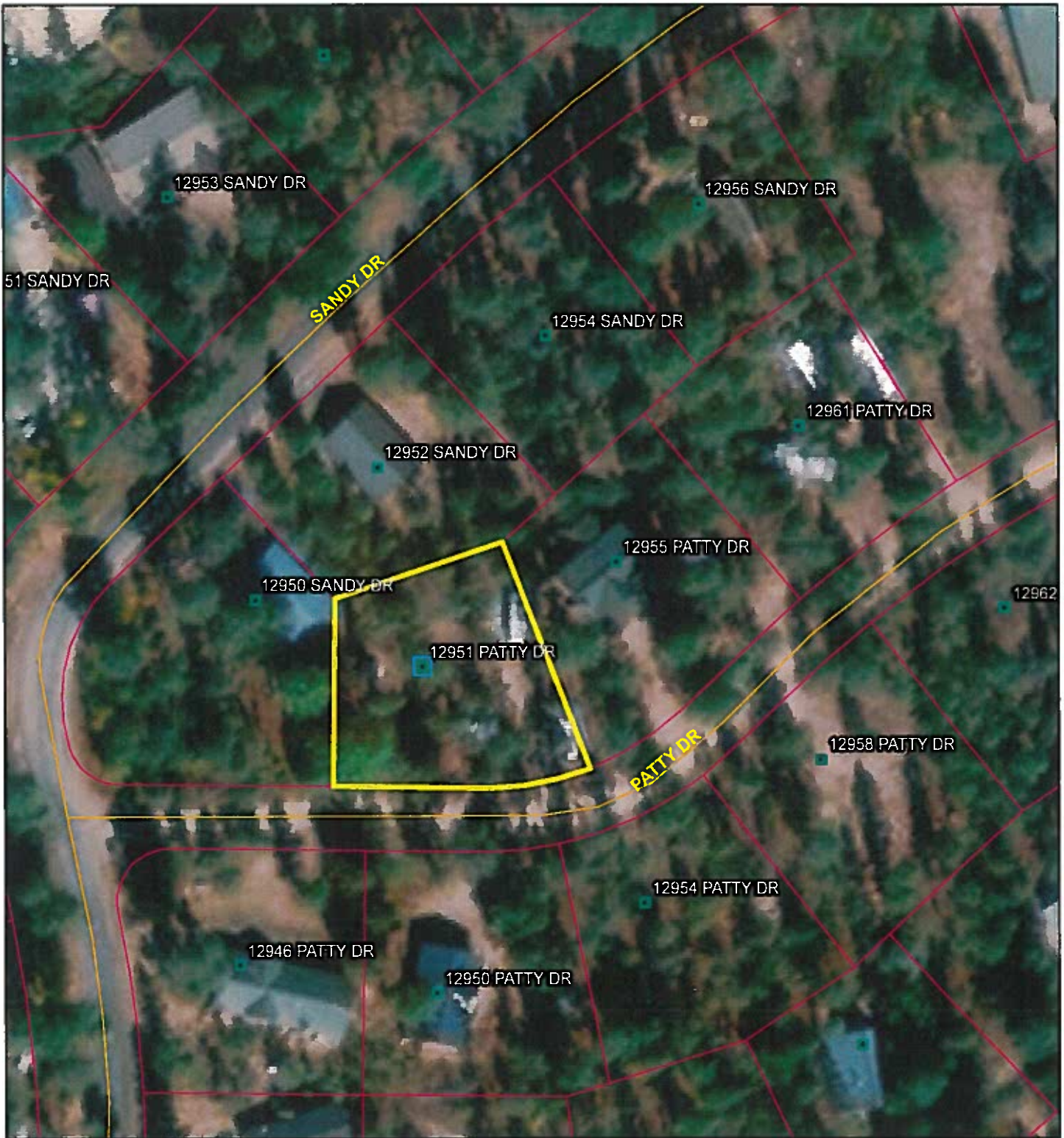
Roads

 URBAN/RURAL



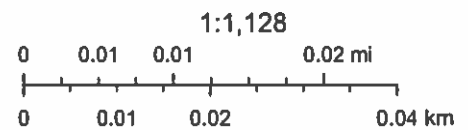
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C.U.P. 20-18 at 12951 Patty Drive



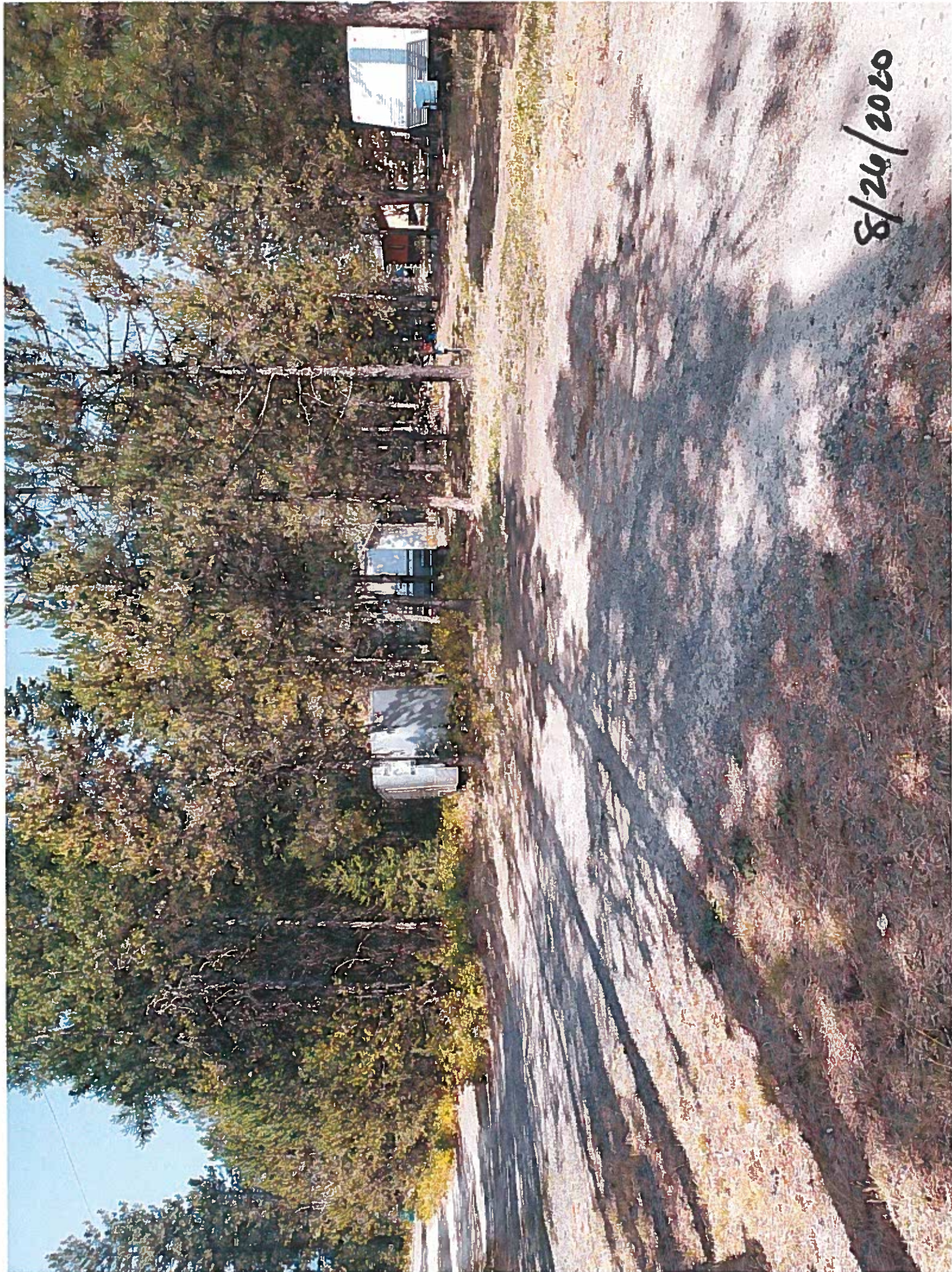
9/18/2020, 9:31:05 AM

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

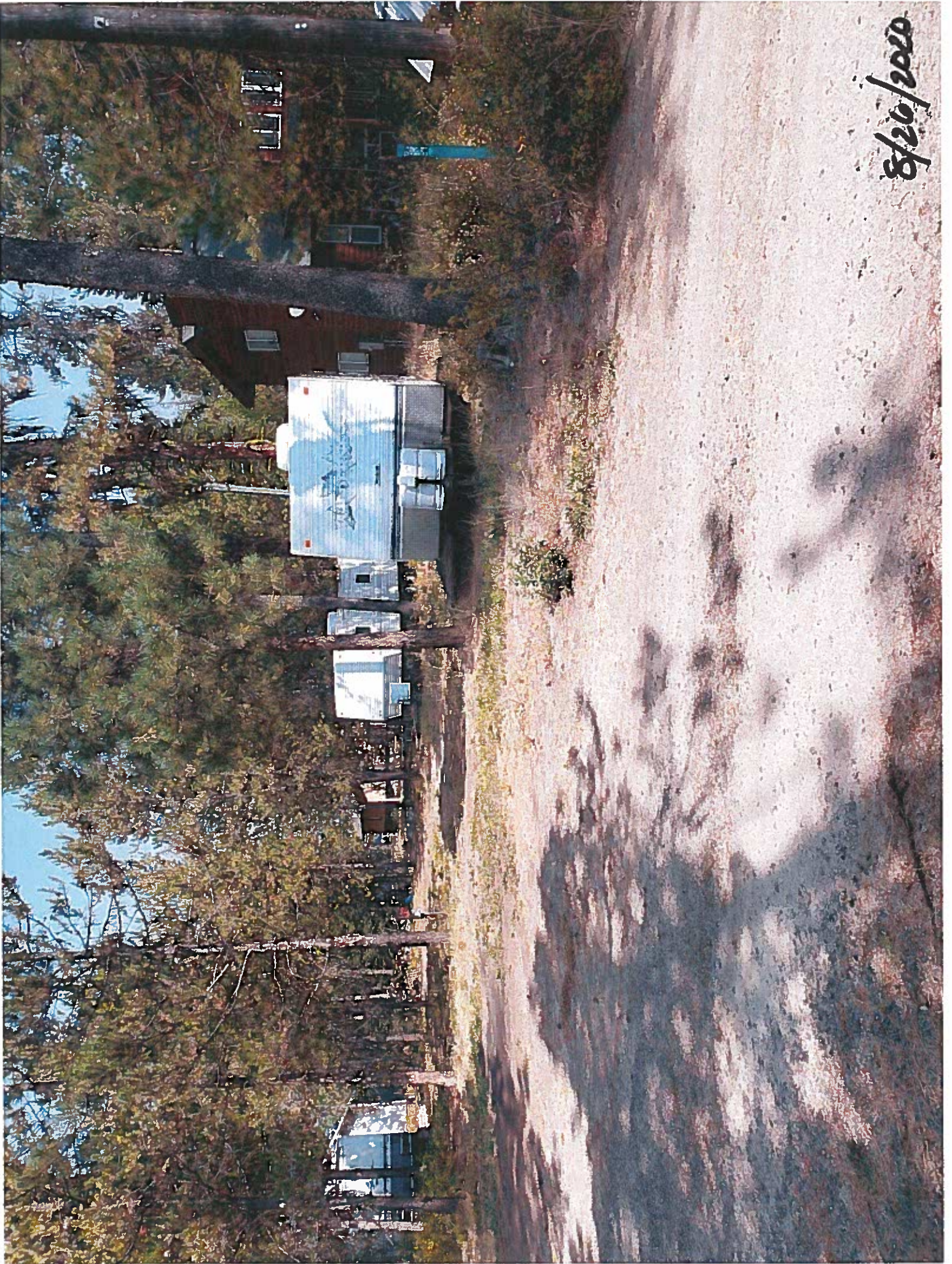


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

8/26/2020

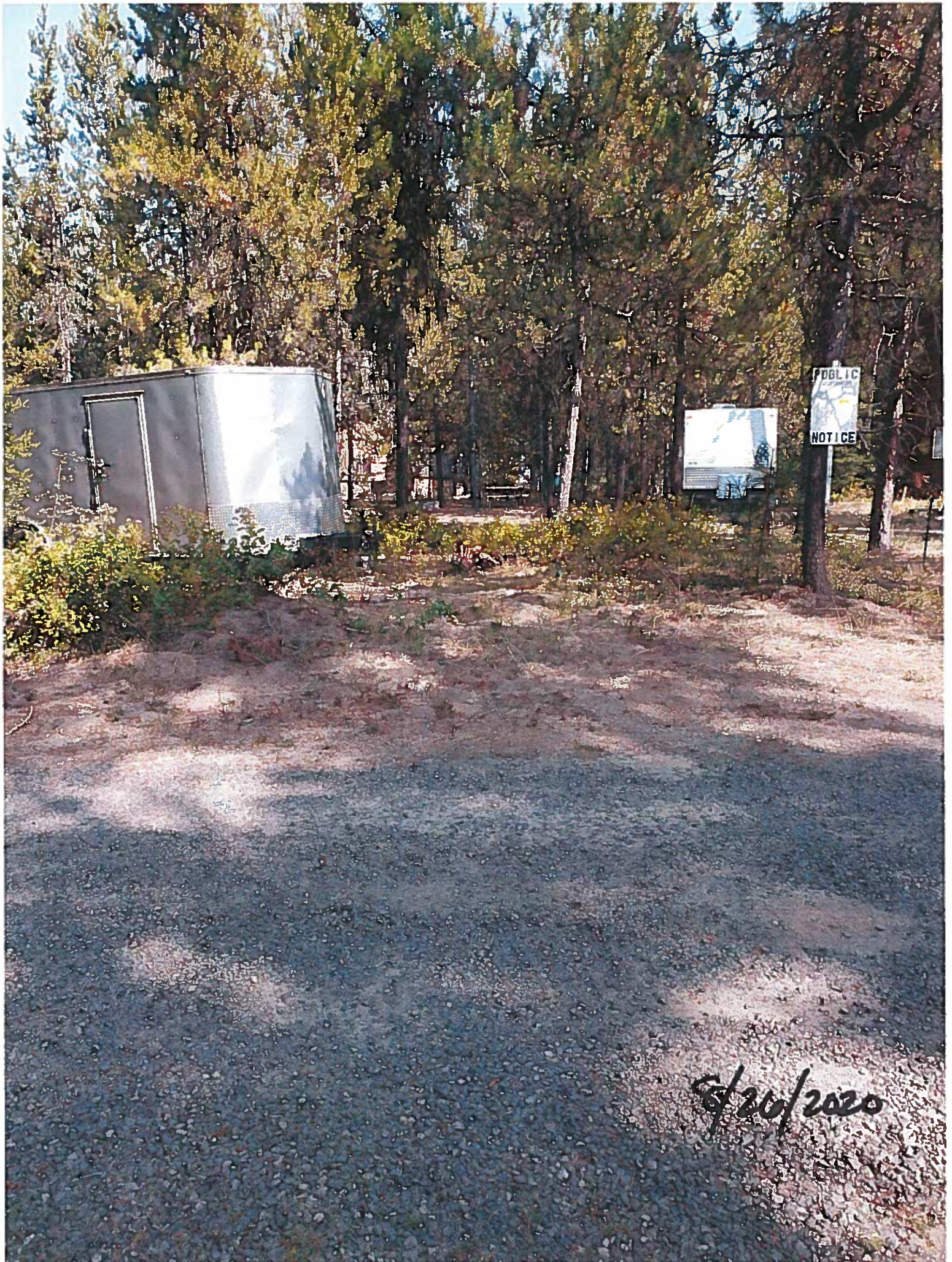


8/20/2020



8/26/2020





6/26/2020



9/23/2020



9/23/2020



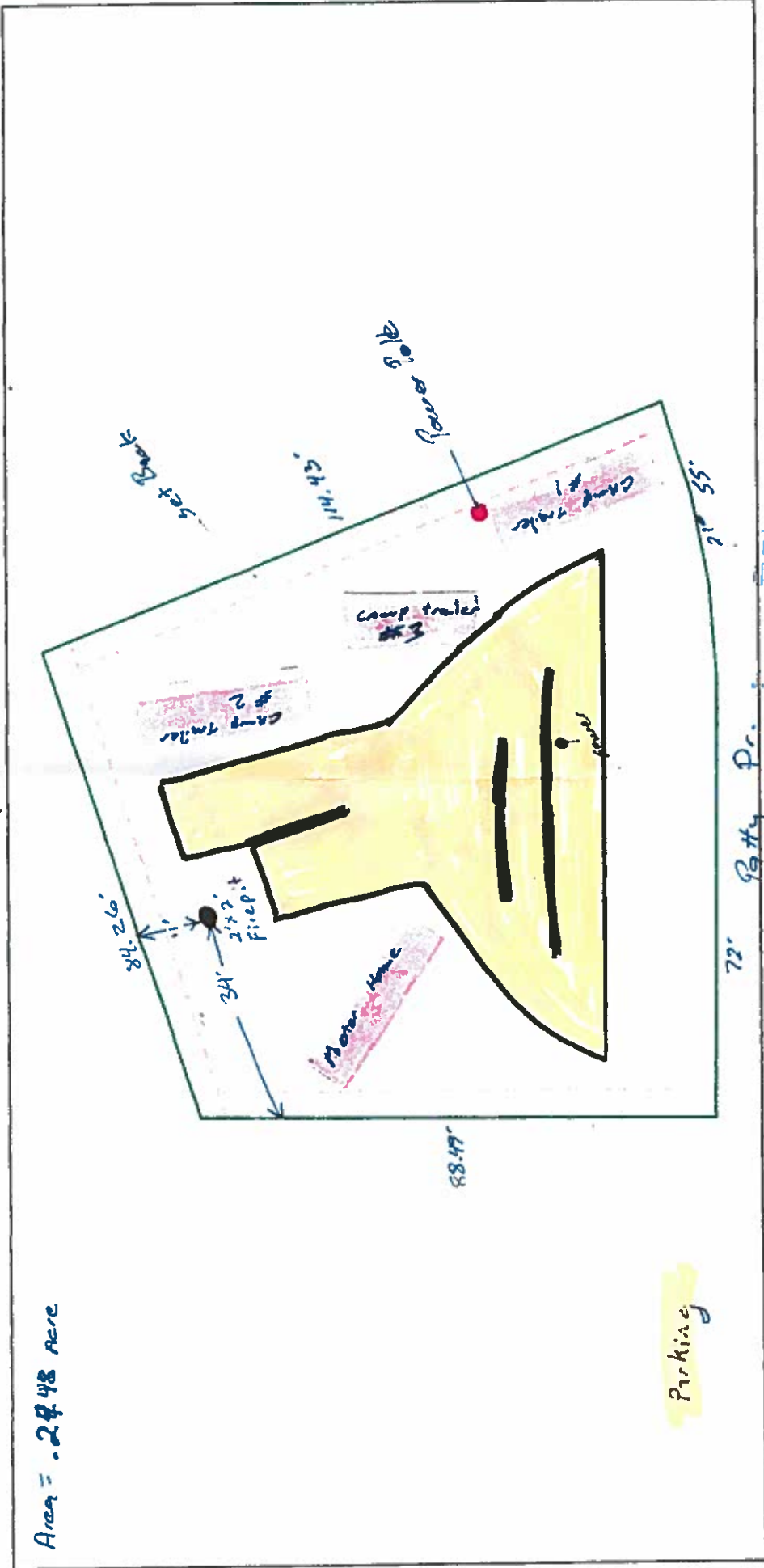
9/23/2020



9/23/2020

Assessor's Map & Parcel Viewer

Area = .2448 Acre



RECEIVED
AUG 10 2020

6/26/2020, 9:33:09 AM
Valley County Boundary

Sources: Esri, USGS, NOAA, Sources: Esri, Garmin, USGS, NPS
Valley County
Idaho State Tax Commission | Sources: Esri, USGS, NOAA | Sources: Esri, Garmin, USGS, NPS