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VALLEY COUNTY
IDAHO

Planning & Zoning Administrator
Flood Plain Coordinator

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STAFF REPORT

Conditional Use Permit Application No. 20-20
The Gathering Place - Event Venue

HEARING DATE: August 13, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Brent & Anne Peterson
11142 W Shay Park DR
Nampa, ID 83686
LOCATION/SIZE: 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.
REQUEST: Event Venue with Lodging
EXISTING LAND USE: Single-family Residence

BACKGROUND:

Brent Peterson is requesting approval to establish an event venue. The existing home and property would be used for short-term rentals and events such as weddings and family reunions. A maximum of 36 overnight guests has been requested.

Electricity, phone, 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.

FINDINGS:

1. Application was made to Planning and Zoning on June 29, 2020.
2. 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.
3. Agency comment received:

Central District Health recommends denial of this proposal because:

- 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. (July 9, 2020)

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

- 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.

4. Neighbor comments received:

Comments in Opposition – Reasons given include:

- Event venues do not belong in a residential neighborhood.
- This rental has impacted the neighborhood due to noise, traffic, and lighting.
- Commercial use violates the CCRs in Knob Hill Subdivisions by inviting public to premises for a business purpose.
- Increased traffic on road that already has potholes.
- Septic system inadequate.
- P.A. systems have been used by renters.
- Fire danger due to fireworks.
- Previous complaints to the Sheriff Office have been ineffective.
- Parking fills up the driveway and overflows onto the narrow road.
- The house was built as a single-family residence.
- The home become a vacation rental in 2016; extra beds and bedrooms have been added and it was advertised as a short-term rental for 48 people.
- Parties, weddings, and reunions have had over 100 people at times at this residence.
- Part of the designated parking spaces are currently used as a pickleball court.
- Complaints about the large dumpster visible from the road.
- Lack of on-site manager to enforce occupancy, noise, parking, etc.

- 1) Andrew & Katy Nachman, Carefree Subdivision, July 14, 2020
- 2) Kristen Fiorentino, 59 Knob Hill Drive, July 15 & 20, 2020

- 3) Kathy Deinhardt Hill and Bob Hill, 14068 Pioneer Road, July 19, 2020
- 4) Pete and Mara White, 60 Rogers Lane, July 15, 2020
- 5) Shelley and Richard Plat, 24 Knob Hill Drive, July 16, 2020
- 6) Karen Borg, 45 Knob Hill Drive, July 22, 2020
- 7) John Hicks, Knob Hill Drive, July 24, 2020
- 8) Shirley Hicks, July 24, 2020
- 9) Jeanie Goff, July 24, 2020
- 10) Ennio & Sherry Avalon, 13996 Easy Street, July 26, 2020
- 11) Robin Sleight, Knob Hill 2 Lot 10, July 27, 2020
- 12) Suzee Zimmerman, McCall, July 29, 2020
- 13) Cynthia Berkley, 13968 Wrangler Road, July 29, 2020
- 14) Linda Paul Thompson, August 2, 2020
- 15) Bill Borg, August 2, 2020
- 16) Carefree Subdivision 5 & 6 HOA Board, July 28, 2020
- 17) Knob Hill Estates #2 POA Board, July 28, 2020
- 18) Petition opposing C.U.P. 20-20 with over 100 signatures.

5. Physical characteristics of the site: Single-family residence and outbuildings on hilltop that slopes down to Knob Hill Drive.
6. The surrounding land use and zoning 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
7. Valley County Code (Title 9) in Table 9-3-1. 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).

9-5B-1: NOISE:

- A. Commercial Or Industrial Activity: The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line if adjacent uses are not the same.

9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS:

Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

A. Minimum Lot Area:

1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
2. Frontage on a public or private road shall not be less than seventy-five feet (75') for each lot or parcel.
3. No frontage is required for recreation business.

B. Minimum Setbacks:

1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.

C. Maximum Building Height And Floor Area:

1. Building heights shall not exceed thirty-five feet (35') above the lower of the existing or finished grade.
2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.

D. Site Improvements:

4. Parking spaces for recreation businesses shall be provided at the rate of one per each four (4) occupants or as determined by the commission. (Ord. 10-06, 8-23-2010)

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a (- 3). **The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).**

Staff Questions/Comments/Recommendation:

- If you plan on allowing 36 people to lodge at this site do you intend to allow more people for events such as weddings? What is the maximum number of people allowed on-site? Airbnb states there are 48 people allowed and 9 bedrooms.
- Where do all the people park? Parking is not allowed in the road or in setbacks.
- What are your intentions concerning compliance with Central District Health in the matter of the septic system?
- What are your intentions concerning compliance with McCall Fire District requirements?
- I recommend the Building Official inspect the property to determine if there were structural changes from 4 bedrooms to 9 bedrooms. When were the changes made?
- Will there be any tents or RV's on site regardless of maximum occupancy?
- Is the water system adequate for that number of people? Should have confirmation from DEQ concerning the water system.
- Will you allow weddings and events at this site, or is it just for family members of renters?
- Please describe outdoor lighting.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Rating
- Compatibility Evaluation
- Vicinity Map
- Aerial Photo
- Assessor's Plat
- Pictures taken July 22, 2020
- CCRs for Knob Hill Estates 1 & 2
- Responses

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 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

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.

Compatibility Questions and Evaluation

Matrix Line # / Use: 18420

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +1 X 4 +4

1. Is the proposed use compatible with the dominant adjacent land use?

S.F. Residential

(+2/-2) +1 X 2 +2

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

Area Business

(+2/-2) +1 X 1 +1

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

1st w/ Commercial

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) -2 X 3 -6

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?

No. It sits above other property and projects noise out over valley

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes, but slightly larger

(+2/-2) -2 X 2 -4

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?

No. this is a major impact - commercial traffic at Knob Hill - narrow road, bad intersection

(+2/-2) -1 X 2 -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?

No - noise cannot be mitigated

(+2/-2) -1 X 2 -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?

Lots of impact

(+2/-2) +1 X 2 +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?

No it is questionable

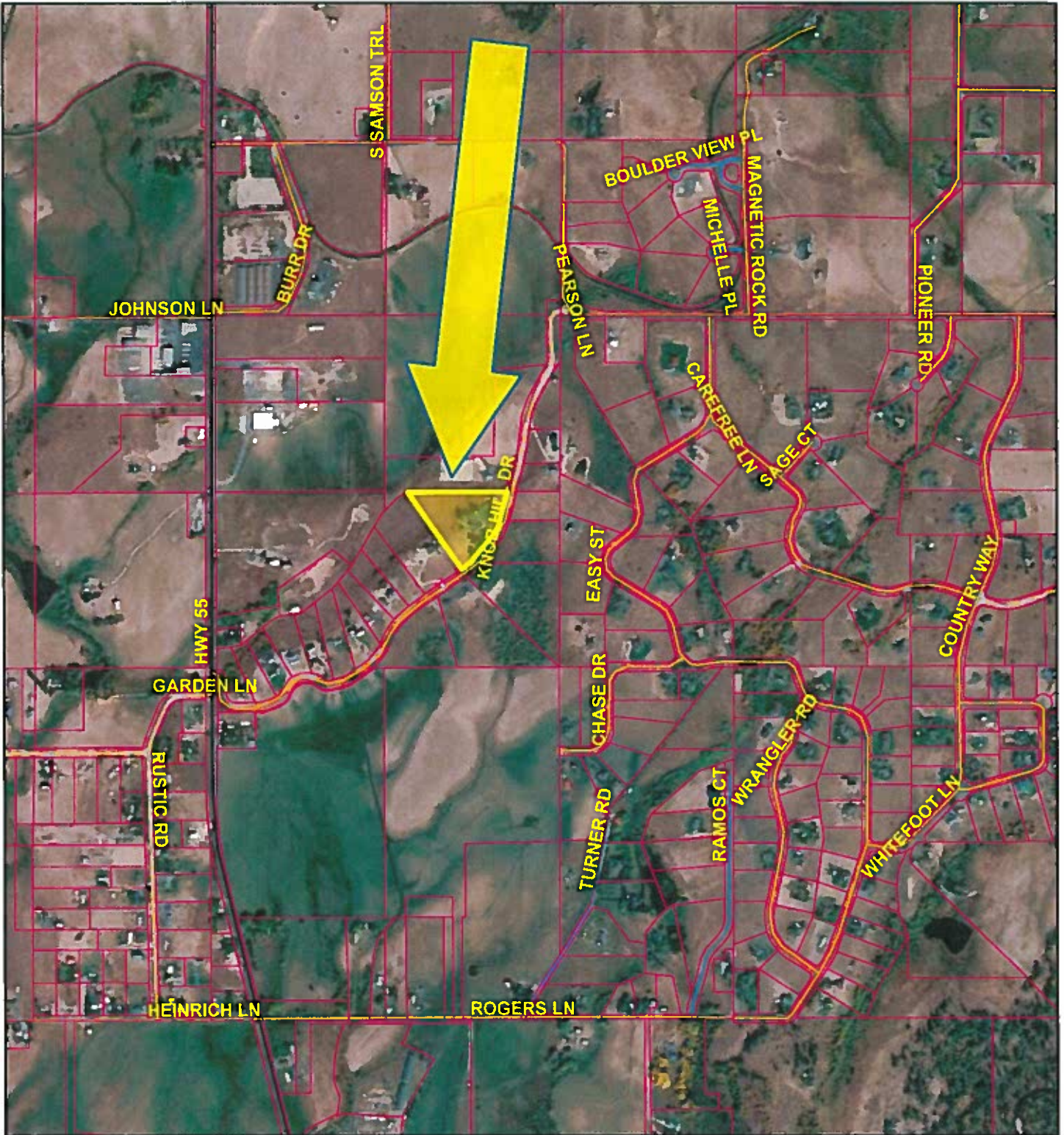
Sub-Total (+) 11

Sub-Total (-) 14

Total Score -3

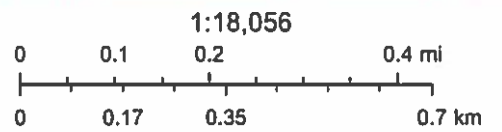
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

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



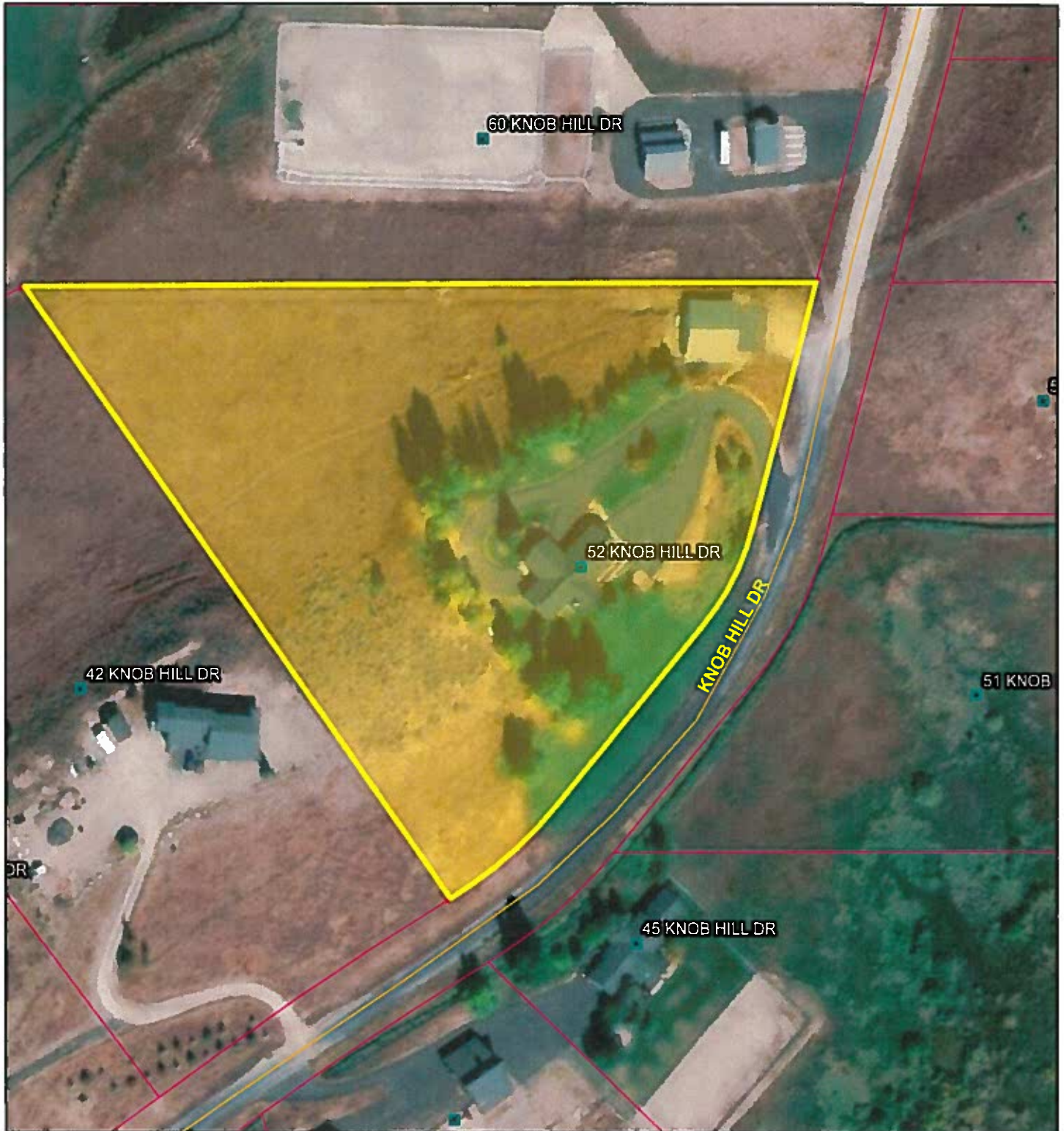
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- Parcel Boundaries
- All Road Labels
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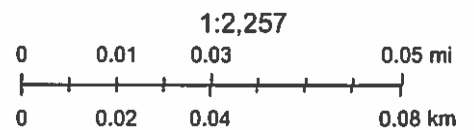
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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



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- 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



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P.O. BOX 100
MOCALL PLAZA NORTH
LAW OFFICE OF
WILLIAMSON AND KILLEN
PHONE 924-7118
WALKER BUILDING
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AMENDMENT TO
PROTECTIVE COVENANTS OF
KNOB HILL ESTATES SUBDIVISION

This amended declaration is made this 23 day of August,
1978, by DUANE B. SMITH and ALBERTA MAE SMITH, husband and wife
and LOREN K. HOLLENBEAK and DIANA W. HOLLENBEAK, husband and
wife hereinafter called "Declarant"

WITNESSETH:

WHEREAS Declarant is the owner of two thirds of lots in
KNOB HILL ESTATES SUBDIVISION, as shown by the map on file
in Plat Book 6, page 35-35A as Instrument Number 92299, in the
office of the Valley County Recorder, Idaho;

WHEREAS, Declarant desires to amend and alter the Protective
Covenant of Knob Hill Estates Subdivision as shown on file in
Drawer 1 of Miscellaneous as Instrument Number 92189 in the
Office of the Valley County Recorder, Idaho as hereinafter set
forth for the benefit of said property and of present and
subsequent owners thereof;

NOW, THEREFORE, the said Protective Covenant of Knob Hill
Estates Subdivision is amended as follows:

A. Paragraph C. (1) page 1 and 2 thereof is hereby amended
to read in its entirety as follows:

(1) A Property Owners Committee is hereby formed which
is composed of Duane B. Smith or his successor in
interest until nine (9) or more lots have been sold,
or within three years, whichever shall first occur,
at which time the majority of owners shall elect
a Committee of four persons to serve as the Committee,
which Committee shall be appointed annually by the
owners. If an owner owns more than one lot the owner
shall be considered an owner of each lot and therefore
entitled to one vote in the election of the Committee
for each lot owned. Any action taken by the Committee
requires a majority vote of members in favor of the
action to be taken.

B. Paragraph C on page 4 thereof is amended to read
in its entirety as follows:

C. Resolutions Construction on the tract shall be
totally completed on the exterior within one (1)
year from the date the plans and specifications

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are approved by the Committee.

Any structure which is not totally completed on the exterior in a good and workmanlike manner, in substantial conformity to the plans and specifications within one year from the date the plans and specifications were approved by the Committee shall violate these covenants, conditions and restrictions and may be abated by demolition unless the owner thereof has posted with the Committee a completion bond or such terms, including amount and completion period, as are satisfactory to the Committee.

C. Paragraph 24, on page 6 thereof is hereby amended to read in its entirety as follows:

23. AMRNDMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS: Notwithstanding the provisions hereof, any provision contained in these Covenants, Conditions and Restrictions may be amended by the written approval of the majority of the lot owners within said tract.

DECLARANT:

| | |
|---|---|
| <u>Loren K. Hollenbeak</u> Loren K. Hollenbeak | <u>Duane B. Smith</u> Duane B. Smith |
| <u>Diana W. Hollenbeak</u> Diana W. Hollenbeak | <u>Alberta Mae Smith</u> Alberta Mae Smith |

STATE OF IDAHO)
County of Valley) ss.

On this 30th day of October, 1978, before me, a Notary Public in and for said State, personally appeared LOREN K. HOLLENBEAK and DIANA W. HOLLENBEAK, known to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged to me that they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day and year in this Certificate first above written.

Darla Williamson
Notary Public for Idaho
Residing at:

On this 23 day of August, 1978, before me, a Notary Public in and for said State, personally appeared DUANE B. SMITH and ALBERTA MAE SMITH, known to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged to me that they executed same.

LAW OFFICES OF
WILLIAMSON AND KILLEN
P.O. BOX 40,
MCALL, IDAHO 83638
WALKER BUILDING
204 S LENOVA STREET
PHONE: 834-7118

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IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day and year in this Certificate first above written.

Bernard P. Rivera
Notary Public for Idaho
Residing at: McCall

LAW OFFICES OF
WILLIAMSON AND MILLEN
P.O. BOX 40.
MCCALL, IDAHO 83628
PHONE: 654-7118
WALKER BUILDING
204 B LENCOR STREET

Knob Hill 1 & 2 # 92189
7/11/77

PROTECTIVE COVENANTS OF
KNOB HILL ESTATES SUBDIVISION

A. ESTABLISHMENT:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, LOREN K. HOLLENBEAK and DIANA W. HOLLENBEAK, husband and wife, and DUANE B. SMITH and ALBERTA MAE SMITH, husband and wife, the owners and developers of KNOB HILL ESTATES, hereinafter called "DECLARENT," to carry out the purposes herein recited, hereby declare that all the lands embraced in KNOB HILL ESTATES, as shown on the official plat thereof on file in the office of the Valley County Recorder, Idaho, Instrument Number _____, and such contiguous land as declared may now own or hereafter acquire which it specifically makes subject hereto at any subsequent time, all of which is referred to herein as said tract, shall be subject to the restrictive covenants hereinafter set forth, which are imposed for the general and uniform improvement of said tract and for the mutual benefit of the Declarent and all of its successors in ownership of any portion of said tract, and as amended from time to time as hereinafter provided, are hereby declared to run with the land and to bind the Declarent and all persons claiming under them until terminated. To this end these covenants shall be specifically enforceable by Declarent, and/or the property owners committee, and/or those of the successors to and assigns of Declarent who, directly or through mesne covenances, become and at the time remain the owners of any lot in or part of the above described tract.

B. DEFINITIONS:

(1) A "lot" is any parcel designated as such on a recorded map of any part of said tract.

(2) "Owner" means one or more persons owning title to a lot of record, unless the lot is then being sold under a recorded contract of sale, in which latter case the contract buyer is the owner, but in any case the holder of a mortgage or other security interest, easement, lien, encumbrance, or leasehold is not an owner.

(3) The term "tract" shall mean all lands embraced in KNOB HILL ESTATES, as shown on the official plat thereof on file in the office of the Valley County Recorder, Idaho and such contiguous land as Declarent may now own or hereafter acquire which it specifically makes subject at any subsequent time to these restrictive covenants.

C. PROTECTIVE COVENANTS:

The following are the protective covenants hereinabove referred to, the violation of any of which shall constitute a nuisance:

(1) A Property Owners Committee is hereby formed which is composed of Duane B. Smith or his successor in interest until nine (9) or more lots have been sold, or within three

years, whichever shall first occur, at which time the majority of owners shall elect a committee of four persons to serve as the Committee, which Committee shall be appointed annually by the owners. If an owner owns more than one lot the owner shall be considered an owner of each lot and therefore entitled to one vote in the election of the Committee for each lot owned. Any action taken by the Committee requires a majority vote of seven (7) members in favor of the action to be taken.

(2) No structure shall be erected upon the tract which shall have less than 1200 square feet of living area.

(3) APPROVAL OF PLANS: Plans of all buildings to be erected on any building sites embraced in the plat must be submitted to the Property Owners Committee, hereinafter called "Committee", which shall exercise the rights herein. Owner specifically agrees with the Committee in consideration of all the provisions of these restrictions and the grant made that the Committee shall incur no liability for any omission or act under any of these restrictions. In the event of death or resignation of a member, the remaining members shall have full authority to act, and may appoint a replacement.

Complete plans and specifications of all proposed buildings and structures, together with a detailed plan showing proposed location on the particular building site, shall be submitted to the Committee before construction or alteration is started and such construction or alteration shall not be commenced until written approval thereof is given by the Committee.

Owner agrees that the actions of the Committee, shall be wholly discretionary with said Committee, which discretion shall be binding upon Owner whether exercised or not, and said Committee shall not be deemed to have a duty to act in any particular instance. If said Committee does not approve or discharge said plans and specifications within thirty (30) days after the same have been submitted to it, such approval will not be required and the provisions of this section will be deemed to have been fully complied with.

A. Withholding Approval: As to all improvements, construction and alterations upon building sites, the Committee shall have the right to refuse to approve any design, plan, floor area or color for such improvements, construction or alterations, which is not suitable or desirable, in its opinion, for any reason, aesthetic or otherwise, and in so passing upon such design, the Committee shall have the privilege in its discretion to take into consideration the suitability of the proposed building or other structure and the materials of which it is to be built and the exterior color scheme to the site upon which it is proposed to be erected, the harmony thereof with the surroundings, and the effect of the building or other structure or alterations therein as planned on the outlook of the adjacent or

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neighboring property, and the effect or impairment that said structure will have on the view of surrounding building sites, and any and all other factors which, in the Committee's opinion, shall affect the desirability of such proposed structure, improvements or alterations, and the Committee shall withhold its approval of plans or specifications which in its opinion either;

1.

Are ugly, unimaginative, structurally unsound, inferior;

2.

Are inadequately insulated or sound proofed;

3.

Are apt to produce any hazard to health;

4.

Are in violation of any of these covenants or an applicable County Zoning Ordinance or the Uniform Building Code, or is so offensive to architectural good taste or quality construction or uses materials (such as stucco) so inappropriate to the mountainous environment as to detract from the tract as a high quality residential retreat.

5.

Are served by water, electricity or telephone which is not carried from the road to the structures in underground conduits.

Actual construction shall apply substantially with the plans and specifications as so approved.

*Also
Bid 9
Reg*

B. Arbitration: An owner (hereinafter called appellant) whose plans and specifications are disapproved may resubmit them in an amended form to the Committee. In the event appellant disputes the decision of the Committee said dispute shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining unless the Committee and appellant mutually agree otherwise. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The arbitrators shall be guided by these covenants. The award rendered by the arbitrators shall be final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. Appellant shall file Notice of the demand for arbitration with the Committee and with the American Arbitration Association. The demand for arbitration shall be made within a reasonable time after the dispute in question has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings based on such dispute would be barred by the applicable statute of limitations.

Revised

C. Demolition: Construction on the tract shall be totally completed on the exterior within one (1) year from the date the plans and specifications are approved by the Committee.

Any structure which is not totally completed on the exterior in a good and workmanlike manner, in substantial conformity to the plans and specifications within one year from the date the plans and specifications were approved by the Committee shall violate these covenants, conditions and restrictions and may be abated by demolition unless the owner thereof has posted with the Committee on such terms, including amount and completion period, as are satisfactory to the Committee.

D. Minor Alterations: Committee may waive submission of plans for approval where a minor alteration to an existing structure is involved which does not appear adversely to affect the tract.

(4) NON-DISCRIMINATION: No owner, or his broker or other agent advertising his property for sale, shall make any reference to, or discriminate on the basis of color, race or religion; nor shall he inquire into, or discriminate or refuse to negotiate, or offer different terms, on the basis of the color, race or religion of the prospective purchaser.

Use

(5) RESIDENTIAL USE: No lot shall be used for other than residential or recreational purposes and there shall be no business structures established, nor business carried on upon the said premises involving invitation of the public to the premises for a business purpose of any type.

Bldg
reg

(6) PERMISSABLE RESIDENTIAL USE: Permissible residential use includes the construction and occupancy of one single family residence on any one lot, by not more than one family, all of those members shall be related to one another by blood or marriage, plus such of its friends as may reside with it temporarily, and said single family residence shall have no more than a three (3) car garage attached to it and no more than one (1) out building which does not exceed 600 square feet on any one lot.

(7) PROHIBITED STRUCTURES: No trailer, camper, automobile, truck, basement, tent or any temporary structure shall at any time be used as a residence except for that time period during which the permitted structure is being constructed on a lot in said tract.

Maintance

(8) MAINTENANCE: A-1 structures shall be kept and maintained in good order, appearance and condition.

Easements

(9) EASEMENTS SHOWN ON SUBDIVISION PLAT: Easements, as shown on the tract including the Public Utility Easement hereinafter described shall be respected and superior to other rights of use, dated after these protective covenants of Knob Hill Estates Subdivision has been recorded in the Office of the Recorder of Valley County, Idaho.

10. OUTDOOR PRIVIES AND COMMON CESSPOOLS: No outdoor privies or common cesspools shall be at any time installed on any of the above described lands.

Maint
11. NO REFUSE AREA: No garbage dump or waste disposal area shall be established in said tract nor any mass or accumulation of debris or junk shall be allowed on any of the land within said tract.

12. ANIMALS: No person shall own, harbor or maintain more than three (3) animals on any lot in said tract and no more than two (2) of the said three (3) animals shall be large animals (horse, cow, sheep & goat).

13. SETBACKS: There shall be setback margin of not less than 20 feet and all buildings erected and placed shall be not less than 20 feet from any front, side or back property lines.

14. EXCAVATION LIMITATIONS: No excavation shall be made except as is necessary for the erection of structures, installation of standard septic tanks and field drains; and the same shall be properly filled within thirty (30) days of the completion of any of the above referenced underground procedures.

15. NO MINING, SMELTING, OR MILLING PERMITTED: There shall be no mining, smelting or milling of ores or similar mineral operations within said tract.

16. PROHIBITION AGAINST DITCHES AND CANALS: No ditches or canals shall be placed upon said tract or any lot therein at any time.

17. WATER FOR DOMESTIC PURPOSES: The Declarant herein shall have no responsibility whatsoever to provide water to the tract or any lot therein. It is the express responsibility of each and every land owner to develop and maintain their respective domestic water system.

18. FENCES: No split fences shall be constructed and under no circumstances shall any land owner construct a fence more than four (4) feet in height and the same must utilize either log or natural material.

19. PUBLIC UTILITY EASEMENT: There exists a Public Utility Easement as follows:

An easement 20 feet in width for public utility purposes located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, all in Township 18 North, Range 3 East, B.M., the center line of which easement is more particularly described as follows: *See Plat*

Commencing at the Quarter-Corner common to Sections 33 and 32, T.18 N., R. 3 E., B.M.; Thence N. 89° 59' 33" W. a distance of 1273.63 feet to a point on the east margin of the Right-of-way of State Highway 50; Thence N. 0° 14' 23" E. 10.0 ft. along the right-of-way of said highway to the True Point of Beginning:

Thence S. 89° 51' 33" E. a distance of 250.0 feet to a point; Thence N. 55° 02' E. a distance of 402.0 feet to a point; thence N. 75° 58' E. a distance of 288.0 feet to a point; thence N. 44° 05' E. a distance of 891.0 feet to a point; thence S. 38° 57' E. a distance of 500.0 feet to a point.

20. PROHIBITION AGAINST CONSTRUCTION: No structure or encroachment of any type shall ever be constructed upon any portion of that Power Utility Easement set forth above.

21. SANITARY RESTRICTIONS:

- A. Lots shall be developed with individual sewage disposal systems and individual or shared wells.
- B. Wells shall be installed by a licensed well driller and they shall be placed at least 100 feet from any sewage drainfield.
- C. All sewage disposal systems shall have a permit from the Central District Health Department. Standard drainfields for lots 1 thru 10 of Knob Hill Estates shall be designed at a rate not less than 250 square feet of drainage trench per bedroom. Standard drainfields for lots 11 & 12 of Knob Hill Estates shall be designed at a rate not less than 200 square feet of drainage trench per bedroom.

Lots having less than 2 acres are approved for sewage disposal systems requiring 1,000 square feet or less. Lots having more than 2 acres are approved for sewage disposal systems requiring 1,500 square feet or less, except lots 11 and 12 of Knob Hill Estates which shall be approved individually.

- D. All sewage systems shall be placed high, out of natural drainages.

22. PERPETUAL EFFECT: The Covenants, Conditions and Restrictions herein made shall be perpetual.

23. AMENDMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS: Notwithstanding the provisions hereof, any provision contained in these Covenants, Conditions and Restrictions may be waived by the written approval of two thirds of the lot owners within said tract.

Revised
24. EFFECT OF INVALID COVENANT, CONDITION OR RESTRICTION: Should any part, clause, or provision of these Protective Covenants of Knob Hill Estates Subdivision be held to be void, invalid and/or inoperative, then such invalidity shall not affect any other part, clause, or provision of this documents and the remainder thereof, shall be effective as though said void part, clause or provision had not been contained herein.

25. DECLARATION SUBJECT TO LAWS AND ORDINANCES. It is provided that these Protective Covenants of Knob Hill Estates Subdivision are subject to the over-riding force of any county, state or federal regulations, ordinances or law, and further subject to any zoning provision now or hereafter made.

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26. ENFORCEMENT: These protective covenants may be enforced by any person entitled to enforce these Covenants, including Declarant, Owner, and/or the Property Owners Committee, by any method which is recognized in law or equity, including but not limited to injunction, abatement, and rescission, cancellation of any contracts of executory nature, specific performance and damages. In the event the Committee takes action to enforce any of these covenants, or it is necessary for the Committee to defend in an arbitration proceeding, costs and attorney fees of the Committee, including costs and/or fees assessed against the Committee by an arbitrator or court of law, shall be assessed against each owner in the tract in an amount equal to the ratio of land owned by each owner in proportion to the total land encompassed in said tract. Owner agrees to pay his share within 30 days from the receipt of a written notice of assessment. Any assessment shall constitute a lien on the land from the date the committee records a Notice of Lien until it is paid and thereby discharged.

Declarant, Owner and/or committee or any person entitled to enforce any of the terms hereof, by any of the provisions hereof, who obtains a decree and/or decision of an arbitrator pursuant to arbitration as hereinbefore set forth, which enjoins any breach of any provision hereof, or affirms an assessment, or affirms a decision of the committee relating to approval of plans, or awards damages, forfeitures, rescission, cancellation of any contracts of an executory nature, specific performance, or other relief, shall be entitled to reasonable attorney's fees and all costs incurred or probably to be incurred in abating the offensive condition, as part of his or its judgment against the owner or other party or parties in violation thereof. The attorney fees and costs shall be assessed as a lien on the property of the owner.

By acquiring an interest in said tract, every owner expresses his consent to the above said assessments.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has hereunto set their signatures this 6th day of July, 1977.

STATE OF IDAHO, COUNTY OF Valley
On this 6th day of July, 1977, Loren K. Hollenbeck
before me, a notary public in and for said State, personally appeared Loren K. Hollenbeck
Loren K. Hollenbeck
and Diana W. Hollenbeck
Diana W. Hollenbeck

known to me to be the persons who
name S subscribed to the
instrument, and acknowledged to me
that They executed the
same Dianna B. Smith
Duane B. Smith

Alberta Mae Smith
Notary Public
Residing at Cascade, Idaho
Comm. Expires Jan 29, 1980
Alberta Mae Smith

STATE OF IDAHO }
COUNTY OF VALLEY } ss
On this the 9 day of July, 1977, before me a notary public in and
for said State, personally appeared DUANE B. SMITH and ALBERTA MAE
SMITH, husband and wife, known to me to be the persons whose names
are subscribed to the within instrument, and acknowledge to me that
they executed the same.

Notary Public of Idaho Donna J. Kingel
Residing at Cascade, Idaho
My commission expires August 27, 1980

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STATE OF IDAHO,) ss. 922189
County of Valley.)
I hereby certify that this instrument
was filed for record at the request of
GRAY Engineering
at 10 minutes past 11
o'clock A. M. this 11th
day of JULY 1977
in my office and duly recorded in
Bk. 1 of MISC.
J. W. Gruesbeck
County Clerk
By J. W. Gruesbeck
fee \$ 7.00
Box 742, Cascade





Valley County Transmittal
Division of Community and Environmental Health

- Return to:
- Cascade
 - Donnelly
 - McCall
 - McCall Impact
 - Valley County

Rezone # _____

Conditional Use # CUP 20-20

Preliminary / Final / Short Plat _____

Lots 3 & 4 Knob Hill Estates Sub #2
52 Knob Hill

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store

14. See ATTACHED Comments.

Reviewed By: E. H. M.

Date: 7.19.20

CUP 20-20, The Gathering Place Event Venue

52 Knob Hill Drive, Lots 3&4 Knob Hill Estates Subdivision #2

CDH recommends denial of this application.

There are two issues with this proposal that cause concern for CDH.

- 1.) The current septic system is not sized adequately for the existing home.
 - 2.) The current septic system is not sized adequately for the proposed thirty (30) people.
-
- 1.) The septic system permit on file with CDH for this residence was issued in 1991 and was sized for a four (4) bedroom home. The application indicates that this is now a nine (9) bedroom home. If this residence was expanded to nine (9) bedrooms, it was done without septic approval, and the home is oversized for the existing septic system. The applicant will need to obtain a septic permit to expand the existing drainfield to accommodate 550 gallons per day flow and increase the septic tank capacity to 2250 gallons accommodate the flows from a nine (9) bedroom home. Septic system sizing is based on 150 gallons for the first bedroom and then 50 gallons per day for each additional bedroom. Septic tanks are sized at 1000 gallons for the first four (4) bedrooms then increases by 250 gallons for each bedroom after (4). Sizing is also based on double occupancy per bedroom. A nine bedroom home would be sized for a maximum occupancy of 18 people.
 - 2.) If the home remains at nine (9) bedrooms and the applicant wishes to accommodate up to thirty (30) people as the application indicates, the septic system size would need to be increased 25 gallons per day for each additional person over 18 people. The total system size for a nine (9) bedroom home to accommodate 30 people would be 850 gallons per day flow and the total septic tank size would need to be increased to 3000 gallon capacity. This would require that the drainfield be engineered and pressurized as the maximum gravity drainfield size of 1500 square feet would be exceeded.

July 23, 2020

Valley County Planning and Zoning Commission
Attn: Cynda Herrick
219 N. Main St.
P.O. Box 1350
Cascade, ID 83611

RE: CUP 20-20 -The Gathering Place Event Venue - 52 Knob Hill Drive, McCall, ID

Dear Cynda,

The home at 52 Knobhill Drive was inspected by the McCall Fire District on June 23, 2020, at the request of DoneRight Management. The home is a vacation rental property that appears to sleep approximately 48 people on two levels, a walk-out basement, and main level.

The home was built under the residential code. Idaho's adopted fire code correlates with the Building Code, which commercial buildings are built under. The fire code and building code do not apply to one- and two-family dwellings built under the residential code, which this home was. The County building official determines occupancy classification at the time of construction and can change it if the use of the building changes.

The fire code defines occupancies containing sleeping units where the occupants are primarily transient in nature as being classified as R-1, which includes boarding houses with more than 10 occupants, congregate living facilities with more than 10 occupants, hotels, and motels. A traditional home, where the occupants are primarily permanent in nature, are classified as R-3. The main difference between the two classifications as far as fire code, is that R-1 occupancies require automatic fire sprinkler systems, R-3 does not.

Because of the use classification, the comments below are recommendations to Valley County Planning and Zoning, the County Building Official, the property manager, and homeowner based on applying the 2015 International Fire Code to the intended use of the home, R-1. They are recommendations as the fire district does not have the authority to inspect or enforce fire code on one-and-two family dwellings.

This particular property is approximately 6,000 square feet. Based on the 2015 International Fire Code, the building would require 1,000 gallons of water for one hour, for fire protection. The nearest municipal water supply is located 3 miles away. The fire department would be unable to supply the property with the needed water for a fire in the structure.

Recommendations:

- An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout the building. (IFC2015 903.2.8). The automatic fire extinguishing system shall be monitored by the building fire alarm system in accordance with NFPA 72 (IFC2015 904.3.5).

- Each bedroom should not accommodate more than 4 people per bedroom (Valley County Ordinance 20-10 Short-Term Rentals). Upon inspection, it appears that some of the bedrooms can accommodate as many as ten people.
- Currently, there is an interconnected smoke detector system that appears to have been abandoned. There are battery-operated smoke detectors and a few battery-operated carbon monoxide/ smoke detectors in the home. The living room and dining room do not appear to have any detection, and three of the bedrooms upstairs do not have smoke detectors.
- Smoke detectors and carbon monoxide detectors should be installed and interconnected throughout the home, with their primary power source coming from the building, with battery backup. In the event of a fire, with an interconnected alarm system, every occupant is alerted and has time to escape. I highly recommend that the alarm system be monitored by an alarm company and annually inspected by a professional. A monitored alarm system would ensure that the fire department gets early notification upon alarm activation. An interconnected smoke and carbon monoxide detection system is required in the International Residential Code (R314 & R315) and was likely required at the time of construction.
 - Smoke detectors shall be located in each sleeping room and outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - Carbon monoxide detectors shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- There is an egress door in the basement that is unable to open, and an egress door in the master bedroom that was a little difficult to open. All egress doors should be serviced and maintained to open without any special knowledge or techniques.
- In the garage, a bedroom has been built behind one of the garage doors. I would recommend that the county building official inspect the property, or look at the building records, to make sure that the remodel was permitted and built to standard.
- In the garage, near the additional bedroom, there is firewood stored against the bedroom wall near the entry door. There is a game room off the living room in the basement that also had firewood stored inside. Firewood should not be stored inside of the home.
- There are two dumbwaiters in the home. One of the dumbwaiters has a large hole in the sheetrock, and the other is missing sheetrock; both are at/near the floor joists at the second-floor level. I recommend repairing and installing sheetrock in both areas so that fire cannot spread into the floor of the main level.
- There is a combustible gas detector near the LPG stove in the basement. I recommend installing an additional one near the water heaters and installing one on the main level of the home.
- There is an LPG grill on the porch. According to the manufacturer's specifications, it should be located at least 24" from combustibles. I recommend installing protection so that it cannot be moved within 24" of the home or moving it outside and away from the home.
- There are two quick-connect connections for the outdoor grill LPG system. I would recommend capping one of the connections off, if it is not used, so that one side cannot be inadvertently opened.
- There should be a 2-A fire extinguisher on each level of the home, and one near the LPG grill (three total) located in a conspicuous location, unobstructed and unobscured, located in an extinguisher cabinet or on an extinguisher hanger, and shall be annually serviced by a professional.

- The second stage regulator for the homes LPG system should have a snow shield installed over it to prevent against physical damage.
- The second stage regulator is located too close to the LPG chimney vent. NFPA 58 requires 5 feet of separation, in any direction away from any source of ignition and openings into direct-vent (sealed combustion system) appliances.
- There are a couple of electrical outlets missing covers, one near the LPG stove in the basement, another on the dryer that is closest to the kitchen.
- A parking plan for guest vehicles should be developed so that the driveway is accessible for emergency vehicles.
- If vehicles are parked in a field or area without road material, grass should be watered, mowed, and maintained so that vehicle catalytic converters cannot ignite a fire.

If you have any questions, please give me a call.

Sincerely,



Garrett de Jong
Fire Chief

Opposition to CUP

Andrew Nachman <anachman@xenicus.com>

Wed 7/15/2020 3:16 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 Cynda,

We would like to express our opposition to CUP20-20 for "The Gathering Place Event Venue". We live in nearby Carefree subdivision and we oppose this type of use in our neighborhood and in residential neighborhoods in Valley County in general. The peace and serenity of this neighborhood is a significant reason why we chose to live here over 10 years ago and we believe that the existing use and future proposed use of this property to host events of 30+ people will change the nature of our neighborhood and impact our property values.

Thank you for your consideration of our opposition to this CUP application.

Sincerely

Andrew & Katy Nachman
anachman@xenicus.com
208-608-4399

From: kristen fiorentino <krfior@hotmail.com>
Sent: Wednesday, July 15, 2020 11:49 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Opposition to CUP for 52 Knob Hill Drive

Hi Cynda,

Here is our letter of opposition to the CUP for 52 Knob Hill Drive. I will also be forwarding the petition signatures by tomorrow.

Thanks so much much for all your help. We appreciate you.

Kristen Fiorentino

Dear Valley County Commissioners,

This letter is to **oppose C.U.P. approval for 52 Knob Hill** to rent to more than 12 people.

This rental has been occupied by revolving large parties of > 40 people, especially on the weekends. The noise level from this commercial-use property is astounding and not consistent with a residential neighborhood. This property is a nuisance. Anything over 12 individuals becomes a party and disturbs the surrounding residents.

We oppose commercial use of any kind for the following reasons:

- This is residential only neighborhood.
- Commercial use of any kind in in clear violation of our CC and Rs. This is also in violation of neighboring Carefree Subdivision CC and Rs.
- Road traffic has increased substantially. Residents no longer feel safe walking dogs and children. Fast driving cars are invariably seen to be coming and going from 52 Knob Hill.
- Increased road traffic has worn on our road. Driving on our road is like driving through a checkerboard of potholes.
- Sewer capacity is rated for 8 individuals
- Renters violate property boundaries with snowmobiles and wandering individuals
- P.A. systems are used, increasing the volume of already problematic noise
- Renters use fireworks near the quite flammable surrounding brush. This places us in danger.

We reside at 59 Knob Hill Drive, McCall 83638. The enjoyment of our property has been dramatically and negatively impacted by the event center rental at 52 Knob Hill Drive. Along with our many neighbors, we purchased our property in the county area specifically for the space, peace and quiet. The commercial use of this residential property has changed the experience of hundreds of residents within noise travel distance of this property.

We have had to tolerate noise throughout the days and nights, disrespectful loud and foul language, trash, alcohol containers on side of road, dumpsters in full view, multiple RVs along road side, loud bells ringing repeatedly. Frequent complaints to Valley County Sheriffs have been, unfortunately, ineffective. Communication with the owner and the rental agency have also proved ineffective.

We stand in full opposition of CUP approval of any kind that would allow more than 12 renters at 52 Knob Hill Drive. It is inappropriate for a C.U.P. to be approved in this residential neighborhood. Anything more than 12 becomes a party. And, that disturbs the peace and enjoyment of many a neighbor.

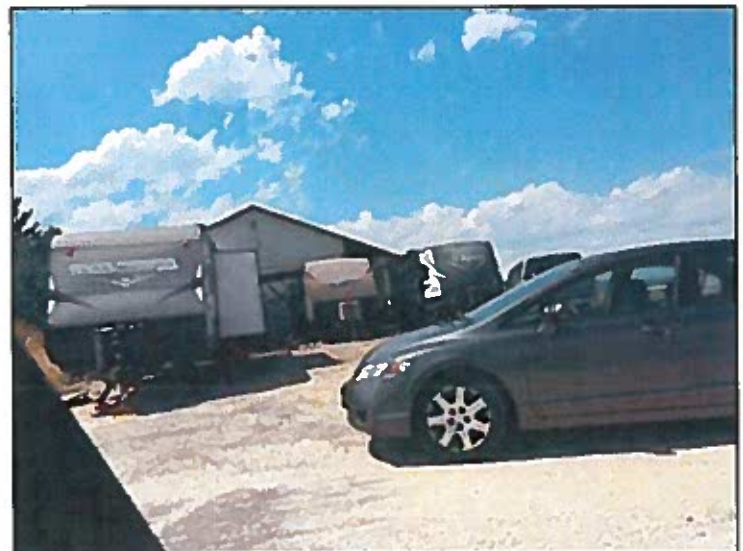
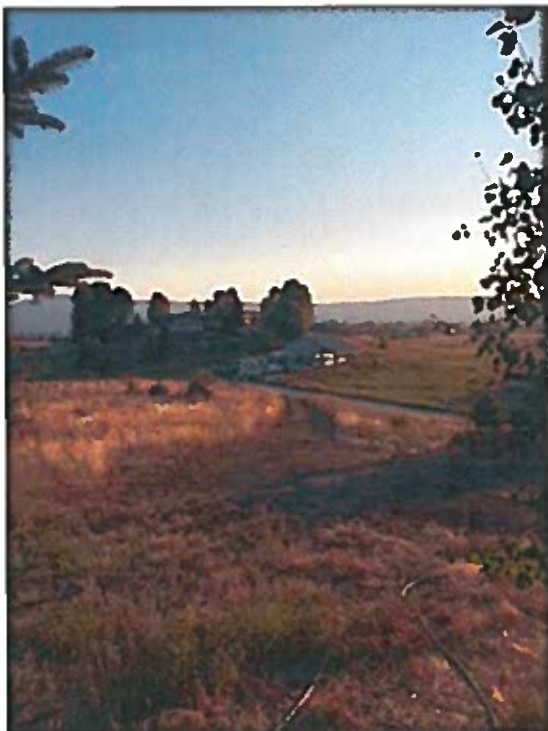
We are attaching some examples of the events held at 52 Knob Hill Drive. Please keep in mind that we are on 1.6 acres with substantial distance between residences. Despite this, the noise remains quite intrusive.

Thank you for all your hard work on this issue. We are counting on your support.

Sincerely,

Kristen and Larry Fiorentino

krfior@hotmail.com



From: kristen fiorentino <krfior@hotmail.com>
Sent: Monday, July 20, 2020 8:15 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: dumpster

Hi Cynda,

Hope your weekend was nice.

In my letter to the Commissioners re the CUP for 52 Knob Hill, I did not include the picture of the dumpster that was placed on their property when they began renting.

This is a picture from this summer, showing that the volume of trash generated by renting this property exceeds regular household garbage.

Can you please also include this photo with my letter to the Commissioners?

Thank you,
Kristen Fiorentino



From: kathy deinhardt hill <deindh@frontiernet.net>
Sent: Sunday, July 19, 2020 7:44 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP 20-20

Dear Cynda and Commissioners.

Please deny CUP 20-20.

The Gathering Place has no business in this rural residential neighborhood. Mr. Peterson's application ignores the complaints of his neighbors, the concern of the Fire Department, the ordinances of Valley County, and common neighborly decency. He should not be allowed to destroy the neighborhoods of Knob Hill and Carefree.

Mr. Peterson does not want to comply with the fire department recommendations and seems to dismiss the other regulations of the county. He seems to think that our regulations should not apply to him because there haven't been any problems. He averages the number of people who use the place over the course of the year, claiming it's no more than if a family lived on the property year round. That doesn't pass the smell test. How would Mr. Peterson like to live next door to a place where there are 36 people with all of their cars and RVs and music and dogs 153 days out of the year?

The CUP is for an event venue. The rental agreement with DoneRight management states specifically that the property is not to be used as an event venue. Does Mr. Peterson not know what the rental agreement says? Also he plans to give tenants instructions on where to park, noise control, use of tents and RVs, etc. We all know that large groups of people on vacation have a difficult time following those instructions. They ignore them. DoneRight management also has a few rules for the home. Clearly those rules have come from complaints from neighbors.

Also, if it becomes an event venue, does that mean more people get to use the place for an event? He plans to only have 36 people staying there. But if someone plans a celebration of some type will there be no limit on the number of attendees during the day time? Is it going to be every weekend in the summer and fall? Will there be any restrictions on the type of events? These questions have not even been addressed.

This property is currently for sale. If approved, the CUP would transfer to a new owner. That owner may have plans to expand use if the property as an event venue. There are no limitations or restrictions listed in the application.

Knowing that this rental has already caused problems in the neighborhood, that these problems have not been resolved, that Mr. Peterson has the property for sale, granting a CUP does not seem like a good idea. Who is going to police the property? DoneRight management has done a poor job protecting the neighborhood, Mr. Peterson isn't here; he doesn't care. He doesn't think it's a problem. It is a problem for everyone who calls the area home, and they will be the people who have to call the management or the sheriff's department for enforcement when the people renting the property are not following the rules

The house was not built for 36 people. Knob Hill is not the place for a hotel. No one can deny

that using this house in this manner is a disruption and will alter the lives of all of the people living in the area. Approving this would be a horrible precedent, putting at risk every single rural neighborhood in Valley County.

Please deny CUP 20-20.

Thank you.

Kathy Deinhardt Hill
Bob Hill
14068 Pioneer Road
McCall, Idaho

From: Mara White <marawhite777@gmail.com>
Sent: Wednesday, July 15, 2020 6:47 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP Application-52 Knob Hill Dr.

Hello Cynda,

I am writing in regards to the CUP application for 52 Knob Hill Drive. I am 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. The fact that this request is even being considered is of great concern. This home is visible from my property and of course I am concerned about the many issues that would arise if this passes. 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) 231-7656

From: Shelley Platt <shelleyplatt@me.com>
Sent: Thursday, July 16, 2020 1:50 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP for 52 Knob Hill Dr

My husband and I are strongly opposed to having this conditional use permit granted which would allow 36 people to be in residence in the single family dwelling at this address. We have lived at our present address, 5 doors down, for 30 years and have enjoyed the peaceful and stable neighborhood atmosphere until the house started their short term rentals. The recent presence of up to 48 people at that house has been an unwelcome intrusion into the quiet nature of the hill. The noise and the traffic are unacceptable. I'm sure new rules allowing 36 people would continue having the same obnoxious effect as the current 48 people.

My elderly husband and I take a walk on the county road every day. We have almost been run off the road by speeding drivers twice, and have had to call the sheriff. The road is not that wide and I've seen 6-7 cars parked along it at that address.

On weekends the noise from that house is audible 5 doors down. The management company does not do a good job of overseeing the property or its tenants. Their website lists the house as accommodating 12 people, but down in the description it says 48. I thought the county or CDH was limiting short term rentals to a maximum of 12 people. That's still a lot of people, a lot of vehicles, and a lot of potential noise by yelling/screaming people reminiscent of arena sports. Three times that makes it difficult to socially distance and prevent more spread of the virus, as well as negating the 14 day quarantine that is advised by the state and city guidelines for out of area guests.

The house was built as a single family unit and we wish it would stay that way.

Please deny this permit and let us live in peace again.

Shelley and Richard Platt
24 Knob Hill Dr
McCall

July 22, 2020

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

Dear Cynda,

My name is Karen Borg and I am writing today to ask the Planning and Zoning Commission to NOT approve the C.U.P. for The Gathering Place Event Venue at 52 Knob Hill Drive.

My husband and I bought our property, 45 Knob Hill Drive, 12 years ago as our primary residence. We love the open agricultural space, beautiful views, and the peaceful, quiet neighborhood. Unfortunately, my home is across the street from 52 Knob Hill Drive, the proposed event venue.

In January of 2016, Mr. Peterson opened 52 Knob Hill as a vacation rental. He quickly added partitions, bunkbeds, trundles, and daybeds, advertising it to the short-term rental population as a 9 bedroom house that sleeps 48 people. This turned the 5 bedroom home into a hotel for 48 vacationers with NO on-site management. I know he is only requesting 36 guests at this time, but a dozen less people than what he has already been renting to is not a reasonable or responsible request. 36 people in a single-family residence is too many people and creates a devastating impact on our street and neighborhood! We are asking for your protection against this.

Since Mr. Peterson and his management company invited the public onto our street as 'short term renters', we have had to endure parties (including a frat party), weddings, wedding receptions, port-a-potties, loud and obnoxious visitors, heavy traffic, illegal parking, a permanent dumpster, tent camping, trespassing, horrible trash management, and swim suits and towels draped in full view of the street just like a hotel. These 'guests' are vacationers, not neighbors, and they behave much differently than neighbors. We already

know that this type of business is a terrible idea for our neighborhood because we have been living it for 4 ½ years!!

52 Knob Hill's backyard and decks face the street, so most outdoor activity is in full view of the street and my home. The main feature of the yard is a large sloping lawn that ends at the street. Not only is this where most of his renters hang out, it has been used as a driving range (I found 27 golf balls in my yard alone), slip-n-slide slope, ski/snowboarding hill- including jumps off the Idaho Power transformer box, and tubing hill (as advertised by the management company). Many of these visitors find themselves in the street because of the said activities and in the way of car/pedestrian traffic. These kinds of activities have lasted ALL DAY LONG! The nuisance of this behavior and energy is so off from what our neighborhood normally sounds and feels like. It is not welcome here, and we would like our peace and quiet back!

Please deny the C.U.P. application for The Gathering Place Event Venue.

Thank you in advance for considering my comments,

Karen Borg

45 Knob Hill Drive

From: John Hicks <johninmccall@gmail.com>
Sent: Friday, July 24, 2020 9:44 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Shirley <shirleyinmccall@gmail.com>
Subject: 52 knob hill

I am writing in opposition to the CUP for 52 knob hill. We are the second closest resident to the property and we strongly object to this proposal. For both noise and lighting issues we have experienced in the past.

Thanks, john hicks

From: Shirley <shirleyinmccall@gmail.com>
Sent: Friday, July 24, 2020 10:18 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: 52 Knob Hill

I would like to protest the CUP for this home that would allow more than 12 people occupying the home. They have had parties, weddings, and reunions that have had over 100 people at times at this residence! Late night music playing! Cars blocking the road both directions. And the lights from this residence do not meet the night sky ordinance. Please keep our neighborhood quiet and deny the CUP.

Thank you
Shirley Hicks

From: jgoff@citlink.net <jgoff@citlink.net>
Sent: Friday, July 24, 2020 2:59 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: c.u.p. 20-20

Good Afternoon Cynda

I am writing to you to oppose C.U.P. 20-20, The Gathering Place Event Venue. First, the explanation of what the events are is very concerning and not well explained. Are we talking weddings with a hundred people or more, family reunions or what. This site, which we are neighbors of, has caused problems in the past with it's noise well past 10 pm. There has been young people partying well into the night and it is quite annoying. Apparently, the signs posted in five places as stated by the owners does little good. Also, the road to the north turns into gravel not far from their driveway and the resulting dust clouds is truly another nuisance to deal with. Things I've mention are already annoying and adding more people to it could make a bad situation worse. Noise on that knoll travels horrendously. Please share my no vote to P&Z.

Thank You,

Jeanie Goff

From: E Avalon <maui.paradise26@yahoo.com>
Sent: Sunday, July 26, 2020 6:35 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP-20-20 - "The Gathering Place Event Venue"

Dear Cynda:

We are strongly opposed to Brent Peterson's application of an event venue at 52 Knob Hill Drive in McCall. We have lived in our quiet neighborhood in Carefree Subdivision on Easy Street for the past 17 years. We can step outside our garage door and look directly at 52 Knob Hill Drive. When we built our house, 52n Knob Hill Drive was a family home which coexisted with the homes in the area. Since Brent Peterson has owned this house, it has turned into a party house with associated screaming, yelling, hooting and hollering, car horns honking. Each weekend, we never know what disruption we will be in for. They've had loud music until late at night. We've tried to be tolerant, but if they just don't care and want to get a permit, we will start calling the Sheriff on a regular basis to maintain our peace and quiet.

Mr Peterson who does not live here or have to put up with the noise and commotion, advertises on VRBO for a maximum number of guests of 48 people, but he did not state that in his application. Quiet hours show between 10 pm and 8 am. which are not adhered to now and guess who will enforce them if you agree to this CUP.

In summertime when it doesn't get dark until after 10, we have had loud music and parties on the property until after midnight. Hooting and hollering carries far since their house is on the hilltop. Mr Peterson states that there will be no parking on Knob Hill Drive, which is untrue, because there are cars parked on Knob Hill Drive on the weekends when guests cannot park on the sloped driveway.

Our last concern is if their septic tank and drainage field is rated for that many people every weekend? Are they then also required to have indoor fire sprinkler systems?

Mr. Peterson now has his house up for sale and we question why he is even asking for a CUP if he wants to sell his property? We can't believe someone would be so disrespectful as to ruin the quality of life we have been used to for their own gain and selfish reasons. I am a veteran with military hearing disability, Tinnitus, and the racket that comes from that house with so many people partying is extremely irritating to me especially.

We would ask that you deny his application for a conditional use permit.

Respectfully,

Ennio & Sherry Avalon
13996 Easy Street
(208) 634-1233

Robin Sleight
15501 Willis Rd.
Caldwell, ID 83607
208-571-8389



Cynda Herrick, AICP, CFM
Planning & Zoning Administrator
PO Box 1350
Cascade, ID 83611
cherrick@co.valley.id.us

To Whom it May Concern:

As the owner of Knob Hill 2; Lot #10, I am completely against this proposed use of an adjacent lot to my own. I believe this will affect my property value in a negative way. I cannot see any reason why a subdivision set up for homeowners would allow a lot to turn into a commercial property for profit.

Please protect our investments and do not allow this for profit endeavor to be legalized I see no gain for the other property owners and quite honestly it does not seem fair.

The road in the subdivision was in disrepair last time I was at my lot, commercial traffic will only make this situation worse.

This kind of proposed endeavor needs to be on property that is not in a platted covenant regulated subdivision.

Thank you,

John Q Sleight
July 23, 2020

*C.U.P. 20.20
The Gathering Place Event Venue*

From: SUZEE ZIMMERMAN <suzeezim@gmail.com>
Sent: Wednesday, July 29, 2020 9:36 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: C.U.P 20-20

I oppose this C.U.P. This is a quiet rural area and an event center is not within keeping the surrounding area.

I have been visiting in this area when the current owner has rented to large events and it is impossible to enjoy the beautiful quiet surroundings due to the noise. I also think this is a huge fire danger. If there are 30 cars parked in the " parking area" and a fire should occur how could you get 30 cars in addition to the residents out of the area safely? Part of the 30 "parking places " are currently a Pickleball Court.

This is definitely not what the current residents of this area expected when purchased their rural homestead.

Thank you

Suzee Zimmerman
P.O Box 6
McCall Id 83638

From: Cynthia Berkley <cynberk@yahoo.com>
Sent: Wednesday, July 29, 2020 2:25 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP 20-20 for 52 Knob Hill Drive

I would like to voice my opposition to CUP 20-20! This is located in a residential neighborhood with occupied homes on adjacent properties. "Event Venues" do not belong in residential areas!

The CUP states a Maximum of 36 people, which might include tents and RVs. This property currently advertises an occupancy of 12 per the ordinance. However if you read further into the property listing, it goes on to describe sleeping accommodations for 18 on the main level and 28-30 on the lower level, a total of up to 48! I have heard from neighbors that recent occupancies have been closer to 48 than to 12. I suspect you have letters attesting the this problem. It appears that the management company is not enforcing the ordinance.

Proposed quiet hours 10pm to 8 am. How will this be enforced? There is no on- site property manager. Again, I would refer you to the neighboring properties. With tents and rvs on the property noise and excessive lights could be a real problem.

Parking on the property, not the road. The current advertisement states that the driveway is very steep and that 4wheel drive or all wheel drive may be needed in the winter. This could well necessitate roadway parking for some vehicles in the winter, creating a driving hazard for residents.

In summary, an event venue of even 36 would not be acceptable in a neighborhood! Additionally, the fact that there is no on-site manager to enforce occupancy rates, noise levels, parking probems, and any other issues that might come up, adds to the fact that this CUP should be denied!

Cynthia Berkley
13968 Wrangler Rd
(Carefree Subdivision)
McCall, ID 83638
208-634-2852

From: Linda Thompson <lindathompson700@gmail.com>
Sent: Sunday, August 2, 2020 3:09 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Cup-20-20 The Gathering Place

Ms. Herrick,

This email summarizes my impressions about CUP 20-20, an application for a short term rental that would house up to 36 people in the area just south of Pearson Lane.

I am opposed to this venue. There have been a number of issues associated with this address, complaints about noise, parking, loud parties, overflowing garbage cans, etc. Until now, this property has been advertised for rent for up to 48 people. That's not a VRBO—that's a hotel!

I question whether the property wells and septic would handle long term use at 36 people. While the septic tank may be large enough for bigger groups (averaging 10+ people), the drain field certainly will experience the wear and tear of overuse.

The Knob Hill Road is accessible via a steep, unpaved hill from Hwy 55, or along an unpaved road from Pearson Lane. Once again, the roads in this area were not designed for increased commercial traffic. It is obvious that the County is already having difficulty maintaining Pearson. The potholes this year are horrible and so far, they have not been repaired from this spring's break-up. Travel in the winter would be even more hazardous with continual rental traffic. There have been no traffic studies done to assess the impact of this venue. I suggest that be accomplished before a decision by P & Z is complete.

Please don't let commercialization of Pearson or of the surrounding area spread past Hwy 55 and Burr Road. The quality of life here is really in jeopardy as we look at all these applications for commercial growth in this vicinity. It's just not the right place!!

Thank you,
Linda Paul Thompson
253-691-6133

August 2, 2020

Re: CUP 20-20 The Gathering Place Event Venue
To: Valley County Planning and Zoning

Dear commissioners:

I vigorously oppose CUP 20-20 for an event venue at 52 Knob Hill Drive. There have been issues with the property already and are many reasons for my objection, but foremost are that 1) the noise, traffic, and intrusion are entirely incompatible with our quiet, long-standing residential neighborhood; 2) its commercial use is a violation of the CCRs; and 3) permitting an event venue here in a neighborhood sets a bad precedent for zoning across the whole county. Although the property is currently listed for sale as the owner seeks alternatives, any CUP would stay with the property, so I remain opposed.

Knob Hill Estates has been a residential subdivision for 40+ years, comprising 24 lots in two phases. It is bordered by the residential developments of Carefree and those along Pearson Lane, by pasture, by a horse ranch, and by Hwy 55. The subject property sits atop a hill, so the entire area is affected by the activity there. Knob Hill #1 established CCRs in 1977, which were adopted as is for Knob Hill #2 in 1979. Per that document, *The Covenants, Conditions and Restrictions herein made shall be perpetual* (p. 6, item 22). And, the CCRs establish the development expressly for residential use: *No lot shall be used for other than residential or recreational purposes ... nor business carried on upon the said premises involving invitation of the public to the premises for a business purpose of any type* (p. 4, item 5).

While my understanding of Idaho Code 67-6539 is that it disallows the county from prohibiting short-term rentals altogether, Idaho Code 63-1803 specifically excludes from the definition of short-term rental *a unit that is used for any ... event center or another similar use*. The subject property has already been used as an event center for up to 48 people for weddings, parties, receptions, and the like, and the CUP application does not preclude any of these things (and in fact bills the property as an *event venue*).

Since the past and intended uses are commercial ones, not residential, the CCRs, zoning, and local custom bar the property as anything more than a short-term rental (with up to 12 guests). But even as of this writing, the property is still being advertised as one with *more than enough room to comfortably accommodate up to 48 guests under one roof* (source: DoneRight Management site 8-2-20) and *Perfect for Reunions, Celebrations, Church, & Corp Retreats* (source: Trivago 7-12-20).

Furthermore, as a commercial use, additional requirements regarding sewage, fire safety, ingress and egress, and others apply. My understanding after discussing with CDH is that the property has already been in violation of its septic permit many times. In addition, the Fire Dept has expressed major concerns. Per Chief de Jong in a note 6-26-2020, *the fire department would be unable to supply the property with the needed water for a fire in the structure*. The chief goes on to comment on a series of issues with overcrowded bedrooms, abandoned smoke detectors, safe egress, the need for a commercial sprinkler system, and more, and he classifies the property as R-1, which is a class that includes boarding houses, hotels, and motels.

Traffic will continue to be an increasing problem. It's more than just the frequent intrusion of caravans of cars, SUVs, trucks, side-by-sides, toy haulers, and the like back and forth. Knob Hill Drive is the only road that serves the property, and it is barely fit for current traffic, let alone the mass of increased traffic. It is asphalt and potholes to the west of the property, where it ends at Hwy 55 in a steep, hairpin turn with a large blind spot, and it is dirt and a cloud of dust to the east, where it ends in another sharp

turn at a blind curve on Pearson Ln. The road is spotty enough for the locals, but far more so for visitors. And the driveway to the property is steep and turns sharply, so much so that the property is advertised as *4- or all-wheel drive is required in the winter* (source: DoneRight site 6-15-20). All in all, it's about the last place you'd put an event venue.

My wife and I are immediate neighbors to the subject property—our front yard faces its back yard across Knob Hill Dr, with their house sitting well above ours. As such, we and many others hear virtually everything from its large deck and yard in the back, which is where guests spend most of their time when outside. Beyond the noise and the traffic, there have been some serious transgressions—trespassing, noise outside quiet hours, music outside, disregard of the speed limit, parties and weddings, overflowing trash, parking on the county road, etc.—and some perhaps lesser ones but that are equally disruptive—golf balls in the yard, not slowing down for people and animals, drones hovering overhead, car alarms, the clanging of the dinner bell, etc. It is not right that we are forced to live with all that and be the ones to police it.

As I expressed to the owner, he would be his own worst neighbor. And while he says he does not want to be that neighbor, there are too many forces at work to keep things under control. As I also expressed, I am not excited about a vacation rental of any sort right next door. But, I do respect the efforts of P&Z in establishing Ordinance 20-10, with support for short-term rentals for up to 12 guests, as an attempt to strike a balance between the rights of owners to rent their properties and those of their neighbors to enjoy their properties in peace. While I don't know that a dozen people in a short-term rental is the right number, I do know that two dozen or the three dozen proposed here or the up to four dozen that the owner has been hosting to date is far, far too many.

With such an increase in guests, the problems of noise, traffic, bad behavior, etc. go up exponentially. At the numbers proposed, the rights of the neighbors to enjoy their properties and their neighborhood have been trampled. It's no longer a family or two next door—it's the "whole gang," and it's reunions and retreats and weddings and parties and RVs and tents and music and noise and traffic and the like. These guests are typically in full vacation mode and have paid a premium to unwind. As we have seen and all know from our own experiences, there's just no way to control groups that size, even with the best intentions, especially without any on-site management.

My wife and I teach. The summer is our time to relax and recharge, and we spend much of that time walking the neighborhood with our dogs, working the yard, and just enjoying our home. Horror stories aside, bigger to me are the everyday noise and intrusion associated with a property like this, outside the official "quiet hours." With established neighbors, it's different—we have a relationship, we have a shared interest, and we can communicate. With short-term guests and event-goers, we have no such relationship, and there is far too little common courtesy shown—it's a different adventure every day. And while those problems do not go away with a short-term rental as compared to a commercial one with the large numbers proposed, at least we can more easily learn to manage them.

On top of all this, I'm sorry, but it's just plain wrong. It's wrong to just now reach out to the neighbors after all this time because you have to. It's wrong to rent the property out when the owner and the property manager should know there are violations. It's wrong to force this type of use into a residential neighborhood, especially where the neighbors do not support it, where there is no important cultural or historical significance to the property, and where there is no particular need that cannot be met elsewhere. It's wrong to stuff as many beds as possible into what's listed as a 5BR single-family home in order to justify a high enough rental rate in a whole area otherwise devoid of vacation rentals to support the business operation, all in the interests of profit, and letting the neighbors be darned and hoping

nobody speaks up. It's wrong for the owner to push what he mistakenly calls his "legal rights" above the interests of his neighbors. And it's wrong to do all these things over the course of a few years and finally come back and ask for permission.

I've said plenty and perhaps should stop there, but I would like to comment on some specific points made in the application:

- Regarding the septic system, my understanding is that, per Tom White at CDH, permits are issued based on number of bedrooms (and the number of people allowed is twice that) based on *peak* usage, not *average*. In other words, the average use based on occupancy is irrelevant. (Per suggestion of Mr. White, I am holding off on filing a complaint until this process plays out.)
- A short-term rental does nothing to improve housing affordability (line 2 of the Impact Report). Rather, it detracts from it by removing one more home from the pool of owner-occupied or long-term rental homes. And for this one in particular, with posted rates I've seen as high as \$1400+/night, it might only be called "affordable" if enough families go in on it.
- As I mentioned above, maintaining "quiet hours" (line 3) is important, but my bigger concern is the everyday intrusion of noise, traffic, etc. during the daytime hours when we should be able to enjoy our property in relative peace. I for one would never suggest that legal guests "be silent" during the day, as that is not practical. The visitors are (typically) not at fault here—it's the situation they've been put in with a commercial rental in a residential neighborhood and with no oversight.
- The dumpster (line 11) has been and remains an eyesore (at times it is overflowing). The owner suggested in his application that he in good faith would explore some type of fencing, but nothing has changed, except a move to an equally visible location.
- Regarding reasons for selecting the particular location (line 13), I don't know for sure the owner's motive for selecting this particular site. I can say, though, that in response to the application there are no compelling *topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc. in order to illustrate compatibility*. While this property is not a short-term rental as defined, regardless, there are few if any short-term rentals in the whole area, as one might expect, say, on the lake (see map below).
- It is wholly unsupported to suggest that this property has brought \$1M+ to the valley, for many reasons, the least of which is that it implies that these are visitors who *would not otherwise be here*. It is equally unreasonable to use Zillow numbers for any sort of valuation, or to state there has been no negative financial impact to the neighboring properties. Common sense and experience indicate that property values of owner-occupied homes of immediate neighbors drop in the face of vacation rentals, because most people don't want to live by them. The only type of home that might see an increase in value is another short-term rental.

The proposed continued commercial use of this property is entirely incompatible with the rhythm of our amazing neighborhood. As such, I remain opposed to C.U.P. 20-20. Thank you for your consideration.

Sincerely,

Bill Borg
45 Knob Hill Dr

P.S. On the following few pages, I have included a few snapshots that support my comments above, illustrating some of the issues associated with the property and its past and continued use as a commercial venue.

The following YouTube video remains active as of 7-27-2020, highlighting that the property sleeps up to 48 people and is suited for retreats, reunions, etc.



The Gathering Place Video Walkthrough Retreat Reunion McCall Vacation Rentals

DoneRight Management McCall Vacation Rentals • 113 views • 1 year ago

The Gathering Place Video Walkthrough Retreat Reunion McCall Vacation Rental property that sleeps up to 48 people.

<https://www.youtube.com/watch?v=eFoCZRVT3Gs>

These pictures are of the dumpster on the property, taken Feb 2020 and July 2020, respectively. (Looking like this is not uncommon.)



This is just another example of the types of disregard renters have shown for the neighborhood, and of the sorts of situations that quickly become untenable as the groups get larger and larger.



This is the driveway leading to the property. The asphalt is in rough shape (as it is on most of Knob Hill Dr), and the road is dirt just beyond this. The driveway is described as “very steep,” requiring 4-wheel drive in the winter, and at times leading to people parking on the county road (including vehicles from the property manager). The drive also turns sharply left toward the house just past where you see it here.



This is part of Knob Hill from the northeast. There are no effective sound barriers between the subject property just on the left and its neighbors in all directions.



Per the Airbnb site (7-28-2020), the house remains to this day advertised for up to 48 guests.

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!

The application discusses the affordability of the home, but that's a matter of perspective. Here's for July of next year.

The screenshot shows the DoneRight website interface. At the top, the DoneRight logo is on the left, and the phone number "208-634-0030 or 877-996-6100" is on the right. A navigation bar contains links for Home, DoneRight Property Inventory, About Us and Our Services, Activities & Attractions, Contact, Covid-19 Response, and Weather. The main heading is "The Gathering Place" with sub-links for Overview, Amenities, Rates & Availability, Local Information, and Reviews. Below the heading, it says "The Gathering Place: Group Destination Home, A/C, Ping Pong, Wet Bar" and "McCall, ID, United States". A red link "Back to search results" is visible. On the left is a large photo of a two-story house with a green lawn. On the right is a "Book Now" panel with date pickers for "01 Jul 2021" and "31 Jul 2021", a guest count of "2", and a "Children" dropdown. There is a "Pets" checkbox. The total price for 30 nights is "\$37,161.84" with a red "Book Now" button and a link to "Contact Owner".

There are no commercial vacation rentals or event venues in the wider neighborhood, and virtually no short-term rentals. This speaks to the incompatibility with the surrounding area of the proposed use.

The screenshot shows a web browser displaying a DoneRight website. The address bar shows "https://doneyrightmanagement.com/allproperties/#?x=&a=2021-07-01&d=2021-07-31&". The page features a map on the left with several green location pins and one red pin. Labels on the map include "Nick Peak", "McCall", "Archabal", "Laira Fork", "Old Fort", and "Donnelly". On the right, a sidebar shows "Showing 21 to 40 of 42" properties. It includes date pickers for "01 Jul 2021" and "31 Jul 2021", and buttons for "Guests" and "Amenities". Below this, a property listing for "The Gathering Place" in "McCall, ID United States" is shown with a price of "\$ 675 /nt" and details for "12 Persons", "9 Bedrooms", and "5.5 Bath". Another property listing below it shows a price of "\$ 175 /nt".

These guest reviews are public comments posted on sites that include Airbnb, VRBO, and/or DoneRight Management. They support the past and continued use of the property as a commercial venue for large groups, weddings, reunions, and the like. The issue is not whether people like the place, but whether its commercial use is appropriate in our neighborhood.

Family reunion

5/5 ★★★★★ Stayed Jun 2020

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.

Children biked around and around the front entry driveway and had so much fun.

Close to an awesome hike and bike trail that we enjoyed.

Close to town so we could window shop and find souvenirs.

Overall we are so glad we found this rental.

Published Jun 27, 2020

Great Place

5/5 ★★★★★ Stayed Sep 2019

Rick F.

We spent a week in September at The Gathering Place. It was a terrific place for a reunion of 22 high school buddies who are now in our 70s. The property manager was very helpful, providing us anything we requested. There are two slight negatives that should be mentioned: 1) the internet service could be stronger, and 2) some of the beds are actually upper bunks which can make it a bit difficult for elders. Other than those minor comments, the overall experience was outstanding. There was plenty of room. The dining room table accommodated all of us. The weather and scenery was perfect. And, there's a ping pong table!

Perfect for our daughter's wedding reception!

4/5 ★★★★★ Stayed Mar 2019

Kimberly A.

While the problems we had with the property were not able to be resolved while we were there, management made sure our concerns were handled to our satisfaction.

What a wonderful home for hosting out of town family and friends for a wedding as well as the wedding reception!

We had a wonderful time

5/5 ★★★★★ Stayed Jul 2018

Ronald P.

We had 42 family members stay. The home was adequately supplied with all we needed. It was located convenient to many activities for all ages. We were able to keep the little ones entertained for 5 days. Thank you for a good time!

Overall we had a great time

4/5 ★★★★★ Stayed Jun 2017

Chuck B.

The property was very nice just like the pictures and other reviews have stated. I only have a few things to add. First, three of the rooms downstairs are pretty much one room. There is a "privacy screen" dividing it into three, but the screens weren't wide enough so when you tried to close it would open on the other side. We were there for a family reunion so it didn't bother us THAT much. Also the screens don't provide much privacy for sound. On the other side of the basement you have to pass through one room to get to the other. Lastly, several of the bathroom door locks didn't function.

Our family had an awesome time. It's a beautiful area and the property met our needs. For a close family get together it was great. If you want privacy just keep these few details in mind.

Carefree Subdivision 5 & 6 Homeowners' Association
P.O. Box 3307
McCall, ID 83638

July 28th, 2020

Dear Valley County Planning and Zoning Commission,

We are writing to request a denial of the Conditional Use Permit for 52 Knob Hill Drive to be used as a large gathering rental facility. Our subdivision directly abuts the subdivision in which this residence resides, and noise pollution is noted at our homes when large events are held on the property. This nuisance negatively impacts the residential atmosphere of the surrounding area including our subdivision. We firmly oppose granting this CUP and any precedent such action would establish.

Thank you very much for your time and consideration of this matter.

Sincerely,

Carefree Subdivision 5 & 6 HOA Board

July 28, 2020

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning Administrator
PO Box 1350
Cascade, ID 83611-1350

Re: C.U.P. Application and Hearing for 20-20, The Gathering Place Event Venue on Knob Hill Drive

Dear Ms. Herrick:

The newly elected Property Owners Committee of Knob Hill Estates subdivision #2 request that you deny the C.U.P. 20-20 application for The Gathering Place Event Venue. The recorded CCR's of Knob Hill Estates subdivision #2 expressly state, at section 5, that no business can be carried out on our residential lots involving invitation of the public to the premises for a business purpose. C.U.P. 20-20 is clearly a commercial venture, therefore not an appropriate request, nor a desired one, for our well established residential neighborhood. Please protect the integrity of our neighborhood and deny this application.

Thank you,

Knob Hill Estates Subdivision #2 Officers

Kristen Fiorentino, 59 Knob Hill Drive

Jim Harrison, Jr., 60 Knob Hill Drive

Karen Borg, 45 Knob Hill Drive

Larry Fiorentino, 59 Knob Hill Drive

From: kristen fiorentino <krfior@hotmail.com>
Sent: Monday, July 20, 2020 8:54 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Petition in opposition to CUP for 52 Knob Hill Drive

Hi Cynda,

I am submitting > 100 signatures from a petition of opposition to the CUP request for 52 Knob Hill.

You will see 2 attachments:

1. Signatures obtained in person
2. Online signatures

Can you please forward these to the Commissioners so they can know the degree of opposition in our community?

Thanks,
Kristen Fiorentino

June 13, 2020

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

Valley County Ordinance 20-10 limits occupancy of short-term rentals 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 | Address | Email | Phone |
|------------------|----------------|---------------------------|-------------------|
| Jehulicks | 14005 Easy | TJHINIMIC@GMAIL.COM | 315-0022 |
| SHIRLEY A. HICKS | 14005 EASY ST | | 315-4591 |
| Dan Nevala | 70 Chase Drive | | |
| Jennifer Nevala | | jennifernevala@gmail.com | 208-761-7499 |
| Paul Medel | 66 Chase Dr. | | |
| TOM ARNOLD | | TJARNOLD@MAC.COM | 208-353-7381 |
| JEFF DELMAR | 77 Chase Dr. | jeffdelmar@icloud.com | 208-630-45 |
| Kathleen Place | 13992 Easy St | | 1-30-4550 |
| Sherry Avalon | 13996 Easy St. | maui-paradise@hotmail.com | 634-1233 |
| Erin Ouel | 13996 Easy St. | | 634-1233 |
| Raymond | 14018 Easy St | stannicesmcf@icloud.com | 208-959-440 |
| Allen Congleton | 14014 Easy St | Congleton004@outlook.com | |
| Rosanne Swanson | 14025 Easy St | | (208) 959-0533 |
| Ralph D. Turell | | | Sudie @ front.com |

Name

Jessie [unclear]

Address

1403 S. [unclear] St

Email

[unclear]

Phone

208 630 4492

Bill Berg

45 Knob Hill Dr.

bill_berg@hotmail.com

208 315-4920

Karen Berg

45 Knob Hill Dr.

karenmberg@hotmail.com

208-315-4920

Submissions - Online Petition Form

1. Submission ID: x5f1314e2b670f6.22522706 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

2. 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 incompatiblity 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

3. 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

4. Submission ID: x5f105eb2cc0675.54047494 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

5. Submission ID: x5f0f906123ea/4.77183898 sent from 50.37.219.55 (United States) at 2020-07-15 19:25:21

Name-First Linda
Name-Last Pittenger
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 c
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

6. 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

7. 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

8. Submission ID: x5eff5b3373c8d5.12937275 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

9. 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

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

Name-First Esther

Name-Last Mulnick

Email estjon@citlink.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

11. 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 groups 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

12. Submission ID: x5eeea5cb57d943.36594721 sent from 50.37.214.7 (United States) at 2020-06-20 20:11:55

Name-First Linda
Name-Last Thompson
Email lindathompson700@gmail.com
Comments Large scale vacation rental properties should not be allowed! It creates traffic issues, noise issues, and trash issues. Did these
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

13. Submission ID: x5eecdb5e165a18.03765335 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

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

14. 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

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

15. 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



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

16. 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 Joycereeneelson@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

17. 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

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

12932 Red Fir Road
Donnelly
ID
83615
United States
REF-1592436628
<https://www.facebook.com/>
<http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR0K7pgGgj9zumi3CCB4VJrpS8nbZcMDyTYWuuwbTnEN-czO4gesT5KoCY4>
70

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

Name-First
Name-Last
Email
Comments
Signature

Lissa
Beebe
lissabeebe@yahoo.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

100 Magetic Rock Road
McCall
Idaho
83638
United States
REF-1592428564
<http://www.123formbuilder.com/form-5505006/form>
69

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

Name-First
Name-Last
Email
Comments
Signature

Parker
Griffith
Parkergriffith3@gmail.com

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

254 Bald Eagle Lane
Donnelly
USA
83615
United States
REF-1592428257
<https://m.facebook.com/>
<http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR2PiOMqQx-UlB3noqwspl5MaxRSknaO10HBjJwnxDU3kIW0o5G0BypAg48>

Entry ID

68

20. 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

21. 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 he:
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

22. 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. 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 buy
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

23. 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
Address-Postal / Zip Code ID
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

24. 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 th
Signature



Address-Street Address P.O. Box 384
Address-Street Address Line 2 865 Shellia 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

25. 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=IwAR17Kb5eLI9UyD5JgQBZd5iGslhNANCpbfC8kFng0GNzIFNW-Pu1NSZD8>

Entry ID 62

26. 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/>

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

Entry ID 61

27. 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>

Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 60

28. 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>
Entry ID 59

29. 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

30. 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 gotek57@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

31. 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=IwAR20n5wvf7o11NmtPo0xWjMHnezdetMrmC8Bu_DNBfOpTmRjzBXd-Y8OQ1Y
Entry ID 56

32. 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

33. 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

[Empty signature box]

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=IwAR36DC7gZlOCDr-r734w_qBCwdAI1KXgNjzBvLvYRGhXIdlGOMAxn1DDt_k
 Entry ID 54

34. 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

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

Name-First larry
 Name-Last fiorentino
 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

36. 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



Address-Street Address 12905 Spring Valley rd
Address-Street Address Line 2
Address-City Donnelly
Address-Region Idaho
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

37. 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

38. 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 c
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

39. 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

40. 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 re
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

41. 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

42. 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 yo
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

43. 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 r
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

44. 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@frontiernet.net

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

16 Flicker Rd.
McCall
Idaho
83638
United States
REF-1592328634
<http://www.123formbuilder.com/form-5505006/form>
43

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

Name-First
Name-Last
Email
Comments
Signature

Don
Anderson
donrtr@gmail.com
One failed smoke or Co2 dtctor and you have 42 dead people, redicous.

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

12922 Sisra Road
Donnelly
Valley County
83615
United States
REF-1592327915
<http://m.facebook.com>
<http://www.123formbuilder.com/form-5505006/form>
42

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

Name-First
Name-Last
Email
Comments
Signature

Darcy
Reese
reese.darcy@gmail.com
This short term rentals should be outlawed!

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

p.o. Box 4185
McCl
83638
United States
REF-1592326830
<https://www.facebook.com/>
http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR1zEI2XfmlsdRBCscLttc72x3tey_NFPBYRgMOI_e0HYePIpItpvRwOVgM

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=IwAR0vDxYeUWsoLhtWZJPYYUfnvwrDauRIUNbZYjl4fIFeh7I6xCf3AwYQaQo
Entry ID 38

50. 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 singlespeedicus@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

51. 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

52. 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 d
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>
Entry ID 35

53. 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 meckelx2@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

54. 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

55. 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 shannonsigrid@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-Ot5Wdlft5SnRmNQw
Entry ID 32

56. 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

57. 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

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

Name-First Mary
Name-Last Kemnitz
Email mtkemnitz@gmail.com
Comments I live in the neighborhood and and do not want this activity in it! The extra traffic, noise, trash and disrespect for families living in
Signature



Address-Street Address 13974 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-1592317868
Referrer <http://m.facebook.com>
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 29

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

Name-First Gwen
Name-Last Abbott
Email gwena79@gmail.com
Comments No one should have to live with that in a residential neighborhood
Signature



Address-Street Address Po Box 4081
Address-Street Address Line 2 Po Box 4081
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638-8081
Address-Country United States
Reference ID REF-1592317690
Referrer <http://m.facebook.com>
Form Host <http://www.123formbuilder.com/form-5505006/form>

60. Submission ID: x5ee8d4bfa166c4.14591127 sent from 164.165.230.27 (United States) at 2020-06-16 10 18:39

Name-First Krystal
Name-Last Giessen
Email kdanimorph@msn.com
Comments There is no reason for one residence to contain more than 12 people. This would disrupt a residential neighborhood and would
Signature



Address-Street Address PO Box 2492
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592317119
Referrer <https://www.facebook.com/>
Form Host http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR05_0jt7oQL-F1F5Vp5XVedW7D1z6mnXW8MBJJDSrPhE_HVvgGRmGhNfSY
Entry ID 27

61. Submission ID: x5ee8d271cfa126.54108302 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

62. 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

63. 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 274 Alta vista dr
Address-Street Address Line 2
Address-City McCall
Address-Region Ida
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592316316
Referrer http://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 24

64. Submission ID: x5ee8cad19b8684.66058737 sent from 50.37.208.26 (United States) at 2020-06-16 09:53:21


Name-First Nikole
Name-Last Beltran
Email beltran5@frontier.com
Comments
Signature



Address-Street Address 54 Charters Dr
Address-Street Address Line 2
Address-City Donnelly
Address-Region Idaho
Address-Postal / Zip Code
Address-Country United States
Reference ID REF-1592315601
Referrer http://m.facebook.com
Form Host http://www.123formbuilder.com/form-5505006/form
Entry ID 23

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

Name-First Sheri
Name-Last Kososik

Email lkososik@msn.com
Comments 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
Signature 

Address-Street Address 13970 Easy Street
Address-Street Address Line 2
Address-City McCall
Address-Region
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592315139
Referrer https://www.facebook.com/
Form Host http://www.123formbuilder.com/form-5505006/form?fbclid=IwAR2gZMy_bwwJO_cunltL26g7q3jczLnDCFiKQFqj2FEwIOVne952bt9PJVM
Entry ID 22

66. 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

67. 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

68. 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

69. 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

70. 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

71. 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 proper
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

72. 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

73. 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 hav

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

74. 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 

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

75. 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 

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

76. 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
Signature



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

77. 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

78. 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

79. 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

80. 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, r
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

81. 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 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

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

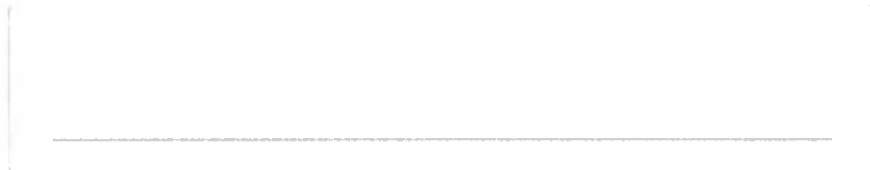
Name-First Vaughnie
Name-Last Klatt
Email wildcat.gr@gmail.com
Comments The large event venue, and large occupancy of this home above us is most often noisy. We hear music, voices, vehicles and fir
Signature



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

83. 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

84. 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 design
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

85. 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 45 Knob Hill Drive
Address-Street Address Line 2
Address-City McCall
Address-Region ID
Address-Postal / Zip Code 83638
Address-Country United States
Reference ID REF-1592226682
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 2

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

Name-First Kristen
Name-Last Fiorentino
Email krfior@hotmail.com
Comments
Signature



Address-Street Address
Address-Street Address Line 2
Address-City
Address-Region
Address-Postal / Zip Code
Address-Country
Reference ID REF-1592197703
Form Host <http://www.123formbuilder.com/form-5505006/form>
Entry ID 1