

Valley County Planning and Zoning

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



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STAFF REPORT: C.U.P. 22-03 Camp 730
HEARING DATE: March 10, 2022
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT/OWNER: Montego Properties LC
c/o David Bills
3400 S Montego Way
Nampa ID 83686
LOCATION: 730 Warm Lake Road
RP14N04E126605 in the SW ¼ Section 12 & W ½ Sec. 13,
T.14N, R.4E Boise Meridian, Valley County, Idaho
SIZE: 183 Acres
REQUEST: Recreational Business; Detached Solar Panels
EXISTING LAND USE: Forestland

Montego Properties LC is requesting a conditional use permit for a recreational business and camping area.

Proposed activities include camping, outdoor music, mountain biking, ATV riding, zipline, disc-frisbee course, basketball, cross-country skiing, target shooting area, and other recreational activities.

A short-term RV storage/parking area is also requested.

The site also has detached solar panels which require conditional use permit approval. Power is supplied by solar panels, propane generator, and smaller gas generators.

Dry camping would be initially used. Portable toilets (porta-potties) would be installed and then transitioned to in-ground vault privies per DEQ and CDH standards. The number of portable toilets would be determined by need and size of groups. The site may be served by a septic system and well in the future.

A well is on the property. Water and shovel(s) would be stored by the campfire ring(s).

The application mentions other possible future improvements. These would require a new conditional use permit application.

The 183-acre site is addressed at 730 Warm Lake RD.

FINDINGS:

1. The application was submitted on January 21, 2022.
2. Legal notice was posted in the *Star News* on February 17, 2022, and February 24, 2022. Potentially affected agencies were notified on February 8, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent February 8, 2022. The site was posted on February 23, 2022. The notice and application were posted online at www.co.valley.id.us on February 8, 2022.

3. Agency comment received:

Central District Health has concerns regarding the proposed events without sanitary facilities being provided for the patrons. The proposed future septic system will need to be permitted and inspected. The future well may be considered a public water system depending on number of people served. (Feb. 8, 2022)

Jeff McFadden, Valley County Road Department Superintendent, said the driveway has been approved and constructed with good visibility coming onto Warm Lake Highway. He would require signage posted in both directions for "Turning Traffic Ahead". The road is signed as a 50 MPH but traffic through that area can be upwards of 60 MPH. (Feb. 11, 2022).

Josh Royse, Idaho Fish and Game Southwest Regional Supervisor, offered comments and suggestions. These include:

- Warm Lake Road area is a local "hot-spot" for nuisance bear problems.
 - Providing food to wildlife may have adverse consequences for wildlife and property owners.
 - Pet food and livestock feed should be stored in a manner that does not attract wildlife.
 - Requiring bear-proof containers and dumpsters is recommended.
 - Campers should be required to store food inside locked vehicles or in food-storage lockers.
- (Feb. 28, 2022)

Steven Hull, Cascade Rural Fire Protection District Fire Chief, stated the roads within this development do not meet county standards or International Fire Code 2018 standards. The road to the residence shall be built to the requirements of Fire Apparatus Access Roads and the remaining roads shall be built to the requirements of driveways. Specifics for roads, driveways, and address posting are listed. (Mar. 1, 2022)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, hazardous waste, and ground water contamination. (Feb. 18, 2022)

4. Public comment received:

William L. Brecheisen is an adjacent property owner. He requests fencing be required to prevent dogs and children from entering his property. Target shooting should not be allowed. Fire hydrant should be required. Outdoor music and motorized vehicles will disrupt the peace and quiet of the area. Bears frequent the area. (Feb. 17, 2022)

Julia Munro, owner of nearby property, is opposed, particularly to noise, target-shooting, dust, and fire. She requests a perimeter fence sufficient to keep dogs and kids on the property. This use would add additional stress on all County services including roads, trash,

fire, and air pollution. Quiet hours and dark-sky lighting should be required and enforced.
(Feb. 18, 2022)

5. Physical characteristics of the site: Topographically moderate with rolling to flat slopes with a primarily southeastern aspect.
6. The surrounding land use and zoning includes:
 - North: Idaho Department of Lands - Timber
 - South: Single-family Residential and Agricultural (Timber and Grazing)
 - East: Agricultural (Timber and Grazing)
 - West: Idaho Department of Lands - Timber
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses (e) Recreational business and (d) Area business
 - 7. Alternative Energy Uses (b) Solar panels – detached from primary structure and > 8-feet in area

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

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

B. Minimum Setbacks:

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.

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)

9-5G-1: SITE OR DEVELOPMENT STANDARDS

Alternative energy uses requiring a conditional use permit shall meet the following site or development standards:

A. Solar Panels Greater Than Eight Square Feet In Accumulated Area And Detached From Primary Structure:

1. Must be a minimum of fifteen feet (15') from property lines.
 2. Glare shall not create a hazard to vehicular traffic.
 3. Cannot be over thirty feet (30') in height.
 4. Impact to neighbors will be a determining factor.
-

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +5.

STAFF QUESTIONS AND COMMENTS:

1. The site is NOT within a fire district, herd district nor irrigation district.
2. How many solar panels are on the property? Are additional arrays planned? Where are the solar panels located? Are the solar arrays placed at least 15-feet from the property line?
3. Will there be an on-site manager?
4. What is the maximum number of guests on-site at any one time? The overnight camping area usage frequency table in the application indicated there will be a maximum of 1 event in June, 3 in July, 5 in August, 4 in September and 3 in October. Is this correct, is this the maximum number of events?
5. How many RVs will be parked at this site? Maximum length of time per RV? Will there be over-winter storage of RVs or other vehicles?
6. Is there a perimeter fence? Have you come to an agreement to maintain fencing around the perimeter where cattle are grazed?
7. Bear-proof trash containers should be required.
8. What is the water source for fire protection, washing dishes, showering, drinking, etc.? Is the on-site well approved for more than ½ acre or single-family residential use?
9. Why do you need to have a separate shooting range when there is a range 3 miles down the road?
10. How many structures are located on-site? We found building permits for a single-family residence (BP 19-176) and a shed (BP 20-257).
11. Will dogs be allowed to run free?
12. Please describe shooting range operation concerning safety and removal of shells.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Site Plan
- Record of Survey Book 13 Page 110
- Pictures Taken February 23, 2022
- Pictures from Assessor's Parcel Summary Report
- 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 shall be established within one year from date of approval 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. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Shall meet the recommendations of the Cascade Rural Fire Protection District.
7. Shall obtain building permits for all buildings and detached solar panels.
8. The minimum building setbacks shall be fifty feet (50') from front and rear property lines and thirty feet (30') from side property lines
9. Quiet hours are 10:00 p.m. to 7:00 a.m.
10. Bear-proof trash containers should be required.
11. Food, including pet food and livestock feed, should be stored in a manner that does not attract wildlife.
12. Shall obtain approval from Department of Environmental Quality in regards to a public water system, if required.
13. Fencing within and on property boundary should be wildlife friendly. Fencing is also required to be maintained around perimeters where grazing occurs for more than 30 days (VCC 9-5A-5.F).

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.

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

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

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

E. Terms:

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

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

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

F. Questions 4 Through 9:

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

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

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

Compatibility Questions and Evaluation

Matrix Line # / Use: 20419

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -2 X 4 -8

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

Timber / Agricultural

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

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

S. F. Residential

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

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

Mostly

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +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?

Yes, it is large with

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

5. lots of trees with varying topography; but will not eliminate noise.
Is the size or scale of proposed lots and/or structures similar to adjacent ones?

There are no structures yet, but house proposed.

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

Similar to use of Warm Lake Highway but not to adjacent properties

(+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?

Will emit noise, some smoke

(+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?

It is remote, but should have little 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?

Will increase tax revenues, but is remote.

Sub-Total (+) 14

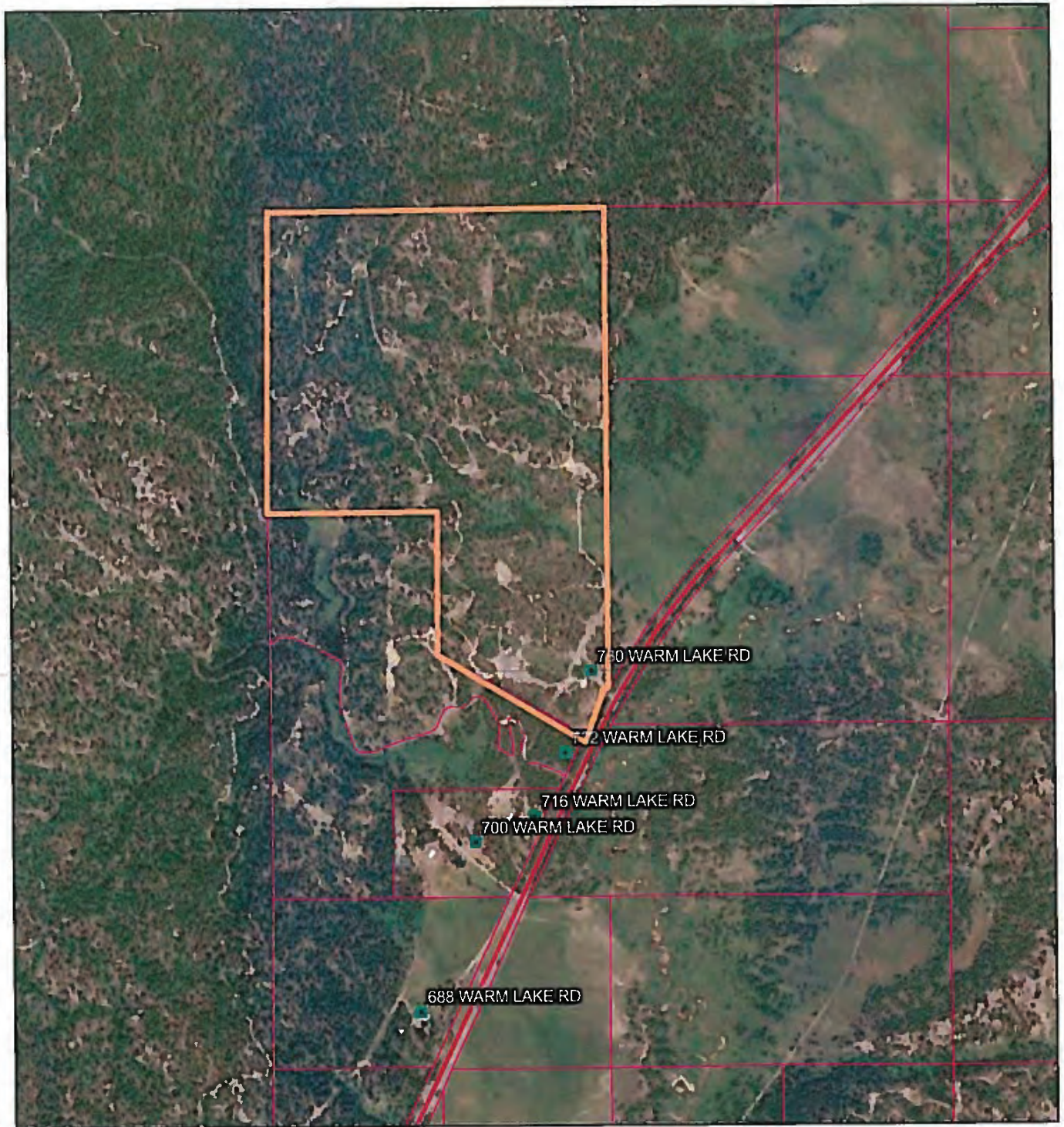
Sub-Total (-) -9

Total Score +5

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

(biggest incompatibility is noise and neighbors)

C.U.P. 22-03 at 730 Warm Lake Road



1/25/2022, 4:27:43 PM

Parcel Boundaries Roads

Addresses

All Road Labels

MINOR COLLECTOR

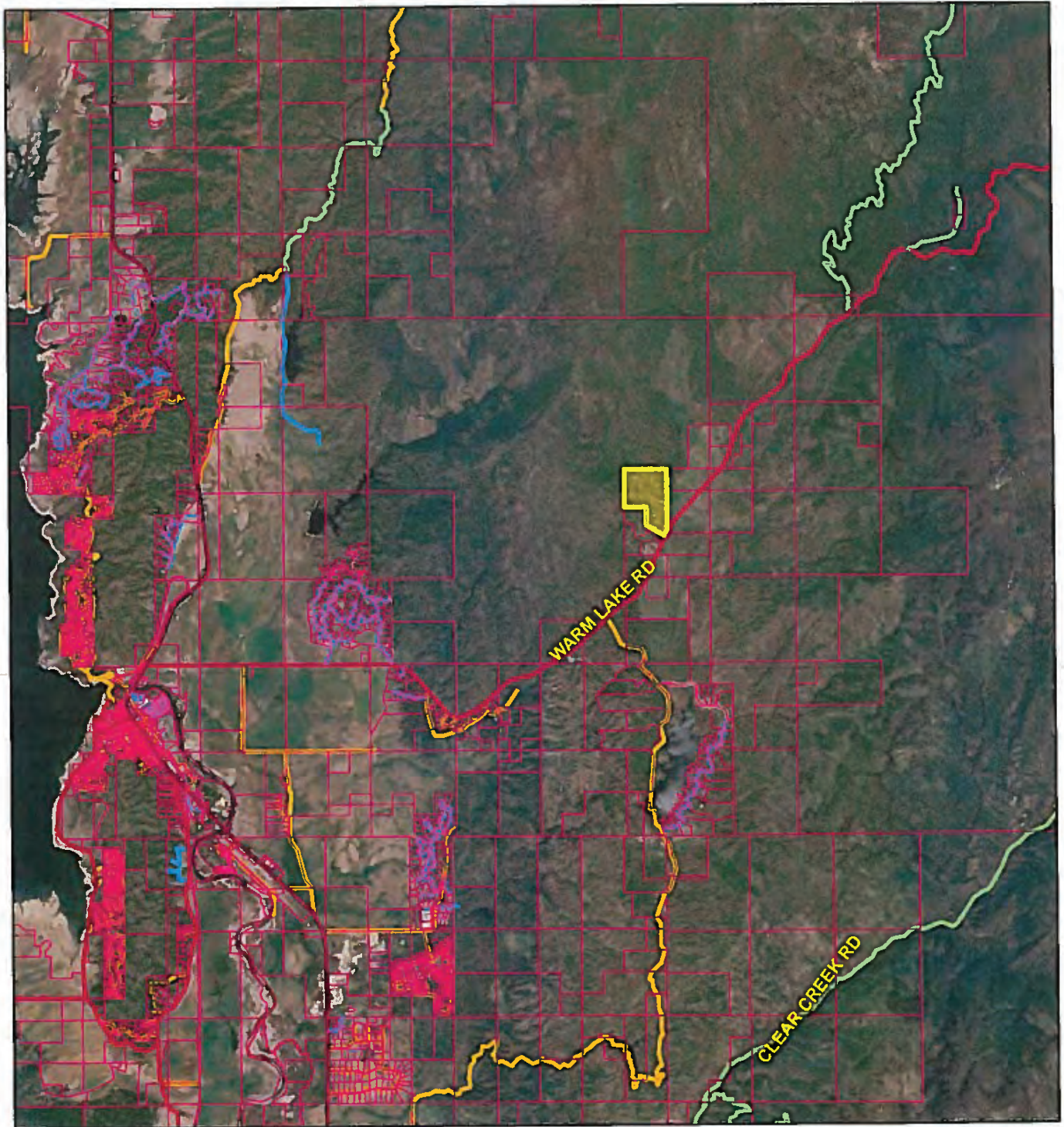
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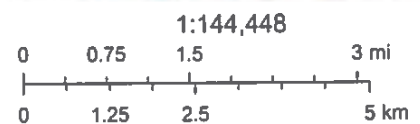
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C.U.P. 22-03 at 730 Warm Lake Road



1/25/2022, 4:24:31 PM

- | | |
|---|---|
|  Parcel Boundaries |  COLLECTOR |
|  Major Road Labels |  URBAN/RURAL |
|  Roads |  USFS |
|  MAJOR |  PRIVATE |
|  MINOR COLLECTOR |  OTHER |

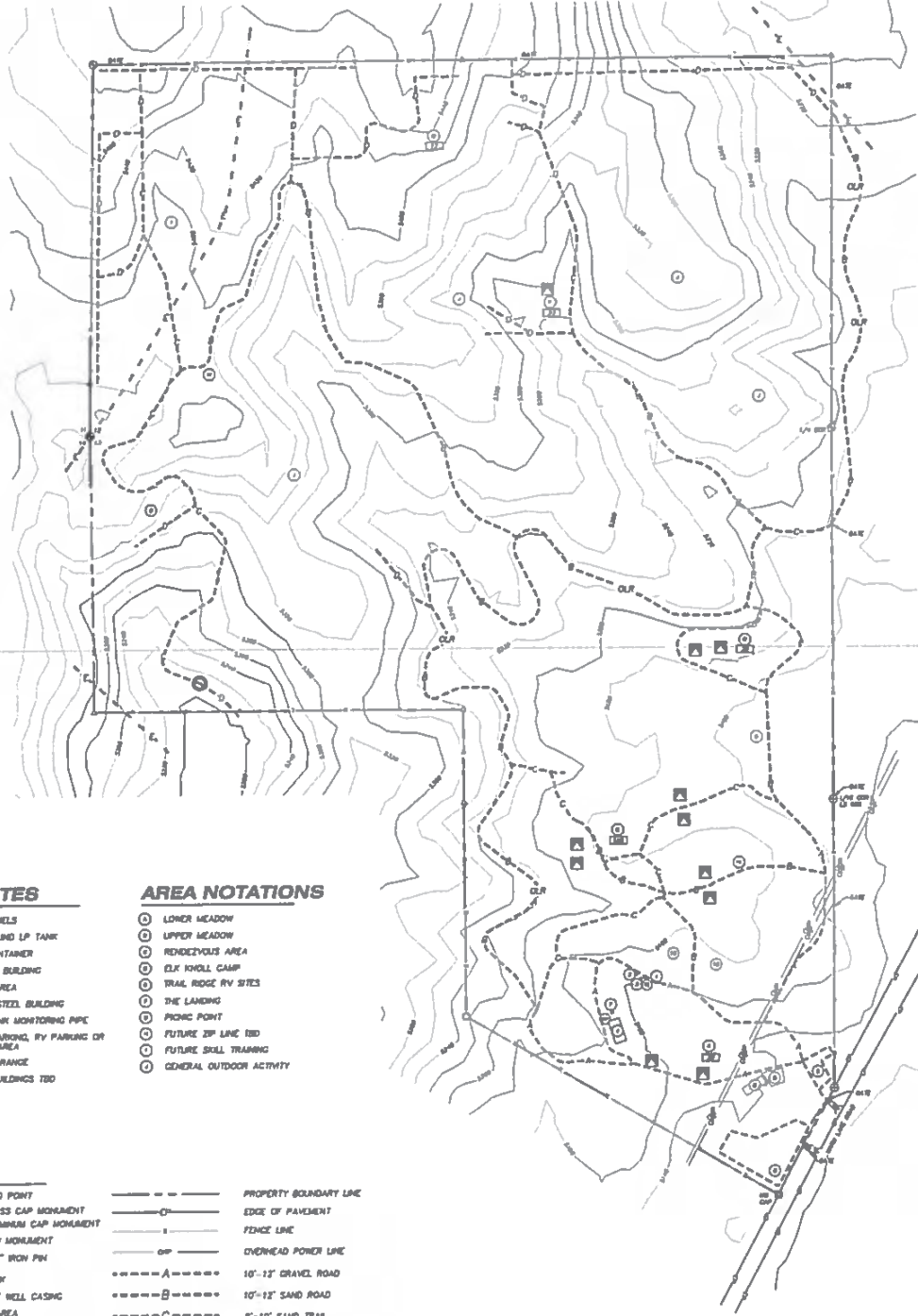


Earthstar Geographics

Web AppBuilder for ArcGIS

**SITE MAP
FOR
730 WARM LAKE ROAD**
A PART OF THE NW 1/4, SECTION 13, T. 14 N., R. 4 E., B.M.,
VALLEY COUNTY, IDAHO
2022

SP



KEYNOTES

- ① SOLAR PANELS
- ② UNDERGROUND LP TANK
- ③ POWER CONTAINER
- ④ RESIDENCY BUILDING
- ⑤ PARKING AREA
- ⑥ COVERED STEEL BUILDING
- ⑦ SEPTIC TANK MONITORING PIPE
- ⑧ FUTURE PARKING, RV PARKING OR STORAGE AREA
- ⑨ SHOOTING RANGE
- ⑩ FUTURE BUILDINGS TBD

AREA NOTATIONS

- ① LOWER MEADOW
- ② UPPER MEADOW
- ③ RESIDENCIOUS AREA
- ④ ELK HOLLOW CAMP
- ⑤ TRAIL, RIDGE RV SITES
- ⑥ THE LANDING
- ⑦ PICNIC POINT
- ⑧ FUTURE 2ND LINE TBD
- ⑨ FUTURE SKILL TRAINING
- ⑩ GENERAL OUTDOOR ACTIVITY

LEGEND

- A CALCULATED POINT
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- ⊙ FOUND R/W MONUMENT
- ⊙ FOUND 3/4" IRON PIN
- ⊙ SEPTIC TANK
- ⊙ EXISTING 6" WELL CASING
- ⊙ CAMPSITE AREA
- PROPERTY BOUNDARY LINE
- EDGE OF PAVEMENT
- FENCE LINE
- OVERHEAD POWER LINE
- 10'-12" GRAVEL ROAD
- 10'-12" SAND ROAD
- 8'-10" SAND TRAIL
- 6" TRAIL
- SEASONAL CREEK
- PAVED APPROACH
- TURN AROUND
- CONTOUR LINE
- OLD LOGGING ROAD

DRAWING TITLE:
730 WARM LAKE ROAD

SITE MAP

SHEET NO. 1 OF 1 SHEETS

JOB NO. JY0120
DWG NO. LARGE SCALE
SCALE 1"=400'
DATE 7/23
REV 0

CLIENT:
MONTIGO PROPERTIES, LLC
3400 S MONTIGO WAY
HAMPDEN, ID 83608
(208) 465-1600

Mason & Associates

Professional Engineers,
Land Surveyors
& Planners
301 3rd St. Nampa, ID 83650
(208) 465-1600

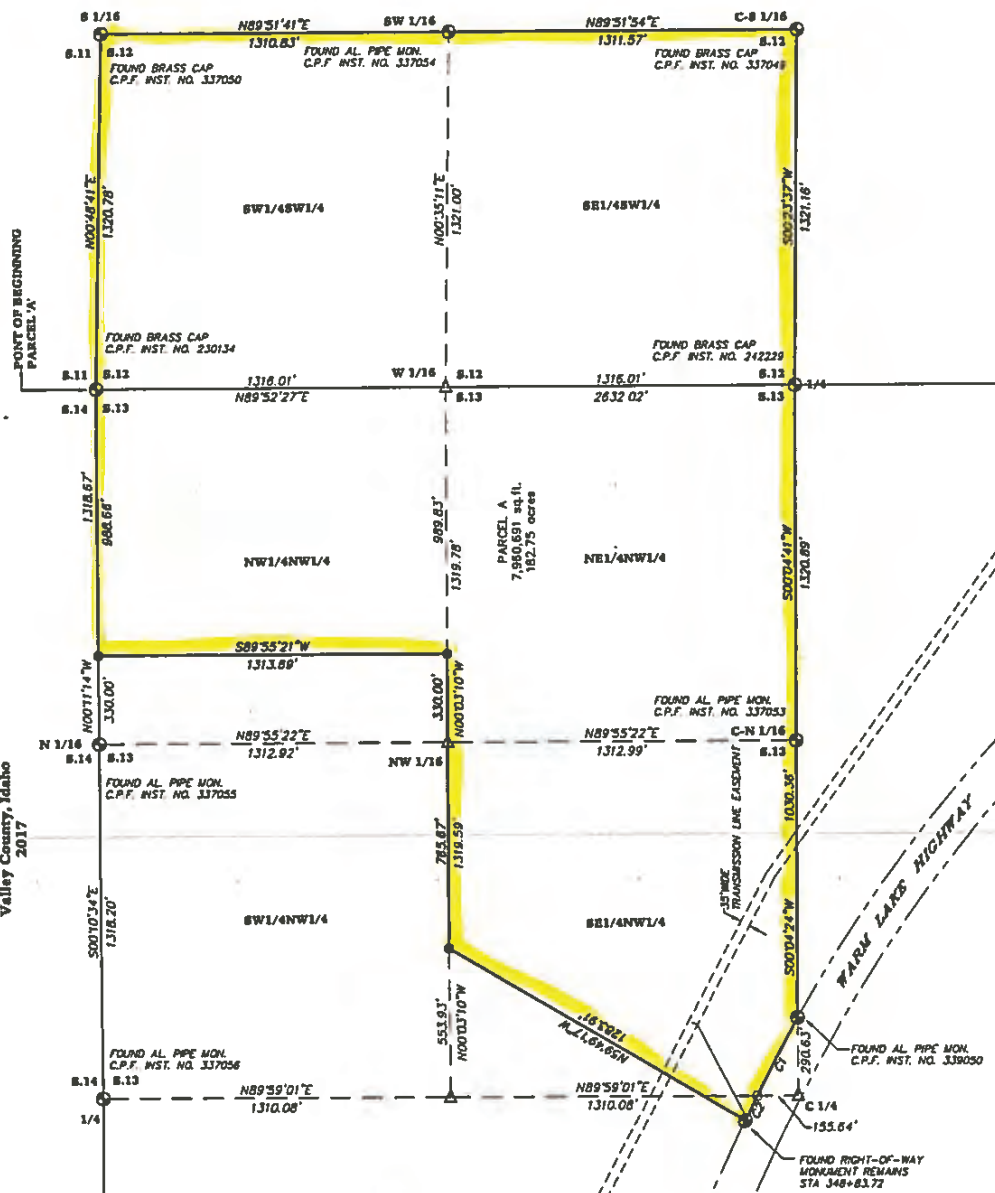
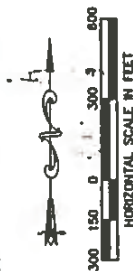
DESIGNED BY: DA 8/21	NO	BY	DATE	DESCRIPTION
DRAWN BY: DA 8/21				
CHECKED BY:				
APPROVED BY:				

NOTES: SEE SHEET 1721 FOR 2021

Instrument # 409240
VALLEY COUNTY, IDAHO
5-22-2017 12:55:29 PM
FODREA LAND GROUP, INC.
DANIELA A. HALLER
E-00000000000000000000
Scale: 1" = 200.00 Feet

RECORD OF SURVEY for DF DEVELOPMENT, LLC

A Parcel of Land Located in
The SW 1/4 of the SW 1/4 of Section 12
And The W 1/2 of Section 13
T. 14 N., R. 4 E., B.M.,
Valley County, Idaho
2017



Legend

- Set 5/8 Inch Rebar
- Found Monument as Noted
- Found 5/8" Rebar
- △ Calculated Position, No Monument Set or Found
- Exterior Boundary Line (Parcel A)
- Right-of-way Line
- Section Subdivisional Line
- - - Easement

Notes

- 1: HORIZONTAL DATUM BASED ON IDAHO STATE PLANE, IDAHO WEST ZONE 1103 COORDINATES PROJECTED TO GROUND BY APPLYING A SCALE FACTOR OF 1.000007672 TO GRID VALUES. DISTANCES ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.

Survey References

- 1: RECORD OF SURVEY BOOK 6, PAGE 548
- 2: RECORD OF SURVEY BOOK 6, PAGE 671
- 3: RECORD OF SURVEY BOOK 11, PAGE 4
- 4: RECORD OF SURVEY BOOK 11, PAGE 5
- 5: RECORD OF SURVEY BOOK 11, PAGE 47

CURVE TABLE		
CURVE	LENGTH	RADIUS
CT	328.84	5004.56
CS	102.29	5004.56

CERTIFICATE OF SURVEYOR

I, George J. Bowers IV, do hereby certify that I am a registered Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground by me or under my supervision, and that this map is an accurate representation of said survey, and is in conformity with the current laws of the State of Idaho pertaining to plats and surveys, including Title 55, Chapter 16, Corner Perpetuation and Filing.



Fodrea Land Group, Inc.
Surveyors, Engineers, Planners.

105 N. MAIN STREET, P.O. BOX 188 - OSCORE, IDAHO 83411 - OFFICE: 208.387.4010
FAX: 208.387.3410
WWW.FODREALANDGROUP.COM

JOB NO. 17084
DRAWN BY: CB
DATE: 09/11/17
SHEET: 1 OF 1



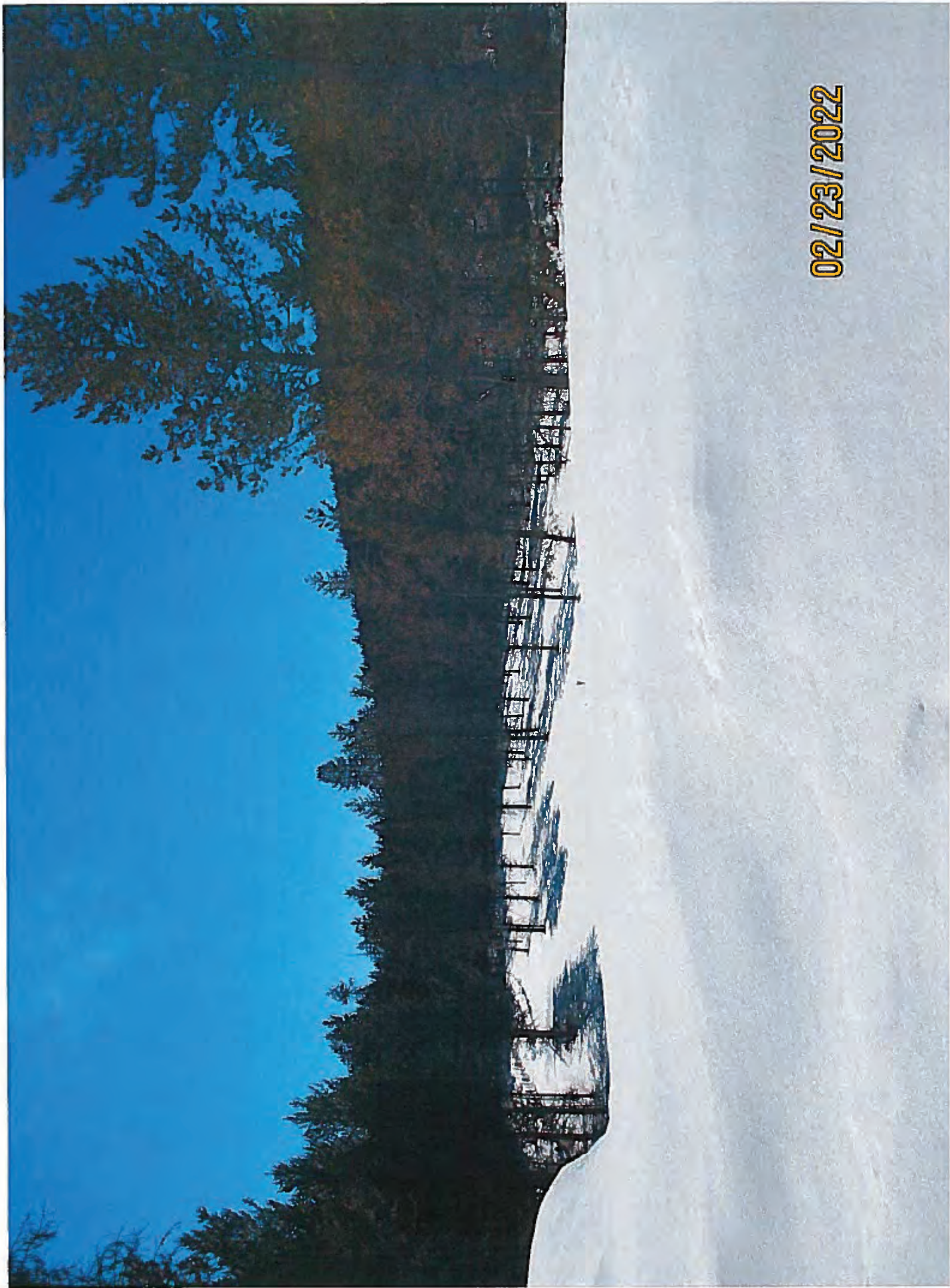


02/23/2022



02/23/2022





02/23/2022

IMAGES





Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUP 22-03

Preliminary / Final / Short Plat CAMP 730

Sec 13

730 Warm Lake Rd

- ☐ 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:
- | | |
|--|---|
| <input type="checkbox"/> high seasonal ground water | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> 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:
- | | | |
|--|--|---|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interlm sewage | <input type="checkbox"/> central water | |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water | |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- | | | |
|---|--|--|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> 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:
- | | | |
|---|---|--|
| <input type="checkbox"/> food establishment | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store | |

- ☒ 14. We have concerns regarding the proposed events without sanitary facilities being provided for the patrons. The proposed future septic system will need to be permitted and inspected. The future well may be considered a public water system depending on # of people served.

Reviewed By: HW/KR

Date: 2/8/22

CUP's

Jeff McFadden <jmcfadden@co.valley.id.us>

Fri 2/11/2022 9:53 AM

To:

Cc:

My thoughts and recommendations.

1. CUP 17-03 No comments
2. CUP 22-01 No comments
3. CUP 22-02 No comments
4. CUP 22-03 The driveway has already been approved and constructed in the last 5 years. Good visibility coming onto Warm Lake Highway. The pavement striping through that area is marked in both directions for passing (dashed lines). I would require some signage posted in both directions for "Turning Traffic Ahead". I would have to do some investigating to determine where these signs would be placed according to the MUTCD manual, or better yet, have them do the investigating for legal placement and have them installed. It is marked as a 50 MPH road but traffic through that area can be upwards of 60 MPH.
5. CUP 22-04 I have approved one approach already off of Johnson Lane for this site. This section of Johnson Lane is a gravel road. The approach for the private road onto Norwood will have to be constructed in an area where visibility is the greatest. There are a couple of vertical curves on Norwood in that area where visibility could be an issue. Speed limit on Norwood Road is 45 MPH.
6. CUP 22-05 Davis Creek road is paved to Gold Fork Road. Gold Fork Road is gravel and is wide enough to pass two vehicles. There is a narrow cattle guard about where the southern property boundary crosses Gold Fork Road. This could cause some issues with the added traffic on that road. The cattle guard necks the road down to one lane. This either needs to be removed or a new, wider guard needs to be installed. I am not sure if it is still needed to control cattle in the area. The developer will need to apply for a driveway permit/approach permit through the road dept.
7. CUP 22-06 I have spoken with the applicant on the accesses that will use Spink Lane. I told him it would be advisable to apply dust control/stabilizer on Spink between the highway and the corner on Spink. He was willing to do this. The driveways will be installed where the visibility is good in both directions. I told him that the county only plows this road once a day and the snow drifting can be bad on this section of Spink. We would enter into an agreement with him so he can keep this section of road clear from snow when needed.

Thank you,

Jeff McFadden, Superintendent
Valley County Road Department



IDAHO DEPARTMENT OF FISH AND GAME
SOUTHWEST REGION
MCCALL OFFICE
555 Deinhard Lane
McCall, Idaho 83638

Brad Little / Governor
Ed Schriever / Director

February 28, 2022

Valley County Planning and Zoning Department
219 N. Main
PO Box 1350
Cascade, ID 83611

RE: Camp 370 CUP 22-03

Dear Planning and Zoning Commissioners,

We have reviewed the proposal for CUP 22-03, Camp 370 on Warm Lake Road. It is our understanding that Montego Properties LC is requesting a conditional use permit for a recreational business, camping area, and detached solar panels. Proposed activities include camping, outdoor music, mountain biking, ATV riding, zipline, target shooting area, and short-term RV storage.

The purpose of these comments is to assist Valley County by providing technical information addressing potential effects on wildlife and wildlife habitat and how any adverse effects might be mitigated. Resident species of fish and wildlife are property of all Idaho citizens, and IDFG and the Idaho Fish and Game Commission are expressly charged with statutory responsibility to preserve, protect, perpetuate and manage all fish and wildlife in Idaho (Idaho Code § 36-103(a)). In fulfillment of our statutory charge and direction as provided by the Idaho Legislature, we offer the following comments and suggestions.

The Warm Lake Road area, and associated camps, campgrounds, and recreational use, are a local "hot-spot" for nuisance bear problems. Every year, Idaho Department of Fish and Game (IDFG) receives several reports from this area of bears getting into trash, coolers, and even tents. Often, IDFG staff need to set a trap to capture and lethally remove offending bears that have become too habituated to human food sources.

Without proper rules and precautions for food and garbage storage, we are concerned that the proposed recreational business will become another attractant for bears in the area. Because of this, we offer the following recommendations as you consider this proposal:

- Providing food to wildlife may have adverse consequences for wildlife and property owners. Feeding tends to attract and concentrate animals away from native habitat, habituate animals to people, facilitate the spread of disease, and has the potential to create

Keeping Idaho's Wildlife Heritage

conflict between neighboring homeowners. Big game animals should not be fed under any circumstances unless specifically conducted by or in cooperation with the IDFG.

- Unsecured garbage, pet food, and livestock food have the potential to attract black bears and other animals. We recommend storing pet food and livestock feed in a manner that does not attract wildlife. IDFG recommends the development require bear-proof garbage containers and dumpsters.
- Campsites with unsecured food can also attract animals such as bears, foxes, and raccoons. IDFG recommends that campers be required to store food inside locked vehicles, or in food storage lockers, when it is not being actively prepared or consumed.

We appreciate your attention to the wildlife concerns in this area. Please contact Regional Wildlife Manager Regan Berkley at 208-634-8137 should you have any questions about our recommendations.

Sincerely,

A handwritten signature in dark ink, appearing to read "Josh Royse", followed by a long horizontal line extending to the right.

Josh Royse
Southwest Regional Supervisor



Cascade Rural Fire Protection District
P. O. Box 825
109 East Pine Street
Cascade, Idaho 83611-0825
208.382.3200 – Phone
208.382.4222 – Fax

March 1, 2022

TO: Valley County Planning and Zoning
Attn: Cynda Herrick

RE: C.U.P 22-03 Camp 730
730 Warmlake Rd
Cascade Id, 83611

I have reviewed C.U.P 22-03 located at 730 Warmlake Road. This property is outside Cascade Rural Fire Protection District's boundaries, at the request from the Sheriff I have provided the following recommendations.

The roads within this development do not meet county standards or International Fire Code (IFC) 2018 standards.

After reviewing the site map, the residence gets its access from the "A" road and then the campsites are accessed from there to the "B" and "C" roads. The "A" road which have shared use, shall be built to the requirements of Fire Apparatus Access Roads and "B" and "C" Roads shall be built to the requirements of Driveways.

- **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulder, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- **503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
- **503.4 Obstruction of fire apparatus access roads.** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles.
- **503.7 Driveways.** Driveways will provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches
- **503.7.5 Address markers.** All buildings need to have a permanently posted address, which will be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address needs to be posted at the beginning of construction and maintained thereafter. The address need be visible and legible from the road on which the road on which the address is located. Address signs along one-way roads will be visible from both the intended direction of travel and the opposite direction. Where multiple address's are required

at a single driveway, they need to be mounted on a single post, and additional signs will be posted at locations where driveways divide.

- **503.7.6 Grade.** The gradient for driveways cannot exceed 10 percent
- **503.7.8 Surface.** Driveways need to be designed and maintained to support the imposed loads of local responding fire apparatus and will be surfaced as to provide all weather driving capabilities.

Please contact me directly with any questions,

Steven Hull
Fire Chief
Cascade Rural Fire Protection District
[REDACTED]



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

February 18, 2022

By e-mail: cherrick@co.valley.id.us

Valley County Planning & Zoning
219 N. Main Street
Cascade, ID 83611

Subject: Camp 730, CUP 22-03

Dear Ms. Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.
- DEQ recommends the applicant review EPA's best management practices for lead outdoor shooting ranges. They can be found at: <https://www.epa.gov/lead/best-management-practices-lead-outdoor-shooting-ranges-epa-902-b-01-001-revised-june-2005>.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK319

From: william brecheisen [REDACTED]
Sent: Thursday, February 17, 2022 5:54 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Concerns, oppositions, and ideas on the montego properties C.U.P. LC 22-03 Camp 730 application

I am the property owner with probably the longest common border and will have a house being built in 2023.

If camping is allowed I would request a 3 foot woven wire fence be required to prevent dogs and children from entering my property.

I see no need for target shooting to being allowed. There is a shooting range just down the road probably less than 3 miles.

If there are numerous campsites I would suggest that a fire hydrant be required so fire department can refill their trucks on site. There are always campers that do not follow all the fire rules, causing a potent wild fire concern.

In the clear mountain air, noise and music travels a long ways. We know because for the last two years we have to listen to it when this property has held there summer "church" get together. All summer long outdoor music, ATV, and motorbikes would sure disrupt the peace & quite of our countryside. That is why I bought this piece of property. Quiet is golden.

Last summer we had a mother bear and her two cubs as guest every time we left for a few days. Our camper Windows required cleaning a number of times. We were with-in 30 yards several times, so expect bear problems. Bruce Leeper can shed light on the amount of bears in the area as he captured many pictures of them on his trail cameras. He is another property owner that lives nearby, like 300 yards.

A policy on light pollution would be nice to have implemented.

There has not been a number of campsites requested on this property, the number is needed so as to evaluate the impact it would have on local highways, water usage, local deer and elk herd that uses this property as a winter and spring bedding area.

My property address is 722 Warm Lake Road
Phone # [REDACTED]

Thank you very much for presenting this at the meeting for me.

A very concerned property owner. William L Brecheisen. Pronounced. [BRECK-HEISEN]

Feb. 18, 2022

Cynda Herrick
Planning & Zoning Director
P.O. Box 1356
Cascadia, ID 83611

R. Montego Properties, LC
730 Warm Lake Rd.

Dear Ms Herrick:

I wish to express my displeasure of Mr. Bill's under-handed Tactics. As both he and his wife assured ~~me~~ ^{me} his property was going to be used as a family playground not as commercial property. ~~I~~ ^I purchased my property to get away from crowd & noise. I've loved the time I've spent on our "Mountain" and it angers me that he will take the quiet and solace away from me, so I can not enjoy my property.

Several points come to mind, I'm quite sure they have been considered by you & your staff, but I would like to mention them just the same.

1. Target shooting - I'm sure you can understand the noise this would create, ~~scaring~~ disrupting the nature routine of the Elk that bed in that area. Along with the potential for lead poisoning for the

- Elk, ruffed grouse and other native fauna. Including the Bald Eagles, who eat dead meat, such as ground squirrels which are shot. Thus getting poisoned by the lead. The ruffed grouse population is already on a decrease.
2. Mountain biking, ATV riding would create noise and dust that would disrupt ~~all~~ native birds or animals who call the property their homes. Creating a possible highway danger. It would also create erosion to the land and thus pollute the water. And create a danger of wild ~~fires~~ ^{fires}.
 3. If this proposal is approved I would request a perimeter fence sufficient to keep dogs and kids off my property.
 4. Please consider the additional stress on all county services including - roads, trash, fire & air pollution. And services and traffic ~~presented by~~ ^{invited by} the City of Cascade.
 5. I would additionally request the hours for quiet time be set, so no neighbors can sleep.
 6. I would request that a "dark sky" regulations be enforced.
 7. I would request there be means to contain a fire, such as a hydrant be placed on the property.

I'm am very displeased that the natural, native environment I've come to love about my property will be so radically altered. I ask you to think very long and hard about this matter.

I thank you for considering my opinion.

Sincerely,

Julia Munro

1475 NW Bluegrass Circle

Int. Home, ID 83647

[REDACTED]

My property has a shared drive way and is at 722 Warm Lake Rd. (50 acres)