

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>C.U.P. 22-16</u>	<input checked="" type="checkbox"/> Check # <u>109687</u> or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>150.00</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT \$ _____
PROPOSED USE: <u>CAMP</u>	DATE <u>4-21-2022</u>

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: McKenzie Hansen & Tanya Russi Date: 12/1/21

The following must be completed and submitted with the conditional use permit application:

- ❖ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLICANT McKenzie Hansen & Trevor Russi PHONE [REDACTED]

Owner ☐ Purchaser ☐ Lessee ☐ Renter ☒

APPLICANT'S MAILING ADDRESS 3709 Cleveland Blvd Caldwell, ID ZIP 83605

OWNER'S NAME Chris & Karen Klein

OWNER'S MAILING ADDRESS _____ ZIP _____

AGENT/REPRESENTATIVE NA FAX NA PHONE NA

AGENT/REPRESENTATIVE ADDRESS NA ZIP NA

CONTACT PERSON (if different from above) NA

CONTACT'S ADDRESS NA ZIP NA PHONE NA

ADDRESS OF SUBJECT PROPERTY 12815 State Highway 55, Donnelly, ID 83615

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER RP16N03E269290 & RP16N03E269260

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐

2. SIZE OF PROPERTY 2.95 (total) Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: NA

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Residential home - address: 12823 Highway 55; 108.99 acres

South Residential home - address 12809 Highway 55; 3.26 acres

East Rural residential - address: 3 Plant Ln; 4.62 acres

West Dry grazing: 20.0 acres

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: ~12 feet

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

Number of Proposed Structures: 5 Number of Existing Structures: 1

Proposed Gross Square Feet

1st Floor 3600 ft² (w/o deck 252 ft²)

2nd Floor NA

Total 1840 ft² (All 5 structures with deck overhang included)

Existing Gross Square Feet

1st Floor 180 ft²

2nd Floor NA

Total 180 ft² (including deck overhang)

~~8a.~~ TYPE OF RESIDENTIAL USE (If applicable):
Single family residence ☐ Mobile home for single family residence ☐ Multiple residences on one parcel ☐

~~8b.~~ SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

~~8c.~~ DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: _____

Percentage of site devoted to landscaping: _____

Percentage of site devoted to roads or driveways: _____

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

Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: NA

Handicapped spaces required: _____

b. Parking spaces proposed: 0 spaces

Parking spaces required: _____

c. Number of compact spaces proposed: NA

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: NA

e. Are you proposing off-site parking: No

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>20 ft</u>	_____	<u>50 ft</u>	_____
Rear	<u>7.5 ft</u>	_____	_____	_____
Side	<u>7.5 ft</u>	_____	_____	_____
Street Side	<u>20 ft</u>	_____	_____	_____

12a. NUMBER OF EXISTING ROADS: _____ Width: _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____

12b. NUMBER OF PROPOSED ROADS: _____ Proposed width: _____

Will the proposed roads be publicly or privately maintained? Drive/parking - privately maintained

Proposed road construction: Gravel ☐ Paved ☐

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

None

13b. PROPOSED UTILITIES: Septic Well Power

Proposed utility easement width 12 ft Location _____

14a. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐

14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒

If individual, has a test well been drilled? No Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well Well ID: 292470 Depth 32.00 ft Flow 60

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction? yes
If yes, Explain: Addition of a Washroom. Washroom construction will take place Oct. 2022 (proposed). Dimensions - 11' x 12.8', total square footage 140. Includes indoor/outdoor shower, changing area toilet room
16. DRAINAGE (Proposed method of on-site retention): NA
Any special drains? _____ (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): _____
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) No
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? _____
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? _____ If yes, Explain:

19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

NA



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APPLICATION FOR IRRIGATION PLAN APPROVAL submitted with C.U.P. & Subdivision Applications (Idaho Code 31-3805)

Applicant(s): _____

Mailing Address _____ City, State _____ Zip _____

Location of Subject Property: _____
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP _____ Section _____ Township _____ Range _____

C.U.P. Number: _____

This land: ☐ Has water rights available to it
☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

NA

to better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

Are you within an area of negotiated City Impact? ☐ Yes ☐ No

What is the name of the irrigation and drainage entities servicing the property?

Irrigation: _____

Drainage: _____

3. How many acres is the property being subdivided? _____

4. What percentage of this property has water? _____

5. How many inches of water are available to the property? _____

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided?

☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

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

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) _____

NA

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Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate waste water direction —————→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the Irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: _____
Applicant / Property Owner

Date: ____/____/____
(Application Submitted)



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

By: _____

Date: _____

By: _____

Valley County Weed Control

Date: _____

Please refer to printed application,
all components included there.

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
 1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
 2. Provision for the mitigation of impacts on housing affordability.
 3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.
 4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.
 5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

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

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

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

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

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

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

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

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

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

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

18. What will be the impacts of a project abandoned at partial completion?

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

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

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non residential floor space in order to insure compatibility with adjacent land use and development.

New and expanding business may qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code § 63-602NN

Protocols for qualifying property exemption in Valley County, Idaho

Application must be received prior to the start of construction (ex. Building Permits, excavation)
Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners

- ❖ Retail sales business do not qualify
- ❖ Multi use may qualify excluding retail sale area
- ❖ Housing
 - Multi-family housing must have 5 units or more per structure.
 - ♦ For local housing only (workforce)
 - Multi-Family housing: units may qualify if more than one structure is built totaling 5 or more units.
 - ♦ Vacation/short term rentals not allowed
 - ♦ Units cannot be individually sold (Example: Condominiums)

Remodel and/or additions to existing Businesses

- ❖ Only the area of remodel/addition may qualify for exemption
- ❖ Retail sales additions/remodel will not qualify

Application must be filed with the Valley County Assessor's office before construction begins.

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



Conditional Use Permit
Application Package
January 9, 2022

Applicant:
Modern Camp, LLC
C/O McKenzie Hansen
Trevor Russi
3709 Cleveland Blvd.
Caldwell, ID 83605

Property Owner:
Chris & Karen Klein

Prepared By:
Modern Camp, LLC
3709 Cleveland Blvd.
Caldwell, ID 83605

Camp Modern is excited to talk about our company and the ideas for the projected campground development. Many individuals want to go and experience the outdoors, but they don't have access to these locations, don't have the necessary camping equipment, and don't know how to stay safe in the wilderness. Camp Modern's mission is to encourage people to reconnect with themselves by improving outdoor access.

On approximately 3 acres, we propose a concept with up to 6, 288 sqft A-frames (units). Modern Camp's site is designed to allow for low-impact development by clustering units, using the natural landscape as a buffer and screening from surrounding properties, dirt walking paths between unit, minimal vegetation clearance around unit platforms and other structures, limited electric power to units, and water conservation efforts. Through open space preservation, land management methods, and a mitigation plan, the site design promotes the conservation of the outdoors. Camp Modern aims to provide something unique to the community that enhances growth in local residents and visitors to Valley County by educating and exposing people to Valley County's history, the significance of wildlife, and how the two are mutually beneficial.

With proof from the previous summer/fall season of 2021, Camp Modern has been effective in achieving our mission. The proposed glamping location for Camp Modern is surrounded by agricultural land, National Forest Land, and wildlife habitat. Camp Modern has established itself in the outdoor business due to the location and design of the camps, which provide the following to communities and guest campers:

- Through minimum disturbance to the land, sustainable and alternative low-impact development can be achieved
- Open space preservation and land management strategies are used to protect the outdoors
- Travelers have access to the outdoors
- Proposed community connections with non-profit organizations in the area
- Job development and collaboration with local firms have a positive economic impact
- Utilization of short-term residing structures, to minimize the negative impact of the housing pool
- Provide additional work for locals

Camp Modern plans to manage approximately 3 acres of open space as well as the work to improve the habitat for wildlife in the area by planting native trees, shrubs, and grasses as well as weed control. This plan is similar to the habitat improvement efforts of the Teton Creek Corridor project and the proposed pathway <https://www.tetoncreekcorridor.org/agriculture> in Driggs. Camp Modern will complement the completeness of the proposal and the efforts made to minimize the impact to the wilderness by clustering the development (75% open space designation) and outdoor education signs.

The proposed project would provide a four-season, operated 6-unit luxury camping facility with individual canvas tents (phase one) and small A-frame structures (phase two) for sleeping quarters and one shared bath house. Camping would be offered year round in phase two. The tents would be a mix of standard safari-style structures and A-frames utilizing a shared restroom facility. The units would be spaced 50–75 feet apart, allowing for the preservation of vegetation and existing topography between the units. Safari tents are typically erected on prepared gravel beds or raised wood decks depending on their size, and do not have permanent foundations. Minor relocation of these tents and change between tent types may occur from season to season. Tents would be equipped with wood-burning stoves for heat designed for use in such facilities, complete with spark arrestors and heat shields. Smoking would be permitted at individual tent locations, and contained fire pits are provided to guests with precautions and education on no-burn seasons. Guest tents will be taken down at the end of the season. Proposed tents and structures are depicted on the site plan (see attached Site Plan). Maximum build-out of 6 A-frames are anticipated to be complete within 5 years of construction start, construction start Fall 2022.

The facilities to be included in the project include the following:

- Six guest tents (phase one) with a phase out of tents to A-frame structures (phase two)
- One communal bathroom facility (either prefabricated, mobile structures, or slab on grade permanent structures) comprised of one-bathroom unit placed approximately 250 feet from units without bathrooms
- Space for on-site activities such as a volleyball court, horse shoe area, and/or yoga deck/event platform
- Six individual, contained camp fire pits
- One housekeeping staging area for staff use (proposed in phase three)
- Approximately eight gravel parking spaces
- Signage for camp location and also for emergency access

Circulation throughout the site would consist of driveway improvements at the entrance (asphalt drive installation with further suggestions on safe turn-off), from State Highway 55, accessing the common area/parking. Pedestrian paths will also be cleared for access to each individual tent. There would be no artificial landscaping, and on-site grading is minimized by fencing and controlled access.

Individual guest units would not be wired for electricity (solar operated), but the bath house would be; solar lighting would be used along pedestrian pathways. Electrical is readily available to physical address. Water would be provided to the project area via a new well, and sewer would be accommodated in a new on-site septic system. Hauling of water to the site and/or the acquisition of water rights is being considered to meet water demand should it exceed the quantities authorized-under the permit exemption for groundwater for multiple domestic purposes. Proposed bathhouse install will begin September 2023; meanwhile, guests will utilize outhouse facilities that are maintenance once per week. Showers will not be included on the premises, until the bathhouse is

developed. Our guests will only be allowed to book for a maximum of two night-stay minimizing the immediate need for shower facilities.

Utilities needed include the following: an on-site public water supply well to meet water needs of the site; on-site septic system facilities; electrical facilities; garbage and fire wise plan elements.

Water Source: An on-site Public Water Supply well (PWS) is proposed to fulfill the needs of the site. Low flow water fixtures would be used in the camp. Wash facilities in communal bathroom will have shower heads and faucets that turn on by pulling a handle or pushing a knob; as soon as the handle or knob is released the water turns off. Typical toilets would use 0.8 to 1.2 gallons of water per flush. Water demand is anticipated to be approximately 100 gallons per day inclusive of guest's needs. During operation, guests are advised to bring potable water. The assistant fire chief at Donnelly Rural Fire Department was contacted and they identified no issues that would preclude emergency services. Property is insured for liability and fire protection.

Sewer/Septic Source: Proposed on-site septic systems would be sized to handle less than 3,500 gallons per day. Guidelines and procedures for the Valley County Septic System Evaluation would be followed. P & Z commissioners approved a porta-potty for commercial use with the proposal of future bathroom installation. All additional CDHD porta-potty requirements have been met, according to conversations had with Idaho State Parks and Recreation. The porta-potties are pumped on an as-needed basis, typically one time per week for cleanliness.

Fire Wise Management Plan: A Fire Wise Management Plan is required for the camp site project and was reviewed/approved by Donnelly Fire Department. The Fire Wise Plan would establish procedures to mitigate wildfire risks. Examples of procedures include protocols for maintenance around unit sites, fire emergency response training for (future) staff, road access and vegetation clearing, established smoking areas, established evacuation areas, and appropriate signage for emergency vehicles. Camp Modern's strict protocols for site cleanup and regular tree thinning activities would be additional ways to decrease fire danger at the camp site. Camp Modern will coordinate with Donnelly Fire Department to schedule on-site inspections of the site after construction and to get approval for implementation of the Fire Wise Plan.

Additionally, fire extinguishers are located inside each tent with a smoke/CO2 detector. Each guest is provided with a guidebook to aid in fire starting/evacuation.

Vehicular Use/Pedestrian Safety: The history of State Highway 55 and local concerns of pedestrian safety is understandable as well as the local workforce commuter traffic on HWY 55. The traffic study analyzed the intersection of Old Jackson HWY and Moose Creek RD as well as the intersection of Old Jackson HWY Access and HWY 33. Idaho Transportation Department (ITD) has a continuous counting station on HWY 55 approximately 3.6 miles south of Roseberry Rd. Based on these counts, the peak hours for through traffic are 9-11am and 3-6pm. A summary of the July 2021 count data used

is included in Appendix A of the Traffic Impact Analysis. As the peak hour through traffic volumes were taken from the ITD website for July 2021, the peak season for travelers. The Traffic Impact Analysis and ITD indicate there are no major impacts from our campsite; HWY-55 to McCall. However, we look forward to discussing how we can help resolve some of the existing issues and safety concerns impacting this area as the recreational access continues to grow in popularity. Camp Modern will continue to be an active listener for the community and its leaders to help improve safety in this area.

The proposed project is planned to have 6 tents/A-frames on-site. Using a trip generation rate from a similar project, trips for the proposed project were estimated for the low and high range of development potential with one-hundred percent occupancy to represent worst-case condition. Actual occupancy would vary based on seasonal and weekly fluctuations.

The daily average of vehicular trips with 6 tents would be 24. This accounts for one round trip and one additional leave/return per guest. The project would have a single access location off of State Highway 55. Our guests are advised to turn down Plant lane and wait for clearance to then proceed into Camp Modern. We understand that our guests are turning off of the highway and would like to provide the safest transit possible to each one of our valued guests.

Based on a review of the surrounding street network and likely customer origins and destinations, it is estimated that project trip distributions are low and not expected to result in traffic operation or safety impacts.

Mitigation of Impacts on Housing Affordability: Camp Modern will utilize short-term, rentals. This model is not suitable for year-round habitation; thus, no impact on general housing pool.

Noise Control: Camp Modern encourages each guest to be respectful of the natural habitat and neighbors. We have set wake hours between 7am and 10pm. Based off performance of last season, noise control has not been a complaint from our surrounding neighbors.

Heat/Glare Control: Limited lighting will be utilized throughout the premises. Pathways will be dimly lit with solar lights and each unit will have two solar light fixtures to provide the guests with moderate visibility in dark hours.

Particulate Emissions: NA

Slope Gradient: There are no evident issues with soil characteristics or potential problems in regard to slope stability, embankments, building foundation, utility, and road construction. A structural engineer has been hired and will conduct a site visit before/during construction of A-frames/bathhouse.

Project Visibility: Each unit is strategically placed in order to promote a feeling of seclusion and is well hidden by current vegetation and trees. Visibility by neighbors is also reduced dramatically due to current vegetation that will be preserved.

Comparative Analysis: There are no other existing operations in nearby areas that are currently permitted under CUP provisions, according to our searches.

Impact of Project Abandonment: The property is also utilized as family recreational property; however, due to the size of the structures and the marketing of Camp Modern-our guests are typical of couples seeking a low stress escape.

Construction Timeline: The construction/development will occur over a five-year period as follows:

- 2021- unit one with one outhouse
- 2022- one additional canvas tent and two A-frame with one outhouse, installation of well, power, and septic.
- 2023- three additional A-frames, installation of bathhouse.
- 2024- one additional A-frame (totaling 6 units), volleyball court, common area, and caretaker suite

Anticipated Rental Price: Each unit will fluctuate in rental price per night depending on the season and size of unit. The 10x12 unit ranges from \$95-140 per night and the 14x18 units will range from \$115-160 per night.

Camp Modern strongly believes in being a community partner. There are many ways to have a positive impact on a community through job creation, tourism, supporting educational programs and becoming involved in local nonprofits. Camp Modern looks forward to having continuous conversations during our approval process as we work to understand the feasibility and opportunities to support local programs on site and off site. Furthermore, we understand that like most tourism business, we are a seasonally subjected operation. Therefore, we plan to employ two team members during the season and one-full-time position.

Camp Modern has operated for a total of one season in which we hosted over 70 guests. We employed a caretaker and provided their family with a reasonable/livable income. Camp Modern has also attained "Superhost" status on the rental portal AirBnB and received countless, endearing personal comments in the guest log and reviews. Camp Modern is one of the few options provided to locals/tourists to get outdoors and enjoy nature with little-no packing required. Our goal is to continue providing opportunities for novice campers to step into the outdoors in a less intimidating setting.

We are excited to talk about our project and discover solutions to address and resolve any issues or concerns you may have, in the hopes of delivering a trusted, successful, and long-term community partner and economic benefit to Valley County.

Appendix A Monthly/Hourly Volume During Peak Season

Idaho Transportation Department Road, Monthly Hourly Volume for July 2021

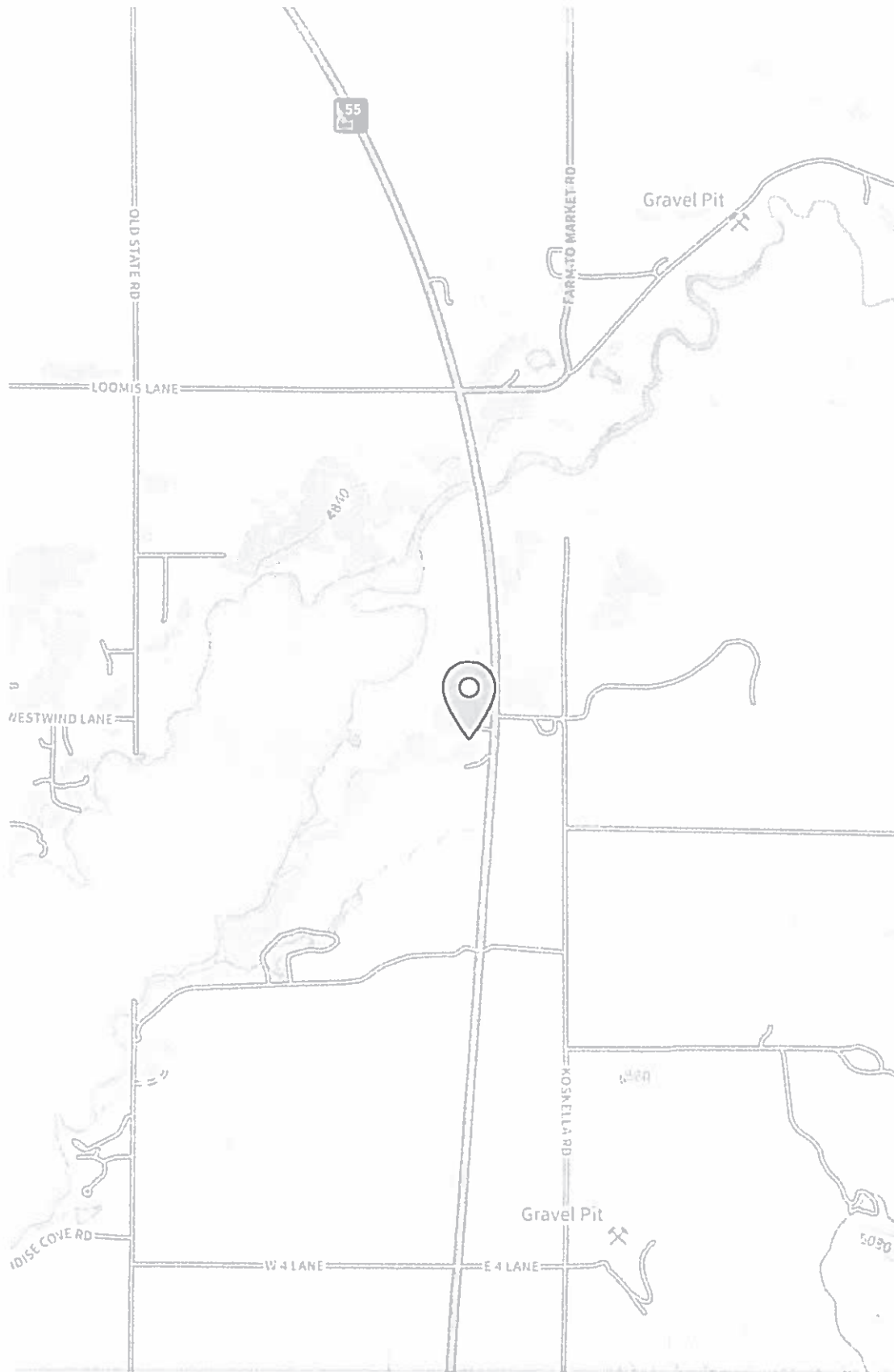
Site names: 00043
County: Valley
Funct Class: R Principal Arterial - Other
Location: SH-55 3.6 Mi. S of Roseberry Rd.

Seasonal Factor Grp: 8
Daily Factor Grp: 6
Axle Factor Grp: 8
Growth Factor Grp: 2

	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total
01	34	16	11	11	35	72	196	305	357	466	546	602	585	637	632	704	683	610	526	440	382	262	158	88	8,358
02	79	25	17	17	23	66	166	295	385	547	679	760	726	743	766	822	814	781	606	485	455	340	217	110	9,924
03	77	52	19	10	23	53	88	222	335	576	709	628	895	796	659	634	529	528	416	334	363	281	187	201	8,615
04	65	26	18	22	10	33	62	147	232	407	517	649	655	634	601	601	491	440	346	272	277	192	125	288	7,110
05	65	39	18	23	33	79	164	366	542	812	1,064	1,086	953	772	702	738	635	654	554	458	296	188	107	48	10,398
06	24	18	14	21	38	106	261	391	497	534	615	714	687	590	600	607	525	489	357	269	198	147	88	36	7,806
07	23	7	8	9	23	73	210	304	408	464	515	551	573	554	539	602	570	494	327	259	210	142	70	41	6,976
08	18	7	16	22	25	62	200	300	390	444	534	571	610	613	651	670	662	621	467	384	264	197	109	44	7,881
09	25	16	10	21	33	61	179	288	357	421	557	693	698	661	742	694	744	446	504	604	441	271	165	73	8,704
10	42	22	9	9	19	43	106	228	337	487	653	639	764	630	686	622	569	483	420	341	227	197	132	46	7,711
11	40	14	11	6	15	38	73	189	338	513	697	854	841	791	758	694	718	589	516	373	257	186	98	53	8,662
12	21	12	7	24	26	108	215	355	396	531	534	625	509	531	585	563	545	452	352	240	171	125	54	26	7,007
13	29	10	10	13	28	70	211	295	386	409	493	443	456	451	534	543	498	428	336	215	186	132	59	29	6,264
14	13	13	9	19	33	74	177	298	404	433	508	480	482	509	542	541	532	496	367	262	211	134	64	38	6,639
15	19	5	9	19	34	70	183	294	351	386	521	557	576	487	682	663	628	623	436	358	296	177	100	35	7,519
16	36	14	8	19	30	75	176	267	408	478	620	758	720	674	765	722	833	813	635	491	381	222	163	59	9,367
17	40	18	14	11	16	30	99	192	369	522	639	738	731	671	635	669	573	510	398	298	258	183	130	76	7,820
18	30	17	12	7	16	37	56	185	296	560	717	841	848	886	744	724	767	699	495	375	284	156	95	43	8,890
19	13	10	13	18	28	100	249	379	458	484	553	637	566	579	571	646	587	514	416	197	163	95	65	31	7,372
20	12	8	6	12	27	72	190	314	372	422	484	465	529	483	504	502	521	476	335	196	183	118	62	33	6,327
21	14	12	7	10	26	72	204	305	448	420	479	499	522	577	497	624	581	560	378	293	217	154	74	40	7,013
22	20	11	11	15	28	72	178	294	391	453	540	552	573	613	562	659	623	411	350	396	522	201	115	72	7,662
23	28	14	9	18	38	71	170	290	422	524	624	701	760	773	780	814	860	766	617	527	397	249	139	64	9,655
24	32	9	12	18	10	35	99	201	366	512	678	757	759	710	698	644	552	551	408	333	300	184	134	65	8,067
25	39	20	15	17	22	22	75	191	334	536	788	930	906	838	879	764	706	591	475	370	260	142	95	61	9,076
26	17	16	7	16	53	117	196	337	380	504	602	606	596	591	586	599	546	494	362	255	186	124	53	25	7,268
27	22	13	12	10	33	85	178	310	376	418	465	537	499	467	524	567	507	495	330	295	190	140	72	28	6,573
28	15	10	14	14	24	66	177	296	363	470	562	525	553	566	522	602	554	489	413	260	223	149	81	46	6,994
29	26	13	10	19	31	71	168	285	401	439	551	584	594	570	598	641	555	617	457	333	244	191	102	56	7,556
30	25	17	18	16	28	71	158	273	419	515	648	686	693	747	695	851	761	691	611	436	343	255	116	68	9,141
31	23	17	8	16	9	30	105	215	337	463	650	708	704	716	686	621	567	462	394	289	217	165	94	44	7,540

Appendix B Site Map





Appendix C

Proposed Site Utilization



Pink pins indicate dwellings and yellow indicates bathhouse and common area.

Appendix D Profit Since July 2021



810 Orange Street
San Francisco, CA 94103
United States (415) 610-4477

Proof of income

Created: 11/08/21
User: Michaela H. (id: 501)
User ID: 74852581

Jan 1, 2021 - Oct 31, 2021

Hosting income

Includes 2 listings

Months	Total paid	Gross earnings
January 2021	\$0.00	\$0.00
February 2021	\$0.00	\$0.00
March 2021	\$0.00	\$0.00
April 2021	\$0.00	\$0.00
May 2021	\$0.00	\$0.00
June 2021	\$0.00	\$0.00
July 2021	\$3,361.05	\$3,465.00
August 2021	\$4,026.47	\$4,151.00
September 2021	\$2,464.77	\$2,541.00
October 2021	\$1,736.30	\$1,790.00
TOTAL	\$11,588.59	\$11,947.00

1. Eagle's Landing: Canvas Tent Glamping

51577450 • 12615 Idaho St, Donnelly ID 83615 US

Months	Total paid	Gross earnings
January 2021	\$0.00	\$0.00
February 2021	\$0.00	\$0.00
March 2021	\$0.00	\$0.00
April 2021	\$0.00	\$0.00
May 2021	\$0.00	\$0.00
June 2021	\$0.00	\$0.00
July 2021	\$0.00	\$0.00
August 2021	\$73.72	\$76.00
September 2021	\$563.57	\$581.00
October 2021	\$795.40	\$820.00
TOTAL	\$1,432.69	\$1,477.00

Appendix E Guest Reviews

Bonni

Aug 7 - Aug 8, 2021

Eagle's Landing: Canvas Tent Glamping 🦅🏕️



Overall rating



Public review

What a fantastic idea for an Airbnb! All the joys of camping, but none of the stuff that makes camping suck! I literally just threw some clothes, bug spray, and a water container in the back of the car. Unpacking when I got home was a non-event! Port-a-potty was spotless, so not a big deal at all. Loved all the little lights outside. The chairs are super comfortable by the firepit (although there was a burning ban that weekend... it was still nice). Hosts are fabulous people with great communication. We'll be back!

Leslie

Aug 8 - Aug 9, 2021

Eagle's Landing: Canvas Tent Glamping 🦅🏕️



Overall rating



Public review

This place was wonderful and exactly as described. It was the perfect getaway and break without all the stress of packing for camping. The tent was so clean and the amenities were perfect. You are close to fun outdoor activities and McCall while still being off in your own little part of the woods. We highly recommend and are excited to come back!

Tyler

Aug 15 - Aug 16, 2021

Eagle's Landing: Canvas Tent Glamping 🦅🏕️



Overall rating



Public review

Yes, it's right off the highway, but I was blown away by how deeply peaceful it felt to be here. It's all the privacy & quiet you could want, right down the road from everything the area has to offer. The tent was clean, cozy, and comfy — the Airbnb trifecta! It was ideal for a solo getaway. I loved watching the sun set from the porch, & the fire pit is the perfect size. I slept so well. I'd go back in a heartbeat.

Ramya

Aug 22 - Aug 23, 2021

Eagle's Landing: Canvas Tent Glamping 🦅🏕️



Overall rating



Public review

Kenzie put in a lot of thought to the tent! It's so welcoming and comfortable, and has tons of cute touches (cast iron pans, bowls, heating, books for local recommendations, charging station, outdoor patio and fire pit)! It's right off 55, and I was worried about traffic sounds, but it really wasn't an issue at all.

Olivia

Sep 3 - Sep 4, 2021

Eagle's Landing: Canvas Tent Glamping 🦅🏕️



Overall rating



Public review

Couldn't recommend enough! My dog and I went for a nice getaway and it was fantastic. Nice and secluded with everything you need for a night or two!

Kayla P.

Sep 19 - Sep 20, 2021

Eagle's Landing: Canvas Tent Glamping 🏕️



Overall rating



Public review

Incredible stay! So cute and clean and an easy way to get a "camping" experience.

Bri

Sep 9 - Sep 10, 2021

Eagle's Landing: Canvas Tent Glamping 🏕️



Overall rating



Public review

McKenzie was an amazing host, always accommodating and responsive to our needs! She made a bad week, with a recent loss of our pet, so much better! It made it so much better that our other dog was able to enjoy her cute space with us!

Tierani

Sep 22 - Sep 23, 2021

Eagle's Landing: Canvas Tent Glamping 🏕️



Overall rating



Public review

My husband and I love to camp so I took a leap and surprised him with a nights stay here for our first glamping trip. It was a nice change from your typical camp out. The host was great at providing all the information we needed before arrival. When we arrived the camp site was so cute and clean, even the out house was clean. The set up looked straight out of a Pinterest ad. We went to town for dinner in Donnelly which was close and convenient. When we got back to camp it was pouring rain so we unfortunately didn't get to use the fire pit. Instead we snuggled inside, listened to the rain, and played games. The bed was comfortable and warm. We both slept amazing and were surprised how well rested we felt in the morning. 10/10 would recommend this modern camp. We will be back for another romantic outdoor get away!

Appendix F
Guidebook/ Communication to Guests



HELLO



We're Trevor and Kenzie and we're thrilled you're here!

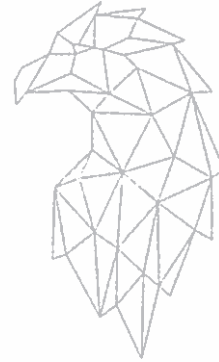
We both grew up in the Boise area and spent our summers exploring Idaho's beautiful mountains. We have always been keen on the outdoors, and spend the majority of our free time hiking, fishing, paddle boarding, and exploring all that Idaho has to offer.

In 2021, we decided to pursue our dream of building unique tiny structures in our favorite locations. We built Eagle's Landing over three weekends, with lots of sweat and love.

We were set on naming the canvas tent "Eagle's Landing" because it's located directly below a giant eagle's nest. Look up!

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ATTRACTION RECOMMENDATIONS

Tamarack Resort- four-season ski resort. Grab tacos at the top of the mountain at the "Mile High" restaurant.

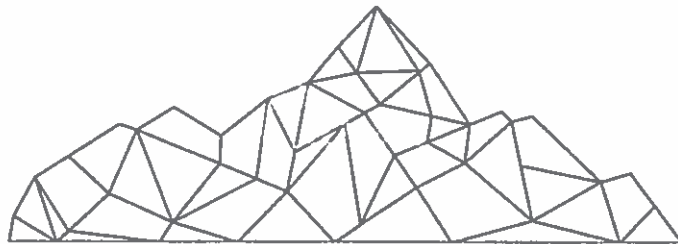
Tamarack Ziplining Canopy Tour- 6 ziplines, suspension bridges, and a crazy good time.

Brundage Mountain- best known for its powered packed glades.

Mile-16 Hot Springs- rock mortared pool features a rock, sand, and gravel bottom. Situated right next to the beautiful South Fork of the Salmon River.

Burgdorf Hot Springs- rustic, historic resort nestled in the mountains of Payette National Forest with mineral hot springs.

Trail Creek Hot Springs- two small peekaboo pools just a 60-foot stroll down into a breathtaking wooded canyon.



RESTAURANT RECOMMENDATIONS

Cascade/Donnelly

Lakefront Bar and Grill
Reo's Pizza
Remmington's
Perch 55

McCall

Salmon River Brewing
Rupert's
Narrow's Steakhouse
The Pancake House

Coffee Shops

Flight of Fancy
Hotshots Coffee Bar
Mountain Java
Payette Dream Coffehouse



SEASONAL ATTRACTIONS

Summer

McCall Lake Cruise- two-hour sunset cruise.

Mountain Bike Jug Mountain Ranch- Situated at the base of Jughandle Mountain, south of McCall near Lake Fork, nearly 75 percent of the ranch is preserved as open space. This open space includes the Jug Mountain Ranch championship golf course.

Picnic at the park- Another popular park on Payette Lake is Art Roberts Park, with several amenities to spend the whole day. Davis Beach and Brown Park are two other relaxing lakeside places to visit. Extending from the shoreline, Riverfront Park and Wildhorse Park offer less-crowded places to picnic away from the water.

Winter

McCall Winter Carnival- includes ice sculptures, live music, fireworks over Payette Lake.

Ski at Brundage Resort- 46 named routes and over 300 inches of snow annually.

Snowshoe Bear Basin- a network of singletrack and retired forest roads meanders throughout the forested landscape.

Snow Tube at McCall's Activity Barn- The six 800-foot snow tube lanes at the Activity Barn is a big hit with families.



Operating a wood-burning stove:
<https://www.youtube.com/watch?v=2Bc-7ep6wTU>

Solar Energy: solar energy is dependent on the weather and sunlight. The canvass tent contains backup lighting in the case that the solar is not operating at it's full capacity.

Welcome Message:

PACK YOUR BAGS! YOU'RE GETTING OUTSIDE!!

Hello [guest first name],

Thank you for your reservation, scheduled [check-in date]! We are happy to host you!

Here is your check in information:

Your unique code to the unit will be messaged to you closer to your check in date. The lock on the tent contains a three digit code that will be inputted onto the side of the lock. PLEASE SAVE YOUR CODE OR LET ME KNOW BEFORE YOU CHECK IN IF YOU CANNOT FIND IT. We would be devastated to have you locked outside of the canvas tent and unable to get ahold of us.

You may arrive at the canvas tent anytime after 3pm. The address is 12815 Highway-55, Donnelly, ID 83615.

Downtown Boise to Donnelly:

- Head northeast on N Capitol Blvd toward W Idaho St
- Turn left onto W Jefferson St
- Turn right onto N 8th St
- Turn right onto ID-55 N
- Continue pass Davis Creek Rd (You will pass the big white half circle tent
- Turn left approximately 10 feet before Gestrin Well Drilling Company, be aware that the turn off sneaks up on you! We recommend that you begin slowing down at mile marker 127.
- The turn off will have a sign at the entrance "Camp Modern"

The slope into the property looks intimidating, but no need to worry our Honda Accord has no issues getting down the drive. You will see a green porta potty straight ahead, if you don't, you're at the wrong site! To the left of the porta potty is a path. Park your car at the porta potty and walk up to the tent! If you're arriving at night, the path is dimly lit with solar lights!

Please help yourself to anything in the tent!

You will find a guest book (please sign and tell us about your experience!), a guidebook to awesome hikes and hotspots close by, and a wilderness book with suggestions to reconnect with the outdoors.

On the nightstand you will find a remote, that goes to the string lights outside of the tent. You will need to turn off the string lights before you leave, they are not automatic. The tent is powered by solar. You will find two lights at the back corners of the tent and lanterns on the nightstand. Solar energy is dependent on weather, so the lanterns are there in the case that the solar is not working.

Underneath the bed you will find an electric, USB compatible mosquito trap. The mosquitos can be a bother, but that's the tradeoff we were willing to pay to be close to the lake 😊

If you run the wood burning stove, please keep a window open for your safety! We do have a carbon monoxide and smoke detector in the tent, but best to play it safe. There should be proper ventilation in the tent at all times when the wood burning stove is going. There is also a fire extinguisher on the bottom shelf just across from the wood burning stove. Remember PASS (pull pin, aim, squeeze, sweep) in the case of an emergency.

There is no running water on the premises. Plan accordingly and bring bath towelettes.

Check out is at 12pm. There are trash cans on the far side of the tent. **PLEASE PACK OUT YOUR TRASH.** We provide trash cans for you, but do not provide services to rid the trash. Underneath the bed you will find a "dirty container". Please put your used dishes and towels in the container at check out and we will take care of it!

Please no smoking in the canvas tent or on the porch.

If you have any questions, don't hesitate to reach out to us. We are best contacted through the Airbnb platform. We will send a "recommended item list" of things to bring with you to enhance your stay closer to your check in date.

Most importantly, enjoy yourselves! We are thrilled to have you and hope the canvas tent is a safe, peaceful getaway.

Cheers,
Trevor and Kenzie

Recommended Item List:

Hello [guest first name],

We put together a recommended items list to enhance your stay at Eagle's Landing.

We suggest bringing the following:

- Cooler/ice
- Water ("reiterate", no running water on property)
- Bug Spray (we're close to the lake, mosquitos can get heavy at times but we spray several times throughout the year to help 😊)
- Propane Stove (If you're not planning to eat out, we'd recommend you bring one)
- S'mores supplies
- Bath towelettes ("reiterate" no running water on property)
- Hand sanitizer
- Bear spray (while unlikely, always a good thing to have)
- Swimsuit
- Hatchet/saw (you're welcome to wood in property, but we don't cut it for you)
- Sunscreen
- Warm clothes (you're in the mountains after all 😊)
- Tennis shoes
- Ear plugs (there's some road noise)

Cheers,

Trevor and Kenzie

Departure Message:

Hello [guest first name],

Your check-out is scheduled for [checkout date] [checkout time].

To avoid disturbing you, we'd appreciate it if you would let us know what time you'll be checking out.

If you need extra time, checkout times MAY be flexible depending on if there are guests before or after; ASK if you have any specific needs. We would love to accommodate you the best that we can.

DISHES: Please put used dishes in the open container found underneath the bed. You can leave the container out and we will take care of the cleaning.

TRASH: We provide two trash bags (one in the trash can found on the far side of the tent and the other found in the utility bin inside of the tent); however, we do require that you remove the trash from the premises. We do not have trash services and you will be charged an additional fee if you do not pack out your trash.

LAUNDRY: Please leave the linen on the bed. All linen is washed between guests, even in the case that it appears to be unused.

LOCK: Please lock the tent as you found it at check-in. This assures the safety of future guests. The lock combination is changed in-between each guest.

FIRE: Please assure that your fire is completely put out prior to leaving. Keep our wilderness green and safe!

CLEANLINESS: Please report any broken items, stains, damage, etc. General tidiness is always appreciated :)

FEEDBACK: Our hope is that you enjoyed your stay and we created a unique experience for you and your loved one(s)! If you encountered any issues, that you didn't already make us aware of, we would appreciate a private message or note, so we can correct them.

Thank you for your stay!

Cheers,
Trevor and Kenzie