

**CUP 22-32**

**From:** Harmon Esplin

**Sent:** Monday, September 26, 2022 9:00 AM

**To:** Cynda Herrick

**Cc:** Jody Green

**Subject:** Re: CUP 22-32

Cynda,

In reading your response to me today, I see that I mistakenly sent you old versions of the plot plans - sorry about that. I created updated versions in response to your requests, and I meant to send those last week. But instead I resent the old version again. So please disregard the attachments I sent on Friday and use the ones I have attached in this email.

Thanks,

Harmon

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**From:** Harmon Esplin

**Sent:** Friday, September 23, 2022 4:07 PM

**To:** Cynda Herrick; Jody Green

**Subject:** CUP 22-32

Greetings,

In response to your letter of 3 August 2022:

- A different site plan: Please see attached "Phase 2 Plot Plan for Homesites" and "Phase 1 Plot Plan for Campsites"
- Work or activity in streams or ponds: Owner acknowledges and will continue to work with the Idaho Dept. of Water Resources and other agencies to ensure protection and preservation of streams and pond on the property.

Engineering for stormwater and the berm: Owner acknowledges and will work with Syman Engineering as needed to meet requirements.

Exterior Lighting: Please see attached exterior lighting plans

Fire Department: Owner acknowledges and will continue to work with the Donnelly Fire Department to reduce fire hazards on the property

Deadline for conversion from yurts/RV sites to homes: 31 Dec 2032

Please let me know if you have any questions or if further information is required.

Thanks,

Harmon Esplin

**Lighting plan:**  
Intend to keep the lot “natural” and therefore no additional lighting.

There are lights at the existing cabin, but they have already been approved by Valley County via a short-term rental permit.





**Approximate  
Location of  
Campsites**

**Already -  
improved RV  
campsite in  
blue. To-be-  
improved  
campsites in  
white.**

**Firepits in red**

**Existing rental  
cabin in yellow**



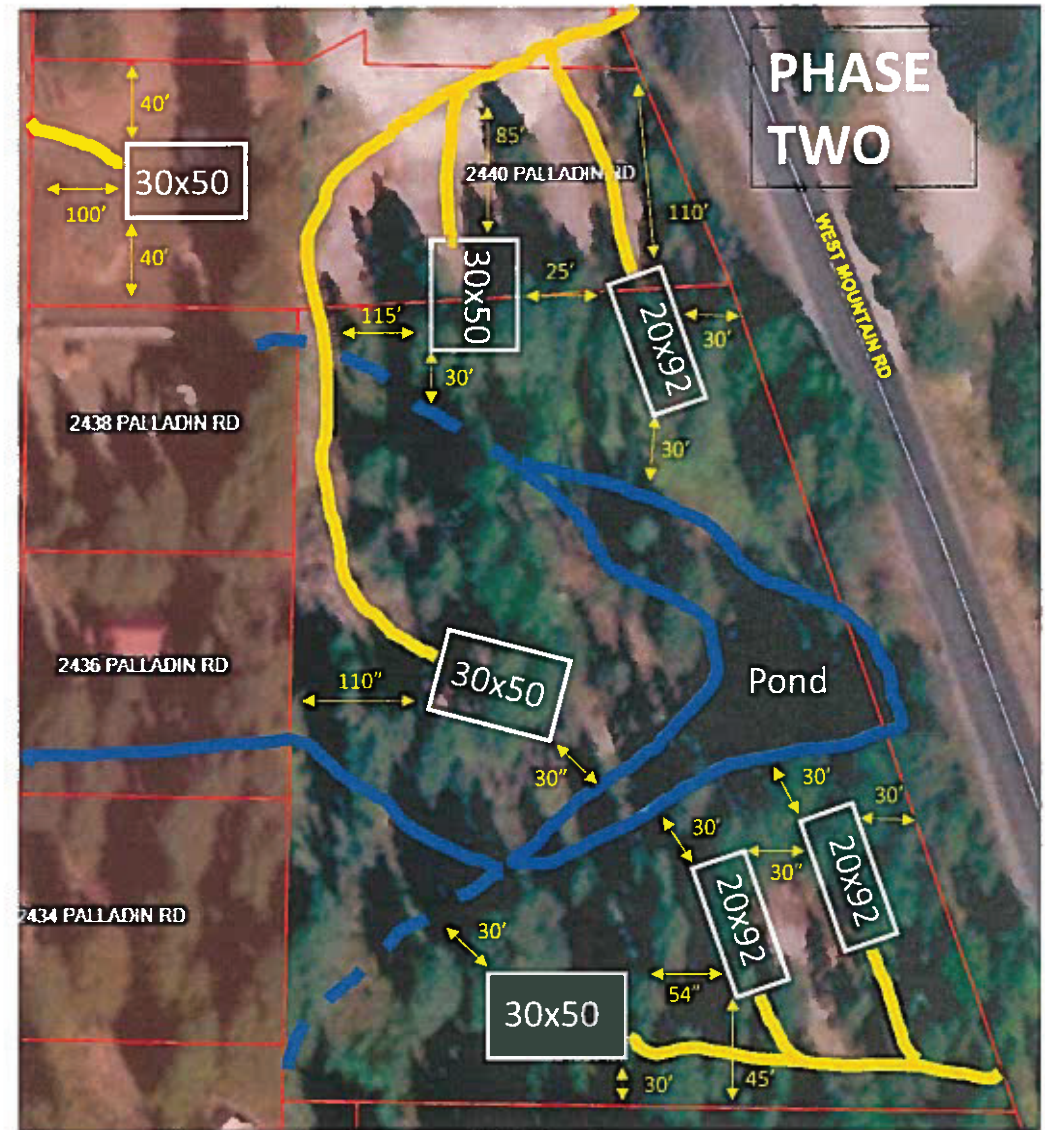


Season

Year-round Stream  
& Pond Boundary

Drive

- **Parking:** each house will have a 2 car garage or carport. No other parking is planned or needed
- **No firepits planned**





## Proposed "lot" boundaries

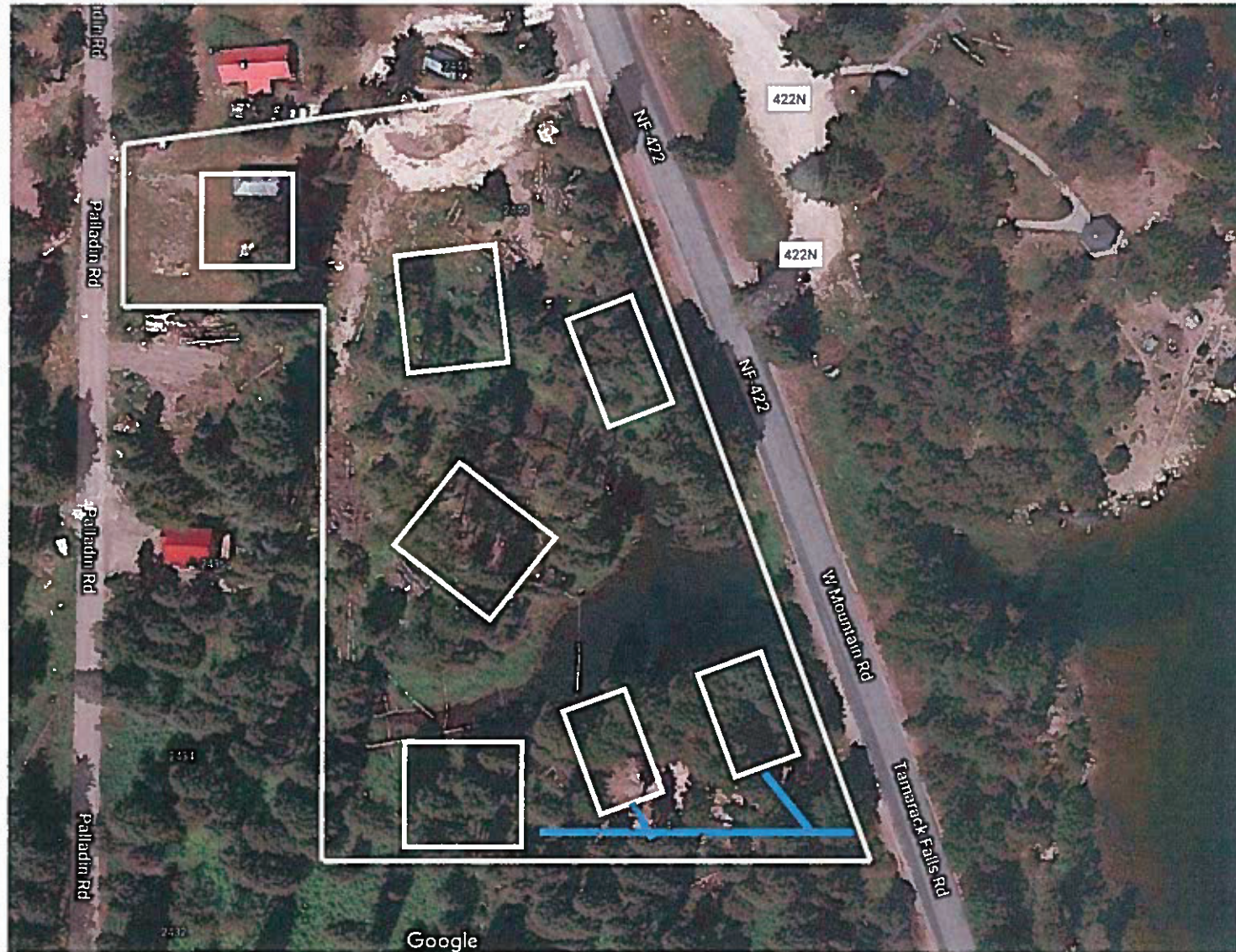




**Approximate area  
for proposed  
homes.**

**All homes will be  
single family and  
conform to  
neighborhood  
standards.**

**Lighting will be  
typical for a single-  
family dwelling and  
will conform with  
Valley County Code.**





This type house for  
“square” lots: 1 - 4





Narrow Lot Type House:  
Lots 5 -7

