

Valley County Planning and Zoning Department

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



Conditional Use Permit Application

| | |
|---|---|
| TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT | |
| FILE # <u>CU.P. 23-03</u> | <input checked="" type="checkbox"/> Check # <u>181</u> or <input type="checkbox"/> Cash |
| ACCEPTED BY _____ | FEE \$ <u> </u> |
| CROSS REFERENCE FILE(S): _____ | DEPOSIT <u> </u> |
| PROPOSED USE: <u>glamping sites</u> | DATE <u>1-31-2023</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: [Signature] Date: 1/30/2023

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. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ 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 GIS Portal at www.co.valley.id.us. 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 Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

Valley County Planning & Zoning

CONDITIONAL USE PERMIT APPLICATION

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CONTACT INFORMATION

APPLICANT JENNIFER ANDERSON PHONE [REDACTED]
Owner ☐ Purchaser ☒ Lessee ☐ Renter ☐

MAILING ADDRESS 5918 S. ASHCROFT WAY, MERIDIAN ID 83642
EMAIL [REDACTED]

PROPERTY OWNER _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____

AGENT / REPRESENTATIVE _____ PHONE _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____

CONTACT PERSON (if different from above) _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 1734 DEER TRAIL, DONNELLY ID 83615

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
CR-5 SUBDIVISION S'LY PART OF TAX #13 IN LOT 5A-36
(AKA) CASCADE RESERVOIR SUB

TAX PARCEL NUMBER(S) RP 00050000036B
Quarter SE 04/811 Section 18 Township 15N Range 3E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☐ Industrial ☐
2. SIZE OF PROPERTY 2.4 Acres ☒ or Square Feet ☐
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
VACANT WITH ONE GARAGE STRUCTURE AND ONE
SHED STRUCTURE

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

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North VACANT
South VACANT
East VACANT
West SINGLE FAMILY HOME

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: MAXIMUM 22 FEET

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

Number of Proposed Structures: 5

Number of Existing Structures: 2

Proposed Gross Square Feet

1st Floor 1,747 SF

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor 250

2nd Floor _____

Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☒

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☒ Other ☒ GEO DOME

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 1,747 SF

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0

8d. DENSITY OF DWELLING UNITS PER ACRE: 2.08 du/acre

9. SITE DESIGN:

Percentage of site devoted to building coverage: 1.7%

Percentage of site devoted to landscaping: 1.0%

Percentage of site devoted to roads or driveways: 1.0%

Percentage of site devoted to other uses: 96.3%, describe: OPEN SPACE

Total: 100%

NATURAL VEGETATION

10. PARKING (If applicable):

a. Handicapped spaces proposed: N/A

b. Parking spaces proposed: 6

c. Number of compact spaces proposed: N/A

d. Restricted parking spaces proposed: N/A

e. Are you proposing off-site parking: NO

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front

50'

Rear

50'

Side

30'

Side Street

50'

12. NUMBER OF EXISTING ROADS: 1 Width: 10' - DRIVEWAY

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☐

Existing road construction: Gravel ☒ Paved ☐ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: N/A Proposed width: _____

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☒ No ☐
PRE-EXISTING 30' ACCESS EASEMENT IF NORTH PARCEL DEVELOPED
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
ELECTRIC
16. PROPOSED UTILITIES: WELL AND SEPTIC
Proposed utility easement widths 50' FROM NEIGHBOR Locations WEST OF PROPERTY
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
Name: _____
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒
If individual, has a test well been drilled? YES Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): _____
Any special drains? _____ (Please attach map) SEE ATTACHED WELL DRILLERS REPORT
Soil type(s): D-4" TOPSOIL, 4-12" BROWN SAND/GRAVEL, 12-19" YEL/BRN CLAY
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒
If yes, explain:
ONLY CLEARING MINIMAL UNDERBRUSH FOR
STRUCTURES
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE ATTACHED IMPACT REPORT

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

USE TYPEWRITER OR
BALLPOINT PEN

State law requires that this report be filed with the Director, Department of Water Resources
within 30 days after the completion or abandonment of the well.

1. OWNER

Name ARTHUR C. HOWER
Address 1730 Eagleson Rd. Boise, ID
Owner's Permit No. _____

7. WATER LEVEL

Static water level _____ feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☒ Abandoned (describe abandonment procedures such as
materials, plug depths, etc. in lithologic log)

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

| Discharge G.P.M. | Pumping Level | Hours Pumped |
|------------------|---------------|--------------|
| | <u>310</u> | |

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

9. LITHOLOGIC LOG

| Bore Diam. | Depth | | Material | Yes | No |
|---------------|-------|-----|-------------------------|-----|----|
| | From | To | | | |
| 9 | 0 | 4 | Top Soil | | X |
| 9 | 4 | 12 | BROWN SAND & GRAVEL | | X |
| 9 | 12 | 19 | YELLOW BROWN SANDY CLAY | | X |
| 6 | 19 | 22 | YELLOW BROWN SANDY CLAY | | X |
| 6 | 22 | 25 | BLUE-GRAY CLAY | | X |
| 6 | 25 | 30 | BROWN CLAY | | X |
| 6 | 30 | 36 | GRAY BROWN CLAY | | X |
| 6 | 36 | 310 | GRAY CLAY | | X |

4. METHOD DRILLED

☒ Rotary ☒ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____
Thickness _____ Diameter _____ From _____ To _____
_____ inches _____ inches _____ feet _____ feet
_____ inches _____ inches _____ feet _____ feet
_____ inches _____ inches _____ feet _____ feet

Was casing drive shoes used? ☒ Yes ☐ No
packer or seal used? ☐ Yes ☒ No
rated? ☐ Yes ☒ No

How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

| Number | From | To |
|--------------------|------------|------------|
| _____ perforations | _____ feet | _____ feet |
| _____ perforations | _____ feet | _____ feet |
| _____ perforations | _____ feet | _____ feet |

Well screen installed? ☐ Yes ☒ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Gravel packed? ☒ Yes ☐ No ☐ Size of gravel _____

Placed from _____ feet to _____ feet

Surface seal dep _____ Material used in seal: ☐ Cement grout

☐ Benton ☐ Pudding clay ☐ _____

Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing

☐ Overbore to seal depth

Method of joining casing: ☐ Threaded ☐ Welded ☐ Solvent

Weld

☐ Cemented between strata

Describe access port _____

10.

Work started 11-17-82 finished 11-19-82

6. LOCATION OF WELL

Sketch map location must agree with written location

Subdivision Name _____
Lot No _____ Block No. _____
S
W
E
N
VALLEY
SE & SW & Sec. 18, T. 16N/5, R. 3E E.W.

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were
compplied with at the time the rig was removed.

Firm Name COSTA & HOWER Firm No. 408

Address 411 Donnelly, etc. Date 11-19-82

Signed by (Firm Official) Robert W. Hower

and

(Operator) Paul R. Sandberg

USE ADDITIONAL SHEETS IF NECESSARY -- FORWARD THE WHITE COPY TO THE DEPARTMENT

Application Section 1: CUP Detailed Project Description

**Jennifer & Shane Anderson
1734 Deer Trail
January 18, 2023**

1. Introduction

My name is Jennifer Anderson and I am proposing a project at 1734 Deer Trail, on the West side of Lake Cascade off of West Mountain Road, 5 miles South of the traffic circle at Discovery Dr & W Mountain Road. The site is located on tax block 13 and lot 5A-36 in Cascade Reservoir Subdivision. The site is located in the unincorporated area of the county and zoned in the multiple use district.

The proposal requires the issuance of a Conditional Use Permit to allow rental units in the form of semi-permanent luxury camp structures (aka geodesic domes, shown in EXHIBIT 1) to be constructed on the property. The existing and recent use of the land has been for long term camping of multiple trailers. In order to achieve the goal of building and operating the rental units, the county would grant permission for the structures to be built as well as permission for the units to be operated as rental units.

2. Relevant Ordinances & Future Plans

- 9-4-10- A1: Acquire a Conditional Use Permit to allow more than one rental unit on a parcel.
 A2: The units will have approved septic system & well integration in accordance with CDH existing permits and future expansions of said permits if granted. CDH permit as EXHIBIT 2.
 A5: Minimal outdoor lighting is planned in the form of dark sky compliant solar powered trail lights and low impact parking lighting.
All other guidelines put forth in 9-4-10 are already in place or will be abided by upon operation.

3. Description of the Surrounding Area and Project Area

Surrounding Area

The neighborhood is characterized by 1 to 3 acre parcels that are mostly unimproved and vacant or used for long term camping. It is sparsely populated and mostly wooded with active wildlife. The close proximity to varying recreational options and adjacent location to the Boise National Forest as well as multiple state parks makes it a desirable location for this project; This project closely aligns with the Valley County plan goal to 'promote and support a viable recreation and tourism program'. This project closely aligns with other nearby offerings as it is located 0.7 miles from Osprey Point Yurts and within 6 miles of several other campground options.

Project Area

The specific lot comprising the project area is characterized by multiple mature trees and one broad cleared area where the existing driveway, garage and shed are located. The proposed project would seek, as a top priority, to maintain the existing timbered characteristics of the lot with only minimal clearing of fallen limbs and foliage planned. The proposed project would not require any of the trees to be cleared.

4. Description of Proposed Development Site

The project site is located at 1734 Deer Trail. The site has an existing road frontage of 315 feet along Deer Trail and is visible from W Mountain Rd.

5. Description of the Proposed Development

Project

As illustrated in the attached rendering, the proposed development would include 5 luxury geodesic dome structures, secured to raised wooden deck platforms. Each dome will have an integrated bathroom connected to the to-be-built septic and water delivery systems. Each of 4 of the domes will be designed to accommodate up to 2 persons with the 5th dome designed to accommodate up to 5 persons. The accommodations will allow for children as long as they fall within the designated number of persons allowed per structure. The 2 person domes have a center height of 11.6 feet. The 5 person dome will have a center height of 15.5 feet. With the addition of a 3 foot platform for each, the total exterior heights will be approximately 15 feet and 19 feet respectively. Each dome will be constructed with a multi-layer sound-proofing, insulative and fire retardant cover. In the proposed project, each dome will be nestled amongst the existing trees in an effort to completely or nearly completely obscure the structures from view by neighboring properties and roadways. The proposed domes will be white on the exterior. They will be mostly or completely obscured in the spring and summer by the current trees and vegetation. They will further blend in with snowy conditions in the fall and winter when vegetation is more minimal.

Timeline

March - Installation of septic and water systems

March to April - (weather permitting) - Pour footings for wooden platforms, tie in existing utilities, construct wooden platforms.

June - Construct, furnish & finalize dome structures

Fire Mitigation

The exterior of each dome will be covered with a layer that is double PVC coated polyester that is fire retardant. Please find fire rating test report information in EXHIBIT 3. Additionally, each dome will have smoke detectors & fire extinguishers inside. Fire safety rules will be posted on the property as well as proper camp fire procedures. The existing firepit will be evaluated to ensure it meets all Fire Department safety setbacks and is an approved fire pit. A fire extinguisher as well as a water source will be installed near the existing fire pit. Structural information and wind snow loads are shown in EXHIBIT 4.

Utilities

The plan includes installation of septic and water delivery systems in accordance with the existing CDH permit. The plan also includes a tie in to the existing electrical on the property.

Fencing

No fencing is currently planned.

Access

The plan includes maintaining the existing rough cut driveway on the property and adding parking spots for rental residents. West Mountain Rd is currently publicly maintained. The first access road on Wren Trail is currently maintained by local residents in an informal agreement. Deer Trail is not currently maintained as no residents currently live down this road. The plan would include contracting with a service to maintain the first 40 feet of Deer Trail along with the roadways on the property.

Emissions, Dust, Noise & Outside Storage

The plan proposes that these nuisances will be at a minimum as there will not be any extensive earth moving or construction involved. All utility & platform building contractors will be instructed to maintain their operations with respect to the neighbors.

6. Actions Necessary to Facilitate the Project

Permission to allow more than one rental unit on a property in an area zoned mixed use.

7. Conclusion

Approval of the permit to allow a conditional use on the property at 1734 Deer Trail will allow the proposed project site to be developed. As demonstrated in this proposal, the project site has been previously used as a long term camping site for multiple trailers and the surrounding areas are minimally inhabited. The project is consistent with the nearby public offerings of camping yurts. The project is also consistent with the recently re-approved Camp Modern and the recently approved Little Donner Dome. This proposed project will further the goals of Valley County by bringing unique and desirable tourist options to consumers. The proposed project also seeks to further the goals of Valley County by bringing jobs to local residents as the fully operational project will need to hire workers to perform on-site duties on a long term and continual basis. Lastly, the proposed project will seek to attract additional tourism revenue to the area by appealing to travelers and tourists looking for unique accommodations.

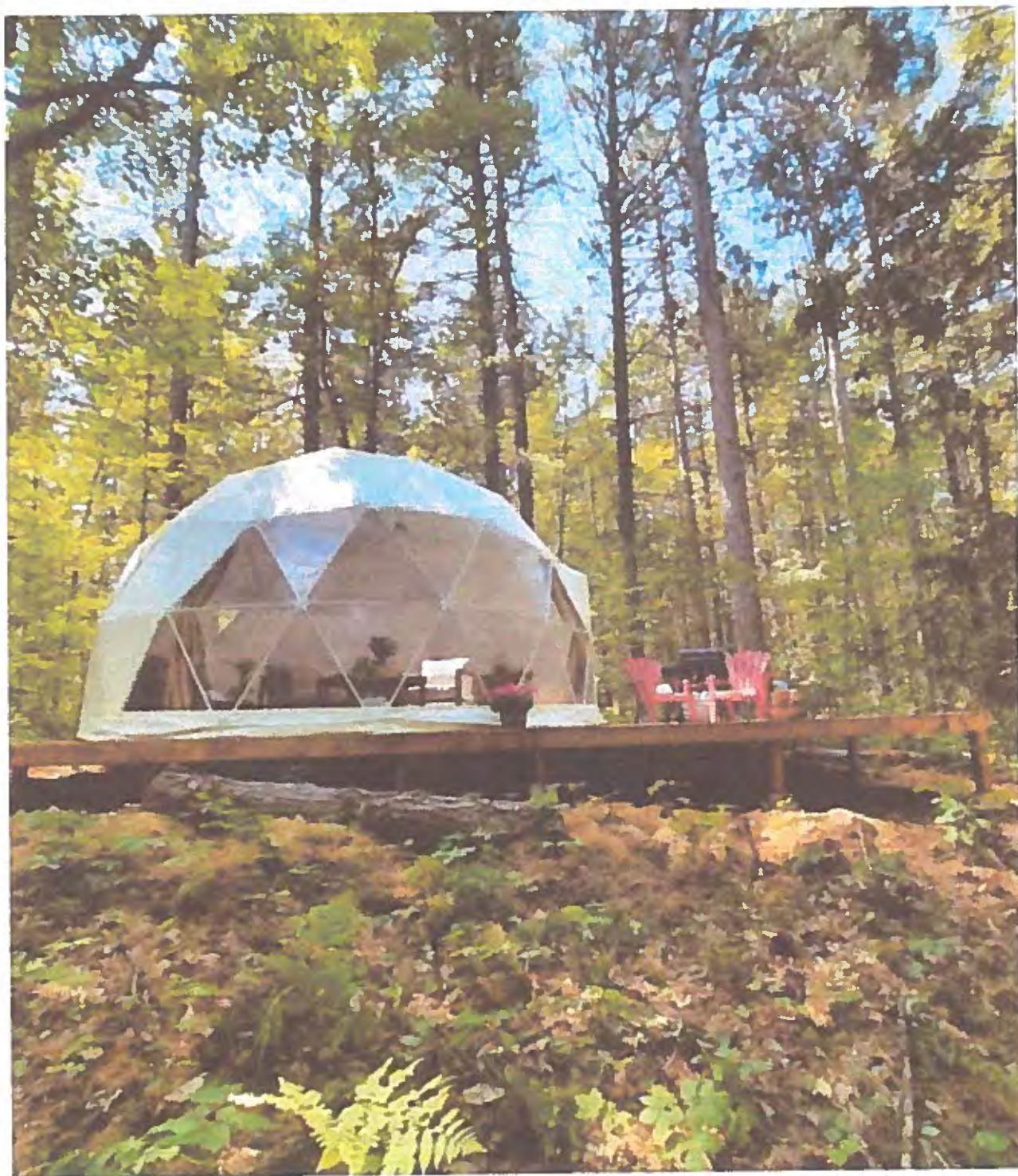
EXHIBITS



EXHIBIT 1 SAMPLE GEODESIC DOME STRUCTURE

EXHIBIT 2 CDH PERMIT - 2 PAGES

EXHIBIT 3 SGS FIRE SAFETY REPORT - 4 PAGES

EXHIBIT 4 STRUCTURAL SPECIFICATIONS,
INCLUDING WIND & SNOW LOADS - 2
PAGES



| Permit - Subsurface Sewage Disposal | | | |
|---|---|--|-----------|
|  Public Health <small>Permit, Enclose, Control</small> Idaho Public Health Districts | Central District Health 707 N. Armstrong Place Boise, ID 83704 (208) 327-7499 | File # <u>166385</u>  | |
| Owner's Name: Bruce & Jayci Adams Property Address: 1734 Deer Trail Donnelly, ID 83615 | | Phone # XXXXXXXXXX | |
| Legal Description: 1/4 1/4 | | Section: | Township: |
| Subdivision: 145 CR-5 | | Lot: 5A-36B | Block: |
| Installation Type <input checked="" type="checkbox"/> New System <input type="checkbox"/> Expansion <input type="checkbox"/> Repair <input type="checkbox"/> Tank Only <input type="checkbox"/> Basic System <input checked="" type="checkbox"/> Complex System | Type of System (check all that apply) <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"> <input type="checkbox"/> Absorption Bed <input type="checkbox"/> Capping Fill <input type="checkbox"/> Central System <input type="checkbox"/> Composting Toilet <input type="checkbox"/> Drip Distribution <input type="checkbox"/> ETPS <input type="checkbox"/> Experimental <input type="checkbox"/> Extra Drainrock <input type="checkbox"/> Evapotranspiration <input type="checkbox"/> Gravel Drainfield </div> <div style="width: 33%;"> <input type="checkbox"/> Gravelless Drainfield <input type="checkbox"/> Gray Water Sump <input type="checkbox"/> Gray Water System <input type="checkbox"/> Holding Tank <input type="checkbox"/> Incinerator Toilet <input type="checkbox"/> Individual Lagoon <input type="checkbox"/> Intermittent SF <input type="checkbox"/> Intrench SF <input type="checkbox"/> LSAS <input type="checkbox"/> Pit Privy </div> <div style="width: 33%;"> <input type="checkbox"/> Pressurized DF <input type="checkbox"/> Recirculating GF <input type="checkbox"/> RV Dump Station <input type="checkbox"/> Sand Mound <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Steep Slope Drainfield <input type="checkbox"/> Two Cell Lagoon <input type="checkbox"/> Vault Privy <input checked="" type="checkbox"/> Other (see below) <i>Oscar II</i> </div> </div> | | |
| | | Water Supply <input type="checkbox"/> Private Water <input checked="" type="checkbox"/> Well <input type="checkbox"/> Spring | |
| Condition of Approval : Orient system parallel to the contour of the slope in area of test hole #1 as shown on approved plot plan. Scarify native soils 6"-8" inches (maximum depth) and install. Dimensions: Basal Area 17' x 66' feet. Install Oscar II system with 9 OS-50 coils. Alternative design is required to be installed. Drainfield square footage required for alternative system reduction is 1122 square feet. The system must be installed per Manufacturers Specifications. Minimum 100' separation from drainfield and future replacement area and 50' separation from septic tank to all wells is required. If unable to gravity flow, a 600 gallon pump chamber will be required. If a pump chamber is required then a State Electrical Inspector must inspect all electrical work and system must be installed by a complex licensed installer. Due to ground water depth, maximum depth of tank lid is 11 inches above grade. | | | |
| Bedrooms : | | 4 Bedrooms | |
| Non Residential : | | 0 Gallons Per Day | |
| Soil Type (USDA) : | | C-1 | |
| The minimum septic tank capacity is : | | 1000 Gallons | |
| The minimum effective drainfield absorption area is : | | 1000 Square Feet | |
| The drainfield can be no closer to permanent/intermittent surface water than: | | 100 Feet | |
| Note : Final approval of this permit requires inspection of the uncovered system. | | | |
| This permit expires if the system is not constructed as approved within one year from the date issued. Once the system is constructed and approved by the Health District, all requirements of the approved plans and specifications, permit and permit application (including operations, maintenance, monitoring, and reporting) are applicable indefinitely and convey through transfer of property ownership unless the system is abandoned, removed, replaced or the permit is renewed. A permit may be renewed if the permit application is received on or before the expiration date of the previous permit. Prior to a transfer of property, the transferor must inform the transferee of all applicable requirements of the permit and application. Failure to satisfy the permit or application requirements may result in enforcement action. | | | |

40063 Mike Reno

REHS Signature / REHS #

REQUEST FOR INSPECTION must be confirmed
with the Environmental Health Division
ONE INSPECTION by Central
District Health is
required prior to final cover or use.

 Approval Date : 10/06/2022

 Expiration Date : 10/05/2024

LD003WD Revision Date: 9/25/20 EMC

Exhibit 2

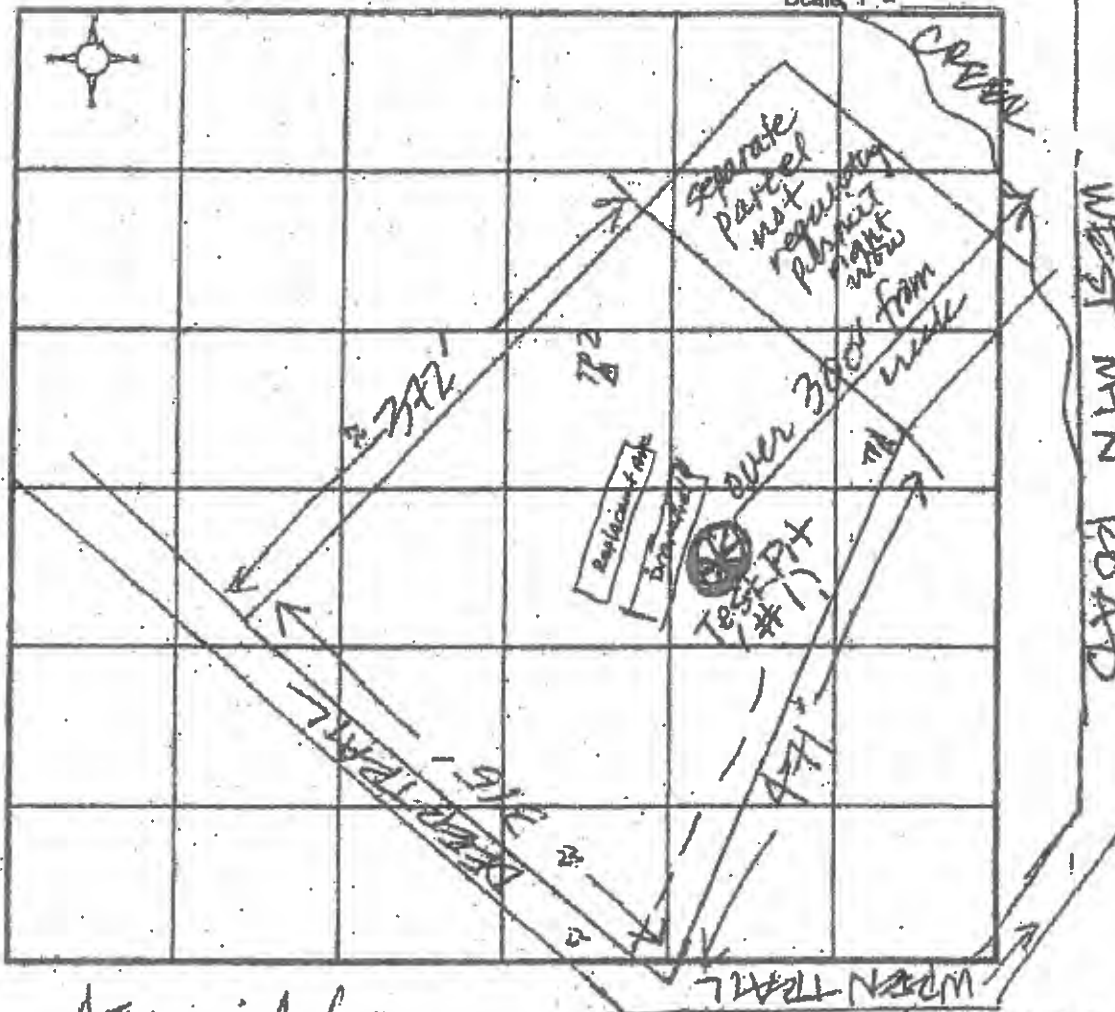


Public Health
THE STATE PUBLIC HEALTH SERVICE
Idaho Public Health Districts

Please draw an aerial view of the property showing the outline of buildings, property lines, well location, water lines, location of septic tank and drainfield, location of drainfield replacement area, ditches and streams, easements and right of ways, driveway and parking area, cul banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield.

Plot Plan

Scale: 1" =



Signature:

Date: _____

6/23/22

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hereby authorize the Health District to have access to this property for the purpose of conducting a site evaluation.

(Official Use Only)

Plot Plan Approval Date:

EHS Name:

EHS #: 63

Revision Date: 10/2010 NRI

over 300' from Duck Creek
over 50' from septic @ neighbors

Test Report

No. AJFS1910010176FF

Date: OCT.19, 2019

Page 1 of 4

HUZHOU CHUANGSU NEW MATERIAL TECHNOLOGY CO., LTD

ZHILI TOWN, HUZHOU CITY, ZHEJIANG PROVINCE

The following sample(s) was / were submitted and identified on behalf of the client. SGS is not responsible for the authenticity, integrity and results of the data and information and / or the validity of the conclusion. results apply to the sample as received.

Sample Description: NONWOVEN FABRIC**Color:** BLACK**Style/Item No.:** /**Composition:** POLYPROPYLENE**Test Requested:**

The Furniture and Furnishings (Fire) (Safety) Regulations 1988 S.I. No.1324 (amended 1989,1993 and 2010), Schedule 4, Part II, Cigarette test for invisible parts and Schedule 5, Part III, Match test for invisible parts.

As specified in above standard(s) and incorporated with using ignition source 0 and 1 of BS 5852: Part 1:1979.

Test Results: -- See attached sheet --

Conclusion: The tested sample **Meets** the Requirements of Schedule 4 Part II and Schedule 5 Part III In Statutory Instrument 1988 No.1324 (Amended 1989,1993 and 2010) the Furniture and Furnishings (Fire) (Safety) Regulations.

Test Period:

Sample Receiving Date : OCT.14, 2019

Test Performing Date : OCT.14, 2019 TO OCT.18, 2019

Signed for and on behalf of

SGS-CSTC Co., Ltd. Anji Branch

Allen Zou
Lab Manager

Test Report

No. AJFS1910010176FF

Date: OCT.19, 2019

Page 2 of 4

Test Conducted

The Furniture and Furnishings (Fire) (Safety) Regulations 1988 S.I. No. 1324 (amended 1989, 1993 and 2010), Schedule 4, Part II, Ignitability test for Invisible parts of cover fabrics, Cigarette Test (Ignition Source 0); Schedule 5, Part III, Ignitability test for Invisible parts of cover fabrics, Match Test (Ignition Source 1)

Conditioning

Prior to testing: The sample was Conditioned at least 72 h in indoor ambient conditions and 16 h in an atmosphere having a temperature of $20 \pm 5^\circ\text{C}$ and a relative humidity of $50 \pm 20\%$.

At time of testing: Temperature between $15^\circ\text{C} \sim 30^\circ\text{C}$ and Relative humidity between $20\% \sim 70\%$.

Test results

The following test results relate only to the ignitability of the combination of materials under the particular condition of test. They are not intended as a means of assessing the full potential fire hazard of the materials or products in use.

| (A) Smouldering cigarette test criteria (BS 5852 Part 1:1979) | 1 st | 2 nd |
|--|-----------------|-----------------|
| Clause 9.2.3 Whether the evidence of progressive smouldering or flaming is observed in the interior and/or cover; | NO | NO |
| Clause 9.2.4 Whether progressive smouldering or flaming of the sample is observed at any time within one hour of placement of the cigarette; | NO | NO |
| Clause 9.2.5 Whether progressive smouldering is observed on final examination when dismantle assembly and examine internally. | NO | NO |
| (B) Butane flame test criteria (BS 5852 Part 1:1979) | 1 st | 2 nd |
| Clause 9.3.4 Whether the evidence of flaming or progressive smouldering in the interior and/or cover is observed beyond 120 s of the removal of the burner tube; | NO | NO |
| Clause 9.4 On final examination whether progressive smouldering is observed when dismantle assembly and examine internally | NO | NO |

To be continued....



Test Report

No. AJFS1910010176FF

Date: OCT.19, 2019

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Test Details:

| Cigarette Test | | | |
|--|----------------------------|-----------------|-----------------|
| Specimen No. | | 1 st | 2 nd |
| Progressive smouldering (PS) or Flaming (F) | | NO | NO |
| Duration of | Ignition source (min, sec) | 20min05s | 20min46s |
| | Flames (min, sec) | 0s | 0s |
| | Smoke (min, sec) | 20min11s | 20min53s |
| Final examination of progressive smouldering (9.4) | | NO | NO |
| Reason for failure (Ref to failure code) | | -- | -- |
| Comments & observations | | -- | -- |
| Overall Result | | PASS | PASS |

| Match Test | | | |
|--|-----------------------------|-----------------|-----------------|
| Specimen No. | | 1 st | 2 nd |
| Progressive smouldering (PS) or Flaming (F) | | NO | NO |
| Duration of | Ignition source (19-21 sec) | 20s | 20s |
| | After Flames (min, sec) | 0s | 0s |
| | Smoke (min, sec) | 27s | 26s |
| Final examination of progressive smouldering (9.4) | | NO | NO |
| Reason for failure (Ref to failure code) | | -- | -- |
| Comments & observations | | -- | -- |
| Overall Result | | PASS | PASS |

Remark:

In the Cigarette test, the submitted sample was tested in combination with standard worse case scenario non-flame retardant conventional polyurethane foam as specified in the Regulations.

In the Match test, the submitted sample was tested in combination with Combustion Modified High Resilient (CMHR) Foam as specified in Schedule 5 Part II of the Regulations.

Statements:

This declaration of conformity is only based on the result of this laboratory activity, the impact of the uncertainty of the results was not included.

To be continued...



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14

Test Report

No. AJFS1910010176FF

Date: OCT.19, 2019

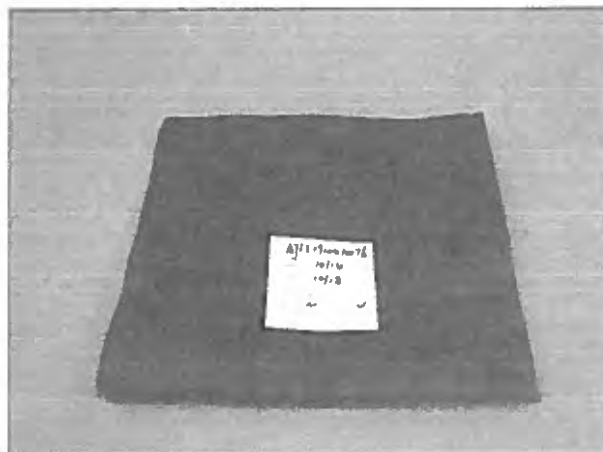
Page 4 of 4

Photo Appendix:

Details of sample:

Color: Black

This non-woven fabric sample of approximate density of 81 g/m².



SGS authenticate the photo on original report only

*** End of Report ***



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(15)

Structural Requirements of 6m Geodesic Dome

Glamp

Exhibit 4

Contents

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| 3. Geometry..... | 1 |
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| 6. Dome Capacity..... | 2 |
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| 7.1.1 Base Plates..... | 3 |
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1. Objective

The objective of this document is to report the structural requirements and capacity of the geodesic domes supplied by Glamping Dome Store Company (Website , Email)

2. Design Standards

The required strength and stability of dome structures have been investigated according to the shown standards in Table 1.

Table 1, Design References

| Item | Standard/Reference |
|-----------------------------|--------------------|
| International Building Code | IBC2018 |
| Minimum Design Loads | ASCE7-16 |
| Steel Structure Design | AISC360-16 |
| Concrete Structure Design | ACI318-14 |
| Wood Construction Design | NDS AWC 2018 |

3. Geometry

The overall dimensions of 6m dome are shown in Table 2.

Table 2, Geometry of Dome

| Dome Type | Diameter (D) | Maximum Height (H) |
|-----------|---------------|--------------------|
| 6m | 6m (19' - 8") | 3.51m (11' - 6") |

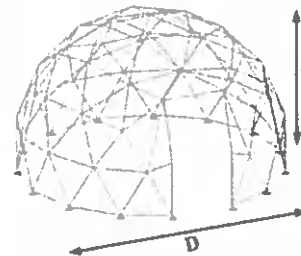


Figure 1, 3D View

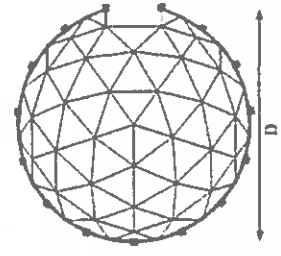


Figure 2, Bottom view

4. Materials

Space frames are hot-rolled steel pipes and base plates conform to Q235 material in Chinese standard GB/T 700 (32.6 ksi, yield strength). The cover is made of PVC-coated polyester

5. Loading

The dome was loaded under probable load types. The weight of roof cover and structural elements were applied as dead loads.

Table 3, Roof cover Weight

| Dome Type | Weight of Roof Cover |
|-----------|----------------------|
| 6m | 65 kg (143 lb) |

40 psf (1.92 KPa) live load has been considered for the design of deck (Residential use). The wind load parameters were summarized in Table 4.

Table 4, General Wind Design Parameters

| Parameter | Value | Description |
|---------------|-------|-----------------------------|
| Risk Category | II | Risk Category of structures |
| I_w | 1 | Wind importance factor |
| Exposure | C | Exposure Category |
| K_{zt} | 1 | Topographic factor |
| K_e | 1 | Ground elevation factor |

Two types of snow loading were considered: balanced and unbalanced snow. The snow load parameters were summarized in Table 5.

6. Dome Capacity

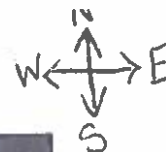
The maximum wind speed and ground snow load which dome can resist safely are shown in Tables 6 and 7. The table values are based on 26x1.5mm pipe frames.

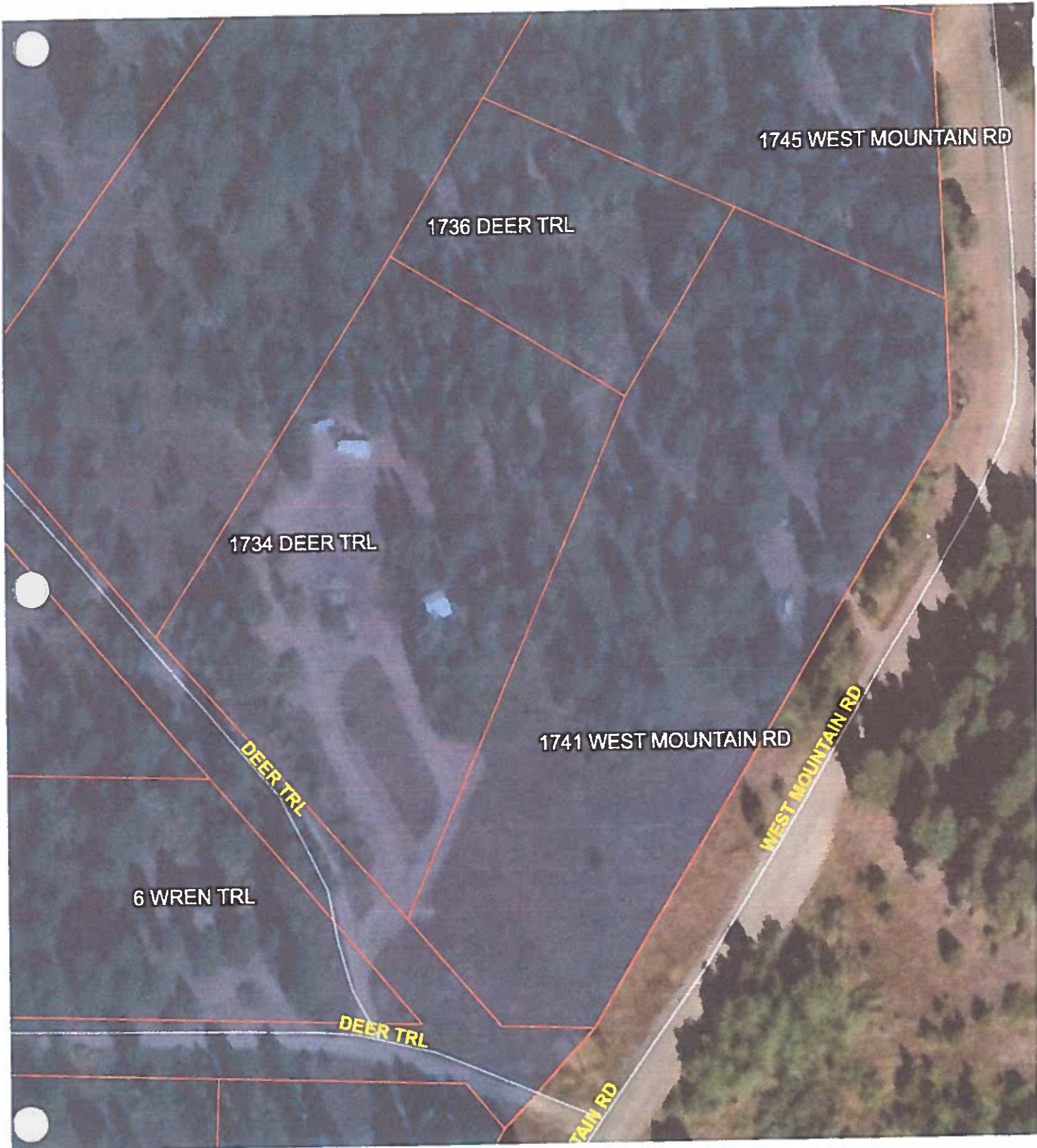
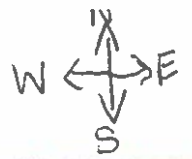
Table 6, Dome Capacity (Imperial Units)

| Dome | Wind Speed | Ground Snow | Coincident W & S |
|------|------------|-------------|-------------------|
| 6m | 109 mph | 64 psf | 109 mph 50 psf |

Table 7, Dome Capacity (Metric Units)

| Dome | Wind Speed | Ground Snow | Coincident W & S |
|------|------------|-------------|----------------------|
| 6m | 175 km/h | 3.06 kPa | 175 km/h 2.39 kPa |





* ALL TREES NOTED ARE EXISTING MATURE



Landscaping Plan

The site has an existing, approved driveway. The site also has an abundance of existing mature trees and shrubbery. All of these items will be maintained. The proposed plan will also include graveled walking paths to each dome site. No additional landscaping is planned.

Site Grading Plan

The site in its current state is mostly level. No site grading is planned or will be necessary for this proposed project.

Lighting Plan

The site currently has lighting only on the garage structure. The proposed plan will include low voltage LED trail lights along the walking paths. In addition, the driveway and parking area will also include low voltage LED down lights. All proposed lighting will be dark sky compliant.

1734 DEER TRAIL, DONNELLY ID - NEIGHBORS WITHIN 300 FEET

1741 W MOUNTAIN RD, PARCEL RP0050000035E
RODOSH, MARTIN DANIEL
PO BOX 585, DONNELLY ID 83615

TBD ADDRESS (NW OF LOT), PARCEL RP00500000340
SCHIMPF FAMILY LIVING TRUST
176 PINE VALLEY DR, CASCADE ID 83611

1736 DEER TRAIL, PARCEL RP00050000035D
ADAMS, BRUCE KARL & JAYCI SUZZANNE
16825 BLUE JAY LOOP, NAMPA ID 83687

1736 GROUSE TRAIL, PARCEL RP000500000330
JOHNSON, RICHARD D & COLLEEN
1850 E TOWNLINE WAY, MERIDIAN ID 83646

6 WREN TRAIL, PARCEL RP000500000320
WILSON, MELISSA K
5730 W ALGONA DR, MERIDIAN ID 83646

3 DEER TRAIL, PARCEL RP000500000370
CUMMINS, ROBERT CLAY & SHARON E
3012 E DENALI PL, NAMPA ID 83686

Irrigation Plan

(Idaho Code 31-3805)

N/A

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it.

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 landowners 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.
 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 (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result 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.**

1. Are you within an area of negotiated City Impact? _____ Yes _____ No
2. What is the name of the irrigation district/company 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. 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)

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 wastewater 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 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

Date: ____/____/____



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.

Valley County Weed Department can be contacted at 208-382-7199.

By: [Signature]
Applicant

By: _____
Valley County Weed Control

Date: 11/30/2023

Date: _____

PLEASE SEE ATTACHED

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.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ 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, wetlands, 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 wetlands, 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 impacts 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.

CUP Application: Impact Report Section

1. Traffic - The proposed site has previously been used for long term camping of multiple trailers. Upon completion of the proposed project, a minimal increase in traffic is expected. At full occupancy of the proposed project there would be a maximum of 5 vehicles and 13 people on the property. West Mountain Road is a county maintained access road. Wren Trail is the first access road and it is maintained by an informal agreement of current residents. The 50 foot section of Deer Trail leading up to the proposed property site will be maintained by myself, pending future possibilities of shared agreements with neighboring property owners as they develop.
2. Housing affordability - The proposed project seeks to provide temporary housing options not only for tourists, but will also be an option for future or potential relocating residents.
3. Noise levels - The prior use of the property was for personal/family usage. The proposed project seeks to maintain the same type of atmosphere and usage to traveling or displaced families and couples. The planned construction projects are minimal and will be for short periods of time. The proposed plan calls for 1 to 3 days each for septic and well installation, as well as respective utility tie ins once the structures have been built. The proposed plan further calls for 2 to 3 weeks of platform construction, which will temporarily introduce daytime noises of various cutting and nailing power tools.
4. Heat & glare - The proposed structures are made of double PVC coated polyester that is UV resistant. There is no additional heat or glare anticipated from the introduction of these structures. It may in fact decrease the amount of glare, since previously there were trailers parked long term on the property.
5. Particulate emissions - The site has an existing fire-pit that will be maintained for future use by travelers and guests. It is anticipated that the existing fire-pit will get as much use as it did before this project. No further particulate emissions are planned as each dome structure is planned with electric heating.
6. Water demand - The proposed project will include installing a septic system and a well water delivery system. It is currently located in an NLCD wetland area. There are no water rights or flood prone areas anywhere on the site. The proposed plan will include the installation of a fire extinguisher and water hose near the fire-pit for emergency use only.
7. Fire hazard - The site has an existing fire-pit that could be a hazard. The proposed plan will incorporate all established rules put forth by the Fire Department. The surrounding areas will be kept clear of brush and dry debris. Neighboring properties are all currently vacant. No activities are anticipated to affect the proposed use.
8. Existing vegetation - The proposed project has no plans to remove existing vegetation or disturb any soils except for the purpose of installing utilities, trenching for tying in utilities and 2 foot bore holes for platform footings.
9. Stabilizing practices - The proposed plan and future use will include yearly evaluations of property characteristics, including vegetation that may need to be removed or replaced. The plan seeks to maintain the current mostly timbered and vegetated state of the property.

10. Soil characteristics - A well driller's report revealed soil characteristics as follows: 0-4 inch topsoil, 4-12 inch brown sand and gravel, 12-19 inch yellow brown sandy clay, 19-22 inch yellow brown sandy clay, 22-65 inch blue gray clay. The proposed plan anticipates no potential problems. The site is mostly flat and very minimal landscaping is proposed. There is an unofficial seasonal run off ditch on the southern perimeter of the property. The proposed plan would keep this ditch in place for further runoff.
11. Site grading, etc - The site in its current state is mostly level. No site grading is planned or will be necessary for this proposed project. The existing seasonal runoff ditch is planned to be maintained for future use as it has been in the past. The site in its current state has a mature, timbered characteristic. This will be maintained for future use as sound and sight buffers. In addition, each dome structure will be covered with a double PVC coated polyester that has sound-proofing qualities. No fencing is currently planned.
12. Visibility - The proposed plan will place dome structures as much out of sight from public roadways and neighboring properties as possible. It is not anticipated that any obstructive shadows will become a concern as the tallest structure will be a finished height of 18.5 feet.
13. Reasons for this location - The site is well suited for the proposed project for several reasons. It is very closely located to the Boise National Forest, Tamarack Ski Resort, multiple State Parks, Cascade Lake, snowmobile rentals, and several other activities that are suitable for outdoor enthusiasts. The location is ideal because it is sparsely populated and most lots in the area are several acres in size.
14. Revenue & Jobs - The proposed project will bring both revenue and jobs. The project will pay all administrative fees current and future, as well as any occupancy taxes current or future. The project will bring tourism dollars into area, which will result in greater sales tax revenue for both city and county. The project will seek to hire a minimum of 3 to 5 local workers to perform various on-going maintenance, repair and construction tasks on the property. Some of these positions will be full-time.
15. Public services - No additional public services are anticipated to arise from this proposed project.
16. Impact on existing developments - Market research has revealed no other development of this kind currently exists in the area. Because of the "on-grid", luxury camping traits planned for the proposed project, it will appeal to an entirely new customer base.
17. Natural resources available - Cascade Lake is 0.4 miles from the proposed project. It is anticipated that travelers will be attracted to the area in order to enjoy the activities and recreation on and around the lake. The site is nearby multiple snowmobiling trails, hiking trails, hunting areas, and mountain biking trails. It is anticipated that travelers will seek to enjoy these local activities.
18. Project abandonment - The first phase of the proposed project will be the improvement of the site through the installation of both a septic system and a well water delivery system. Abandonment at this stage will only be a betterment of the property. The next phase will be building the platforms. Abandonment at this stage would require the removal and disposal of the footings and platforms. The final

stage is the build out and furnishing of the domes. Abandonment at this stage would result in the property being able to be sold as a turnkey business.

19. Number of units - The proposed plan will include 1 five person dome structures and 4 two person dome structures. No other buildings are planned other than the already existing garage, shed and fire-pit. The total square footage of all of the dome structures combined will be 1,747 square feet. The existing garage and shed currently comprise a total of 625 uninhabitable square feet.
20. Construction time schedule - The proposed project will seek to complete the project as follows:
 1. Utility installation - mid March to mid April
 2. Pour footings & build platforms - mid April to mid May (3 weeks)
 3. Trench and tie in utilities - mid April to late April (1 week)
 4. Trench and install trail & driveway lighting, trail security system, prepare and gravel trails and common areas - late April (1 week)
 5. Assemble dome structures - early May (2 weeks)
 6. Furnish & finish interiors - late May (2 weeks)
 7. Project completion - early June
21. Anticipated rental prices - The market research done for the proposed project anticipates a rental price for each two person dome to be \$125 per night and the five person dome to be \$250 per night. This is compatible or less than rates that current short term rental operators receive in this area.

Property Tax Exemption

N/A

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

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

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.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - **Short term rentals not allowed**
 - Units cannot be individually sold (e.g., no 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

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