



**ACTIVITY BARN**

**CUP 16-13 Amendment Application**

**4/17/23**



Brundage Mountain Resort Idaho Ski Resort  
3890 Goose Lake Rd, McCall, ID 93638

April 17, 2023

Valley County Planning and Zoning  
ATTN: Cynda Herrick  
219 N Main St.  
Cascade, ID 83611

RE: Brundage Mountain Resort Activity Barn CUP Amendment  
Located at 141 Moonridge Dr, McCall, ID 83638. Parcel ID RP18N03E290007 is 115.5957 acres  
CUP 16-13 Effective Date: November 22, 2016

Dear Valley County Planning and Zoning,

Brundage Mountain Resort, the operator of The McCall Activity Barn, is pleased to submit this amendment to the established Conditional Use Permit 16-13. Currently, The McCall Activity Barn is Valley County's only lift-assisted snow tubing operation, located two miles south of McCall. Since the winter of 1999, The McCall Activity Barn has been operating under a Conditional Use Permit with Valley County. The last amendment was made in December of 2015 and approved in 2016.

Brundage Mountain Resort acquired and has successfully run the property since 2016. The McCall Activity Barn has provided a great winter experience to visitors of McCall and the surrounding area for over 20 years. There is a significant demand to expand recreational activities and provide activity and outdoor event space in the community. Most recently, Brundage submitted its CUP update on February 6, 2023. This request for an amended Conditional Use Permit is triggered by the following needs not included in our current conditional use permit:

**Proposal Details:**

**Year-Round Operation**

- Propose to shift from seasonal to year-round operation. Year-round operation will extend existing winter activities and allow for new activities and events for summer operations. Specifically, we propose year-round operational hours as 8am to 10pm daily. With Valley County becoming a tourist destination, we see a need to have activities available for every season.

**Event Allowance Capacity Increase**

- To better serve the needs of our clients we are asking for an increase in capacity for events held on the Activity Barn property. Current capacity is limited to 150 people per event. By increasing our event size to allow 500 guests we can host events and community gatherings that draw more guests.

### Weekly Market

- Seeking to add a Market to our list of approved activities on-site. Our current market operates twice a week and allows people to purchase directly from local vendors. The Market location is highlighted in the proposed site plans.

### Employee Housing

- To serve the needs of employees, Brundage Mountain Resort is proposing the installation of two residential dwelling units in the form of tiny homes. This would provide allowance for up to four employees. Approximate locations of these proposed units are included on the attached site plans.

### Additional Activities

- In conjunction with the extension of the operating timeframe, Brundage Mountain Resort is seeking to add additional recreational activities including disc golf and dedicated multi-use trails.
- A disc golf course on property welcomes an activity that can be accessed spring – fall. This activity invites people of all ages to get outside and be active. It would blend in with the current landscape on property.
- Dedicated trails for mountain biking, walking, and running would be added to the property as an extension of the Valley County Trail System. Motorized vehicles would not be permitted on trails.

### Entrance & Parking Lot Reconfiguration

- The existing entrance and sign will remain in its current location off Moonridge Drive. The entrance crosses over the Valley County rail trail; bikes in the summer, cross country skiing in the winter. The redesigned parking lot will connect to the entrance but be expanded North to accommodate more cars for the increased demand for activities and larger events.
- The expanded parking lot will be approximately 1.7 acres. New light posts will be added to assist guests and employees when it is dark. By reorientating and expanding the parking lot, we create better and safer traffic flow and can use the property's natural barriers (trees) to minimize the glare from cars onto Moonridge Drive.
- Since the parking lot is expanding North, we are also proposing a second entrance to the property. This second entrance will cross over the Valley County rail trail but will allow for a more efficient flow of traffic and a safer driving experience during peak hours and special events. This entrance also establishes compliance with Valley County Ordinance requiring two means of access/egress to the property.

### Landscaping Berms

- To create more privacy and minimize impact to the public, Brundage Mountain Resort is proposing to install berms along the north side of the property adjacent to Moonridge Drive. These berms would be landscaped with native plants to improve the overall visual of the property observed by neighbors.

The existing facilities consume approximately 35 acres of land which lies within 115 acres of property owned by Brundage Mountain Resort. These requests along with previously approved CUP items will

have a phased implementation over the next 5 years. Items that require capital expenditure will be completed as business performance and market conditions allow.

Best Regards,



**Ken Rider**  
**General Manager, Brundage Mountain Resort, LLC**

**Attachments**

- Summary of Existing Operations
- CUP Update Letter
- CUP Application
- Impact Report
- Associated Drawings
- Sign Application

# Attachment 1

## Summary of Existing Facilities

### Sun Kid Conveyor Lift

- A 600-foot Sun Kid conveyor was installed in the fall of 2015 in comfortably transports guests to the top of the hill in less than 3 minutes. Current lift capacity is approximately 600 people per hour. The "magic carpet" sits flat on the sloped surface of the hill and has a very low profile (1 - 2 feet high). The conveyor belt remains the safest means of transporting tubers and guests to the top of the hill.

### Tubing Operations

- Snow making equipment allows for the Activity Barn create a solid base of snow that will carry us through the end of the season. Traditionally the activity barn team creates 5 or 6 tubing lanes between 800-1100 feet long to maintain peak operations during the winter season.

### Parking Lot

- Currently, the parking lot is 3 acres and keeps traffic and parking off of Moonridge Drive. Light posts in the lot have LED energy efficient lights that comply with Valley County standards.

### Heated Pit Toilets

- Two heated, gender neutral, ADA compliant pit toilets serve the property.

### Ticket Office

- The Activity Barn currently operates out of a 12x28 portable structure. Ticket office has wood siding and a shingled roof design to meet architectural and commercial snow load standards. Currently guests enter the heated ticket office to purchase their lift tickets, beverages, and retail items.

### Yurt

- The yurt on property currently serves as the employee break and meeting room.

### Storage Sheds/Containers

- The Activity Barn property has two storage containers and one storage shed. The containers are used to store our winter operation items such as tubes, signage, snowmaking equipment, and general maintenance items. Our storage sheds hold miscellaneous items while they are not in use on property.

### Food Shed

- The food shed is where the Activity Barn has historically served food and beverage items. The shed has not served food since COVID but hopes to bring operations back in the near future. This structure contains refrigerators, freezers, prep counters, as well as our water hook-up.

### Nordic Trail

- The Activity Barn grooms a 3-mile loop for cross country skiing, fat tire bikes, and snowshoes. The trail begins as an extension of the Valley County Rail Trail and has a separate parking area. The whole loop is located on the Activity Barn's property. We do not allow motorized vehicles other than the groomer on the trail.

# 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 # 23-22

ACCEPTED BY \_\_\_\_\_

CROSS REFERENCE FILE(S): \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

☒ Check # 9814 or ☐ Cash

FEE \$ 250.-

DEPOSIT \_\_\_\_\_

DATE 4.18.23

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: \_\_\_\_\_ Date: \_\_\_\_\_

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](http://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](http://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.

**CONTACT INFORMATION**

**APPLICANT** Brundage Mountain Resort, LLC **PHONE** [REDACTED]  
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

**MAILING ADDRESS** PO Box 1062 **ZIP** 83638

**EMAIL** [REDACTED]

**PROPERTY OWNER** Brundage Mountain Resort, LLC

**MAILING ADDRESS** PO Box 1062 **ZIP** 83638

**EMAIL** N/A

**AGENT / REPRESENTATIVE** Ken Rider **PHONE** [REDACTED]

**MAILING ADDRESS** PO Box 1062 **ZIP** 83638

**EMAIL** [REDACTED]

**CONTACT PERSON** (if different from above) Sarah Jane Erlemeier

**MAILING ADDRESS** PO Box 1062 **ZIP** 83638

**EMAIL** [REDACTED] **PHONE** [REDACTED]

**PROPERTY INFORMATION**

**ADDRESS OF SUBJECT PROPERTY** 141 Moonridge Drive, McCall, ID 83638

**PROPERTY DESCRIPTION** (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description )  
108300 Lakefork Area Subdivisions 435 Comm Impr on Cat 13

**TAX PARCEL NUMBER(S)** RP 18N03E290007

Quarter NE Section 29 Township 18N Range 3E

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

2. **SIZE OF PROPERTY** 115 Acres ☒ or Square Feet ☐

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

Lift assisted snow tubing, skiing, cross country skiing, snow biking, snow shoeing, farmers markets, events

Ticket Office, 2 Vault Restrooms in 1 Structure, Yurt, 2 Storage Sheds, Power Shed, 2 Conex Storage Containers,

Sun Kid Conveyor Lift

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: No

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

North Pasture

South Residential

East Residential

West Pasture

## APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: No greater than 40 feet

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

Number of Proposed Structures: 2

Number of Existing Structures: 6

Proposed Gross Square Feet

1<sup>st</sup> Floor 840

2<sup>nd</sup> Floor           

Total 840

Existing Gross Square Feet

1<sup>st</sup> Floor 2240

2<sup>nd</sup> Floor           

Total 2240

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 ☐           

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): Approximately 840 sqft

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0

8d. DENSITY OF DWELLING UNITS PER ACRE: N/A - only two tiny homes proposed

9. SITE DESIGN:

Percentage of site devoted to building coverage: < .1%

Percentage of site devoted to landscaping: 3.5%

Percentage of site devoted to roads or driveways: 1.5%

Percentage of site devoted to other uses: 95%, describe: Open space and wetlands

**Total: 100%**

10. PARKING (If applicable):

a. Handicapped spaces proposed: 5

b. Parking spaces proposed: 166

c. Number of compact spaces proposed: 0

d. Restricted parking spaces proposed: 3 (buses)

e. Are you proposing off-site parking: No

Office Use Only

Handicapped spaces required:           

Parking spaces required:           

Number of compact spaces allowed:           

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>NA</u>	<u>          </u>	<u>          </u>	<u>          </u>
Rear	<u>NA</u>	<u>          </u>	<u>          </u>	<u>          </u>
Side	<u>NA</u>	<u>          </u>	<u>          </u>	<u>          </u>
Side Street	<u>NA</u>	<u>          </u>	<u>          </u>	<u>          </u>

12. NUMBER OF EXISTING ROADS: 1 (driveway) Width: 20 feet

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: 1 (driveway) Proposed width: 20 feet

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 ☒
- 
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Power, Septic, Well
- 
16. PROPOSED UTILITIES: No new utilities are proposed unless required for tiny homes  
Proposed utility easement widths \_\_\_\_\_ Locations \_\_\_\_\_
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? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_
19. DRAINAGE (Proposed method of on-site retention): N/A  
Any special drains? \_\_\_\_\_ (Please attach map)  
Soil type(s): \_\_\_\_\_  
(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://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:  
If approved, a grading plan and subsequent SWPPP would be prepared to expand the parking area.
- 
- 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. **N/A**
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE ATTACHED IMPACT REPORT

# Irrigation Plan

(Idaho Code 31-3805)

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 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.**

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: Brundage Mountain, LLC.  
Applicant

By: \_\_\_\_\_  
Valley County Weed Control

Date: 4/12/2023

Date: \_\_\_\_\_

**CUP 16-13 Amendment**  
**Brundage Mountain Resort**  
**Activity Barn Impact Report**

(Valley County Code 9-5 -3-D )

Date: 4/12/2023

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.*

The site is located off a paved, two-lane county road, with snow removal service already provided throughout the winter. In the event of construction there will be little impact to Moonridge Dr given that all proposed projects are small in nature. Upon CUP approval traffic volume is expected to increase slightly during hours of operation and events (i.e weekly market), particularly during the summer season. Limited bus and truck traffic is anticipated.

The additional traffic will not pass residential neighborhoods. There will be a new proposed driveway to the property and parking area to accommodate year-round operations and anticipated future needs. One new entrance is proposed allowing for one way access and egress to minimize congestion in alignment with the county ordinance. The proposed entrance will turn east off of Moonridge Drive after the sharp corner as shown on the attached site plan.

This new traffic pattern, including the proposed entrances, will assist with guest flow and traffic management during peak business hours and events. This new driveway would cross the existing Rail Trail therefore, bicycle and pedestrian traffic would be minimally affected by the addition of this entrance. Brundage would add bicycle and pedestrian crossing signs to alert drivers of these crossings and mitigate impacts with bicycles and pedestrians.

2. *Provision for the mitigation of impacts on housing affordability.*

No impact to housing affordability is expected as a result of this CUP application. In fact, Brundage is making a concerted effort to provide affordable housing for it's employees. As a result, two tiny homes are being proposed on property to house Activity Barn and

Brundage Mountain Resort employees. These tiny homes will be rented to full-time employees at below market rates.

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.*

**Construction:** During construction there would be some noise associated with equipment however, nothing out of the ordinary for general construction activities. All construction will be conducted during the day ranging from 6 AM to 6 PM.

**Normal Activities:** Current winter activities include the running of our conveyor lift, tubing operations, grooming of the tubing and Nordic trails, and parking lot snowplowing.

Current approved winter operating hours are Thanksgiving through the middle of April:

- Friday 4pm –10pm
- Saturday 10am –10pm
- Sunday 10am – 8pm
- Winter Carnival, MLK Weekend, Presidents Day Weekend, and Winter Break, 4pm - 10pm

Current summer activities include the weekly markets, bike riding, and other low impact recreation activities. Current approved summer hours are Memorial Day to Labor Day Daily 10AM - 10PM.

**Special Events:** Events to date have included group gatherings, such as the Payette Land Trust BBQ, McPaws Oktoberfest and music and festival events.

**Proposed:** Normal hours of year-round operation are anticipated as follows:

- 365 days
- Sunday – Saturday 8am – 10pm
- Observed quiet hours from 10pm – 8am

There are no intended changes to noise from operations currently. Proposed activities such as disc golf, multi-use non-motorized trails and other low impact recreation activities would create very little if any additional noise.

Special events may include music and microphones which would increase noise levels at the site temporarily on a periodic basis.

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.*

No additional heat or glare is expected as a result of this proposal. Glare from parked cars and lighting during tubing/ski hill operations would be unchanged. Summer operations will have minimal to no lighting, particularly given the long days and amount of natural light during the summer. Existing and added vegetation along Moonridge Drive would minimize any glare from Activity Barn operations, activities and events.

5. *Particulate emissions to the air including smoke, dust, chemicals, gases, or fumes, etc., both existing and what may be added by the proposed uses.*

Currently, there is minimal seasonal exhaust from mowers, groomers, plows and other operational and maintenance vehicles. Minimal dust from bike trails and roads in the summer. Propane heaters, which also produce little emissions, are used in the winter to heat outdoor guest areas.

Proposed improvements to the property would incur exhaust and dust from construction vehicles during construction of buildings, the proposed disc golf and summer tubing courses and landscape projects. Once these projects are finished, there would only be emissions associated with vehicles of guests visiting the property.

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.*

Water will be supplied from a newly certified potable water well. Demand is expected to be minimal given the nature of the existing facilities and uses. Water disposal utilizes the approved Large Soil Absorption System that is currently installed.

The attached site plan highlights surveyed wetland areas. No impacts to ground water or surface water quality are expected beyond any current impacts.

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

During winter operations, there is limited risk of fire since the site is covered with snow. Campfires are allowed only in designated fire rings. Fire extinguishers are on site and McCall Fire and EMS would be asked to respond in the event of a fire.

During summer operations, there are little existing fire hazards on property. Campfires are not allowed during the summer months. Fire extinguishers are on site and McCall Fire and EMS would be asked to respond in the event of a fire.

Activities on neighboring properties will not be affected by proposed use.

The proposed activities such as the disc golf and multi-use trails do not pose a fire hazard. Any fire hazards relating to special events will be addressed on a case by case basis.

*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.*

Any disturbance of wetlands will follow permitting requirements outlined by the Army Corps of Engineers. In addition, a Stormwater Pollution, Prevention, Permit will be obtained, and Best Management Practices and mitigation plans will be followed for any disturbances to the site. Please review attached wetlands delineation and site plan for wetland and surface water drainage information.

It is expected that upon buildout of the master plan, more vegetation will exist than currently exists on the property. Minimal removal of existing vegetation is anticipated for the maintenance shop, pole barn and disc golf and tubing courses, particularly given that these are grass pasture areas with no shrubs. Road and structure construction will disturb soil in previous pasture areas.

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

Best Management Practices will be followed to stabilize soil and restore/replace vegetation when disturbed. Slopes and embankments will be minimally disturbed. Vegetation will be replaced with shade and privacy considerations including berms. Disturbed areas will be reseeded with appropriate grass and native plant selections where applicable.

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

In the event that buildings are constructed, BMR will obtain the services of a geotechnical engineer to ensure structures are built in accordance with any



geotechnical requirements of the site. There is no intention to build on steep slopes within the site, therefore this is not expected to be a concern.

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

Landscape berms along Moonridge Dr at the north end of the property are being proposed at this time. Any projects will include the submittal of plans and specifications as part of the building permit and/or grading permit process for Valley County.

*12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce the 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.*

Daytime visibility is minimal from public roads and especially minimal from adjoining properties and buildings due to the buffer of trees along the rail trail. There will be no effect of shadows from new features on neighboring properties. Vegetation and berms will be planted to screen property from Moonridge Drive. The pole barn, maintenance building, and other structures will be designed to match existing structures on the surrounding site with additional vegetation/landscaping.

*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.*

This is the current location of the Activity Barn with most of the property remaining unused. Proposed facility improvements and activities are consistent with existing use to provide recreational opportunities and outdoor event space for the community.

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

It is expected that there would be an incremental increase to sales tax revenues from ticket, food and beverage sales and rental of the venue both from additional events and activities. There would also be an increase in property value as each project is finished and assessed. There is currently 1 full-time position, and 8 part-time/seasonal positions, but more employees would be needed as activities are added to the property. Local

expenditures would be increased in the form of hiring and purchasing necessary building materials from local companies to build infrastructure, buildings and event/activity venues.

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

There would be additional electricity required from public services, but water and sewer are addressed onsite. Facilities costs are unknown until building costs are determined and executed against. The economic impact is expected to be positive given the increase in guests utilizing the venue and frequenting McCall and the surrounding area.

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

Currently, there are no existing developments providing the same proposed services. Additional activities at the Activity Barn will enhance the overall visitor experience to the area by offering a diverse array of recreational activities and should have a positive impact on local lodging, restaurant, and retail businesses.

*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.*

No anticipated depletion of resources at this time.

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

Project abandonment at partial completion will have minimal impact on the land. Structures could be removed, and graded areas could be reseeded with appropriate grasses if necessary.

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

There will be 2 residential dwelling units each predicted to be 500 square feet or less. Gross non-residential floor space is projected to be about 2240 square feet.

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

Improvements are expected to take a phased approach over the next five years dependent on business performance and prioritization of capital expenditures.

- Maintenance Shop: The maintenance shop will begin construction in the Spring of 2024 or as business conditions allows. The goal to finish the building will be the Fall of 2024.

- Employee Housing: This will be dependent on sewer capacity and requirements of Central District Health and IDEQ for wastewater disposal. The goal is to begin this permitting exercise in 2024 with the aim to install infrastructure and employee housing by the end of 2025.
- Updated entrances and parking lot: This work will begin construction in the Spring of 2024.
- Landscaping berms: This work would commence at the same time as modifications to the parking lot and entrance are completed.
- Disc golf and multi-use trails: Disc golf would be implemented in the summer of 2023. Multi-use trails would be started in the spring of 2024.

*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.*

Anticipated rental price for residential employee housing units are approximately \$800-1200 per unit, per month. It is anticipated that there will be two people living in each tiny home – making the cost \$400-600 per individual per month.



Brundage Mountain Resort Idaho Ski Resort  
3890 Goose Lake Rd, McCall, ID 93638

February 6, 2023

Valley County Planning and Zoning  
ATTN: Cynda Herrick  
219 N Main St.  
Cascade, ID 83611

RE: Brundage Mountain Resort Activity Barn CUP 16-13 Update to Valley County  
Located at 141 Moonridge Dr, McCall, ID 83638. Parcel ID RP18N03E290007 is 115.5957 acres  
CUP 16-13 Effective Date: November 22, 2016

Dear Valley County Planning and Zoning Commissioners,

This update is being submitted by Brundage Mountain Resort as a requirement of CUP 16-31.

Updates to the property are as follows:

1. 2022
  - a. Hired full-time year-round manager
  - b. Noxious weeds addressed and on maintenance plan
  - c. Converted well to potable water
  - d. Initiated Army Corp Individual Permit for tubing hill regrade. Expecting approval by Spring 2023.
  - e. Fence was repaired focusing on new property lines
2. 2020
  - a. The property was sold by Mirror Pond, LLC to Brundage Mountain Resort on 10/30/2020. Parcel ID RP18N03E290007 is 115.5957 acres
  - b. The acreage in the original CUP 16-13 submission was 155 acres
  - c. Cross country ski, fat bike and snowshoe routes were successfully re-routed within the new boundary lines
3. 2019
  - a. The McCall Farmers Market was moved from downtown McCall in 2019 and has been running successfully since. The formal sign plan will be included in the updated CUP, which will be submitted in early 2023.
4. 2017 - 2019
  - a. Sleigh rides were tried with multiple 3<sup>rd</sup> parties, but did not work out
5. 2016
  - a. Portable toilets were replaced with heated pit toilets compliant with Central District Health standards
  - b. New conveyor lift replaced the main handle tow lift
  - c. Expansion of parking area

- d. New ticket office
- e. Better snow making management including summer irrigation/mowing, early season snow making, more efficient grooming equipment, redesigned tubing lanes

#### Items approved in CUP 16-13 that have not been started

The following items were approved in the 2016 CUP but have not been started for various reasons.

- 1. Maintenance shop (30x40)
- 2. Base area pole barn (50x100)
- 3. Ropes Course

#### Items approved in CUP 16-13 that have been utilized

- 1. Family & Group Gatherings
  - a. 2 successful Payette Land Trust Meetings
  - b. 2 successful McPaws Oktoberfests
  - c. Dog Sled Race hosting January 21-February 3, 2023
- 2. Food Trailer offering soda, beer and wine with simple foods
  - a. Food and beverage offerings have been served off and on depending upon COVID regulations
  - b. Food and beverage offerings were restricted due to the potable water situation and wastewater treatment.

We would also like to notify the Planning and Zoning commissioners that we will be submitting an amended CUP 16-13 shortly. Please let us know if there are any questions.

Best Regards,

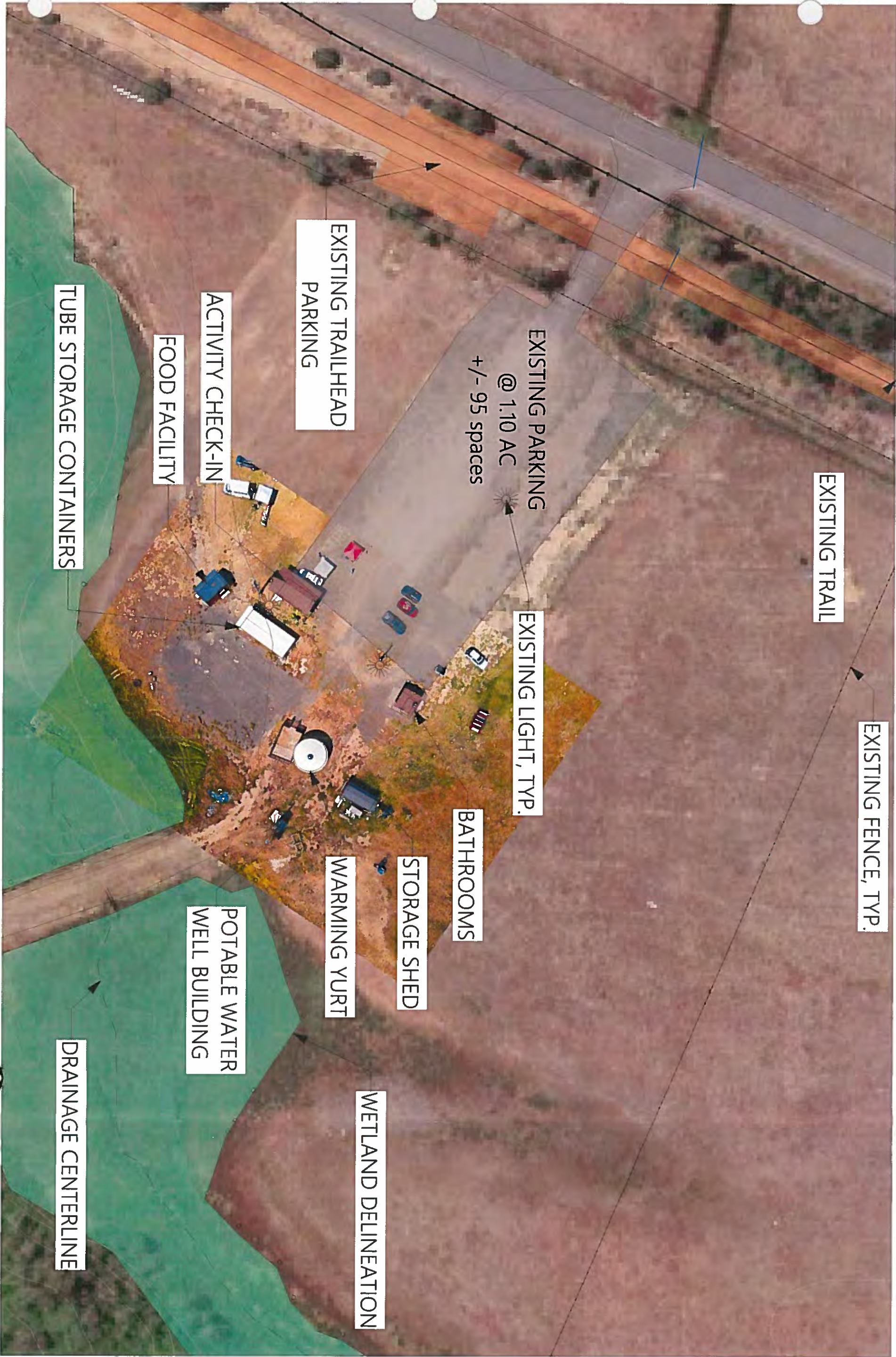


Ken Rider  
General Manager, Brundage Mountain Resort, LLC










1/1/2013 10:00 AM Activity Barn (CAD) ACTIVITY Barn.dwg



1

ACTIVITY CORE SURVEY

SCALE: 1" = 30'

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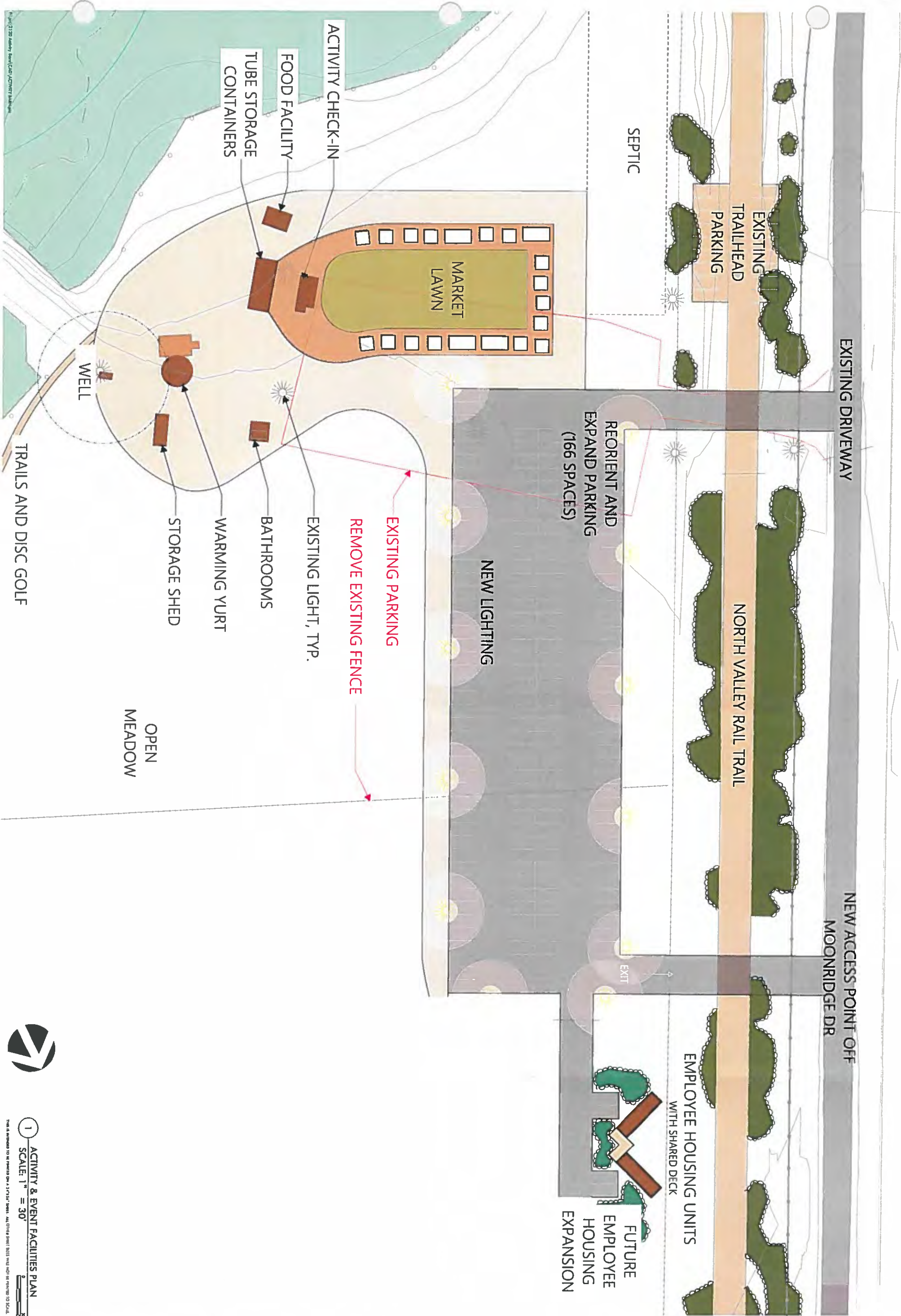
30

60

1/1/2013 10:00 AM Activity Barn (CAD) ACTIVITY Barn.dwg

 <div><b>EPIKOS</b> LAND PLANNING + ARCHITECTURE</div>	<div><b>McCALL OFFICE</b> 303 Colorado Street P.O. Box 7400 McCall, Idaho 83638 Tel: 208.836.1318 Fax: 208.836.1319</div> <div><a href="http://www.epikosdesign.com">www.epikosdesign.com</a></div>	<div><b>The McCALL ACTIVITY BARN</b> 141 MOONRIDGE DR McCALL, IDAHO 83638</div>	<div>Stamp</div> <div>DESIGN DEVELOPMENT SET</div> <div>Revision</div>	<div>Sheet</div> <div><b>A2-2</b></div> <div>© 2013 EPIKOS</div>	<div>Date: 4/9/2013</div> <div>Project No: #1818</div> <div>Drawn by: LB</div> <div>Checked by: WR</div>
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1 ACTIVITY & EVENT FACILITIES PLAN  
SCALE: 1" = 30'

This is intended to be printed on a 34x11" sheet. All other print sizes will not be printed to scale.

<div> <p>EPICOS LAND PLANNING + ARCHITECTURE</p> </div>	<div> <p>McCALL OFFICE</p> <p>303 Colorado Street P.O. Box 2490 McCall, Idaho 83438 Tel: [REDACTED]</p> </div>	<div> <p>www.epicosdesign.com</p> </div>	<div> <p>The McCALL ACTIVITY BARN</p> <p>141 MOONRIDGE DR McCALL, IDAHO 83638</p> </div>	<div> <p>Stamp:</p> <p>DESIGN DEVELOPMENT SET</p> </div>	<div> <p>Stamp:</p> </div>	<div> <p>Revision:</p> </div>	<div> <p>Sheet:</p> <p>A2-3</p> </div>
<div> <p>1502.DWG - 4/10/2023</p> </div>	<div> <p>Date: 4/6/2023</p> </div>	<div> <p>Project No: #188</p> </div>	<div> <p>Drawn by: LB</p> </div>	<div> <p>Checked by: WJR</p> </div>	<div> <p>Scale:</p> </div>	<div> <p>Scale:</p> </div>	<div> <p>Scale:</p> </div>





1 PHASE 1 MASTER PLAN  
SCALE: 1" = 100'



PLANTS SUCH AS:  
SPRUCE, PONDEROSA PINE, ASPEN,  
REDTIG DOGWOOD, SERVICEBERRY,  
GOLDEN CURRANT, SAGE, SPIRAEA,  
NATIVE GRASSES AND PERENNIALS

EXISTING FENCE

LANDSCAPE BERM

MOONRIDGE DR.

2 LANDSCAPE BERM SECTION  
SCALE: 1/4" = 1'-0"



### 51 camp:

**The McCALL ACTIVITY BARN**  
141 MOONRIDGE DR  
McCALL, IDAHO 83638

[www.epiKondesign.com](http://www.epiKondesign.com)

**McCALL OFFICE**  
303 Colorado Street  
P.O. Box 2490  
McCall, Idaho 83638  
Tel: [REDACTED]

**EP1KO  
LAND PLANNING  
+  
ARCHITECTURE**

10/27/2021 4:4:20 PM

Date: 4/6/

Project No.

**Drown by:**

Checked by:

School: \_\_\_\_\_

A2-4

2019 EPIKOS