

Valley County Planning and Zoning

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



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STAFF REPORT: C.U.P. 22-16 Camp Modern
HEARING DATE: June 9, 2022
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: McKenzie Hansen and Trevor Russi
3709 Cleveland BLVD
Caldwell, ID 83605
OWNER: Christian & Karen Klein
5089 Canary LN
Nampa ID 83687
LOCATION: 12815 Highway 55
RP16N03E269260 and RP16N03E269290
SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho
SIZE: 3-Acres
REQUEST: Camping Facility
EXISTING LAND USE: Single-family Residential Parcels – Bare Land

This business began in 2021. Staff contacted the property owners and applicants to inform them that a conditional use permit is required for operation.

McKenzie Hansen and Trevor Russi are requesting approval of a conditional use permit for a camping facility. Phase 1 includes six tent glamping sites with a shared bath house available for rent. Phase 2 would update the tents to A-frame structures. The A-frame structures would have a collective maximum of 6,288 square feet. A caretaker suite would also be constructed in Phase 3. A five-year phasing plan is proposed.

Porta-potty facilities would be used until the restroom facility is constructed. An individual well and septic system would be used.

Six individual, contained camp fire pits are proposed. Approximately eight gravel parking spaces are proposed.

The bath house would be wired for electric power. Solar lighting would be used for the guest units and along pathways.

There would be space for on-site activities such as a volleyball court, yoga/event platform, and horse-shoe games.

The application information states that a Fire Wise Mangement Plan was reviewed and approved by Donnelly Fire Department. A copy was not submitted with the application.

A revised site plan was received June 2, 2022.

FINDINGS:

1. The application was submitted on April 21, 2022.
2. Legal notice was posted in the *Star News* on May 19, 2022, and May 26, 2022. Potentially affected agencies were notified on May 10, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent May 12, 2022. The site was posted on May 26, 2022. The notice was posted online at www.co.valley.id.us on May 10, 2022.

3. Agency comment received:

Central District Health needs more information on maximum occupancy to determine septic system size for proposed bath house. An application for septic system permits, test holes, and groundwater monitoring will be required. (May 11, 2022)

Jess Ellis, Donnelly Fire Department Fire Marshal, replied with requirements. (May 19, 2022)

4. Public comment received: None
5. Physical characteristics of the site: Relatively flat with timber and wetlands.
6. The surrounding land use and zoning includes:
 - North: Single Family Residential Rural Parcel
 - South: Single Family Residential Rural Parcel
 - East: Single Family Residential Rural Parcel and Gestrin Well Drilling Business
 - West: U.S. Bureau of Reclamation Land Used as Dry Grazing Lane
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses (e) Recreational business and (d) Area business

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

9-5-3: STANDARDS:

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.

6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs

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

B. Minimum Setbacks:

2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.

C. Maximum Building Height And Floor Area:

1. Building heights shall not exceed thirty-five feet (35') above the lower of the existing or finished grade.
2. The building size or floor area shall not exceed the limitations of subsections [9-5-3A](#) and C of this chapter and title 6, chapter 1 of this code.
3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.

D. Site Improvements:

4. Parking spaces for recreation businesses shall be provided at the rate of one per each four (4) occupants or as determined by the commission. (Ord. 10-06, 8-23-2010)

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +28.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).

STAFF COMMENTS AND QUESTIONS:

1. This site is within the Donnelly Fire District and a herd district. This site is not within an irrigation district.
2. Much of the area may be designated wetlands (see attached map). A wetland delineation should be required and approved by the Army Corps of Engineers.
3. The parcels are adjacent to the Wildlife Management Area as designated in the Bureau of Reclamation Resource Management Area (attached map). Is the property line clearly marked between this private property and the BOR land that has a lease on it for grazing?
4. The weed control agreement needs signed by the applicant.
5. There are a couple of very large pines on the property and an eagle's nest. Should consult with Fish and Game to see if there are any required setbacks or noise constraints.
6. Is there a gray water system for dishwater or handwashing?
7. You state campers can "wood on the property"....does this mean they can chop down trees? Is there a contract with the property owner? It appears applicant does not own the property.
8. Please describe and/or submit pictures of fire rings and cleared areas around fire rings.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation
- Staff's Compatibility Evaluation
- Vicinity Map
- Aerial View
- Wetlands Map
- Assessor's Plat T.16N R.3E Section 26
- Pictures – May 26, 2022 and June 1, 2022
- Revised Site Plan Received June 2, 2022
- Responses

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established according to the phasing plan, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must contact U.S. Army Corps of Engineers regarding wetland designation.
6. Must comply with requirements of the Donnelly Fire District. A letter of approval is required.
7. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. This includes the pathway lighting.
8. Shall obtain a building permit for the structures, including decks for the tents and any detached solar panels greater than 8-sqft in accumulated area.
9. The minimum building setbacks shall be one hundred feet (100') from Highway 55, fifty feet (50') rear property lines and thirty feet (30') from side property lines.
10. Quiet hours are 10:00 p.m. to 7:00 a.m.
11. Bear-proof trash containers should be required.

12. Food should be stored in a manner that does not attract wildlife.
13. Shall obtain approval of a public water system if required by Idaho Department of Environmental Quality.
14. All noxious weeds on the property must be controlled.
15. Shall obtain a sign permit prior to installation of a sign.
16. Shall mark property lines so guests do not enter other private lands.
17. Must obtain an access permit for a commercial use from the Idaho Transportation Department.

END OF STAFF REPORT

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

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

B. Purpose; Use:

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

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

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.

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

E. Terms:

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

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

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

F. Questions 4 Through 9:

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

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) X 1 _____

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2) X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	-1	-2	-1	-1	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	+1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2		+1	+1	+2	+1	+1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2		+1	+1	+1	+1	+1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2		+1	+1	+1	+1	+1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2		+1	+1	+1	+1	+1	+1	+1	-2	-2
7. P.U.D., RES.																							
8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2		-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2		-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1		+1	+1	+1	+1	+1	+1	+1	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1		+1	+1	+1	+1	+1	+1	+2	+1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1		+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1			-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1		+1	-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2		+1	-2	+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2		+1	+1	+1	+1	+1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+2	+2	+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2		+1	+2	+2	+2	+2	+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+2	+1	+1	+2	+2	+1	+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+2	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2		-1	-1	-1	-1	-1	-2	+1		+1
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2		+1	-1	-1	-1	-1	-2	+1	+1	+2

THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 20

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

S.F. Residential

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

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

Arec Business

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

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

See 1+2 w/Agricultural

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2X 3 +6

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

Yes - 3 acres surrounded by trees.

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

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

No - smaller

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

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Will increase traffic

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

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Will emit woodsmoke and noise but adjacent to highway

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

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Will be very little impact.

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

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Will create jobs and revenues

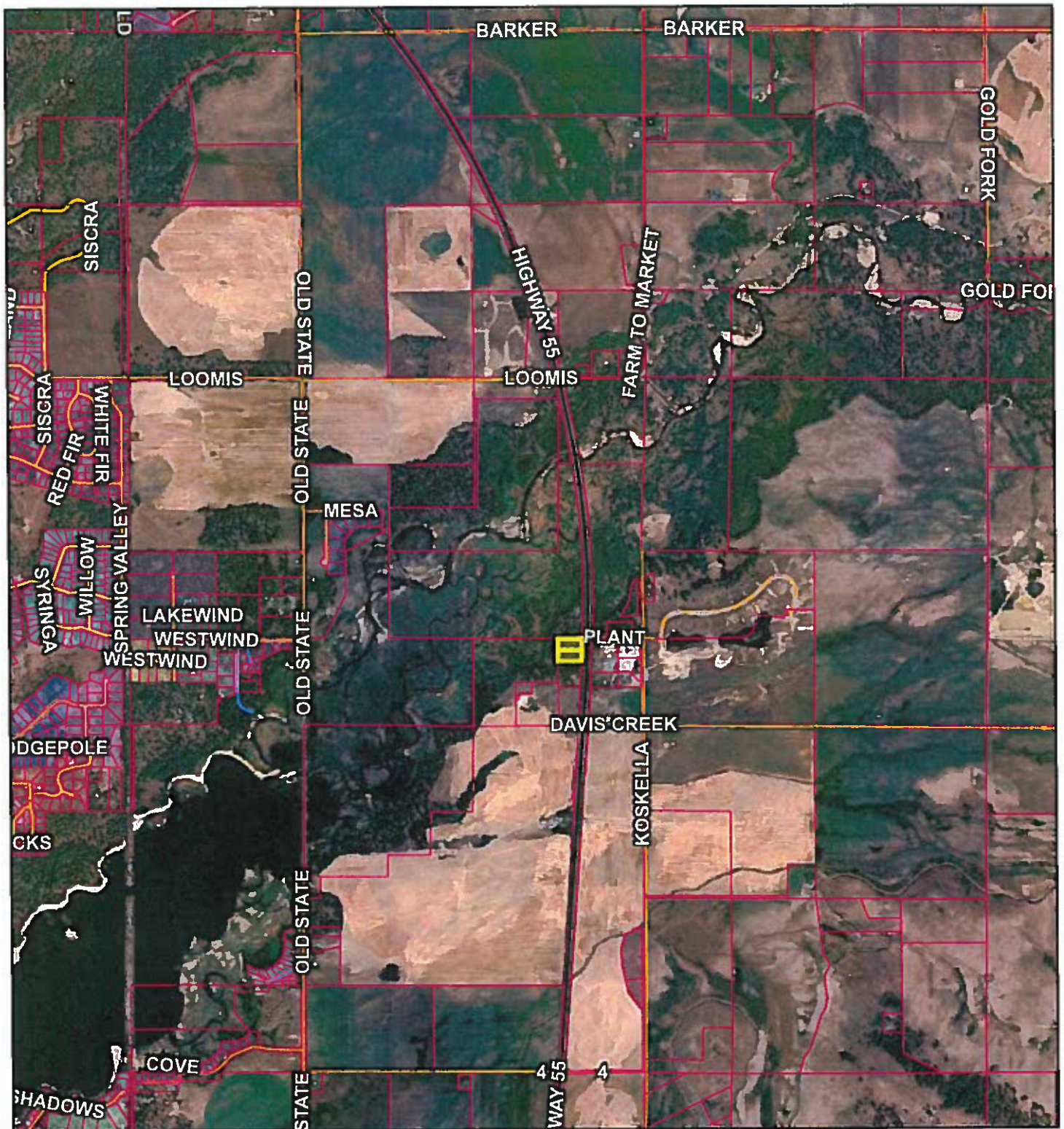
Sub-Total (+) 30

Sub-Total (--) 2

Total Score +28

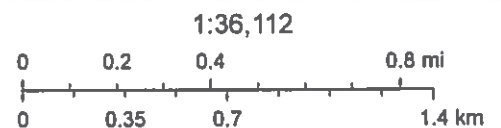
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 22-16



4/28/2022, 8:37:56 AM

- Parcel Boundaries
- Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C.U.P. 22-16



4/28/2022, 8:34:21 AM

Permits
 ◆ CUP
 ◆ GF
 ■ Addresses

Parcel Boundaries
 Roads
 MAJOR
 URBAN/RURAL

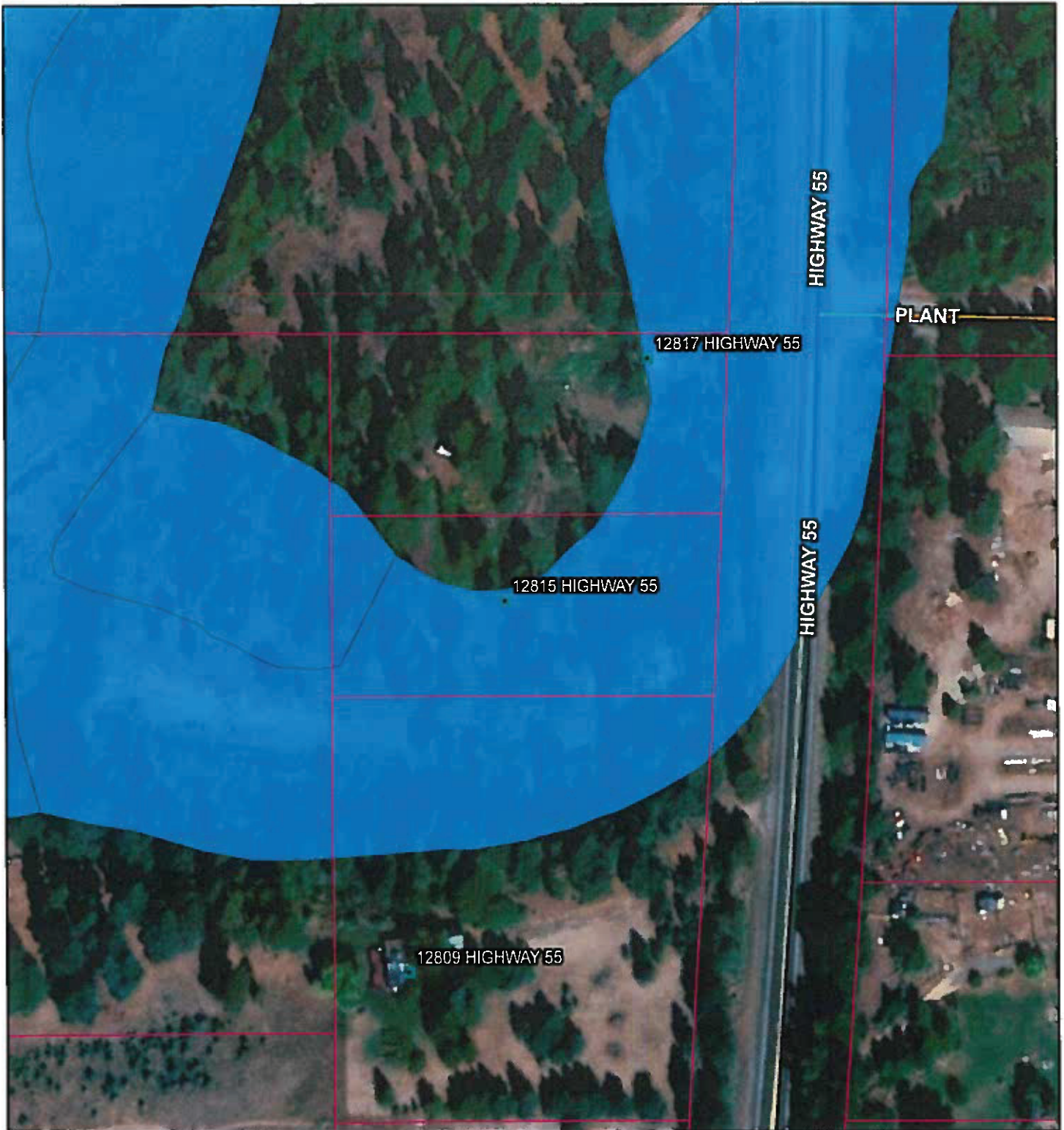
1:4,514
 0 0.03 0.06 0.11 mi
 0 0.04 0.09 0.17 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Web AppBuilder for ArcGIS

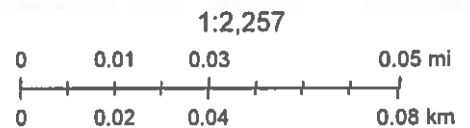
Maxar | Valley County IT | Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530. | United States Forest Service Natural Resource Manager (NRM) Infra

C.U.P. 22-16 Wetlands Map



5/24/2022, 4:57:31 PM

- | | |
|---|---|
|  Addresses |  Roads |
|  Parcel Boundaries |  MAJOR |
|  Wetlands (USFWS) |  URBAN/RURAL |

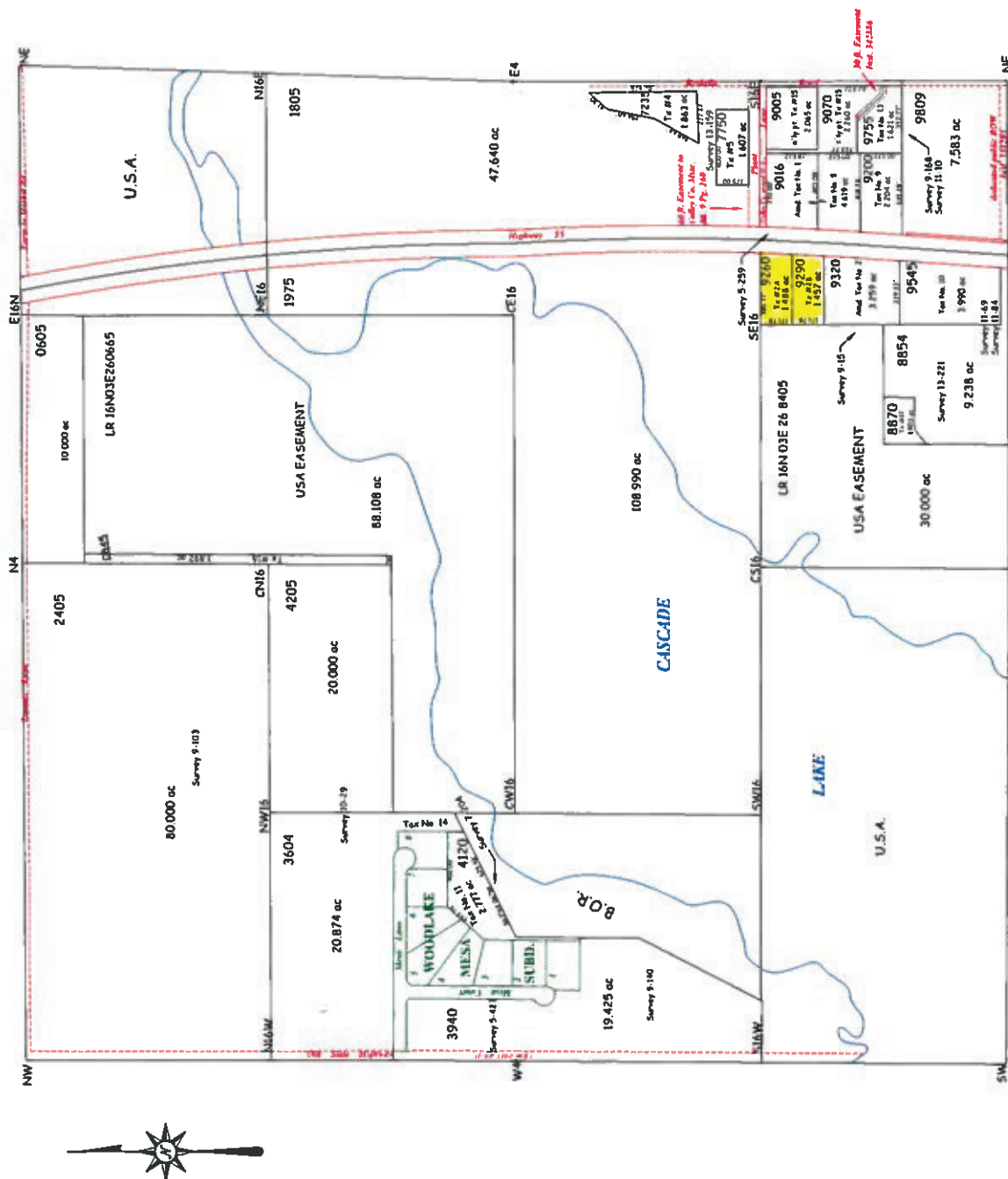


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

TWP. 16N ROSE SEC. 26

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:	Valley County Base Map
Scale:	1" = 400 ft.
Date:	12/18/2020
Drawn by:	L. Frederick



© 2001 by The Center for 1000th Anniversary of the Russian Revolution











**Valley County Trading
Post (info barter opinions
solutions post here)**

Kenzie Hansen · 17 minutes ago



Looking to hire a groundskeeper for our Donnelly Recreational Site- Camp Modern. We would need someone available throughout the week between our turnover times of 11-3pm and additional times if work is needed on the grounds. We currently have two units that would need turned over, but may be expanding to 4 throughout the summer. I do require references upon consideration. There is the potential to move onto the property if we find the correct person and when we build the caretaker suite. Other duties would include: keeping grounds clean/ maintained, cleaning units between guests, meeting guests needs, plowing snow (plow provided), other maintenance duties.

If you would like more details, please reach out to me via DM and we can schedule a phone/zoom meeting.



\$100 · DONNELLY, ID

Part-time Groundskeeper

MESSAGE



Re: 12815/12817 Highway 55 Site Plan

Cynda Herrick <cherrick@co.valley.id.us>

Thu 6/2/2022 7:13 AM

To: [REDACTED]

The SW building should be 50' from the rear (west). But, there is a provision that structures can be 7.5' from Bureau....P&Z will have to determine if okay....

Are you going to combine the lots? If not, the structures will have to comply with setbacks from the internal lot.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

*S*ervice *T*ransparent *A*ccountable *R*esponsive

From: [REDACTED]

Sent: Wednesday, June 1, 2022 6:00 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: 12815/12817 Highway 55 Site Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Cynda,

This is the site plan that I drew up after our conversation today. I hope this is what you're looking for. Thank you for your help.

Respectfully,
McKenzie Hansen



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 22-16

Preliminary / Final / Short Plat Camp Modern

12815 Highway 55
Sec 26

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☒ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☒ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☒ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☒ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

- ☒ 14. More information on maximum occupancy will need to be provided to determine septic system size for proposed bath house
Application for septic system permits Reviewed By: Tw/KR
Test holes & groundwater monitoring will be Required. Date: 5/11/22



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

May 19, 2022

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: C.U.P. 22-16 Camp Modern

After review, the Donnelly Rural Fire Protection District will require the following.

- **Section 503.2.1 IFC 2018** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches
- **Section 503.4 IFC 2018** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times
- All fire apparatus access roads shall be inspected and approved by Donnelly Fire Department personnel prior to occupancy
- Slash, dead timber, ladder fuels and debris shall be removed throughout the development
- **Section 3107 IFC 2018** Is specifically for tent and membrane structures
- **Section 3107.9 IFC 2018** Approved portable fire extinguishers complying with Section 906 shall be provided and placed in locations as required by the Fire Code Official
- **Section 3107.12.1 IFC 2018** Heating or cooking equipment, tanks, piping, hoses, fittings, valves, tubing and other related components shall be installed as specified in the International Mechanical Code and shall be approved by the Fire Code Official
- **Section 3107.12.2 IFC 2018** Gas, Liquid, and solid fuel burning equipment designed to be vented shall be vented to the outside air as specified in the International Fuel Gas Code and the International Mechanical Code. Such vents shall be equipped with approved spark arresters where required. Where vents or flues are used, all portions of the tent or membrane structure shall not be less than 12 inches from the flue or vent
- **Section 3107.12.3 IFC 2018** Cooking or heating equipment shall not be located within 10 feet of exits or combustible material
- Any solid fuel heating appliance shall be installed in accordance with manufacturers recommendations and shall be inspected prior to occupancy
- Smoke detectors shall be installed in accordance **Section 907 IFC 2018**

- The Donnelly Rural Fire Protection District requires all fire rings to be of an approved nature, no larger than 3 feet in diameter. All fire rings shall also have a ten foot diameter of non-combustible material around fire pit
- **Section 307.4.2 IFC 2018** Recreational fires shall not be conducted within 25 feet of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet of a structure shall be eliminated prior to ignition.
- **Section 307.5 IFC 2018** Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.
- Closed burning season is May 10th through October 20th and may be subject to burn restrictions as required by the State of Idaho. Check the daily status at www.burnpermits.idaho.gov or call SITPA at 208-634-2268

Please call 208-325-8619 with any questions.

Jess Ellis



Fire Marshal
Donnelly Fire Department