

## Valley County Planning and Zoning

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<b>STAFF REPORT:</b>	C.U.P. 22-23 Keller Multiple Residence
<b>HEARING DATE:</b>	July 14, 2022
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / PROPERTY OWNER:</b>	Brett & Marcie Keller 79 Lounsbury RD Ridgefield CT 06877
<b>REPRESENTATIVE:</b>	Heather Susemihl & Courtney Snyder McCall Design & Planning P.O. Box 729 McCall, ID 83638
<b>LOCATION:</b>	3737 West Mountain Road and 3743 West Mountain Road RP18N02E247206 and RP18N02E247265 N ½ of SE ¼ Sec. 24, T.18N R.2E, Boise Meridian, Valley County, Idaho
<b>SIZE:</b>	46 acres
<b>REQUEST:</b>	Multiple Residences on One Parcel
<b>EXISTING LAND USE:</b>	Single-Family Residence

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Brett and Marcie Keller are requesting a conditional use permit for two residential homes on one parcel. A bunk area on the upper level is also planned for a barn. The residences are for family and guests. The attached site plan shows proposed building sites for the primary residence, the guest house, and the barn. Construction of the smaller home will begin in 2022; construction of the larger home will begin in 2023.

Individual wells and septic systems are proposed. A shared driveway would access both residences.

The applicant plans to combine parcels RP18N02E247206 and RP18N02E247265.

The 46-acre site is addressed at 3737 West Mountain Road and 3743 West Mountain Road.

### FINDINGS:

1. The application was submitted on May 4, 2022.
2. Legal notice was posted in the Star News on June 23, 2022, and June 30, 2022. Potentially affected agencies were notified on June 14, 2022. Property owners within 300 feet of the

property line were notified by fact sheet sent June 17, 2022. The site was posted on July 5, 2022. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on June 14, 2022.

3. Agency comment received:

Central District Health has received septic applications and test holes have been conducted. Applicant must submit ground water monitoring before CDH can evaluate for issuance of septic permits. (June 17, 2022)

Garrett de Jong, McCall Fire Department Fire Marshall, stated if the driveway is ever gated, the owner shall provide the Fire District with an emergency means of operation. (June 21, 2022)

4. Neighbor comment received: *none*

5. Physical characteristics of the site: Slopes up from West Mountain Road; partially treed.

6. The surrounding land use and zoning includes:

North: Single-family Residential Rural Parcel

South: Single-family Residential Rural Parcel and Agricultural (Productive Timber)

East: Agricultural (Grazing)

West: Agricultural (Productive Timber)

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 2. Residential Uses (j) Multiple Residences on One Parcel

**9-5C-4: MAXIMUM BUILDING HEIGHT AND FLOOR AREA:**

- A. Maximum Height: Building heights, except as may be modified by a PUD, shall not exceed thirty five feet (35') above the lower of existing or finished grade.
- B. Building Size Or Floor Area: The building size or floor area, except as may be modified by a PUD, shall not exceed the limitations of subsections [9-5-3A](#) and C of this chapter.
- C. Lot Coverage: No structure or combination of structures, except as may be modified by a PUD, may cover more than forty percent (40%) of the lot or parcel. (Ord. 11-5, 6-6-2011)

**9-5C-5: SITE IMPROVEMENT:**

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material. (Ord. 11-5, 6-6-2011)

**9-5C-6: DENSITY:**

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation. (Ord. 11-5, 6-6-2011; amd. Ord. 20-12, 7-6-2020)

**SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +23.

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

## **STAFF COMMENTS:**

1. The property is within the McCall Fire District, within a Herd District, and not within an irrigation district.
2. Maximum allowed density is 2.5 dwelling units per acre; proposed density is 0.06 dwelling units per acre.

## **ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation
- Staff's Compatibility Evaluation
- Vicinity Map
- Aerial Map with Wetland Layer
- Assessor's Plat – T.18N R.2E Section 24
- ROS 13-253
- Site Plan
- Pictures taken July 5, 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 by December 31, 2024, 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 comply with requirements of Central District Health Department.
6. Driveways shall be constructed to meet current McCall Fire Codes. If the property is gated they must comply with requirements of the McCall Fire Department.
7. Shall clearly post the address(es) at the driveway entrance and on both residences.
8. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
9. Neither unit can be used as a short-term rental unless a new conditional use permit is approved. One unit can be used as a long-term rental. If this property is sold this will need to be a deed restriction.
10. This property is not approved for commercial use.

## **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 ( $1/2$ ) of the adjacent uses and one-fourth ( $1/4$ ) 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.

# 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	-1	-2	-1	+1	+2	+1
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	+1	+1	+1	-1	+1	+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	+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	+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	+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	-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-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	+1	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+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	+1	+2	+1	+1
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+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	-2	+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	+1	+2	+2	+1	+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+2	-1	+2	+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1	+1	+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+1	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	+1	-1	-2	-1	-2	+1	+1	+2

THE SOLID SQUARES AS +2

# 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.

# Compatibility Questions and Evaluation

Matrix Line # / Use: #5

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +1 X 4 +4

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

S.F. Residential

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

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

Agricultural

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

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

See 1 + 2

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 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?

It is large with

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

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

trees.

Yes

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

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?

Similar

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

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?

Yes

(+2/-2) +2 X 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?

Existing - close to town

(+2/-2) +2 X 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 ↑ taxes

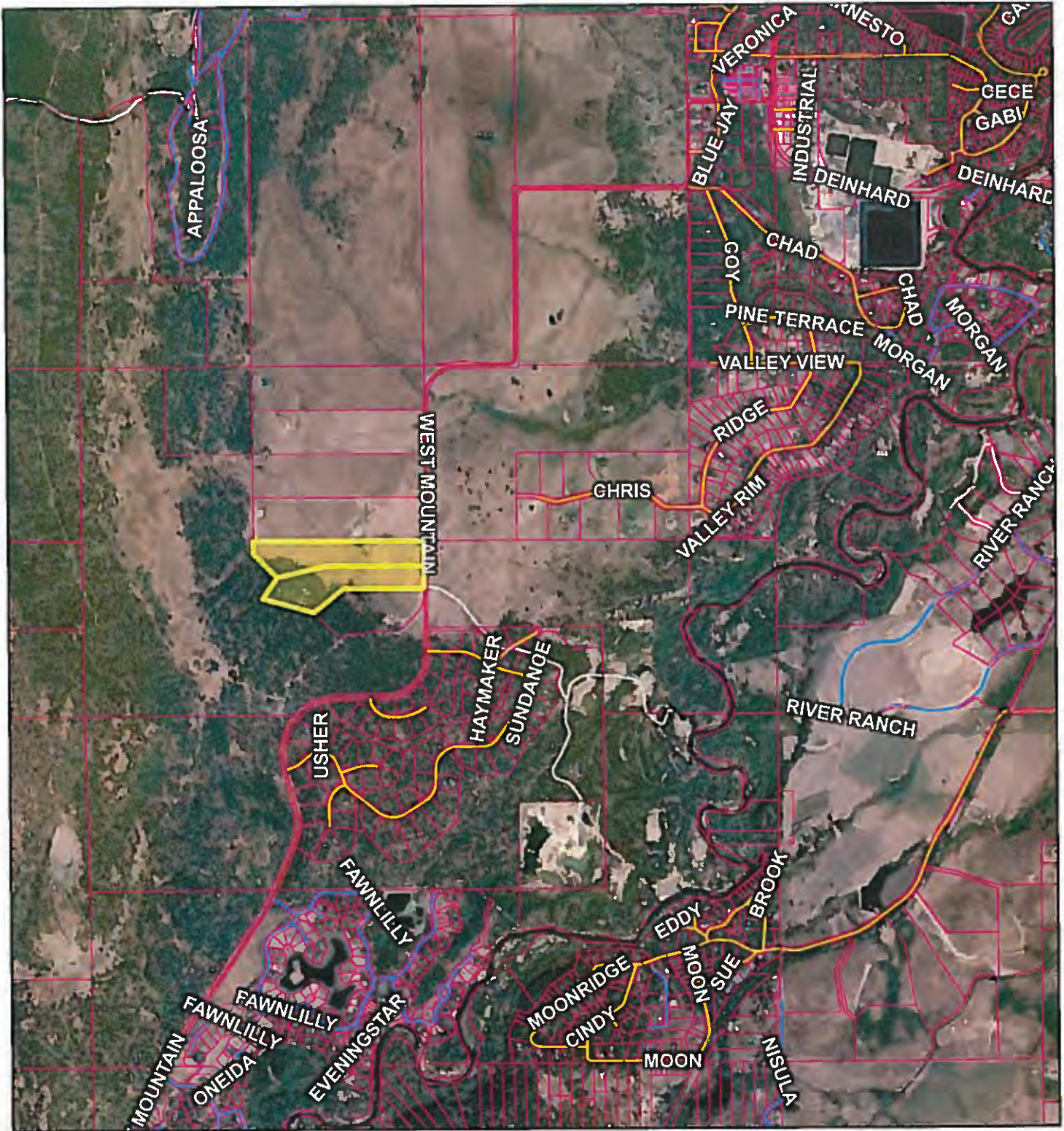
Sub-Total (+) 28

Sub-Total (--) 5

Total Score +23

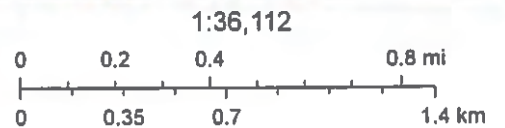
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

# CUP 22-23 Vicinity Map



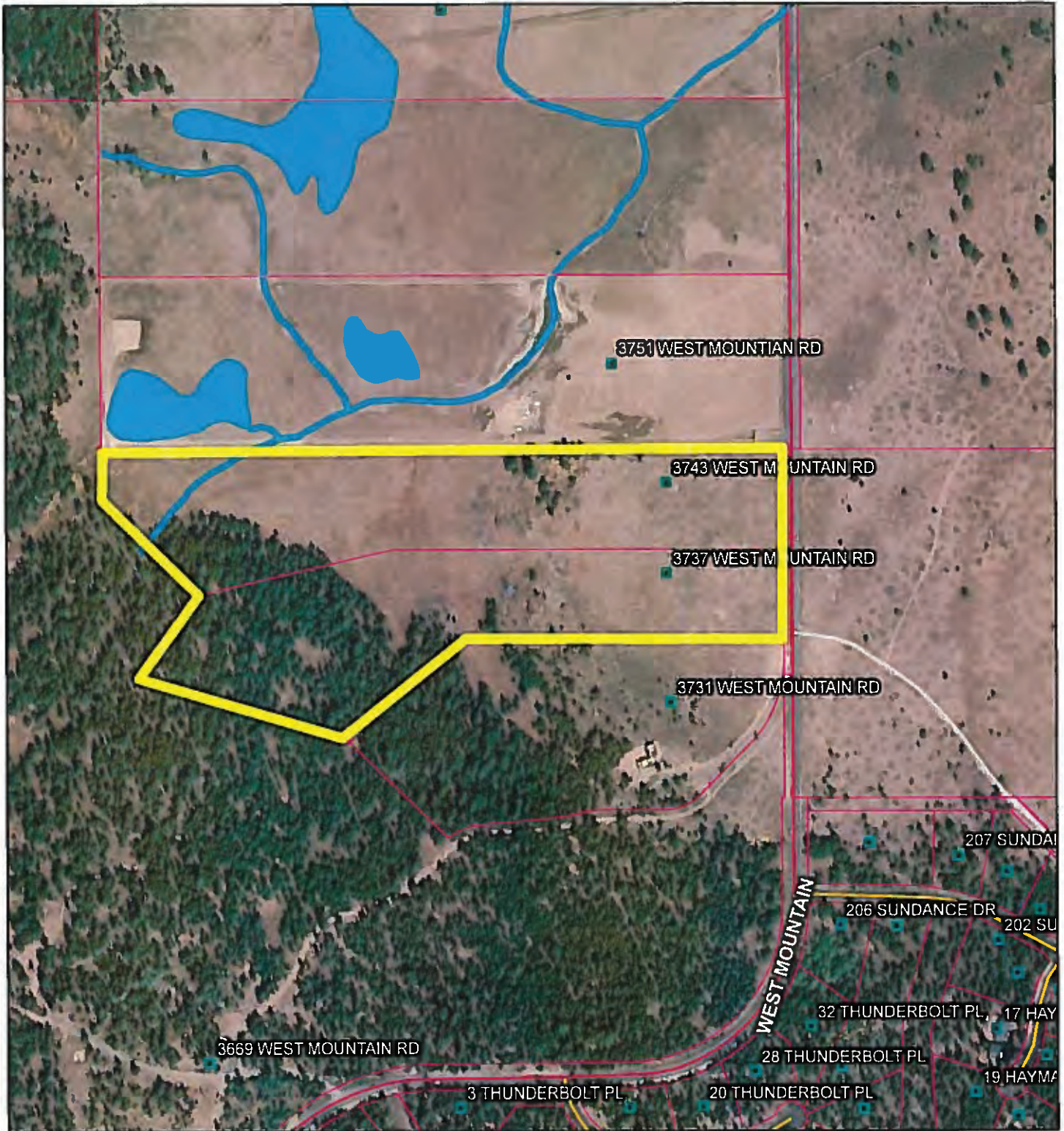
5/27/2022, 10:02:53 AM

Parcel Boundaries  
 Roads  
 COLLECTOR  
 URBAN/RURAL  
 PRIVATE  
 OTHER



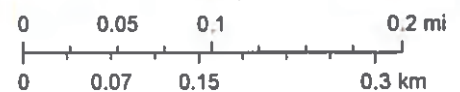
Source Esri, Maxar, Earthstar Geographics, and the GIS User Community

# CUP 22-23 Aerial and Wetland Map



5/27/2022, 9:57:08 AM

1:9,028



- |  |   |
|--|---|
| <span style="color: green;">■</span> Addresses   | <b>Roads</b>                                      |
| <span style="border: 1px solid red; display: inline-block; width: 20px; height: 10px;"></span> Parcel Boundaries | <span style="color: red;">—</span> COLLECTOR      |
| <span style="background-color: blue; display: inline-block; width: 20px; height: 10px;"></span> Wetlands (USFWS) | <span style="color: orange;">—</span> URBAN/RURAL |
|  | <span style="color: gray;">—</span> OTHER         |

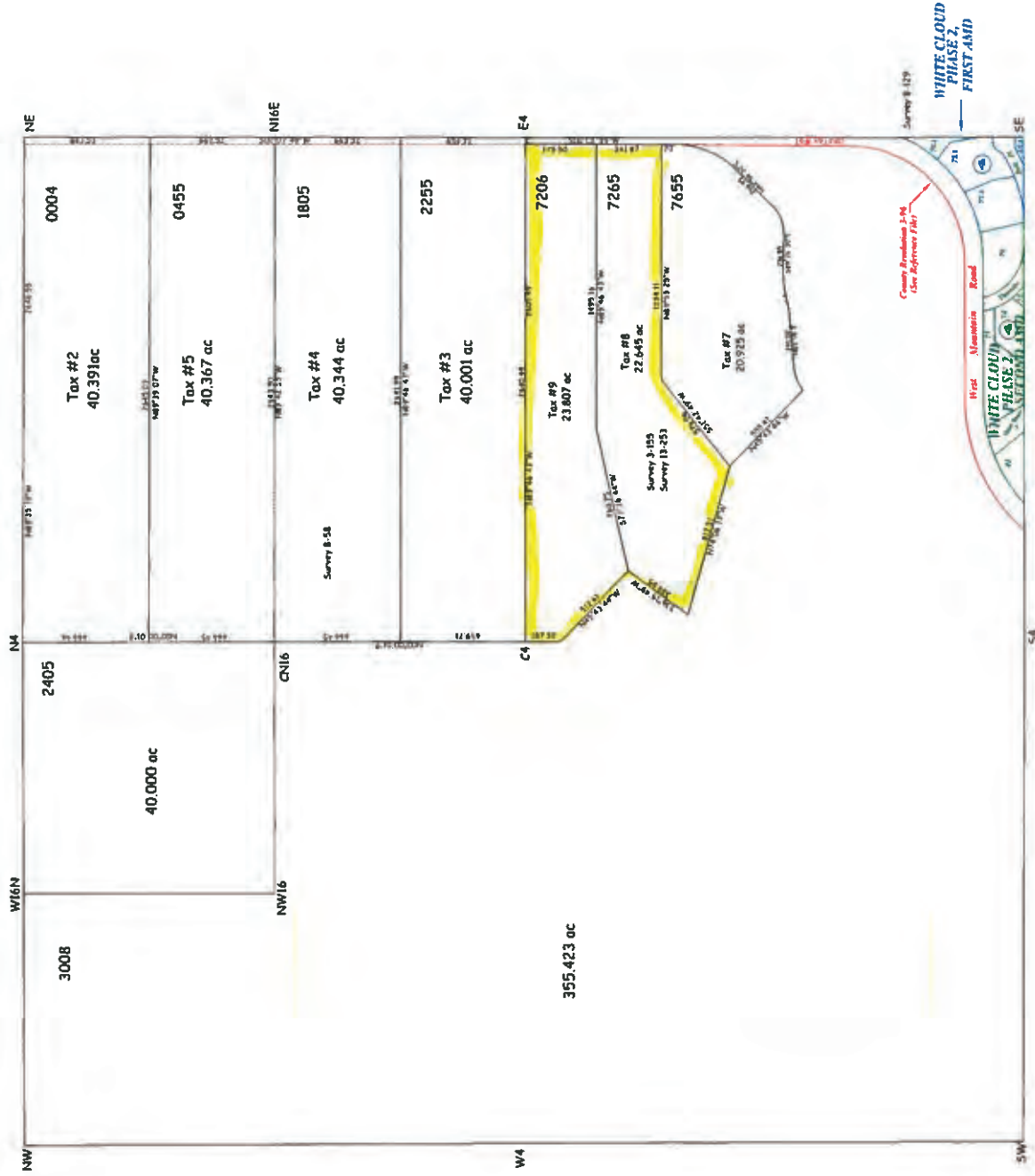
Source: Esri, Maxar, Earthstar Geographics and the GIS User Community

PLAT TITLE

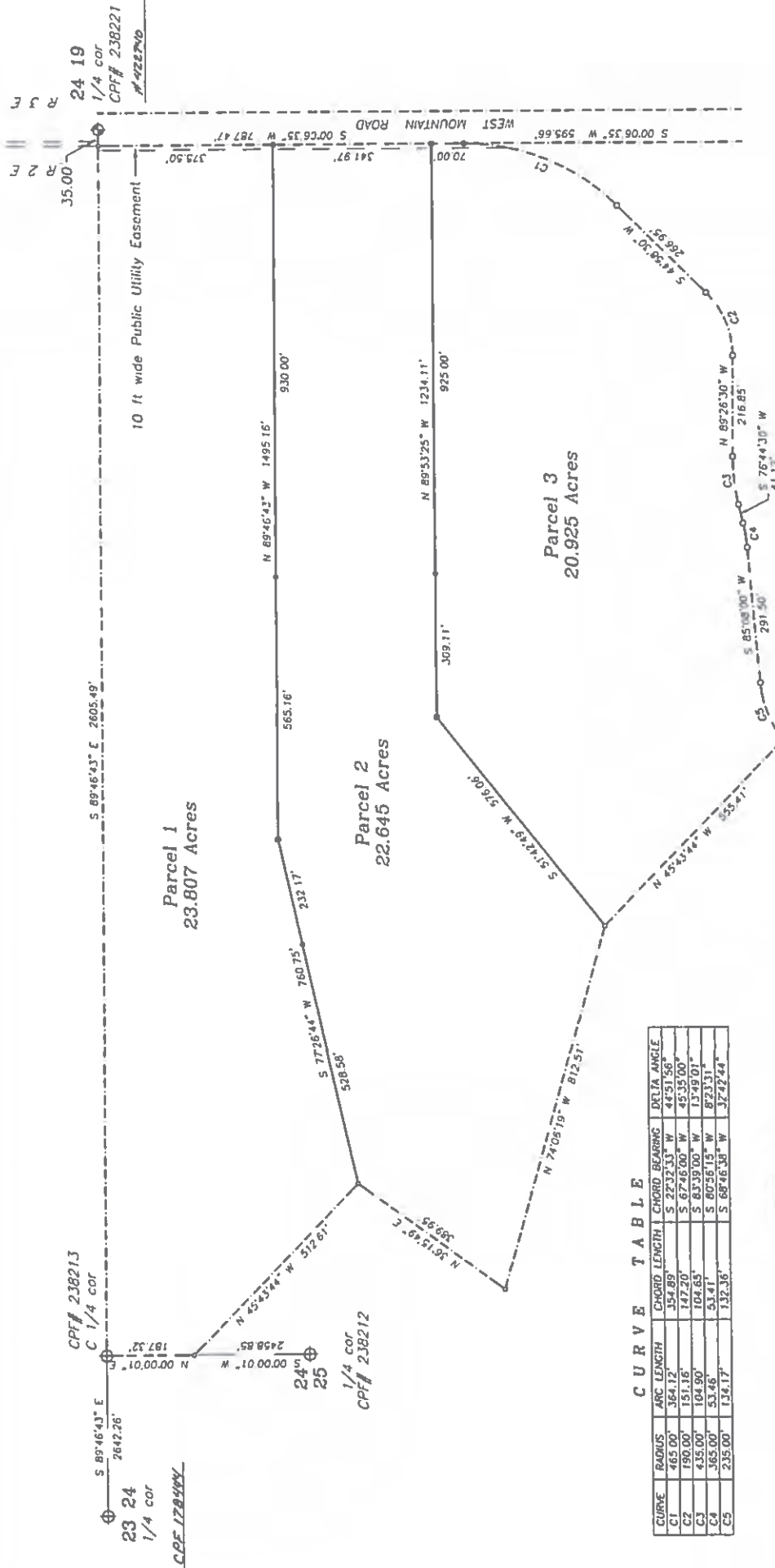
T W P . 1 8 N R O 2 E S E C . 2 4

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

Filename:  
Valley County Base Map  
Scale: 1" = 400 ft.  
Date: 3/16/2020  
Drawn by: L.Frederick



Instrument # 422741  
VALLEY COUNTY CLERK, DAVID  
L. WILSON, 1250 N. 1000 E.,  
DOUGLASS, IDAHO 83401  
BY: JAMES L. DROULARD, JR.  
Professional Land Surveyor  
No. 1284756, State of Idaho



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	465.00'	364.12'	354.89'	S 22°32'33" W	44°51'56"
C2	190.00'	151.16'	147.20'	S 67°46'00" W	45°35'00"
C3	435.00'	104.90'	104.63'	S 83°39'00" W	13°49'01"
C4	365.00'	53.46'	53.41'	S 80°36'15" W	8°23'31"
C5	235.00'	134.17'	132.36'	S 68°46'38" W	37°42'44"



Scale in Feet  
Distances shown are US Survey feet

LEGEND

- Found 5/8 inch dia. rebar, LS 998
- Found 1/2 inch dia. rebar, LS 998
- Set 2" aluminum cap
- Set 5/8" x 30" rebar w/plastic cap, PLS 5357
- Set 1/2" x 24" rebar w/plastic cap, PLS 5357
- Record data in parentheses
- Reference Record of Survey 3/155, #177551
- Reference Record of Survey 8/59, #284756

I, Joel W. Droulard, a Registered Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made by me or under my direct supervision and that the points, courses and distances as recorded in said field notes.



RECORD OF SURVEY

situate in the south east 1/4  
Section 24, T. 18 N., R. 2 E., B.M.,  
Valley County, Idaho  
for  
CAVEN INC.

SURVEY NARRATIVE:  
This survey was done to retrace the boundaries of Tax 1 in the SE4 of Section 24, T18N, R3E. The intent is to divide the land into three new parcels.  
This is a retracement of a survey done by me in 1990 and filed as Record of Survey, Book 3 at Page 155, Instrument Number 177551.

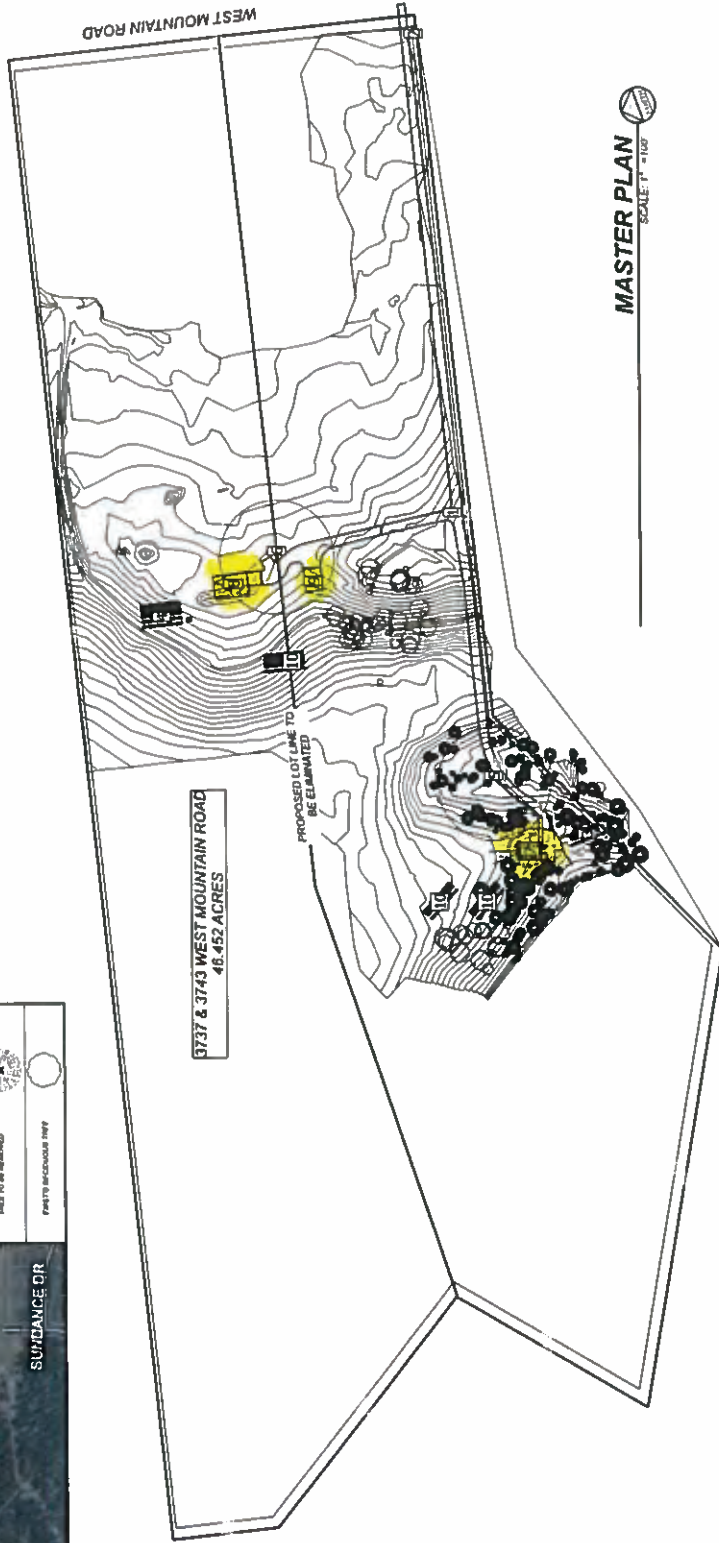
# BRETT & MARCIE KELLER

## MCCALL MASTER PLAN

### 3743/3737 WEST MOUNTAIN ROAD

MASTER PLAN INDEX	
1	DRIVEWAY
2	TRANSFORMER
3	SEPTIC @ GUEST HOUSE
4	SEPTIC @ HOUSE & BARN
5	WELL @ GUEST HOUSE
6	WELL @ HOUSE & BARN
7	GUEST HOUSE SITE
8	MAIN HOUSE SITE
9	BARN + BUNK SITE
10	ALTERNATE SEPTIC TEST HOLES

SITE PLAN LEGEND	
	EXISTING DRIVE
	PROPOSED DRIVE
	PROPERTY LINE
	SETBACKS
	POD LANE
	NEW BUILDING OUTLINE
	NEW DRIVEWAY DRIVE
	SEPTIC TRANSFORMER
	WELL TO BE REMOVED
	PROPOSED WELLS
	PROPOSED SEPTIC TEST HOLE



MASTER PLAN  
SCALE 1" = 100'







CENTRAL  
DISTRICT  
HEALTH

Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # CUP 22-23

Preliminary / Final / Short Plat \_\_\_\_\_

Sec 24

3737 & 3743 West Mountain Rd.

- ☐ 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:
- |  |   |
|--|---|
| <input type="checkbox"/> high seasonal ground water  | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> 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.
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> central sewage    | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage    | <input type="checkbox"/> central water           |   |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water        |   |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> central sewage   | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> 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:
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> food establishment     | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store          |  |
- ☒ 14. Septic applications received & Test holes conducted. Waiting for applicant to submit ground water monitoring before we can evaluate for issuance of septic permits

Reviewed By: AKR

6/17/22

**From:** Garrett de Jong [REDACTED]  
**Sent:** Tuesday, June 21, 2022 12:00 PM  
**To:** Cynda Herrick [REDACTED]  
**Subject:** CUP 22-23 Keller Multiple Residences

Hi Cynda,

I do not have any comments regarding the application for CUP 22-23. In the event that the driveway is ever gated, the owner shall provide the Fire District with an emergency means of operation.

Thank you,

Garrett

**Garrett de Jong**  
**Fire Chief**  
**McCall Fire & EMS**  
**201 Deinhard Lane**  
**McCall, ID 83638**  
[REDACTED]