



Cynda Herrick, AICP, CFM
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IDAHO

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STAFF REPORT
Conditional Use Permit Application 20-28
Eis' RV Site

HEARING DATE: February 11, 2021
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Dale & Joyce Eis
19186 Lower Pleasant Ridge Road
Caldwell ID 83607
LOCATION/SIZE: 3 Hemlock Trail
CR-4 Subdivision Lot 32
NE ¼ Sec. 15, T.13N R.3E, Boise Meridian, Valley County, Idaho.
1.3-acre lot
REQUEST: Private Recreational Vehicle Campground
EXISTING LAND USE: Single-Family Residential – Bare Lot

BACKGROUND:

Dale and Joyce Eis are requesting approval of a conditional use permit for a Recreational Vehicle Campground to allow four RVs to remain on-site for more than 30 days in duration. The campsite will be for personal use and will not have any commercial use.

There are four RV parking spots, an outhouse, shower house, pump house, and a storage shed. There is an individual well, individual septic, RV holding tanks, and electrical power.

The 1.3-acre site is addressed at 3 Hemlock Trail, a public road.

FINDINGS:

1. A public hearing was held on this matter on November 12, 2020 and was tabled (minutes attached).
2. The November public hearing was properly noticed. Further legal notice was posted in the *Star News* on Nov. 19 and 25, 2020; Dec. 24 and 31, 2020; and Jan. 21 and 28, 2021.

3. Additional Information Received:

Central District Health has a record of a permit for this lot for a 1-bedroom trailer installed in 1976. One of the RVs is currently connected to this septic system. A pit privy was installed sometime between 1975-1977. The property does not show a holding tank. (Jan. 4, 2021).

CoraAnn Nihart is the applicant's daughter. She submitted a new site plan with updated information, a letter from the family, and answers to the questions asked during the November meeting.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a + 10.

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

Staff Questions/Comments and Applicant's Responses:

(New Question: Does RV 03 comply with the 20' setback from Hemlock TRL?)

1. The applicant should clarify that the RV holding tanks are those within the RVs, not separate tanks located on the property.

There are no stand alone holding tanks on this property. There is a septic system used by one of the RVs. The other RVs have their own, individual holding tanks, attached by the manufacture of the RV.

2. Where are the RV holding tanks emptied? At the site or at approved RV dump facilities?

When the RV holding tanks need emptied, they are taken down to the dump station below Tamarack Resort, located on West Mountain Road.

3. The firepit should be added to the site plan with distance from property lines.

Refer to the new site plan, which has added distances. Please note the addition of the second fire pit added this year. Both firepits are not used at the same time. The second one is only used when no one is at RV spots 1 and 2.

4. What is the outhouse? Is it a pit privy or a porta-potty?

The outhouse is a pit privy.

5. A better site plan should be submitted.

A revised site plan was submitted January 4, 2021.

RECREATIONAL VEHICLE CAMPGROUND: A parcel of land under one ownership which has been planned and improved for the placement of two (2) or three (3) transient recreational vehicles for dwelling purposes, including placement on parcels where single family residential uses have also been established. It is specifically for the recreational use of the parcel by friends and family of the property. An administrative permit in accordance with VCC Title 9-4-8 Recreational Vehicle Campground is required. This does not include multiple family groups that are camping on holiday type of weekends. (Valley County Code 9-1-10)

When the ordinance was amended in May of 2020, the matrix and private recreation use standards were not changed. The ordinance allows for Recreational Vehicle Campgrounds as permitted uses. It was never determined what standards would be for uses beyond the 3 RVs, which require the conditional use permit versus other recreation uses that require increased setbacks. **Setbacks are measured for buildings; RV's are not buildings.** The same thoughts should be applied to the matrix.

The Commission should determine if the mitigation of trees and placement of the RV's should allow for the setbacks to be the same as residential (Recreation Vehicle Campground) or as a Private Recreation Campground.

On August 13, 2020, for a similar type of application, the Commission determined the single-family residential setbacks were adequate.

	Front	Rear	Side Street	Side
Single Family Residential and Recreational Vehicle Campground	20'	20'	20'	7 ½'
Private Recreation Campground	50'	50'	50'	30'

This site has roads along three of the four sides of the property.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation
- Staff's Compatibility Evaluation
- Vicinity Map
- Aerial Map
- REVISED Site Plan and Additional Information from Applicant
- Pictures taken October 22, 2020
- Responses (all)
- Meeting Minutes from November 12, 2020
- Staff Report from November 12, 2020

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 within one year of the date of approval.
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 Central District Health requirements.
6. All lights shall be fully shielded so that there is no upward or horizontal projection of lights.
7. Shall have a fire extinguisher stored near the fire pit. Fire pit shall not be within setbacks.
8. Cannot park in the public right-of-way or in setback areas.
9. Shall not rent site or RVs.
10. All guests shall park on-site.
11. Setbacks are 20 feet from the three sides along roads and 7.5 feet from the southern property line.
12. Existing structures cannot be altered. New structures must comply with setbacks.

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.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

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	-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	2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2	3
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	4
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	5
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	6
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	7
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	8
9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2	9
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	10
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1	11
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1	12
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2	13
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	14
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	15
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	16
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	17
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2		+1	+1	21
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	-2	19
20. REC BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1	20
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2		+1	+1	21
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	22
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	23

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: 15 Private Recreation

Prepared by: CH

YES/NO X Response Value

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

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

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

(+2/-2) +1 X 3 +3

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

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

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

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

(+2/-2) 0 X 2 0

Sub-Total (+) 17

Sub-Total (-) 7

Total Score +10

Use Matrix Values:

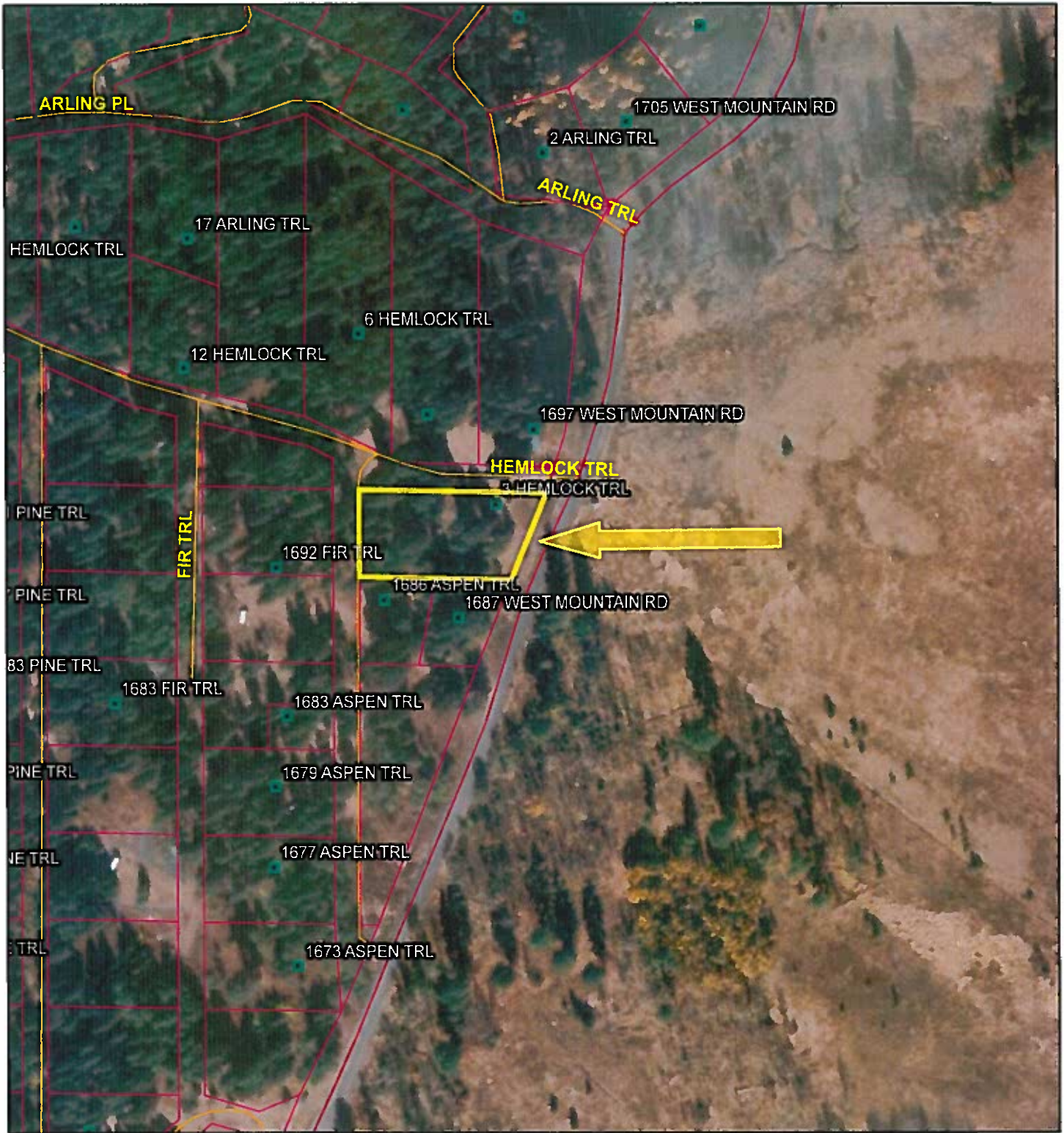
1. Is the proposed use compatible with the dominant adjacent land use?
S.F. Subdivision
2. Is the proposed use compatible with the other adjacent land uses (total and average)?
BoR - public lands
3. Is the proposed use generally compatible with the overall land use in the local vicinity?
See 1 & 2

Site Specific Evaluation (Impacts and Proposed Mitigation)

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?
1.3 acres, some trees
5. - will be some visual & noise impact
Is the size or scale of proposed lots and/or structures similar to adjacent ones?
No structures proposed.
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 - residential type of traffic.
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?
Camp fire smoke - same as others.
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?
Yes - very little impact
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?
No Change

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. 20-28 at 3 Hemlock Trail



9/28/2020, 3:02:27 PM

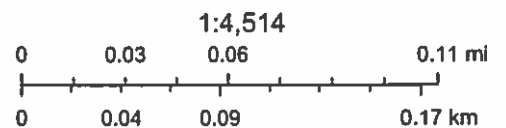
Parcel Boundaries Roads

Addresses

All Road Labels

COLLECTOR

URBAN/RURAL



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



**Approximate
property lines**

Hemlock Trail

W Mountain Rd

W Mountain Rd

Aspen Trail

Aspen Trail

Aspen Trail

A

From: Cora Ann Nihart <coraann.nihart@vallivue.org>
Sent: Tuesday, January 12, 2021 9:04 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Eis CUP documents

Ms.Herrick,

Thank you for your time and help the other day on the phone. I am Dale Eis's daughter and I am trying to help with the permit.

Attached are the documents to go with request for Els' RV Site Application (20-28). I was not sure what format works best for you, so please let me know if you have any difficulties opening them up.

Attached is a new Site Map with updated information, answers to the questions asked by the commission last time, and a letter from the family.

Dale told me you would like us present at the next meeting. I am assuming we can do this online. If you get this information to him or I, we will make sure we are available.

Thank you again for your help. If there is anything else I can do, or provide before the meeting please let me know.

(Click on the link to open the documents.)

[Updated Site Map](#)

[Answers to Questions](#)

[Letter from the family](#)

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CoraAnn Nihart
5th Grade Teacher
Desert Springs Elementary

Attention: Cynda Herrick, AICP, CFM
Planning and Zoning Administrator
Cascade, Id

January 5, 2021

RE: C.U.P 20-28 Eis RV Site

I am writing this letter, on behalf of my family, to explain our request for the conditional use permit for 3 Hemlock Trail.

This property was purchased by my grandfather, Roy Horrace, in 1975. His vision was to have a place for family members to meet, relax, and enjoy time with each other. As well as enjoy what the outdoors has to offer. When my grandparents passed away, my mom and dad took over as caretakers for this property, with the goal it will pass down to their children one day.

Even though we welcome all family members, it is a small few who use the property consistently throughout the summer. We start taking up trailers around June and take them down around October, depending on the weather. It is rare that we are all there at the same time due to our work schedules. Our stays are usually only for a few days, but once in a while one of the families may stay up for a week, if they get vacation time to do so.

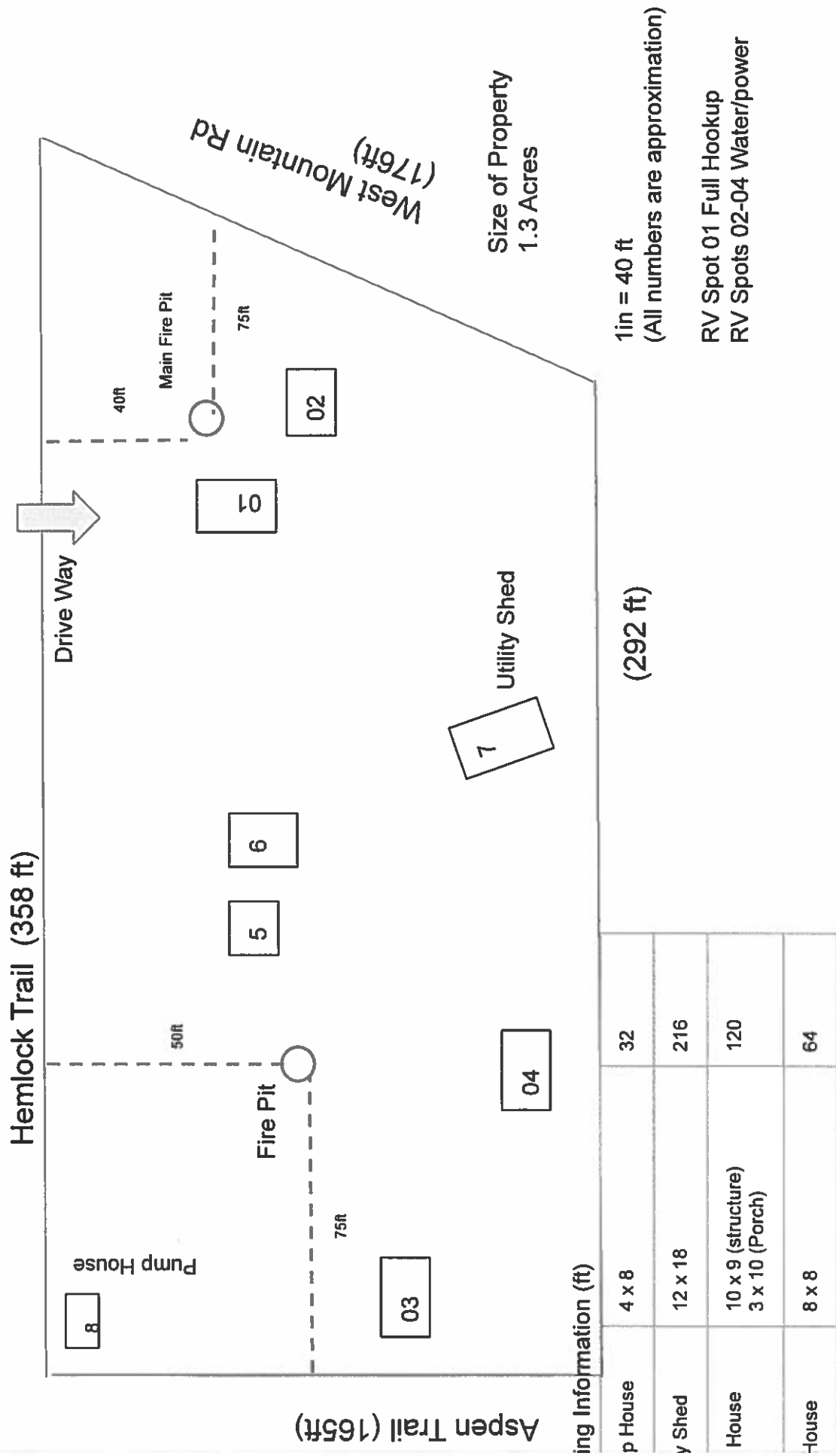
All 4 trailer spots are taken by members of the family, they are not rented out or used for long term stays. It is a place for us to park our RV's throughout the summer, and use for our enjoyment. We all pitch in to maintain the property and pay for taxes, water, etc.

We have always considered ourselves good neighbors. We help others out, and they help us, when things need to be done. We check in on each other, stop by for chats, and wave when walking around. We have NO four wheelers, only an old John Deer Gator we use to help maintain the property. If they grandkids are behaving they might even get a ride up the mountain with grandpa. We are a quiet group and do not play loud music, or have loud parties.

We would like this permit to allow a few family members, to be able to park their RV's, and not have to take them up and down constantly.

Thank you for your time in reading this letter.

CoraAnn Eis Nihart
(Daughter of Joyce/Dale Eis)



ing Information (ft)

p House	4 x 8	32
y Shed	12 x 18	216
House	10 x 9 (structure) 3 x 10 (Porch)	120
House	8 x 8	64

Conditional Use Permit 20-28
Eis' RV Site
Completed by CoraAnn Eis Nihart
(Daughter of Dale/Joyce Eis)

RE: Answers to Questions from 11-12-20 Planning and Zoning Meeting

Question #1: Clarification concerning the holding tanks.

There are no stand alone holding tanks on this property. There is a septic system used by one of the RV's. The other RV's have their own, individual holding tanks, attached by the manufacturer of the RV.

Question #2: Where are the RV holding tanks emptied?

When the RV's holding tanks need emptied, they are taken down to the dump station below Tamarack Resort, located on West Mountain Rd.

Question #3: Firepits needed to be added to the site plan with distance from property lines.

Refer to the new site plan, which has added distances. Please note the addition of the second firepit added this year. Both firepits are not used at the same time. The second one is only used when no one is at RV spots 1 and 2.

Question #4: What is the outhouse?

The outhouse is a pit privy.

Question #5 Better Site Plan

Sent with this document.





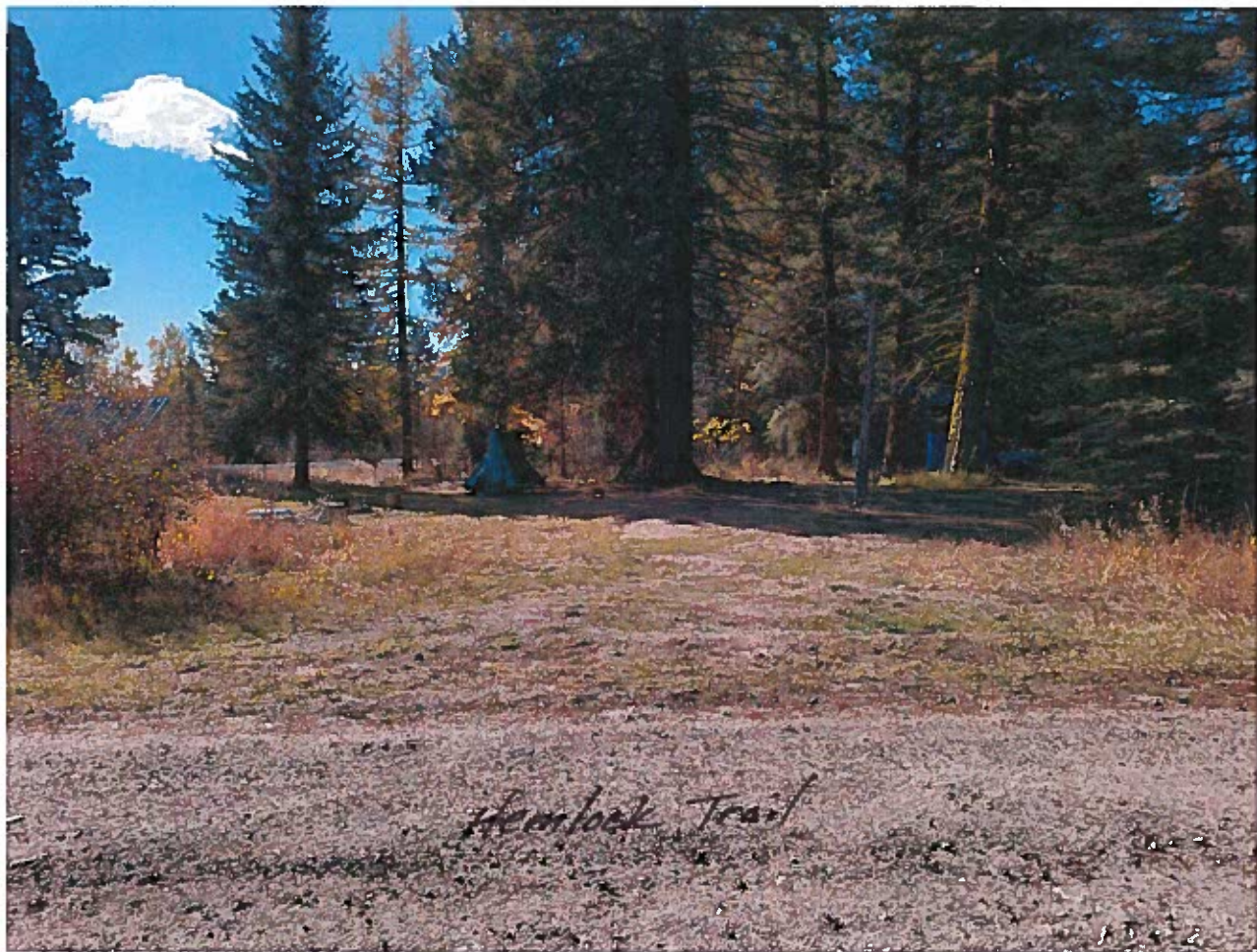
Hemlock Trail



West Mountain Rd.

Hemlock Trail road

10/22/2020



10/22/2026

From: Suzanne Mack <SMack@cdh.idaho.gov>
Sent: Monday, January 4, 2021 12:59 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: 'scnihart@msn.com' <scnihart@msn.com>
Subject: 3 Hemlock Trail

Hi Cynda-

I received a call this morning (totally neglected to get her name) regarding the attached property information. She is trying to obtain a CUP for additional RV use. Her property currently has a one bedroom septic system that was installed 9-3-76 and one of the RV's is currently connected to. She also has on the property a pit privy that was installed sometime between 1975-77. Both inspections are a bit vague. The property does not show a holding tank.

The owner will be contacting you and I thought this information might be useful when you talk with her.

Happy New Year,

Suzanne

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us!

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Suzanne Mack | Office Services Supervisor
Community & Environmental Health
P. 208-630-8001 | F. 208-634-2174
E. SMack@cdh.idaho.gov | W. cdh.idaho.gov
703 1st St, McCall, ID 83704

Excellence | Positive Impact | Partnership | Innovation | Credibility | Humanity

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you have received this information in error. Also, please delete this email after replying to the sender.

WATER AND SEWER PERMIT

4003

Central
District Health Department

PLANNING & ZONING APPROVAL

Name ROY HORRACE	Phone	Property Address 5 mi S. TAMARACK FALLS STICK
Address 2746 CALOWAY, ID 83605	Legal Description CR4 LOT 32 4A	
Report To	Funding <input type="checkbox"/> Governmental <input type="checkbox"/> Individual	<input type="checkbox"/> Conventional <input type="checkbox"/> Existing

SEWAGE SYSTEM

Installation shall comply with all requirements of Health District and/or State of Idaho sewage disposal rules, regulations and standards

Permit No. _____

SIZE 1	No. Bedrooms 1	Septic Tank 750 gal.	Disposal Area 260 sq. ft.	TYPE <input checked="" type="checkbox"/> Trench <input type="checkbox"/> Pit <input type="checkbox"/> E.T.	<input type="checkbox"/> Sand Filter <input type="checkbox"/> Modified	Permit Fee 7.50
Dimensions 36' x 3'	Maximum Depth below Ground Surface 2 ft	PLOT PLAN <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	By Bill Odum	Date 6/10/76		
Remarks trenches up 12" from under lines				Applicant's Signature X Roy Horrace	Permit Fee Bill	

INSPECTION

The District Health Department shall be notified of installation **1** prior to installation

SEPTIC TANK Size gal.	STANDPIPE <input type="checkbox"/> Yes <input type="checkbox"/> No	Manhole Depth sq. ft.	DEPTH OF Ground Water	Bedrock	Gravel	Rock Under Pipe
Minimum Distances as per Regulations <input type="checkbox"/> Yes <input type="checkbox"/> No	Approved Aggregate <input type="checkbox"/> Yes <input type="checkbox"/> No	Effective Disposal Area sq. ft.	Installer Bill Odum			
EXISTING SYSTEM Appears to meet Standards/Regs <input type="checkbox"/> Yes <input type="checkbox"/> No	INSTALLATION <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	By X Bill Odum	Date 9/13/76			
Remarks SYSTEM WAS COVERED, APPEARED TO MEET SPECS						

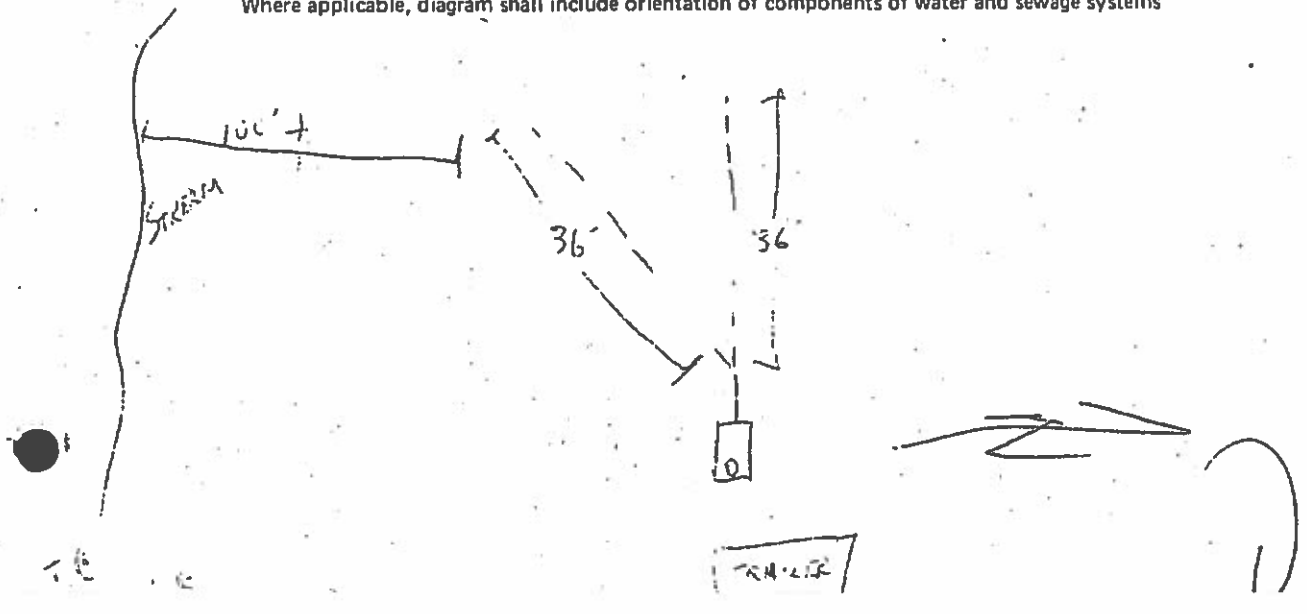
WATER SYSTEM

Permit No. _____

Plans Approved <input type="checkbox"/> Yes <input type="checkbox"/> No	State Laboratory indicates intestinal bacteria <input type="checkbox"/> were <input type="checkbox"/> were not found in water.	Sample Collected By	Date	Permit Fee
Min. Distances as per Standards/Regs <input type="checkbox"/> Yes <input type="checkbox"/> No	CHEMICAL TOLERANCES <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Chk'd	System <input type="checkbox"/> Public <input type="checkbox"/> Private	Complies with Health Dist. and/or State of Idaho Standards/Regs <input type="checkbox"/> Yes <input type="checkbox"/> No	
Existing System appears to comply with all requirements of Health Dist. and State of Idaho Drinking Water Standards/Regs <input type="checkbox"/> Yes <input type="checkbox"/> No	INSTALLATION <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	By X	Date	Permit Fee
Remarks				

DIAGRAM

Where applicable, diagram shall include orientation of components of water and sewage systems



TO: CENTRAL DISTRICT HEALTH DEPT., Valley Co. Office, Box 568, Cascade 83611

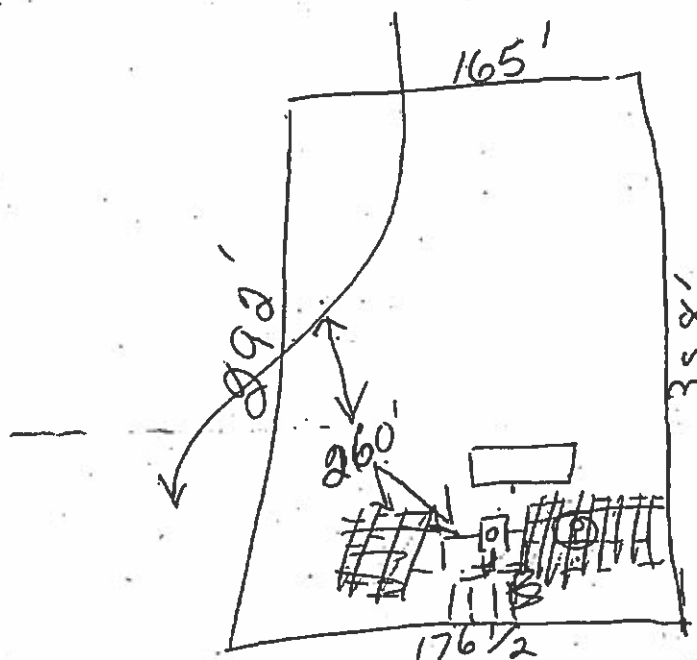
RE: INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM
(Refer to Sec. 5, Central District Sewage Regulations)

**

A. PLOT PLAN - Show the location of your proposed sewage system in a drawing below.

Include the following and show approximate distances:

- | | |
|--|---------------------------------|
| 1. wells within 150 feet of proposed sewage system. | 5. Septic tank and drain field |
| 2. surface waters within 300 feet | 6. Water Supply Lines |
| 3. Lot or Property Lines | 7. Pit Privy |
| 4. Building | 8. Test Hole Location |
| | 9. Percolation Test Sites |



Any building site not located in a subdivision recorded since July 1, 1971 will require an individual determination of soil absorption capability (See the regulations for procedure.) The average percolation rate is 6 min/inch drop. in 6 min.

Are there any unusual conditions such as steep slope, slough, or rock outcrop?

B. APPLICATION FOR PERMIT:

I would like to install a sewage disposal system at (legal description) CR 4
4A 32 Sub # 4 1.3 acres. This property is at (common description) _____
This system will serve a 1 bedroom private residence. Water supply is private (☒) Community system (☐). Is an FHA (☐) or VA (☐) inspection necessary?

A check for \$7.50 is enclosed. I am the owner (☐) contractor (☐). The system will be installed in accordance with Central District Health Department regulations and standards.

SIGNATURE _____

ADDRESS Rt #6 CALDWELL

PRINT NAME Rail Hammet

~~1/4/25~~ 4003 ✓

Applicant's sketch of house, proposed sewage layout and all adjacent walls (dimension between all components) --

ACE.

This System was installed
by Bill Odom - per reply
to inquiry attached.

5-10-77

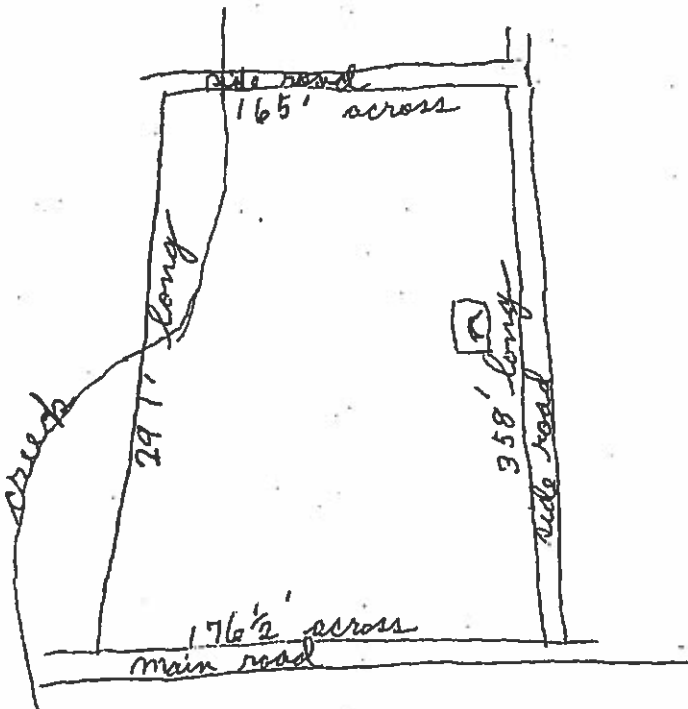
TO: CENTRAL DISTRICT HEALTH DEPT., Valley Co. Office, Box 560, Cascade 83611

RE: INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM
(Refer to Sec. 5, Central District Sewage Regulations)

**

A. PLOT PLAN - Show the location of your proposed sewage system in a drawing below.
Include the following and show approximate distances:

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> wells within 150 feet of proposed sewage system. | 5. <input type="checkbox"/> Septic tank and drain field |
| 2. <input checked="" type="checkbox"/> surface waters within 300 feet | 6. <input type="checkbox"/> Water Supply Lines |
| 3. <input type="checkbox"/> Lot or Property Lines | 7. <input type="checkbox"/> Pit Privy |
| 4. <input type="checkbox"/> Building | 8. <input type="checkbox"/> Test Hole Location |
| | 9. <input type="checkbox"/> Percolation Test Sites |



Any building site not located in a subdivision recorded since July 1, 1971 will require an individual determination of soil absorption capability (See the regulations for procedure.) The average percolation rate is _____ min/inch drop.

Are there any unusual conditions such as steep slope, slough, or rock outcrop?

B. APPLICATION FOR PERMIT:

I would like to install a sewage disposal system at (legal description) _____
_____. This property is at (common description) _____
_____. This system will serve a _____ bedroom private
residence. Water supply is private (), Community system (). Is an FHA (),
or VA () inspection necessary?

A check for \$7.50 is enclosed. I am the owner () contractor (). The system
will be installed in accordance with Central District Health Department regulations
and standards.

SIGNATURE John Le Roy Horrace

ADDRESS RT 6, Caldwell Idaho

PRINT NAME JOHN LE ROY HORRACE

83605 (zip)



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP-20-2B

Preliminary / Final / Short Plat Eis RV Site

CR4 Lot 32

3 Hemlock Trail

- ☐ 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. CDH has a record of a permit for this lot for a 1 bedroom trailer installed in 1976. We have no record of approval for holding tanks
an outhouse or a shower facility. Holding Reviewed By: AKR
Tanks may only be approved for emergency situations. Date: 10/13/20
The applicant will need to obtain a septic permit for all



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard Street • Boise, ID 83706 • (208) 373-0550
www.deq.idaho.gov

Brad Little, Governor
Jess Byrne, Director

October 23, 2020

By e-mail: cherrick@co.valley.id.us

Cynda Herrick, AICP, CFM
Planning & Zoning Administrator
Valley County
P.O. Box 1350
Cascade, Idaho 83611

Subject: CUP-20-27 Ed Staub Drivers' Office – Amendment to CUP-19-28; CUP-20-28 Eis RV Site;
CUP-20-29 Kemp Private Airstrip; and CUP-20-30 Willow Creek Vista Multiple Residence

Dear Ms. Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites. Information on fugitive dust control plans can be found at: http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their

ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total

coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).
- Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

ec: EDMS#2020AEK239

Public Hearing comments: Dale and Joyce Eis 3 Hemlock Trail CR-4 Subdivision Lot 32**Jena Frisch (jmfrisch) <jmfrisch@micron.com>**

Wed 11/11/2020 8:06 AM

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

Cc: Jena Frisch (jmfrisch) <jmfrisch@micron.com>

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.

Micron Confidential

To Whom This May Concern (Cynda):

I'm writing this email in response to a recent notice sent on Oct 14th regarding the approval of a conditional use permit(s) for Dale and Joyce Eis at 3 Hemlock Trail CR-4 Subdivision Lot 32 Donnelly Idaho.

We (Troy and Jena Frisch 1687 Aspen Trail) are in full support of the approval of these permits. The property in question is already setup with all of the necessary and required amenities such as wells, individual septic and power. The property is always clean, mowed and all deadfall fire hazards are removed every spring by Dale and this family. They are quiet neighbors that actually look after all of our properties when we are not there. It is common to see Dale (kids) drive his little John Deer around making sure nothing suspicious is going on in the neighborhood. I wish the city would look to "grandfather" this property in, since Dale and his family have been abiding the rules/requirements for many years.

Our subdivision / neighborhood is an older one with many generations of families spending time there. The families we know there are good hard working people that care about the environment in Donnelly. We are new to the subdivision but Dale and this family have welcomed us and actually set the precedence of how our properties should look. Many of us will stop what we are doing to help a neighbor with a project or just stop to say "hi " and see how everyone is doing. There is a common respect among us neighbors that we look out for each other and our properties from Hemlock all the way down Aspen Trail. We all appreciate the beauty of the mountains and want to see it preserved and maintained.

**The only issue I would raise is the noise of a couple of generators at the far east end of Fir Trail road. They run non-stop in the summer. I would like to see something done about that if I were to have a voice.

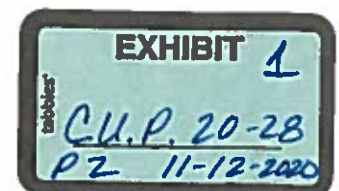
I'm fine with my comments being read aloud at the hearing so that this may help the board to make a determination on what is the best action for the permits for The Eis Family. We will definitely be watching the live meeting. Thank you for making that possible for us property owners.

Please feel free to call me anytime regarding any concerns and/or questions you may have.

Thank you

Troy and Jena Frisch

Micron Confidential



Cynda Herrick, AICP, CFM
Planning and Zoning Administrator
P O Box 1350
Cascade Id.

October 28,2020

RE: C.U.P. 20-28 Eis RV Site

It has come to our attention that a C.U.P. for a RVC in our subdivision has been submitted. We would like to voice our concerns over Conditional Use Permits for family RV parks in general. Our concern is if this permit is allowed, will that open the door for several more lots in the area to create RV parks.

Several RVC's will:

- Greatly increase the density of people, increase traffic, noise, pollution, and negative impacts on property values.
- Currently several lots have changed ownership within the last two years. With the new ownership on one of these lots came 4 RVS, tents, many 4x4 ATVs, several vehicles, and loud parties until the wee hours of the night. These ATVs are mostly driven by young drivers that drive the circle in the neighborhood over and over for hours on end, not only creating dust and road erosion, but also noise.

We would like the county to create a limit on how many conditional use permits that are allowed within a subdivision to help prevent high density use, and protect property values. It is our opinion 3 RVs or 3 cabins or 3 homes per acre are plenty and still keep the open rural feel of these mountain subdivisions. This particular subdivision CR-4 is slightly sloped and can accommodate several parking sites which could lead to very high density.

Another concern is the increasing number of newly constructed outdoor privies that have gone up near creeks over the last two years in the CR-3-4-5 subdivisions on Cascade Reservoir. It is our understanding new pit toilets are prohibited by CDH in Valley County. Does Valley County have a code enforcing officer? Will Conditional use permit holders be held responsible to uphold code compliance? Who will be responsible to enforce the code compliance, the neighbors?

We sign this letter on the condition our names remain anonymous. We do not want to cause hostile conditions within our community, we only want our concerns to be addressed and or considered.

Sincerely
Orval and Claire Wieber
P.O. Box 772
Donnelly Idaho 83615

Commissioner Benton moved to approve C.U.P. 20-27 Ed Staub Drivers' Office – Amendment to C.U.P. 19-28 with the stated conditions. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

7:35 p.m.

4. **C.U.P. 20-28 Eis RV Site:** Dale and Joyce Eis are requesting approval of a conditional use permit for a Recreational Vehicle campground to allow four RVs to be used as dwellings for more than 30 days in duration. The campsite will be for personal use and will not have any commercial use. There is an individual well, individual septic, RV holding tanks, and electrical power. The 1.3-acre site is addressed at 3 Hemlock Trail, located in CR-4 Subdivision Lot 32, in the NE ¼ Sec. 15, T.13N R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Administrator Herrick presented the staff report.

Administrator Herrick would like the Commission to discuss setbacks for this application and the definition of dwelling unit. Previously, the Commissioners had required that the RVs meet residential setbacks. However, that decision did not set a precedent as each C.U.P. approval is site-specific. Administrator Herrick read the definition dwelling units from the Valley County Code.

The Commissioners should determine if an RV is a dwelling unit. If so, density requirements of the Valley County Code require 1.8 acres for three RVs that are allowed with an administrative permit for a recreational vehicle campground.

Commission Defoort stated that generally RVs are not year-round dwelling place. Three RVs equal The Commissioners agreed that they do not believe a RV should be treated as a dwelling unit. RVs are not the same as manufactured homes.

Septic and well were discussed. The septic was previously approved by Central District Health for a one-bedroom home. The holding tanks' use and location need to be clarified.

Administrator Herrick continued presenting the staff report and summarized the following exhibits:

- **Exhibit 1** – Troy and Jena Frisch support approval of this permit. (Nov. 11, 2020)

Chairman Defoort asked for the applicant's presentation.

The applicants, Dale and Joyce Eis, were not present at the meeting. Administrator Herrick called Dale Eis on the phone. He was not aware that they needed to attend the meeting.

Commissioner Freeman moved to table C.U.P. 20-28 Eis RV Site to December 10, 2020 at 6:00 p.m. to continue the public hearing. Commissioner Cooper seconded the motion. Motion carried unanimously.

7:50 p.m.

5. **C.U.P. 20-29 Kemp Private Airstrip:** Travis Jay Kemp is requesting approval of a conditional use permit for a private airstrip. An existing driveway would be widened to allow a small aircraft to land. Proposed dimensions of the airstrip are 35-ft wide and 2300 ft. long. The site is accessed from Gold Fork Road. The 80-acre site is part of RP16N04E187203 and is located in the SW ¼ Sec. 18, T.16N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Administrator Herrick presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Brian and Lorie Powell, 260 McClintock Drive, reside at the closest house to the proposed airstrip and they support the project. (Nov. 9, 2020)
- **Exhibit 2** – Gary Swain, Director of Roseberry Ranches Property Owners Association, said the majority of landowners in Roseberry Ranches Subdivision agree with the proposal with mitigation requests. These are no night-time landings except for emergencies; maximum five landings/take-offs per month; maximum number of two planes on the ground at one time to prevent group/club landings; and require FAA Form 7480-1 be completed. Property owners will be monitoring the use of the airstrip. (Nov. 8, 2020)
- **Exhibit 3** – Jo Linda Finne, Donnelly, is opposed. The Valley County Comprehensive Plan goals include guiding development so as not to harm the characteristics which attracted people here and to retain the rural/small town characteristics enjoyed by residents and visitors. There are already three landing strips in Valley County: Cascade, Donnelly, and McCall. This redundancy would negatively impact wildlife and the residents' peace and quiet. (Nov. 5, 2020)
- **Exhibit 4** – Gayle Eaton, Donnelly, moved here 17 years ago to enjoy peace and quiet and is opposed. There is no need for another airstrip. This is not compatible with the Valley County Comprehensive Plan. (Nov. 5, 2020)

The Donnelly airstrip is functional during the summer. There are two additional grass airstrips north of this site: one off Wallace Lane and one off Trabert Lane. The FAA form is not required for private airstrips but would register the airstrip.

Chairman Defoort asked for the applicant's presentation.

Travis Kemp, 234 Barker Lane, would like a private airstrip on his property he would use it to commute to his property from his home in Boise and to fly into backcountry airstrips. He is sensitive to noise and impact to neighbors. He will not be flying over anyone's house. He would not be flying over Simpco Estates during take-offs and landings due to safety. There is a 50-ft power line on Gold Fork Road. The airstrip would be for private use, not airplane club use. A friend would use the airstrip on occasion also. There is a steel agricultural building on this portion of his property. He has filled out the FAA form. That will be used to update the airstrip