

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 22-46 Moudy Glamping Site
HEARING DATE:	December 8, 2022
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Nancy Moudy / Kenneth W Moudy Life Estate P.O. Box 2977 McCall, ID 83638
LOCATION:	14078 Farm to Market Road Parcel RP18N03E253607 located in the W ½ Sec. 25, T.18N R.3E, Boise Meridian, Valley County, Idaho.
SIZE:	73 acres
REQUEST:	Glamping Site for Short Term Rentals
EXISTING LAND USE:	Single-Family Residential Parcel with C.U.P. 16-11

Nancy Moudy is requesting approval of a conditional use permit for a camping facility containing four tent sites available for rent from June 1st through September 1st, annually. The tent sites are on the hill, east of the home, and a minimum of 350-ft from the eastern property line

Porta-potty facilities and the existing bathroom in the residence would be used for toilets and showers. An individual well and septic system exist on the property.

The property is also permitted for C.U.P. 16-11 Moudy Mountain Festival. This allows a one-day summer festival and a three-day Christmas bazaar, annually

The approximately 73-acre site is addressed at 14078 Farm to Market RD.

FINDINGS:

1. The application was submitted on October 17, 2022.
2. Legal notice was posted in the *Star News* on November 17, 2022, and November 23, 2022. Potentially affected agencies were notified on November 8, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent November 10, 2022. The site was posted on the property on November 22, 2022. The notice and application were posted online at www.co.valley.id.us on November 8, 2022.

3. Agency comment received:

Central District Health has no record of a septic permit for this address. They do have a withdrawn application for a septic in 2006. Regardless, the septic system for the home would not be adequately sized to accommodate this use. (November 9, 2022)

Garrett de Jong, McCall Fire and EMS Fire Chief, stated that fire code includes a section regarding the use of tents and membrane structures for commercial use; however, those less than 400-sqft and used for recreational camping purposes are exempt. Tents or membrane structures used for as an assembly occupancy, gathering place, etc., are not. Each campsite shall be addressed and clearly marked along the driveways leading to each site. (Dec. 1, 2022)

4. Neighbor comment received:

Marjorie Gravett owns a house directly across Boulder Lake RD from the proposed site and is opposed. People previously trespassed onto her property. This is a residential quiet area, not a business site. (Nov. 27, 2022)

Jim and Carla Hogge, 14123 Jefferson RD, have fire and alcohol-related safety concerns. Noise from campers is also a concern in this rural, quiet area. (Nov. 28, 2022)

Jim and Judy Balkins primary residence is at 14070 Deerfield RD, bordering the east property line of the proposed site. During summer and fall of 2022, the applicant placed a portable toilet in the vicinity of the shared property line in order to accommodate visitor overnight tents, vans, camp trailers, and pickup truck campers among the trees in the proximity of their shared fence. If approved, would only four tents be allowed in the specified locations? Would the permit allow subsequent property owners or a lessee to conduct the activities on the property? What provisions would be required related to fire risks, public safety, and public nuisance issues? Fire, loose dogs, noise, and unknown visitors to the area are concerns. There are many camping locations in Valley County that are more appropriate for commercial camping. The character of this neighborhood is private residential / agriculture. They ask that the Commissioners take action that retains and protects all property owners' rights to use and enjoy their property. (Nov. 28, 2022)

Susan Steppe, 14060 Deerfield RD, directly southeast of proposed site is opposed. Reasons are unsuitable location, area standards, wildlife concerns, wildfire concerns, security, and property valuations. (Nov. 27, 2022)

Patrick and Terri Zak, owners of adjacent property, are opposed. Concerns include decreased property values due to commercialization of rural setting and disruption of peaceful place, noise, motorized recreation toys, and road safety. This is a step in expansion to a large scale event site. (Nov. 29, 2022)

Pat Shaw, 14091 Shaw RD, and Benita Giltzow, 199 Hazel PL, area opposed to strangers in the area and the safety of the neighborhood. Seven tents were on the property south of the house last summer and fall. (Nov. 28, 2022)

Ken and Carol Shaw, 355 Boulder Lake RD, are concerned about incompatibility with surrounding land use; proximity to closest neighbor; noise, fire, and trespassing. If approved, they request that the tents be moved westward towards Farm to Market RD, out of sight of the neighbors. The request could be tabled until spring when a more accurate representation of the site and proximity to neighbors could be provided. (Nov. 28, 2022)

Shem Steppe, 14060 Deerfield RD, is opposed. This is not the right location for this type of activity. Neighbors would be financially harmed. The use would negatively affect neighbors, governmental resources, wildlife, and land management. Campground areas already exist outside of residential areas. VRBO's are currently a huge problem. Offering glamping is not a right of this landowner. (Dec. 1, 2022)

5. Physical characteristics of the site: Sloped with scattered trees.
6. The surrounding land use and zoning includes:
 - North: Single-Family Residential
 - South: Single-Family Residential
 - East: Single-Family Residential and Agricultural (Grazing)
 - West: Agriculture (Idaho Park Foundation INC – Exempt Property)
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses (e) Recreation Business

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

9-5B-7: FIRE PROTECTION:

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

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

- A. Minimum Lot Area:
 1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
 3. No frontage is required for recreation business.
 - 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:
 3. Parking spaces for service businesses shall be provided as follows:
 - Motel, hotel, etc.: 1 per sleeping room, plus 1 for each 2 employees
 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)
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SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +7.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the McCall Fire District. It is not within an irrigation district nor a herd district. It does have water rights from Boulder Irrigation Company.
2. The application is for four (4) wall-tent sites. However, on November 21, 2022, the property was **advertising 10 tent sites on Hipcamp.com**.
3. How is gray water handled at the tent sites?
4. Where are shower facilities?
5. What is used for fire protection?
6. How close are the tent sites to the stream? Are people allowed to play in the stream?
7. Do you have rules?
8. Do you allow UTVs and ATVs on-site?
9. Will you allow concerts?

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Wetland Map
- Assessor Plat– T.18N R.3E Section 25
- Site Plan
- Pictures Taken November 22, 2022
- Hipcamp.com Advertisement
- 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. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
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, 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. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
7. All noxious weeds on the property must be controlled.
8. The site must be kept in a neat and orderly manner.
9. Shall clearly post the physical address at the driveway entrance.
10. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
11. No parking allowed in the public road right-of-way or in setback areas.
12. Guests must restrain animals to keep them from trespassing onto neighboring properties.
13. Shall obtain approval from Central District Health.
14. Cannot hold events, such as weddings, large family reunions, dances, concerts, etc.
15. Must comply with payment of sales tax in accordance with Idaho State Code, Chapter 36.
16. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.

END OF STAFF REPORT

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.

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

	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	+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	+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.	-2	+1	+1	+1	+2	+2			+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
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	+1	+1
11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+1	+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	+2
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	+2
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	+1	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+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		+2	+2	+2	+2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+2		+2	+2	+2
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
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	-2		+1
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

Compatibility Questions and Evaluation

Matrix Line # / Use: #20 Recreation
Business

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

Single Family 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) 0 X 1 0

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) -1 X 3 -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?

It is large + has trees. But placement of use is next to neighbors.

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

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

No structures

(+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?

Traffic will not be impactful; Farm to Market Rd is well traveled

(+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?

Will create smoke, noise, and visual blight to neighbors.

(+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?

Public Agencies can provide services

(+2/-2) 0 X 2 0

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

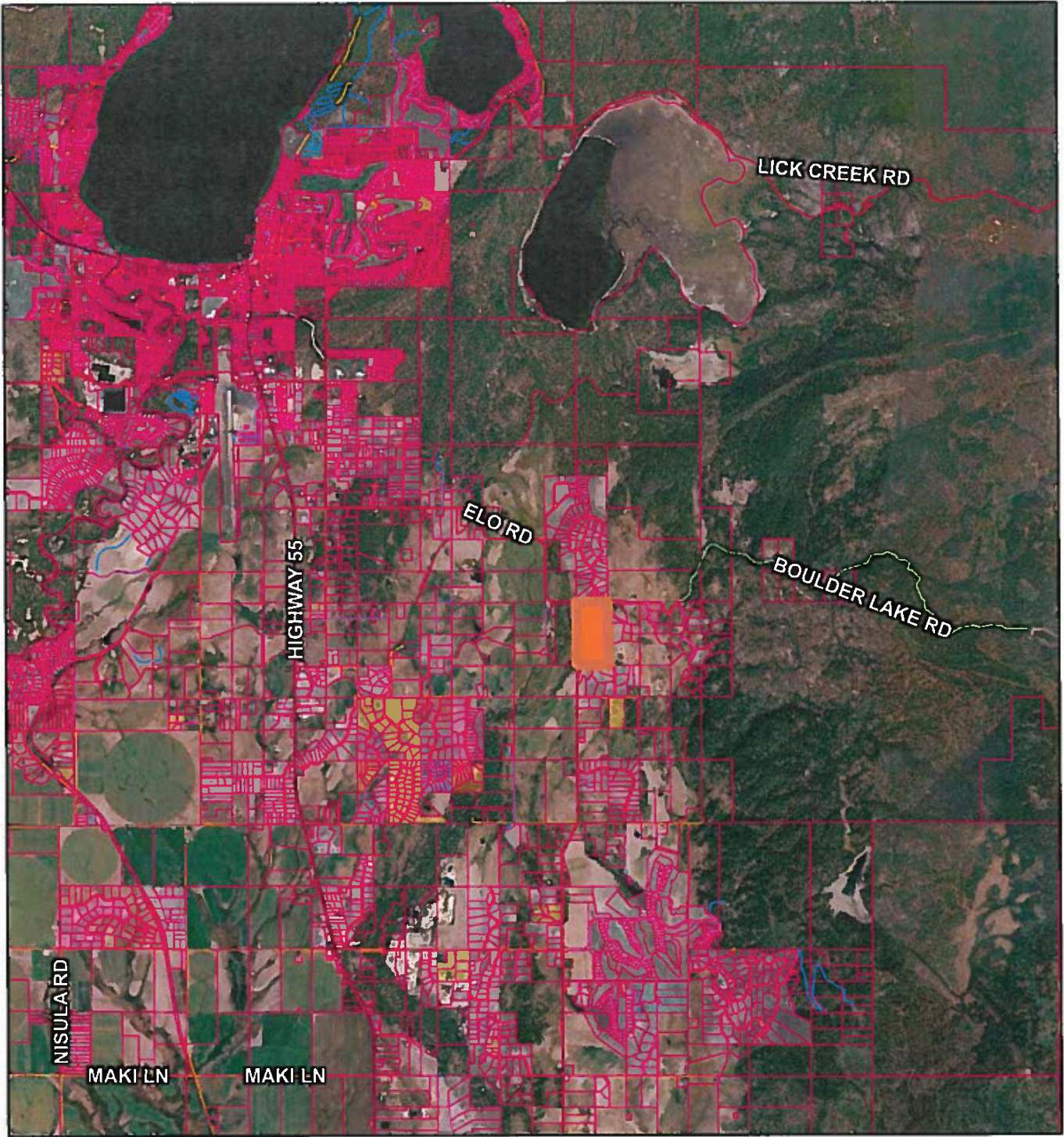
Sub-Total (+) 18

Sub-Total (--) 11

Total Score +7

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

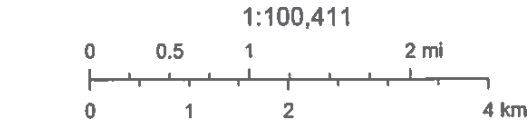
C.U.P. 22-46 Vicinity Map



October 27, 2022

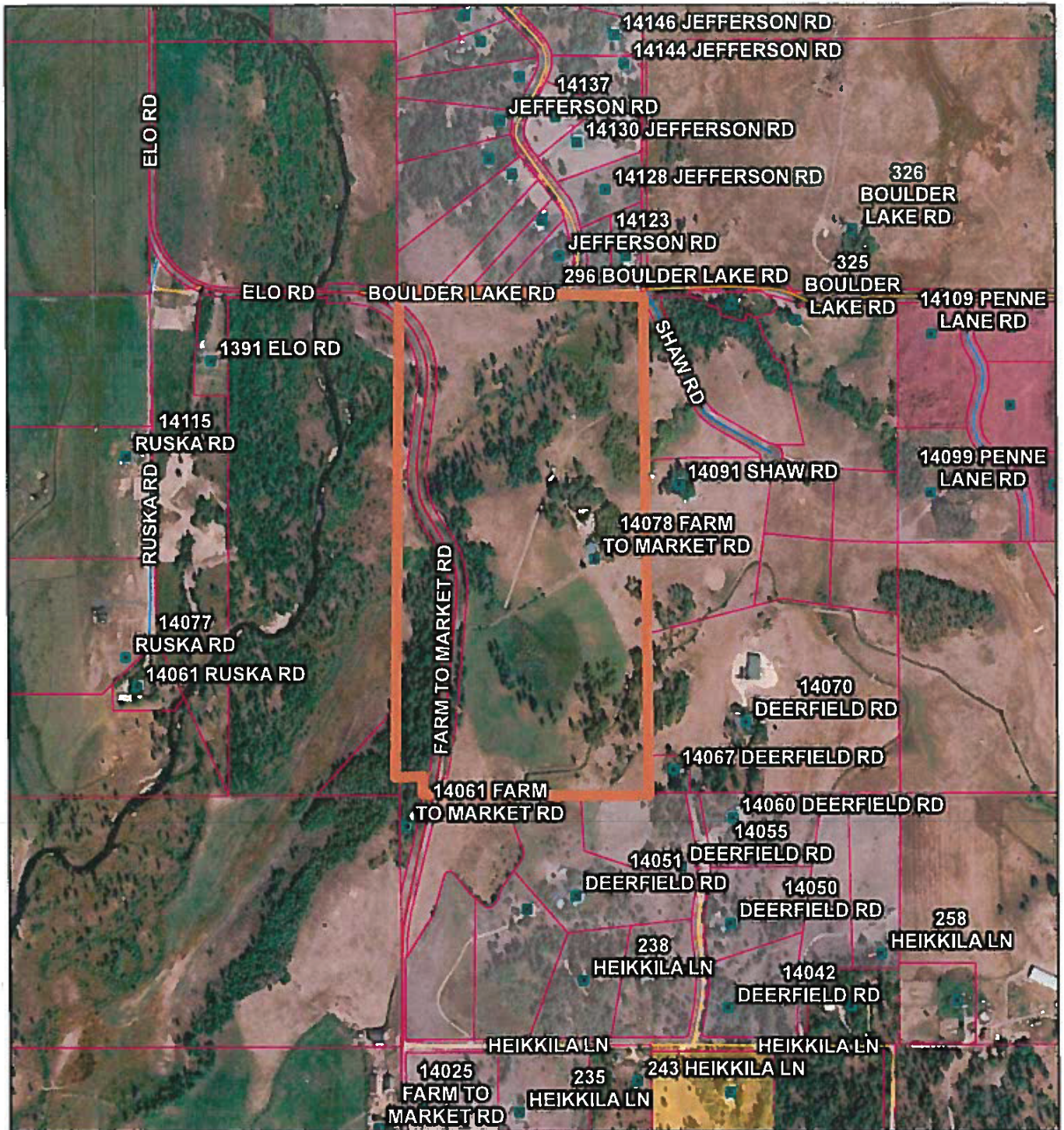
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- Override 1
- Override 2
- Parcel Boundaries
- Subdivisions
 - MCCALL'S 1ST ADDITION
 - RECORDER'S PLAT



Earthstar Geographics

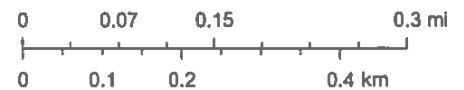
C.U.P. 22-46 Aerial Map



October 27, 2022

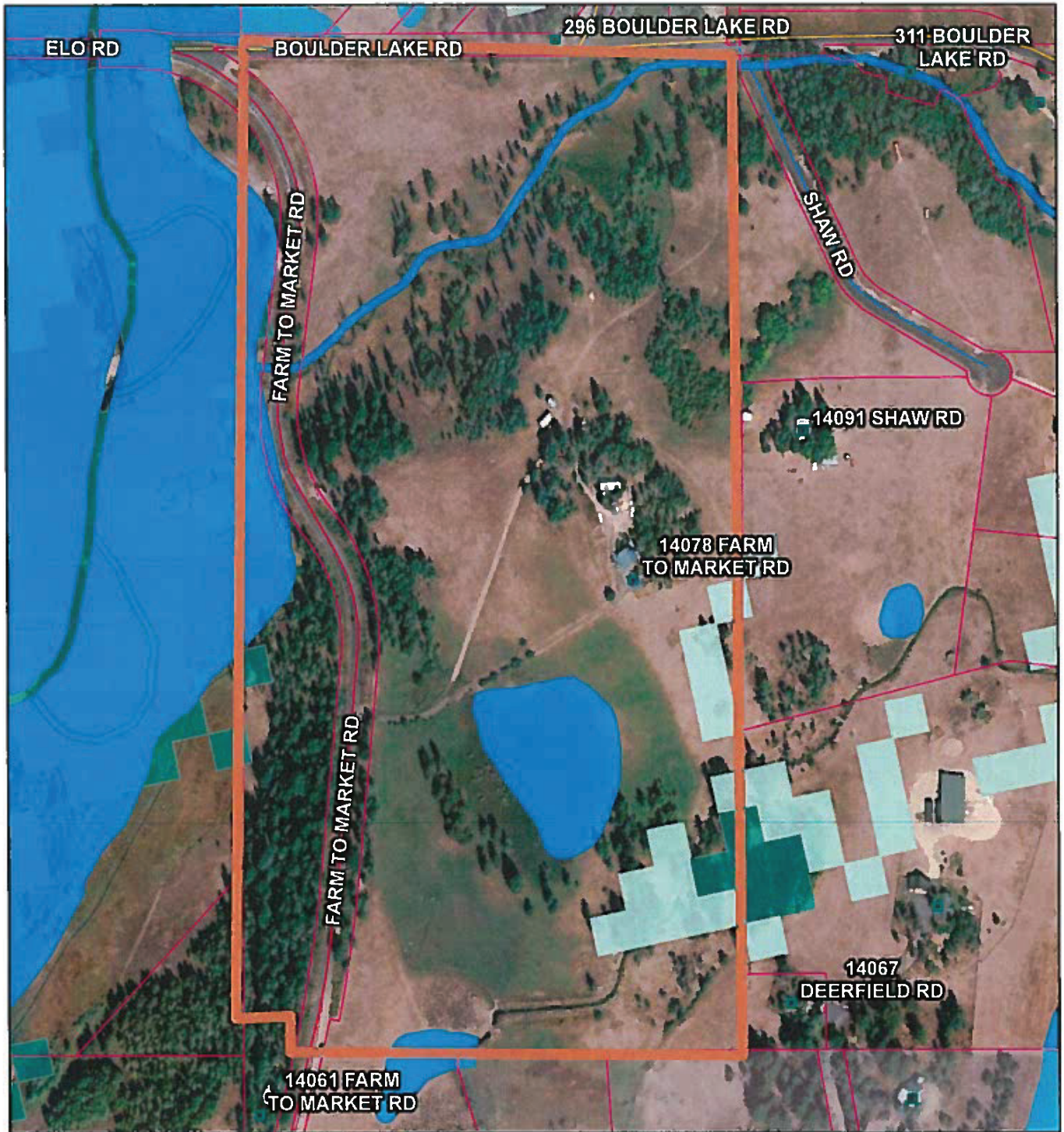
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- | | |
|---|---|
| Override 1 | Other |
| Address Points | Roads |
| Parcel Boundaries | COLLECTOR |
| Subdivisions | URBAN/RURAL |
| ALPEN RIDGE SUBDIVISION | PRIVATE |
| BOULDER LAKE ESTATES | County Boundaries |
| BOULDER LAKE ESTATES PHASE 2, AMD | VALLEY COUNTY |



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C.U.P. 22-46 Wetland Map



October 27, 2022

- | | |
|---|--|
| Override 1 | Woody Wetlands |
| Address Points | Roads |
| Parcel Boundaries | COLLECTOR |
| Subdivisions | URBAN/RURAL |
| Other | PRIVATE |
| Wetlands (USFWS) | County Boundaries |
| Wetlands (NLCD) | VALLEY COUNTY |
| Emergent Herbac. Wetlands | |



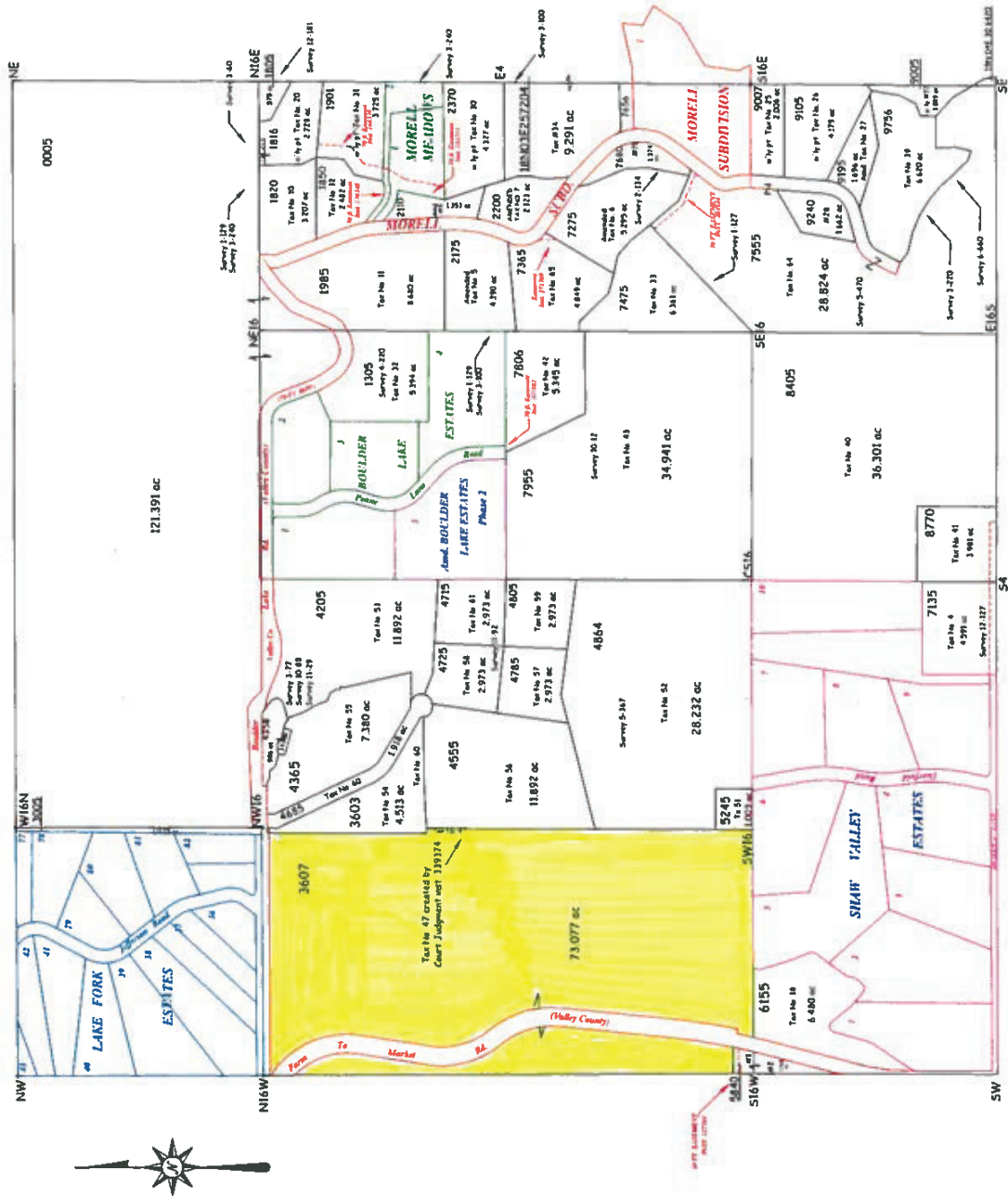
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PLAT TITLE

T W P . 1 8 N R O S E S E C . 2 5

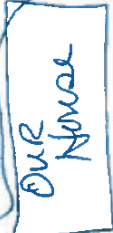
VALLEY COUNTY
Assessor's Office
Cartography Dept.
Cascade, ID 83611

Filename:
Valley County Best Map
Scale: 1" = 400 ft.
Date: 3/2/2020
Drawn by: L. Frederick



Farm to Market

Road to Boulder



Gravel Parking

Old
Fence
Line



Fence
for
pasture



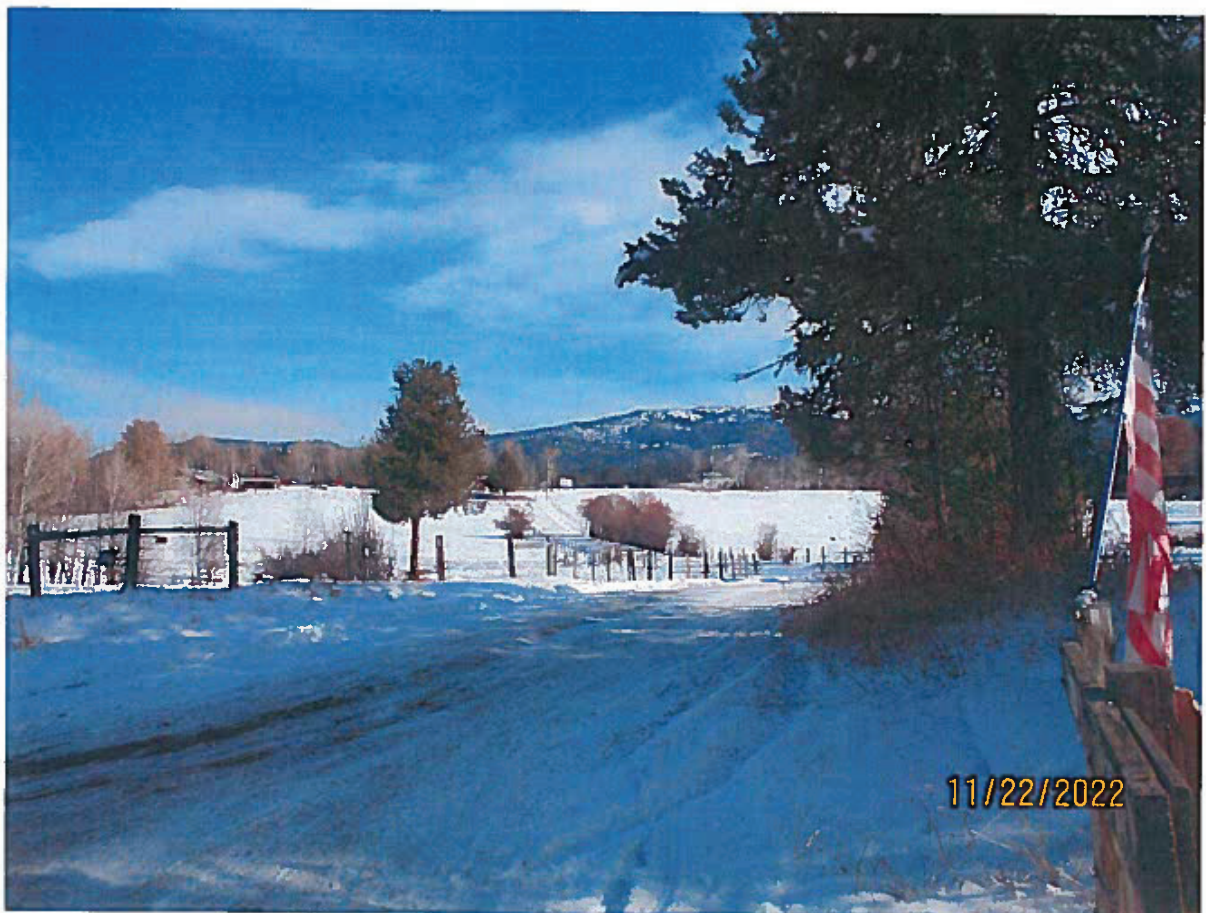
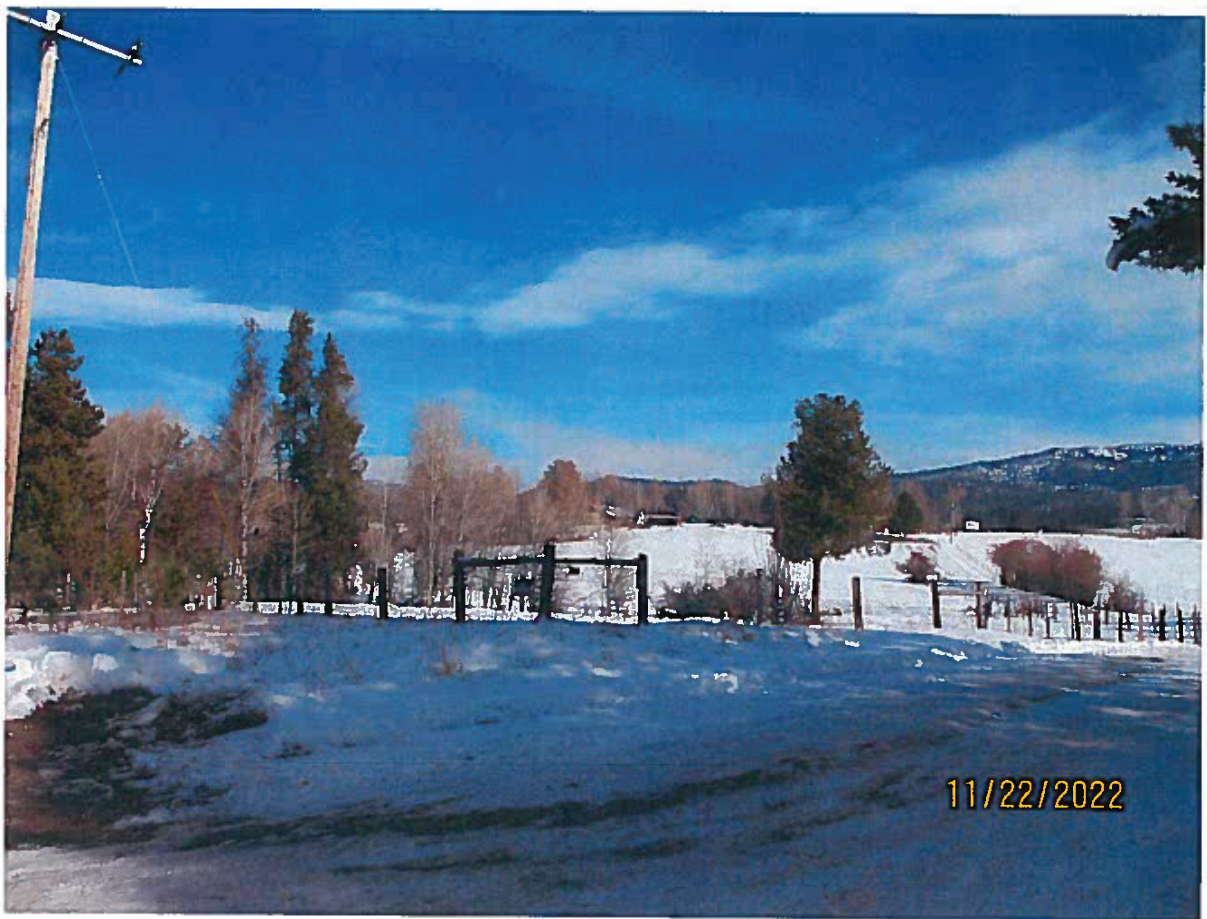
Minimum
350 ft from
property line



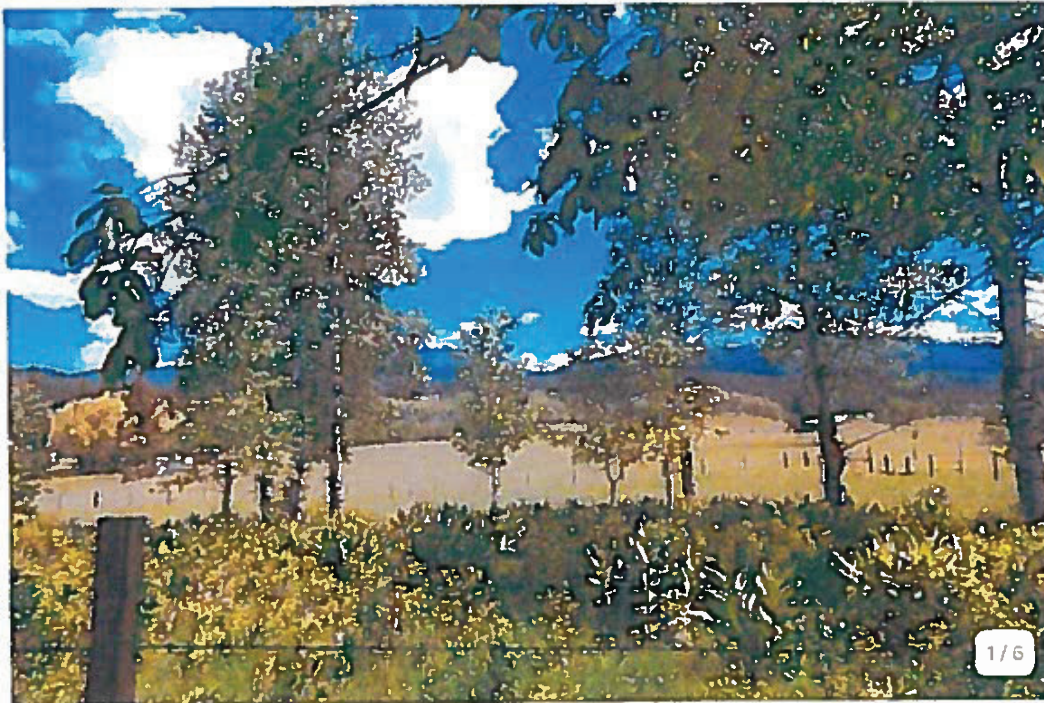
"

"GREEN"
OR
T.G. 10/15





Add dates • 1 guest



[United States](#) › [Idaho](#)

Our Family Ranch

🌟 100% • 8 reviews • McCall, Idaho

80 acres

10 sites



10 Tent

Learn more about this land:

All of our Tent spots have their own Unique views and Natural appreciation to the beautiful McCall area. A short walk to the Main House and Office. We pride ourselves in making your stay a great and relaxing getaway from the busy life you lead at home. The property has lots of trees, streams and natural warm water. We hope we are a place you would like to visit.

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Activities



Biking



Fishing



Wildlife watching

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Natural features

Add dates • 1 guest



Field



Ranch

Available sites

DATES



Enter dates

GUESTS



1 guest

Check availability

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Tent sites

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Tent sites

10 sites



100% (3) • Sleeps 6

Site 10 - Our Family Ranch

All of our Tent spots have their own Unique views and Natural appreciation to the beautiful McCall area. A short walk to the Main House and Office. We pride ourselves in making your stay a great and relaxing getaway from the busy life you lead at...

from \$40 / night
for 4 guests

Add dates

Check availability

Help

Add dates • 1 guest



from \$40 / night
for 4 guests

Add dates



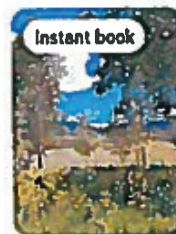
👍 100% (2) • Sleeps 6

Site 7 - Our Family Ranch

All of our Tent spots have their own Unique views and Natural appreciation to the beautiful McCall area. A short walk to the Main House and Office. We pride ourselves in making your stay a great and relaxing getaway from the busy life you lead at...

from \$40 / night
for 4 guests

Add dates



👍 100% (1) • Sleeps 6

Site 3 - Our Family Ranch

All of our Tent spots have their own Unique views and Natural appreciation to the beautiful McCall area. A short walk to the Main House and Office. We pride ourselves in making your stay a great and relaxing getaway from the busy life you lead at...

from \$40 / night
for 4 guests

Add dates



👍 100% (1) • Sleeps 6

Site 5 - Our Family Ranch

All of our Tent spots have their own Unique views and Natural appreciation to the beautiful McCall area. A short walk to the Main House and Office. We pride ourselves in making your stay a great and relaxing getaway from the busy life you lead at...

from \$40 / night
for 4 guests

Add dates



Sleeps 6

Site 1 - Our Family Ranch

All of our Tent spots have their own Unique views and Natural appreciation to the beautiful McCall area. A short walk to the Main House and Office. We pride ourselves in making your stay a great and relaxing getaway from the busy life you lead at...

from \$40 / night
for 4 guests

Add dates

Check availability

Help

Add dates · 1 guest



from \$40 / night
for 4 guests

Add dates



Sleeps 6

Site 6 - Our Family Ranch

All of our Tent spots have their own Unique views and Natural appreciation to the beautiful McCall area. A short walk to the Main House and Office. We pride ourselves in making your stay a great and relaxing getaway from the busy life you lead at...

from \$40 / night
for 4 guests

Add dates



Sleeps 6

Site 8 - Our Family Ranch

All of our Tent spots have their own Unique views and Natural appreciation to the beautiful McCall area. A short walk to the Main House and Office. We pride ourselves in making your stay a great and relaxing getaway from the busy life you lead at...

from \$40 / night
for 4 guests

Add dates



Sleeps 6

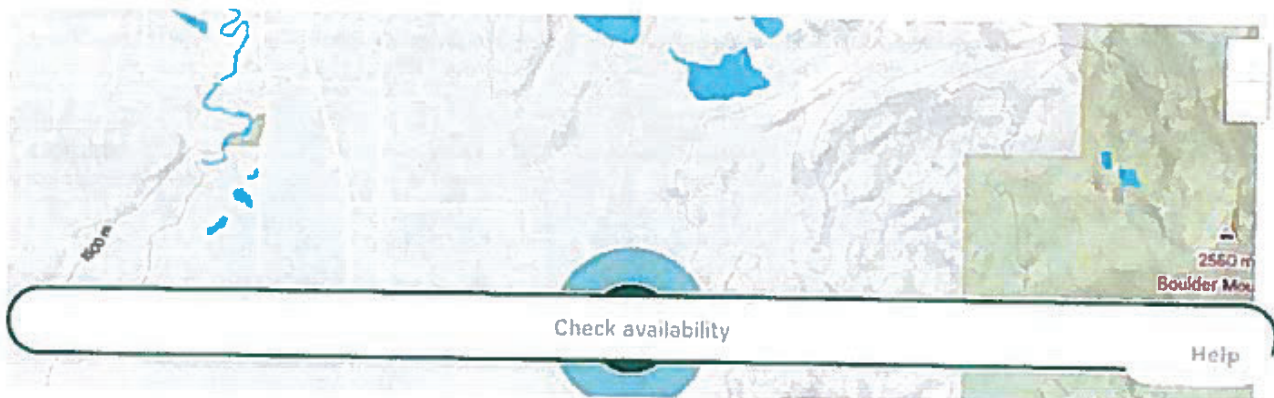
Site 9 - Our Family Ranch

All of our Tent spots have their own Unique views and Natural appreciation to the beautiful McCall area. A short walk to the Main House and Office. We pride ourselves in making your stay a great and relaxing getaway from the busy life you lead at...

from \$40 / night
for 4 guests

Add dates

Location



[Overview](#) [Available sites](#) [Location](#) [Reviews](#)

Add dates • 1 guest



Mc Call, Idaho, United States

To respect the Host's privacy, the precise address of this land will be provided after booking

Hosted by **Nancy M.**

Joined in September 2021



Contact host

👍 100%

9 ratings • 8 reviews



Jake F. recommends

September 19, 2022

Site 10 - Our Family Ranch

Gracious Host

The experience with Nancy was awesome. Unfortunately, I had to cancel last minute, but Nancy was very understanding and communicating with her through the entire process was great. I am really looking forward to booking with Nancy again I would highly recommend her to others.

Show more



Marie K. recommends

September 11, 2022

Site 4 - Our Family Ranch

Cattle Pasture

Nancy was a responsive host and she gave great directions to her HipCamp. This spot is unestablished, just a cattle pasture, but they created a fire pit and had toilets for our convenience. It would be nice to see a more developed tent pad; however, we made due with all of the room. I was surprised by the amount of noise that traveled from the road, because it seemed like it would have light traffic. Overall, this served our purpose of a one night stay, was easy to find and was close to McCall.

Show more



Jacke G. recommends

August 21, 2022

Check availability

Help

We had an absolute blast! Thank you Nancy and Kenny for making us feel right at home. We will be back!

Add dates · 1 guest

Easy to find, great space, friendly hosts. Close to McCall if you want to go to town, but quiet enough to relax away from others. We had a great stay.



Jayme C. recommends
August 8, 2022

Site 10 - Our Family Ranch

Wonderful and peaceful. Close to town but not crowded or in a congested area. Host was great and camp ground very clean.



Erin M. recommends
August 1, 2022

Site 5 - Our Family Ranch

We camped next to a small stream which was so peaceful and relaxing and Nancy was so friendly and helpful! We would definitely stay here again!

Show all 8 reviews

Things to do nearby



Ponderosa State Park
6 kilometres away



Lake Cascade
32 kilometres away



Lake Cascade
32 kilometres away



Payette National Forest
32 kilometres away



La
37

Safety at Hipcamp

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Help

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Valley County Transmittal
Division of Community and Environmental Health

Return to:

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Rezone # _____

Conditional Use # CUP 22-46

Preliminary / Final / Short Plat Mundy Clamping Site

14078 Farm to Market
Sec 25

- ☐ 1. We have No Objections to this Proposal.
- ☒ 2. We recommend Denial of this Proposal. *Septic would not be adequately sized to accommodate campers using restroom & showers in the home*
- ☐ 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 no record of a septic permit for this address. we do have a withdrawn application for a septic in 2006. Regardless the septic system for the home would not be adequately sized to accommodate this use. Reviewed By: TRK/R 11/19/22

CUP 22-46 - Glamping - Wall Tents

From: Garrett de Jong <garrett@mccallfire.com>

Sent: Thursday, December 1, 2022 3:26 AM

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

Subject: Re: CUP 22-46 - Glamping - Wall Tents

Hello Cynda,

The fire code includes a building code section (Chapter 31 of the 2018 International Fire Code) regarding the use of tents and membrane structures for commercial use. Tents and membrane structures that are less than 400 square feet and used for recreational camping purposes are exempt from the provisions of the code. I do not see the specific size of the tents outlined in the application, but am assuming they are not in excess of 400 square feet, but I point it out for the applicants understanding as well as the planning and zoning commissioners. In the event that a tent or membrane structure is used for a temporary or permanent use as an assembly occupancy, gathering place, etc., there are provisions of the fire code and building code that would be applicable.

In accordance with Chapter 5 of the 2018 International Fire Code, I would ask the applicant to come up with an addressing plan for each of the campsites, and clearly mark them in accordance with Valley County Addressing Standards along the driveway leading to each of the four sites, and at each site, so that in the event of an emergency, the renters know which tent site they are at and the property address. Example: 14098 Farm to Market Road – Camp Site A, B, C, or D. Also, that each of the four confirmed site numbers, along with the property address, gets passed along to Valley County Dispatch so that they can include them in their mapping program. A delayed response for a fire or emergency medical services call could be avoided with clearly marked addressing for any 911 caller as well as first responders.

Thank you,

Garrett de Jong

Fire Chief - McCall Fire & EMS



C.U.P. 22-46 Moudy Glamping Site

From: Marjorie Gravett <[REDACTED]>

Sent: Sunday, November 27, 2022 4:35 PM

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

Subject: C.U.P. 22-46 Moudy Glamping Site

I have a house directly across Boulder Lake Road from the proposed site. I am against this site being allowed. The last time they were allowed, people were crossing my fence for the horses., this is supposed to be a residential place, a quiet place .it is not for business. . My vote is no.

Marjorie

November 28, 2022

Valley County Planning and Zoning
PO Box 1350
Cascade, ID 83611

RE: C.U.P. 22-46 Moudy Glamping Site

Dear Commissioners;

We are writing because we have concerns about the proposed Moudy Glamping Site

We also have an assumption. We do not know the Moudy Family, but I am sure that they are good people and are attempting to do this right.

Our concerns are in two areas: safety and environment

- a. Safety concerns include the potential for fire and alcohol related issues. With the dry weather of summer, the potential for fire increases significantly. With four campsites, the potential for fire from smoking, campfires, or vehicles parked on dry grass is concerning. When there is camping, alcohol consumption is likely. This increases the potential for fire and other issues.
- b. A less important issue is the potential for an increase in noise in our neighborhood. With camping, it is my sense that the noise will increase. From our experience, there is a natural amplification of sound in our area.

When we built our home here 27 years ago, we decided that we liked living in rural Valley County better than McCall. We moved there because there was no commercial activity and it was quiet. This is a departure from what we have known and truly love about living in rural Valley County.

Thank you for the opportunity to comment.

Jim & Carla Hogge
14123 Jefferson Rd
McCall, ID 83638

November 28, 2022

Valley County Planning and Zoning Commission
% Cynda Herrick, Director
PO Box 1350
Cascade, ID 83611

Subject: Public Comment to: Proposed C.U.P. 22-46 for Moudy Glamping Site

Dear Commissioners:

Our primary residence is on property which borders the East property line of the subject application. We share a common longstanding barbed wire fence. However, the applicant did not identify us as "Adjacent Properties" in item 5 of the application. We will not be able to attend the hearing on December 8, therefore are providing these written comments and questions for your consideration.

During the summer and fall months of this year the applicants placed a portable toilet in the vicinity of our shared property line in order to accommodate visitors' overnight tents, vans, camp trailers and pickup truck campers on their property among the trees in the proximity of our shared fence. We understand these campers were solicited through commercial media. I note that the C.U.P. 22-46 application appears to focus on the "4 wall tents set up in the summer" "on our backyard", so my comments will relate to the specific application, but my comments also seek clarification of the use of private property for commercial camping sites within the zoning applicable to our neighborhood.

First, some questions that should be clarified in your review process:

- How extensive is the permitted use that has been requested and what use would be allowed under the C.U.P?
- Would it only allow for four tents to be set up in the locations indicated on the application, or does it also allow for more extended commercial camping opportunities on the applicant's property?
- Specifically what activities would be allowed under the C.U.P. that are not otherwise allowed today?
- Will the County provide enforcement against activities that go beyond any allowed limitations?
- Would the permit be only for the use by the applicant or would the permit also allow subsequent property owners or a lessee to conduct the permitted activities on the property?

Second, the use of the applicant's property for any type of commercial camping raises serious questions about the impact on the neighbors and role of Valley County law enforcement. If this application is approved, to what extent will the permit contain provisions related to fire risks, public safety and public nuisance issues? For example:

1. Fire risks: Campers can be expected to have open fires. In fact, last summer some of the campers on the applicant's property did have open fires. The campers near our shared fence were in an area with large trees and dry grass. We are located a significant distance from any Valley County fire fighting support. An uncontrolled fire could quickly cause extensive unrepairable damage to property and potentially harm people and animals. Financial responsibility might be unclear or be with a party that did not have financial strength to cover the losses. But realistically, fire loss in this neighborhood, with mature trees, would be unrepairable for decades. And fire harm to primary residences, and especially harm to people, livestock and pets, have limited real cures.

Fires caused by careless smokers using cigarettes is also a risk. Even if campfires were not allowed, some campers can be anticipated to smoke. This brings the risk of starting a grass fire during the summer and fall dry seasons that could spread quickly out of control.

2. Dogs: Many campers bring their dogs to camp and few keep them on lease all the time. This creates two big risks.

First, for us, we train our equines to ride, pack and drive (carriage and carts). Our training fields and trails are adjacent to the fence shared with the applicant. We do not permit unleashed dogs on our property. This is for the safety of the equines, dogs and ourselves. One unleashed dog crossing our common fence to investigate/chase an equine could cause serious harm. The barbed wire ranch fence will not prevent this risk.

Second, for us and others in the area, we lease our property for cattle grazing in the summer and fall. We have first-hand experience a couple years ago having an unleashed dog come onto our property and ran the steers through the fence. Many of our neighbors also have cattle on their property during the summer/fall months, including both neighbors bordering the applicant on the east. Unleased dogs in the area that are not owned by property owners creates an incremental risk to any livestock. It will be difficult to collect any financial losses from the campers who have dogs that cause damage to fences and resorting the cattle, leaving the applicant, the homeowners or cattle owners to bear the risk of any losses or costs to retrieve the cattle. Cattle owners should find this type of disturbance or risk unacceptable and may decide not to lease property adjacent to the campers. It would be a serious hardship to the property owners that rely on grazing cattle to support the Valley County agricultural exemption for their land. It would also be unfortunate for the local cattle owners to disrupt existing cattle grazing arrangements.

3. Noise: Barking dogs, loud music, yelling-intoxicated campers: This is a residential /agricultural neighborhood. Many of the property lots are large, however, the sound carries and visitors are not aware of the impact of the noise they create. Homeowners

know and respect each other. Weekend campers have much less awareness or reasons to be careful. And the surrounding neighbors who are subject to these disturbances have limited recourse during summer months when windows remain open to take advantage of summer breezes and cool night air.

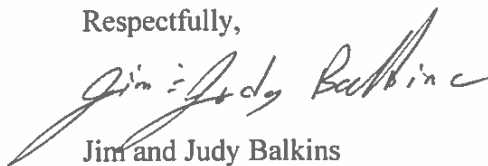
4. Unknown Visitors: Some in our neighborhood have children and most of us have pets and/or livestock. Many homeowners and most farmers have considerable personal property around their homes and outbuildings that cannot reasonably be secured by enclosed spaces and locks. While most of us keep a careful eye on visitors to know their intentions when on our property, unknown people in the area during the day and nighttime uninvited nearby campers coming onto our property creates much more risk. Especially since unknown people in the area, who are campers and possibly intoxicated, may find it convenient to visit our private property for very unacceptable reasons. This creates safety concerns for property, livestock, pets, children and adults.

Will Valley County officers respond to complaints of unknown people on our private property? Will it be necessary to have "No Trespassing" signs in place for Valley County officers to take any action? Very few such signs appear today on fences between existing neighbors, which is good.

It seems there are many camping locations in Valley County, both on public and private land that are more appropriate for commercial camping set ups, then to begin to permit commercial camping in our residential / agricultural neighborhood. This application has a risk of changing (or starting a succession of similar requests to follow) the character of the neighborhood in an inappropriate manner and should be denied or be carefully restricted and fully enforced by Valley County officials.

The character of this neighborhood is private residential / agriculture. The fact that some people have large property parcels, does not isolate their activities from the impact on others in the community. These impacts can be significant and serious. We appreciate the Planning and Zoning Commission's careful consideration of all the input and ask that you take action that retains and protects all property owners' rights to use and enjoy their property consistent with the current zoning expectations in place.

Respectfully,



Jim and Judy Balkins
14070 Deerfield Road,
McCall, ID 83638

(Adjacent to applicant, to their east.)

Cynda Herrick, AICP, CFM
Planning and Zoning Director
PO Box 1350
Cascade, ID 85611

RE: C.U.P 22-46 Moudy Glamping Site

11/27/2022

I am Susan Steppe. I have a home at 14060 Deerfield Road in McCall Idaho. I am directly South East of the proposed location of the conditional use permit application. Downwind, within earshot and sight of the proposed location of the conditional use camping areas.

I am against a conditional use permit to allow camping, glamping or tenting on the proposed property. I am not opposed to the occasional guest or visitor coming to stay with the owners as any owner has that right, but when it poses a threat to the surrounding properties to the extent in which they are wanting to operate, I request that the application be denied completely.

My reasons for my opposition falls into a couple different categories which I will outline below;

1. Unsuitable Location for venue
2. Area Standards
3. Wildlife concerns
4. Wildfire concerns
5. Security
6. Property Valuations

1. Unsuitable Location for venue

Let's paint a picture here for a moment of what they are really asking for. Tucked in the woods, along the border of their neighbor's property....In an area where wildlife beds down and nearby horse property and other million dollar residential area homes are located, they want to provide overnight accommodations for tent dwellers and old fixed up campers. Ten dwellings. The average family is a family of four. A normal day would start with the sun rising. Mom and kids climbing out of their tents, starting a campfire, filling the landscape of the neighborhood with woodsmoke, cooking breakfast over open flames under hundred year old dry tinder ponderosa pines. Dad is still sleeping off the long drive up last night, but mom is desperately trying not to burn the camp breakfast while waiting for her coffee to brew. Hollering at her husband every ten minutes that he better get up soon as "she didn't come up here to be the maid of the camp." The dog is barking at the other campers waking up and starting their day. The son is playing Luke Skywalker and beating the hell out of tree with a stick....whack whack whack! Scaring it forever and scaring every bird in sight while sister is crying because she wants to go to the lake now! Dad finally wakes, takes a leak in the woods because he isn't walking to the restrooms and starts loading his truck up for the day with the side by sides. Making sure they start, vroom vroom vroom.... while the son is now zooming all over the forest on his dirt bike while sissy is on her tryke ringing her little bell to alert the neighbor campers that she is coming down the road full speed in all her cuteness desperately trying to keep up with her brother. While dad revs his engines, mom is now cleaning up breakfast and clattering pans and throwing out the dish water onto the forested floor. Finally....Off they go for their day at the lake. Coming back around dinner time sunburned and tired they restart their campfire, irritated and hungry, or amped up on their most awesome day, regardless, they are not quiet like they were in the morning hours. They have some hot dogs on sticks and thoroughly enjoy how lucky they are to live in such a beautiful state. How affordable the camping site was and how they can't wait to tell all their friends and come back soon. Their personal friends who are in McCall swing by and they stand around the campfire playing games till the wee beer and fireball drunken hours of the night while the kids play hide

and seek with flashlights in the woods. Hooting and hollering as they joke, jive and jeer with each other. All to fall asleep and vacate their spot, leaving their torched and litter strewn mark on their campspot... just in time for the next family to arrive.

Now, multiply that by 9 other campsites. That would make an overnight average be a place for forty people, ten campfires, ten or more vehicles, numerous atvs, snowmobiles, bicycles and pets (aka barking dogs) and tell me I am being unreasonable to not want to be living next to those shenanigans!

Our residential area is in a bowl. You are welcome to call me to set up a time where I can show you how each neighbor 15 acres apart can hear each other talk in normal voice volumes from the neighboring properties. The geography of the "bowl" makes noise travel like I have never heard before. This will not be isolated in the woods but will significantly decrease the level at which each person currently living in the area can enjoy their property.

2. Area Standards

We are very familiar with Valley County. Everybody knows that McCall just costs more. It cost more to eat, dine, recreate and live in McCall. It costs more to build it costs more to simply BE in McCall. It took my husband and I many many years to be able to afford to buy a home in McCall. 15 to be exact. I don't mean to sound snooty but we worked our Idahoan butts off to be in McCall. We bought our first home in Cascade in 2007. A teardown old mill house on Front street. We took it to the studs and rehabbed that home that many people in town called it the best looking house in Cascade proper! Eventually we outgrew the home, raising our three kids and we sold it to buy two acres of land on Lake Cascade where we built a new construction home. We sold that for a tidy profit three years later and in that sale raised enough funds to purchase our home on Deerfield. A 1990's thoroughly out dated overpriced property for the tidy sum of \$1,067,000. We were finally able to move forward with our dream of being in McCall. We have been there just over a year and are currently investing hundreds of thousands of dollars building a shop and remodeling the inside of the home to bring it current. However, in that process of finding this home, being a Realtor®, we researched the area thoroughly. We spoke to the neighbors and got a feel for the residential area. We did NOT want to be in the middle of crazy tourist areas. We did not want to be near VRBO's with different neighbors every week. We wanted a place we could be forever. We wanted to be in McCall because we have a family legacy in McCall. My husband's family are retired school teachers and began their careers in McCall. He spent every summer in McCall growing up and has watched it evolve over the years. Therefore, we are very knowledgeable about the area and the distinct residential and tourist districts the county offers. If we wanted to be in a more remote area with higher taxes we would have stayed in Cascade. If we wanted to be around people partying and zooming around on atv's we would have purchased in Donnelly. If we wanted to be with the boaters and affluent campers we would have been downtown McCall or out Warren Wagon road. If we wanted to be with the Californians, we would have been out in River Ranch. WE DID OUR RESEARCH. We wanted to be in a quiet residential area, out of city limits but close to the hospitals and restaurants, with normal sized estate like properties, in a **quiet country setting**. Close to town but not anywhere the everyday tourist would venture. So, we picked Deerfield Road. With quiet views of Jug and friendly neighbors. Within minutes of the golf course...etc. To have someone want to turn the neighboring lot into a place where people who can't afford to purchase, but come and carouse and camp on a weekend, makes me want to cry. It is simply not the right area for this type of activity. It is a residential area.

3. Wildlife

Our home sits near the base of Jug Mountain. Away from the day to day hustle and bustle of town and summertime tourist activities. One of the great thing about McCall is the abundance

of wildlife in the area. It is a tourism draw. They live close enough to town that sometimes they make an appearance and the tourists LOVE it. We have Elk and bear, porcupine, fox, of course deer and we have even seen a moose or two IN OUR NEIGHBORHOOD! Noise levels makes a huge impact on wildlife and where they choose to reside. In residential neighborhoods with people looking through windows at them and leaving small footprints on their property the wildlife feels a sense of security and keeps coming back. They create their habitat, and we enjoy them. We don't hunt them, we leave them alone. Noise levels in a campground is much different with groups of people living out doors, building campfires filling the air with unknown scents, standing around the campfires every evening until they are forced into their tight tents and campers for the night, revving ATV's and Snowmobiles, leaving litter behind etc. Wildlife hates it all. Look at Donnelly and Cascade with higher levels of activity than this quiet country residential neighborhood. You would feel lucky if you saw a fox or a deer. They will 100% move away. This will push wildlife out further from town and cause them duress. Again I state it is not the right area for this type of use!

4. Wildfire concerns

In the past few years it has become harder and harder to get homeowners insurance in rural forested areas. Why? Forest fires! Campers are the worst for this. They come and go without true concern for what they are doing. Unknowingly, they pose a huge threat to the fire level. Not only catching our trees on fire, but with limited resources for EMS personnel, it would, in my opinion, be a burden on the district to monitor and be available for a venue of campers. Keeping the campgrounds and the tourists in central locations is easier for response to emergencies and patrols on limited resources. People get stupid when they recreate. They just do. More injuries happen, accidents happen, fires happen....spreading our services out to have to routinely respond out of city limits is definitely a hardship on the resources as well as a hardship on my bank account. Are these neighbors going to pay the difference in my homeowners insurance policy when they find out we are adjacent to a higher fire risk?

5. Security

Not only a fire risk but also a risk to my property security. People don't see property lines. They wander, their children wander, their dogs wander. Campers are transients. I know who my neighbors are and I feel safe at night knowing they are not likely to come over and do me or my children harm. They aren't going to trespass on my property without permission or break in and damage or steal my belongings. They aren't sex offenders or rapists, murderers or drunken fools. Again, another reason my enjoyment of my property will be reduced for the lack of sense of security I will have on my property because the neighbors request to have a conditional use permit allowing strangers to come around.

6. Property Valuations

I am a Realtor®, so when I speak I am not just making an educated guess. It is also my professional opinion. Putting a campground no matter how small or large in a residential area of million dollar homes will drive down the property value and rob us of our right to peacefully enjoy our property! All of the concerns I have brought forth above do damage to our ability, and right to peacefully enjoy our property. In turn by doing so, our property is no longer as valuable as it is today or what it could be in the future. Right, wrong or indifferent, my home is my legacy. It is what I have to leave my children at the end of the day. It is my bank account, my retirement security. I am sure the applicant will say "it is only a few spots, it won't be *that big* of an impact"... So I counter with, then why do it? If it isn't for the money, then why make such a huge impact on your neighbors for such a little reward. UNLESS, the few spots is a gateway ask for a bigger proposal. An event center or a larger park perhaps? If that is the case then I am disturbed that they would try to pull the wool over the county's eyes and slip by with such a sneaky plan. Do they claim hardship and need money? As a Realtor I would advise they carve off a five acre piece and sell it as another residential lot. They will have

more money than they will ever make in a hobby park. Are they going to compensate US for our loss of our hard earned investment and well deserved enjoyment by living out their glamping business dream? Putting the land and resources at risk in the meantime? It is not a small decision. It is not the right decision. I ask that you not approve it, not with considerations, not with adaption, not with restrictions of the use, but I do ask that you flat out decline the application!

If you should have any questions or input/feedback to my concerns please reachout to me by mail or email at [REDACTED] Thank you for your time.

Opposition to Moody Glamping Site C.U.P. 22-46

From: Patrick Zak [REDACTED]

Sent: Tuesday, November 29, 2022 10:23 PM

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

Subject: Opposition to Moody Glamping Site C.U.P. 22-46

Patrick J. Zak

PO Box 2041

McCall, Idaho 83638

November 27, 2022

Valley County Planning & Zoning Commission

Re: C.U.P 22-46 Moody Glamping Site

Attn: Cynda Herrick, AICP, CFM

Planning and Zoning Director

Dear Ms. Herrick:

I am writing in strong opposition to the development of a camping site at 14078 Farm to Market Road for the following reasons:

I am concerned about our property value dropping due to the commercialization of the rural setting and disruption of a normally peaceful place.

I am concerned the proposed campsite will bring noise from drunken partiers & their motorized recreation toys. (IE motorcycles, UTV's, & ATV's.). I see no limit on the number of campers in each site. I also see it causing a road safety issue with the narrow curving roads to & from town that would be shared with neighbors & campers going on a beer run unfamiliar with the road.

I am opposed because the site is right across the street from our property at the corner of Jefferson and Boulder Lake Road. We did not purchase our property in the country to be next to a campground.

I am also opposed because I see that this as a step in expansion to a large scale event site that will eventually bring more excessive noise, traffic and crowds to a peaceful rural area. The first step was the approval for the C.U.P. for the Moody Mountain Festival and Christmas bazaar. I recall that Ms. Moody had, at one time, applied for a much larger concert and event venue which was not approved. It appears that she is trying to get a large event site approved in stages.

In order to maintain the peace and tranquility of the area, I implore the Valley County Planning and Zoning Commission to deny C.U.P. Moody Glamping Site.

Respectfully,

Patrick and Terri Zak

December 29, 2022

Valley County P&Z
P.O. Box 1350
Cascade, ID 83611
RE: C.U.P. 22-46 Moudy Glamping Site



Dear Commissioners,

We oppose C.U.P. Moudy Glamping Site that Nancy Moudy is requesting. Our first and most important reason that we oppose this is...our country, society, culture is not like it was in the 1980's, 1990's.

Sadly, today we are living with high crimes and drugs. We have just witnessed some horrendous murders that were so needlessly and senselessly carried out. In our neighboring Adams County, New Meadows, two innocent lives were taken at Hartland Motel by a stranger. A couple of weeks ago 4 young college students were murdered and they still don't know who did this – no arrests have been made.

My point is this. Nancy Moudy has absolutely no idea who she is dealing with; they are all strangers and she is willing to open a door to what could be a regret and a danger, not only to her but to us, her surrounding neighbors. We saw her put up 7 tents over on the south property of their house last summer and they were over there until late Fall. I will tell you that I was scared to death – living in fear, not sleeping at night. This is truly all of our concern, and the safety and security that we have and want to keep. We should not have to fight Nancy to keep it!

We are living in dangerous times – why would she invite it here to her neighbors?

We oppose this C.U.P. 22-46 Moudy Glamping site deeply and very seriously, and ask you not to approve this application.

Thank you,

Pat Shaw
14091 Shaw Road
McCall, ID 83638

Benita Giltzow
199 Hazel Place
Donnelly, ID 83615



Ken & Carol Shaw
355 Boulder Lake Rd.
McCall, ID 83638

December 29, 2022

Valley County P&Z
c/o Cinda Herrick
P.O. Box 1350
Cascade, ID 83611
RE: C.U.P. 22-46 Moudy Glamping Site

Dear Commissioners,

We have concerns about the proposed Moudy Glamping Site (C.U.P. 22-46).

Our concerns are:

- Incompatibility with surrounding land use (which is rural residential/agricultural)
- Proximity to the closest neighbor; not only the noise and view of the multi-colored tents, but her personal security.
- Noise levels at night – will this be monitored?
- Will campfires be allowed? Is there a fire-fighting plan (potential campfires, smoking, kids playing with matches, etc.?)
- Is the well sufficient to address fire risk? Will insurance be required against potential loss on neighboring properties?
- Proximity to Pat Shaw's barn (trespassing, fire danger).
- Cattle grazing. We rotate grazing cattle between the adjoining properties owned by Pat Shaw, Benita Shaw Giltzow, and Ken Shaw. Will monitoring be required to ensure that campers (or their children) do not trespass on the surrounding properties, harass the cattle, leave gates open, knock down fences, etc.?

We encourage the commissioners to consider two things:

1. If you are inclined to approve this request, please require that the tents be moved to the west of the existing site plan towards Farm to Market Road, down on the flat by the road where tents are out of the sight of neighbors. It is a nice secluded spot. (On Nancy Moudy's drawing, this would be between the Wood Shed/Shop and the Farm to Market Road. This would also allow Nancy to more easily monitor camper activities, noise, and fire danger, with reduced impact on the safety and security of the neighbors and their properties.
2. Table this request until Spring when the snow is gone and a more accurate representation of this site and its proximity to neighbors can be provided (no camping is planned until June). Photographs/further measurements could be taken for review by Commissioners.

Thank you for your consideration,

Ken and Carol Shaw

Cynda Herrick, AICP, CFM
Planning and Zoning Director
PO Box 1350
Cascade, ID 85611



RE: C.U.P 22-46 Moudy Glamping Site

I am Shem Steppe of 14060 Deerfield Road, McCall Idaho 83638. I oppose the request for a use permit for a glamping camping site and ask that you decline the application in full.

Have you been to Montana? If you have you will see that there is no rhyme or reason to their zoning. It is a mess. Currently Valley County is doing a good job in keeping the tourists contained and still allowing commerce to happen. We landowners appreciate that! Protecting our beautiful lands and wildlife while providing areas for people to recreate and enjoy, alongside people who make valley county home is a big job, not to be taken lightly.

It is my opinion that this is not the right location for this type of activity, and it will provide me and my neighbors financial harm and impose a threat to the enjoyment of our properties. I believe that it is your job, to hear the parties and make a decision based on what is best for the majority and according to the vision for the county. Just because the landowner wants to do something doesn't mean they should be granted a special use permit to do it. That is the problem with society today. We are too afraid to tell people no. No.... it is not okay to ask your neighbors to bear this burden. We already have campground areas designated for camping. In residential area is not appropriate. It is a nuisance to landowners and probably a burden on public resources.

I request that you please look at the whole picture, read peoples comments and see how it affects everything and everyone surrounding the property, including neighboring properties, city and county resources, potential threats to wildlife and land management and of course heartfelt input from neighbors, professional services like fire, EMS, police. Also, ask yourselves if you approve this special use, do you have to approve every special use request? What will the face of Valley County look like if you do? VRBO's are currently a huge problem for neighboring landowners. Glamping is a "new thing"....will people be "glamping" all over the county now? It is okay to say no! It is not a right of this landowner. It has to be approved, requested for a reason. I say no, my neighbors say no. I request you deny the application and protect our residential area. Protect our county!

Thank you,

Shem Steppe
14060 Deerfield Rd
McCall Idaho
[REDACTED]om

Nov. 28, 2022

Planning and Zoning:

Please, yes I do have objections to this seemingly private campground... there is enough traffic on farm to market road as it is. We don't need that extra load on law enforcement and our peace of mind... too much, traffic - too fast. Also, who would be in charge of monitoring this "campground"? There are plenty of camp grounds in Valley Co. that these people can use that won't be in a neighborhood.

These seem like small concerns but they are big concerns to us.

Thank you

Marquita Blanton

47 year resident

