

## Valley County Planning and Zoning

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<b>STAFF REPORT:</b>	C.U.P. 23-22 Activity Barn - Amendment to C.U.P. 16-13
<b>HEARING DATE:</b>	July 13, 2023
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / PROPERTY OWNER:</b>	Brundage Mountain Resort LLC PO Box 1062, McCall, ID 83638
<b>REPRESENTATIVE:</b>	Sarah Jane Erlemeier, Brundage Mountain Resort LLC PO Box 1062, McCall, ID 83638
<b>LOCATION:</b>	141 Moonridge Drive Parcel RP18N03E290007 in the N ½ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho.
<b>SIZE:</b>	116 acres
<b>REQUEST:</b>	Add Additional Activities, Capacity, and Employee Housing
<b>EXISTING LAND USE:</b>	C.U.P. 16-13 Activity Barn

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Brundage Mountain Resort LLC is requesting approval to amend C.U.P. 16-13 Activity Barn. A 5-year phasing plan is projected.

Proposed daily hours of operation are 8:00 a.m. to 10:00 p.m. Proposed maximum capacity is 500 guests per event. Additional activities include an outdoor market and a disc golf course. Non-motorized trails for mountain biking, running, and walking would be added as an extension of the Valley County Pathway system.

Two "tiny homes" would be added to accommodate four employees.

The parking lot would be expanded to 1.7 acres and would be realigned to allow for both an entrance and an exit onto Moonridge Drive, a public road. Light posts would be added. Landscape berms would be added along the north part of the property adjacent to Moonridge Drive.

The 116-acre site is addressed as 141 Moonridge Drive.

Conditional use permits have previously been granted for this parcel:

- C.U.P. 16-13 Added Additional Acreage and Activities, some of which have not occurred.
- C.U.P. 99-21 Activity Barn [Tubing Hill]

The recently recorded Moon View Ranch Subdivision included a condition of approval stating

the developer should notify lot owners of the presence of the Activity Barn and the potential for future expansion.

## **FINDINGS:**

1. The application was submitted on April 18, 2023.
2. Legal notice was posted in the *Star News* on May 25, 2023, and June 1, 2023. Potentially affected agencies were notified on May 9, 2023. Property owners within 300 feet of the property line were notified by fact sheet sent on May 10, 2023. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on May 9, 2023. The site was posted on May 25, 2023.

The public hearing scheduled for June 15, 2023, was postponed to July 13, 2023, on request of the applicant. Legal notice of the July public hearing was posted in the *Star News* on June 22, 2023, and June 29, 2023.

3. Agency comment received:

Mike Reno, Central District Health, stated that in 2018 the property owner indicated they were disconnecting the existing structure from the septic system because they did not want the well to be considered a public water well. If water is served to the public, the well will be required to be a public water well. The proposed tiny homes will require a septic permit. Plans for food and beverage establishments are required. (May 9, 2023)

Emily Hart, McCall Airport Manager, stated the site is about two miles from McCall Airport and within the Horizontal Surface. To Determine Hazard or No Hazard to Air Navigation for each building site, she recommends completion of:  
<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>

Shirley Florence, Lake Irrigation District, replied with information regarding the irrigation ditch and easement on the site. She stated it is not a Lake Irrigation District ditch. (May 31, 2023)

Garrett de Jong, McCall Fire Chief, replied with requirements for fire extinguishers in each dwelling unit. He listed the specifications for the extinguishers. (June 7, 2023)

Paul Ashton, Valley County Engineer, stated requirements for detailed preliminary site grading and drainage design documentation. A federal 404 permit may be required. (June 12, 2023)

4. Neighbor comment received:

Kara Utter is concerned that the only ingress/egress is off a small stretch of Moonridge Drive before the sharp corner. Traffic congestion would occur in an emergency evacuation situation. (June 7, 2023)

Craig Utter, 258 Moonridge DR, has concerns about the increased activity, usage, and capacity of Moonridge Drive. Moonridge Drive is the only ingress and egress for the residents of multiple subdivisions and has multiple safety concerns in its current state, most notably the sharp corner at the old railroad grade and deep ditches on either side of the road. Patrons of the Activity Barn and residents easily slide into the ditches during the winter. A condition of

approval should be a dedication of property to Valley County to re-engineer the sharp corner on Moonridge DR and add turn lanes at the intersection. (June 7, 2023)

Judy Secrist, Payette River Subdivision No. 1, is pleased that two ingress/egress points, a berm, and natural screening are proposed. Requests include a roadway from Norwood Road, a thick gravel-base parking lot, and limiting daily events to 150 and other events to 300 per day. The limit of three or four large events per year should still apply for any events using electronic sound equipment. (June 9, 2023)

Kathy Scott, 270 Moonridge, cites safety should override commerce. She would like another exit point for residents of the Moonridge Drive area and/or widening of the road. (June 10, 2023)

Richard and Amy Holm, 209 Moon Drive, support the proposed plan but have requests. Noise restrictions should state no amplified music, no concerts, no fireworks, etc. Hours of operation should end at 8:00 p.m. on weekdays and 9:00 p.m. on weekends. A condition of approval should address road maintenance and improvement of Norwood Road and Moonridge Drive. (June 12, 2023)

Mike Hays, Valley Rim Road, is opposed. He stated there is no need for the Farmers Market nor for additional mountain bike trails as these exist elsewhere. Music and loudspeakers will increase noise levels. Trees and berms at the bottom of the property do not buffer noise and light for existing homes to the north of the site. Current operations do not adhere to the existing permit requiring noise to be contained within the site. The Comprehensive Plan objectives include the control of despoilers of natural beauty such as noise and light pollution. (June 12, 2023)

David Robbins, Valley View Subdivision, repeated the comments of Mr. Hays. (June 12, 2023)

Wesley Keller, Payette River Subdivision, has concerns regarding traffic and safety, lighting, and noise. The applicant should make changes to reduce light pollution from the Activity Barn activities. Sound impacts should be mitigated. The size and scope should be reduced from the proposed 500 people. (June 13, 2023)

5. Physical characteristics of the site: Flat Pasture with steep rise on southern property.  
Sporadic groves of trees.
6. The surrounding land use and zoning includes:
  - North: Agricultural (Irrigated Grazing Land)
  - South: Single-family Residential Parcels and Subdivision Lots
  - East: Single-family Residential Parcels
  - West: Agricultural (Irrigated Grazing Land) within City of McCall
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
  - 5. Commercial Uses (e) Recreational Business
  - 2. Residential Uses

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

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**TABLE 5-A STANDARDS FOR CONDITIONAL USES**

Use Description	Building Setbacks (feet)				Minimum Lot Area	Max. % Lot Cover	Minimum Street Frontage	Max. Building Height	Minimum Parking Spaces
	Front	Side	Side Street	Rear					
Recreation Business	50	30	50	50				45	1 / each 4 occupants

**9-5-3: STANDARDS:****B. Setbacks:**

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs

**9-5A-1: GRADING:**

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:
  1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications.
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.

**9-5A-3: PARKING AND OFF STREET LOADING FACILITIES:**

- A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.
- B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.
- C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.



- D. **Parking Space, Maneuvering Area And Aisle Dimensions:** All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes <sup>1</sup> :
1. **Parking Area Dimensions:**
    - a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
    - b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
    - c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').
  2. **End Parking Space Maneuvering:** A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.
  3. **Vehicle Overhang:**
    - a. **Recreational Vehicles And Parking Spaces:** Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.
    - b. **Standard Size Parking Spaces:**
      - (1) **Landscaped Areas:** Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.
      - (2) **Sidewalks:** Standard size parking spaces are allowed to overhang sidewalks only where the sidewalk is a minimum of six feet (6') in width.
    - c. **Access To And From Streets:** Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.
    - d. **Driveways:** All driveways shall be designed and constructed in accordance with the county approach policies.
    - e. **Surface:** Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.
    - f. **Surface Water Drainage:** Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.
    - g. **Screening:** Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.
    - h. **Prohibited In Setback Zone:** No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.
    - i. **Off Street Loading Facilities:** Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.
    - j. **Maintenance:** Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.
    - k. **Lighting:** Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter.

#### **9-5A-4: LANDSCAPING:**

##### **A. Purpose And General Regulations**

##### **3. General Regulations**

- f. **Use Of Landscaped Areas:** Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.

##### **4. Maintenance:**

- a. **Responsibility For Maintenance:** The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or

deterioration of those areas shall be considered a violation of this title and any applicable ordinance.

- b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
  - c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
  - d. Maintained In Accordance With Site And/Or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
  - e. Modification And/Or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
  - f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
- B. Landscaping; Standards Of Design:
- 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
    - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
    - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
  - 5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
  - 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
    - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
    - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
    - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
  - 7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
  - 8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
    - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
    - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
  - 9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
  - 10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.

#### **9-5A-5: FENCING:**

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.



- D. Random Entry: Fencing shall be installed to secure against random entry into hazardous areas or operations.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

#### **9-5B-2: LIGHTING:**

- A. Purpose: These regulations are intended to establish standards that ensure minimal light pollution, reduce glare, increase energy conservation, and maintain the quality of the county's physical and aesthetic character.
- B. Applicability: These standards shall apply to all outdoor lighting including, but not limited to, search, spot, or flood lights for:
  - 1. Buildings and structures.
  - 2. Recreational areas.
  - 3. Parking lot lighting.
  - 4. Landscape lighting.
  - 5. Signage.
  - 6. Other outdoor lighting.
- C. Standards:
  - 1. Prevention Required: All exterior lighting shall be designed, located and lamped in order to prevent:
    - a. Over lighting or excessive lighting.
    - b. Energy waste.
    - c. Glare.
    - d. Light trespass.
    - e. Skyglow.
  - 2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
  - 3. Recreational Facilities: Recreational facilities such as baseball, softball, soccer, volleyball or football fields; driving ranges; outdoor arenas and amphitheaters; ski trails; or other outdoor field recreation facilities are exempt from height restrictions provided the lights are used only while the field is in use. (Ord. 10-06, 8-23-2010)
  - 4. All Other Outdoor Lighting: All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code: (Ord. 17-02, 2-13-2017)
    - a. The height of any light fixture or illumination source shall not exceed twenty feet (20').
    - b. All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 9-5-4 of this chapter.
    - c. Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.
    - d. External lighting of the face of signs shall be placed above the sign and shielded and directed in a manner that the illumination source shall not be visible from any adjacent lot or real property.



Sign lighting shall not reflect or glare beyond the face of the sign and immediately below the sign<sup>1</sup>.

5. **Parking Areas, Walkways Or Similar Uses:** All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.
6. **Searchlights:** Searchlights shall only be operated for special events or grand openings for a maximum of one week. Searchlights shall not be operated on residential or agricultural property.
7. **Mercury Vapor Lights:** The installation of mercury vapor lamps is hereby prohibited.
8. **Flashing, Intermittent Or Moving Lights Prohibited:** Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This subsection shall not be construed so as to prohibit the flashing porch light signal used only while emergency services are responding to a call for assistance at the property, or holiday lights.
9. **Industrial And Exterior Lighting:** Industrial and exterior lighting shall not be used in such a manner that produces glare on public highways and neighboring property. Arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the property line. Exceptions will be made for necessary repairs to equipment.
10. **Sensor Activated Lights:** Sensor activated lights, provided:
  - a. They are located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way.
  - b. They are set to only go on when activated and to go off within five (5) minutes after activation has ceased.
  - c. They shall not be triggered by activity off the property.
11. **Towers, Power Lines And Power Poles:** Lighting of radio, communication and navigation towers along with power lines and power poles, provided the owner or occupant demonstrates that the federal aviation administration (FAA) regulations can only be met through the use of lighting.
12. **Outdoor Lighting Plan:** All applications for a conditional use permit shall include an outdoor lighting plan for the entire site which indicates how the above standards are to be met. The approved permit shall be a part of the conditional use permit and/or the building permit. (Ord. 10-06, 8-23-2010)

#### **9-5B-3: ELECTRICAL INTERFERENCE:**

Provisions must be made for necessary shielding or other preventive measures against interferences occasioned by mechanical, electrical, electronic, and nuclear equipment, uses or processes with electrical apparatus in nearby buildings or land uses.

#### **9-5B-4: EMISSIONS:**

- A. **Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases:** The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. **Dust:** Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust<sup>1</sup>. State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.
- C. **Wood Burning Devices:** Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

#### **9-5B-5: DUST:**

- A. **Minimization Required:** Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.

#### **9-5B-6: OPEN STORAGE:**

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed.



**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.

**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.**
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**SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +19.

**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, the Lake Irrigation District, and a herd district. The ditch that crosses the property is not a part of the Lake Irrigation District system.
2. The application states that water will be supplied from a newly certified potable water well.
3. Wetland areas are delineated on the site plan; this was a requirement of C.U.P. 16-13.
4. The Assessor's Plat (attached) shows a 10-ft irrigation ditch and line easement.
5. When will construction of the second entrance be completed? What are the standards of the second entrance? Can there be another entrance closer to Norwood RD that would serve as an emergency ingress/egress if Moonridge DR was blocked?
6. What will be included in "community gatherings that draw more guests"? Will this be concerts or rallies of groups? What do you mean by "festivals", would this be carnivals?
7. Will weddings and private events still be limited to the 150 guests?
8. Will this function as a parking lot to allow cyclists to take advantage of off-site trails also?
9. Please describe all lighting and how many lights there will be? Is the hill lighted? Are lights turned off after use?
10. Are there activities that were approved in the previous conditional use permit that are not identified in the current conditional use permit?

## ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Assessor Plat – T.18N R.3E Section 29
- Site Plan
- Pictures Taken May 25, 2023
- Pictures of Proposed Signs
- Responses
- *'Increase wildlife habitat': Brundage works to restore wetlands on Activity Barn property* Article.
- Septic System Handouts

## 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 according to the phasing plan. Additional approval will be required, if not constructed according to plan, after December 31, 2029.
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. 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.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any disturbance of soils.
7. Must comply with the requirements of McCall Fire Department.
8. Must comply with the requirements of Central District Health.



9. Cannot impede the flow of the irrigation ditch(es). The irrigation ditch and associated maintenance right-of-way must be accessible to the property owner(s) and authorized users.
10. Building permits are required for all structures.
11. A letter or permit showing that the well is certified as a public water well is required prior to expanded use.
12. The applicant shall provide and maintain orderly and proper disposal of waste including by- products of the operation, other solid waste, and sanitary waste.
13. No parking allowed in the setback areas.
14. The site must be kept in a neat and orderly manner.
15. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. Any existing non-compliant lighting should be brought into compliance within six months of approval of the conditional use permit.
16. A minimum of one tree should be planted for every 25 feet of linear street frontage; this can include existing trees on site. The trees may be grouped or planted in groves.
17. All noxious weeds on the property must be eradicated.
18. Shall obtain a sign permit prior to installation of a sign.
19. Shall clearly post the addresses at the driveway entrance and on the homes.
20. Cannot impede the Valley County Rail Trail pathway.
21. All mounding and berms shall have slopes no steeper than three to one (3:1).
22. Hours of operation are 8:00 a.m. to 10:00 p.m., seven days a week.
23. Snow grooming will take place during daylight hours.
24. No music will be amplified from the top of the hill and amplifiers will be oriented toward the east.
25. Fireworks and use will occur after 10:00 p.m. only on New Year's Eve. No fireworks are allowed at any other time.
26. Maximum of 500 people for large gatherings. A permit from the Valley County Sheriff's office is required for large gatherings.
27. If the use is not identified in the current application then you will need to seek additional approval from the P&Z Director and/or the P&Z Commission.

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

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

### F. Questions 4 Through 9:

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

## APPENDIX A

## MATRIX FOR RATING

## QUESTIONS 1, 2, and 3

QUESTIONS 1, 2, and 3																									
1. AGRICULTURAL																									
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23		
		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	-1	+2	-1	-2	-1	+1	+2	+2	
RESIDENTIAL USES	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	2	
	3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+1	-2	-2	3	
	4. M.H. or R.V. PARK	-2	+1	+1		+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	4	
	5. RESIDENCE, M.F.	-2	+1	+1	+1		+2		+1	+1	-1	+2	+1	-2	+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	-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	-2	-2	7	
CIVIC or COMMUNITY SERVICE USES	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1		+1	+1	-1	+2	-2		-1	-1	+2	+1	+1	-1	+1	-2	-1	8	
	9. FRAT or GOVT	+1	+1	+1	+1	+1	+1		+1		-1	+2	-2		-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	+2	+2	10	
	11. PUBLIC REC	+1	+2	+2	+2	+2	+2		-1	-1	+1	+2	-1		+1	+1	+2	+1	+1	+1	+1	-1	+1	11	
	12. CEMETERY	+2	+1	+1	+1	+1	+1		+2	+2	+2		+1		+1	+1	+1	+1	+1	+1	+2	+1	+1	12	
	13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2		-2	-2	-1	+1			-1	-1	-2	-2	-2	-1	+2	+2	+2	13	
COMMERCIAL USES	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1		-1	-1	+1	+1	-1		+1		+1	+1	+2	+1	+2	-1	+1	14	
	15. PRIV. REC. (CON)	-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		+2	+1	+1	+1	-2		+1	-2	+1	+2	+2	+1	+2	-1	-1	16	
	17. RESIDENCE BUS.	+2	+2	+2	+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	+2	+2		+2	+2	+2	+1	+2	+2		+1	+1	21	
	19. AREA BUS.	-2	-1	-1	-1	-1	-1		+1	+1	+1	+1	-2		+1	-2	+2	-1	+2	+1	+2	-2	-2	19	
INDUST. USES	20. REC. BUS.	-2	+2	+2	+1	+1	+1		-1	-1	+1	+1	-1		+2	-2	+1	+2	+1		+2	-2	+1	20	
	21. LIGHT IND.	+1	+1	+1	+1	+1	+1		+1	+1	+1	+2	+2		+2	+2	+2	+2	+2			+1	+1	21	
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2		-2	-2	+2	-1	+2		-1	-1	-1	-2	-1	-2		+1	+2	22	
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2		-1	-2	+2	+1	+2		+1	+1	-1	-2	-1	-2		+1	+2	23	

RATE THE SOLID SQUARES AS +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?

rural residential

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

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

agricultural

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

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

S.F. Residential and Ag adjacent to city

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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

Yes it is large enough; there are trees and additional landscaping proposed.

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

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

Residential uses are smaller.

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

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

No, but on a major collector; no residences between use & Norwood

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

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

Noise and lights

(+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?

Yes; close to city services.

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

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

Economic stimulant

Sub-Total (+) 27

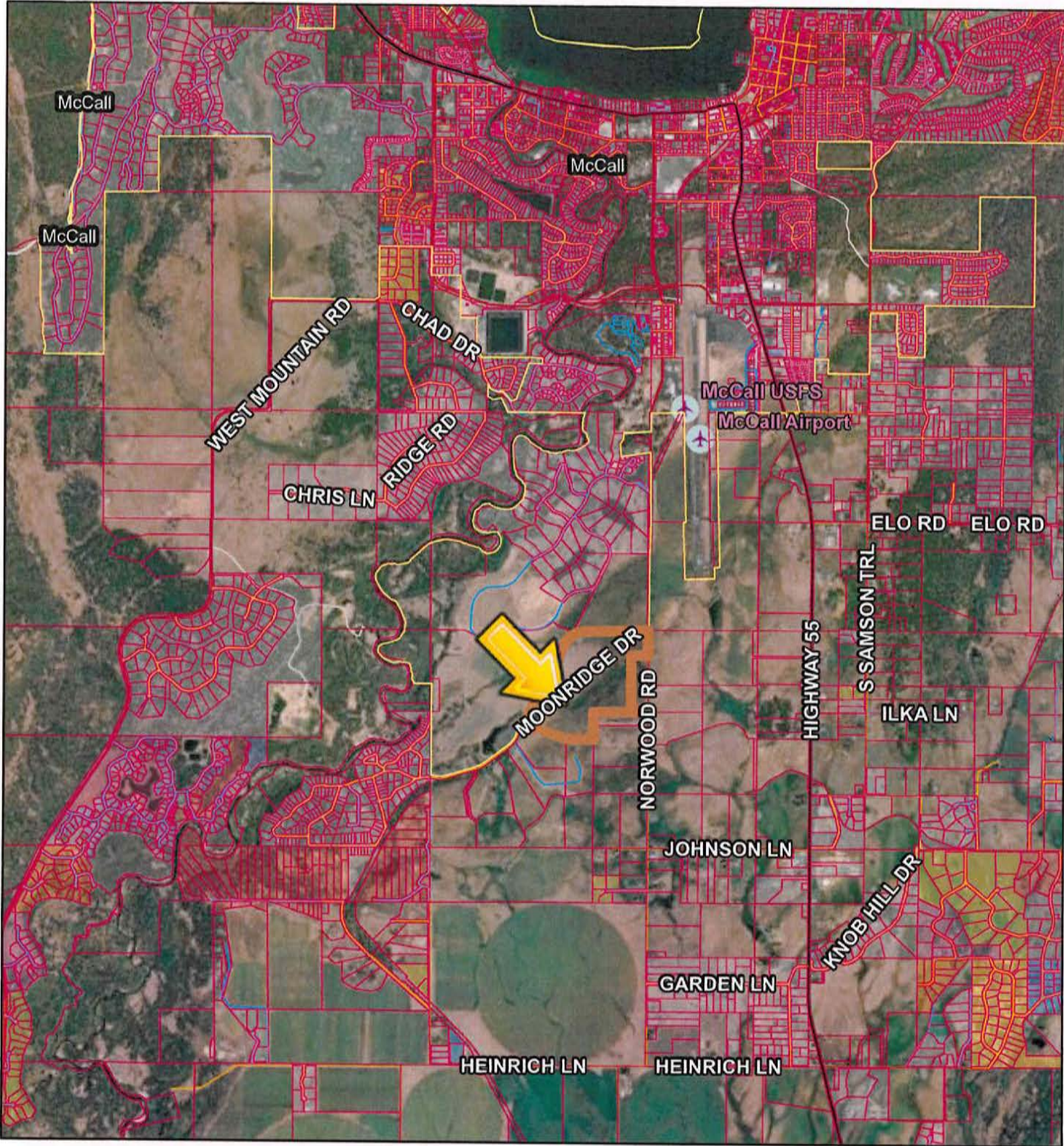
Sub-Total (-) 6

Total Score +19










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

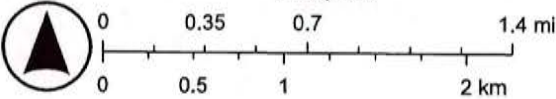


C.U.P. 23-22 Vicinity Map



April 27, 2023

- |   |   |
|---|---|
|  Municipalities    |  MINOR COLLECTOR |
|  Parcel Boundaries |  COLLECTOR       |
|  Airstrips         |  URBAN/RURAL     |
|  MAJOR             |  PRIVATE         |
|   |  OTHER           |



Earthstar Geographics

Created by Valley County

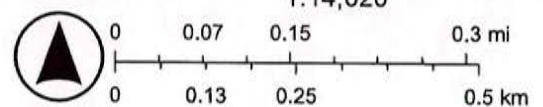


# C.U.P. 23-22 Aerial Map



April 27, 2023

- Address Points
- Parcel Boundaries
- Roads
  - COLLECTOR
- URBAN/RURAL
- PRIVATE



Maxar

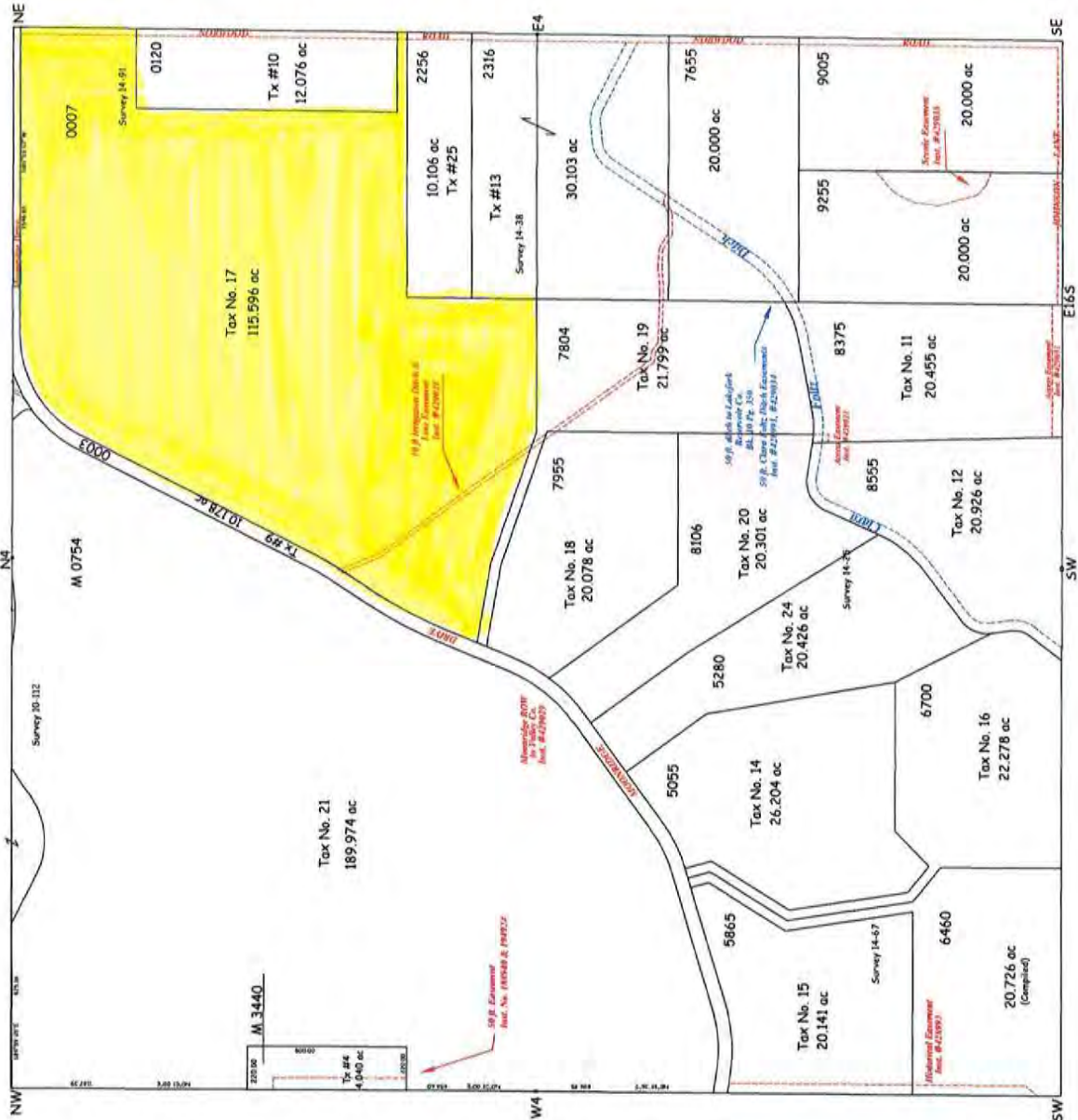


PLAT TITLE

T W P . 1 8 N R O 3 E S E C . 2 9

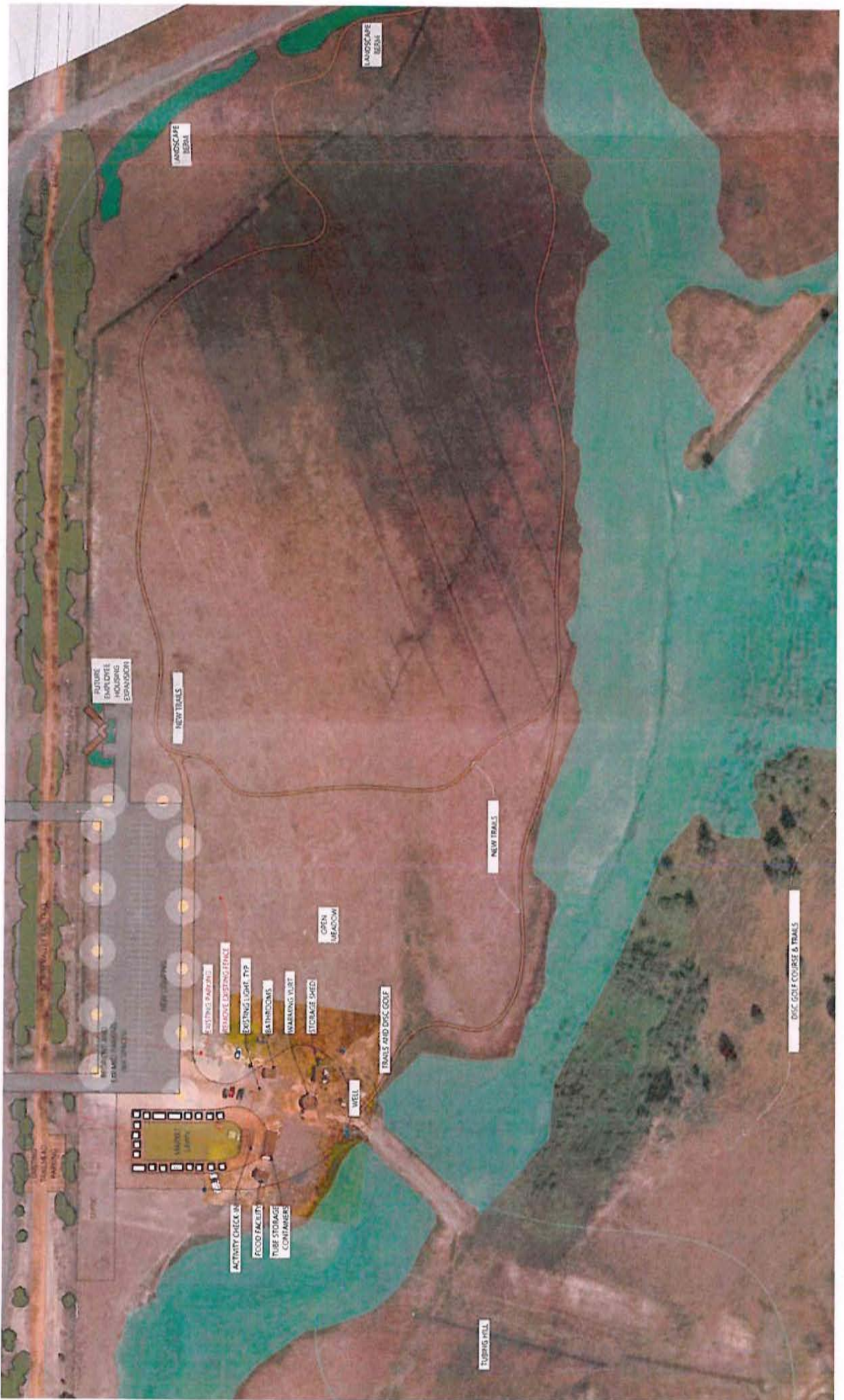
VALLEY COUNTY  
Cartography Dept.  
Assessor's Office  
Cascade, ID 83611

Filename:  
Valley County Base Map  
Scale: 1" = 400 ft  
Date: 10/15/2021  
Drawn by: L. Frederick



This drawing is to be used for reference purposes only. The County is NOT responsible for any inaccuracies contained herein.





LANDSCAPE MEAN

LANDSCAPE MEAN

FUTURE EMPLOYEE HOUSING EXPANSION

NEW TRAILS

NEW TRAILS

DISC GOLF COURSE & TRAILS

OPEN MEADOW

TRAILS AND DISC GOLF

WELL

ACTIVITY CHECK IN

FOOD FACILITY

TUB STORAGE CONTAINERS

EXISTING PARKING

REMOVE EXISTING FENCE

EXISTING LIGHT TYP

BATHROOMS

WARMING HUT

STORAGE SHED

RESTROOMS

CLUBHOUSE

PARKING

TRAILS

DISC GOLF

WATER

LANDSCAPE

MEAN

TRAILS

DISC GOLF

WATER

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DISC GOLF

WATER

LANDSCAPE

MEAN





05/25/2023



05/25/2023





## The McCall Activity Barn - Market Signs

To Whom it May Concern,

Please review existing signs used for the market that occurs on the Activity Barn property. Signs were designed with tasteful imagery and complimentary colors. Each sign is made of metal for durability. Below you will find individual pictures and details of each sign.

- 1 Sandwich board at Entrance to Activity Barn property on Moonridge Dr (on Activity Barn Property)



- Non-permanent sign, displayed only on Wednesday and Saturday in Summer
- Metal 18inx3ft sign, wood frame, stands 4 ft tall



- 1 Sandwich board at corner of S. Mission St and E. Deinhard Ln



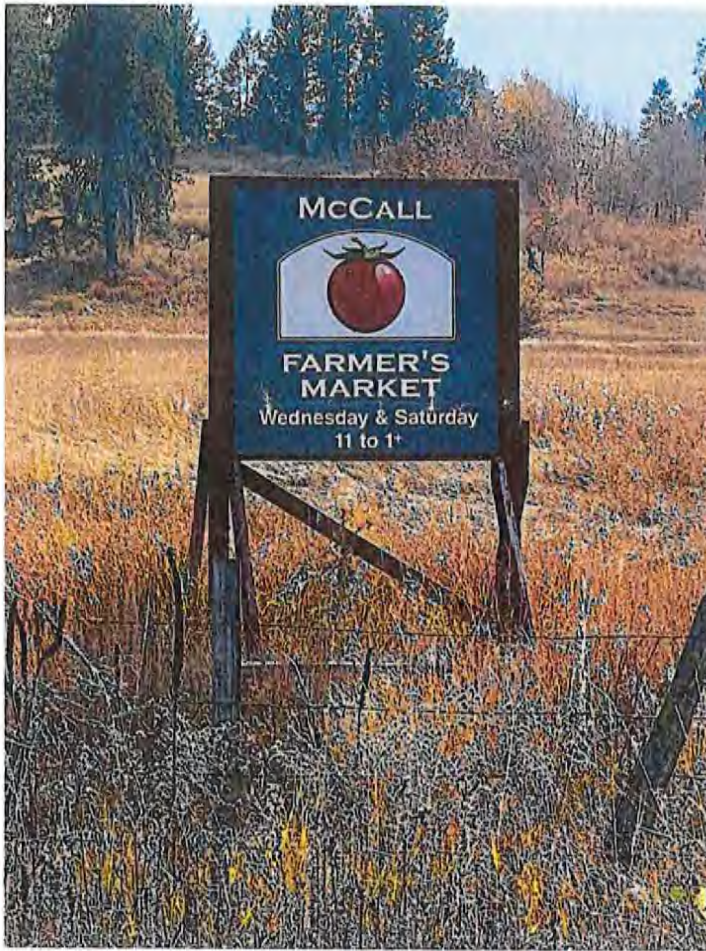
- Non-permanent sign, displayed only on Wednesday and Saturday in Summer
- Double sided metal 2x4 sign

- 2 "Farmers Market" flags on Activity Barn property near corner of Moonridge Dr and Norwood Rd



- Non-permanent flags, displayed only on Wednesday and Saturday in Summer
- Made of polyester, 16 ft tall

- 1 sign on Activity Barn property near corner of Moonridge Dr and Norwood Rd



- Semi-permanent sign displayed in Summer (June-September)
- Double-sided sign made of metal 4x4, Wood structure makes sign 8 ft tall





Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

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

Conditional Use # CUP 23-22

Preliminary / Final / Short Plat Act. by Barn

Sec 29

- ☐ 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. our last communication w/ the owner of this facility in 2018 indicated that they were disconnecting the existing structure from the septic system because they did not want the well to be considered a public water well. If water is served to the public the well will be required to be a public water well. proposed tiny homes will require a septic permit.

Reviewed By: HR

Date: 5/9/23

## PZ Commission Public Hearings - June 15, 2023

Emily Hart <ehart@mccall.id.us>

Tue 5/9/2023 11:41 AM

To:

- Lori Hunter <lhunter@co.valley.id.us>;
- Brian Parker <bparker@mccall.id.us>;
- Michelle Groenevelt <mgroenevelt@mccall.id.us>;
- BessieJo Wagner <bwagner@mccall.id.us>;
- Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>;
- Meredith Todd <mtodd@mccall.id.us>

C.U.P. 23-26 Legacy Ranch at Whitetail Club – NO AIRPORT RECOMMENDATIONS

C.U.P. 23-22 Activity Barn – About two miles from McCall Airport and in Horizontal Surface. McCall Airport recommends completion of:

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>

to Determine Hazard or No Hazard to Air Navigation for each building site.

Regards,  
Emily

Emily Hart | McCall Airport Manager  
336 Deinhard Lane Hangar 100 | McCall | ID 83638  
Direct: 208.634.8965 | Cell: 208-630-3441

---

**From:** Lori Hunter <lhunter@co.valley.id.us>

**Sent:** Tuesday, May 9, 2023 9:32 AM

**To:** Emily Hart <ehart@mccall.id.us>; Brian Parker <bparker@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; BessieJo Wagner <bwagner@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>

**Subject:** Fw: PZ Commission Public Hearings - June 15, 2023

Please see attached.

I've attached the applications for C.U.P. 23-22 Activity Barn and C.U.P. 23-26 Legacy Ranch at Whitetail Club. This plat is being provided pursuant to Valley County Code 10.3.3.3. If the McCall City Council has any comments regarding the plat, they should be received prior to the Valley County Planning and Zoning Commission meeting on June 15, 2023.

Lori Hunter  
Valley County Planning & Zoning Assistant Planner  
208-382-7115  
219 N. Main Street • P.O. Box 1350  
Cascade, ID 83611

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



## CUP 23-22 Activity Barn

Shirley Florence [REDACTED]

Wed 5/31/2023 11:32 AM

To: Lori Hunter <lhunter@co.valley.id.us>

Lori,

So.....I finally visited with people regarding this. This is not a Lake Irrigation District ditch. However, after visiting with you, I kind of understand what you are asking. I do feel this is very important to have in the report, whether it is an LID or other ditch owner. I feel that this wording is ok, short but accurate wording, but instead of saying "company" maybe owner? As this ditch is actually an "on farm" irrigation facility, it belongs to the property owner(s) that the ditch delivers water to. I hope that makes sense. AND I will be down to the court house sometime soon to research and figure out where the 10 feet assigned easement comes from because any lateral delivery ditch should be around 15' in order to be able to do maintenance.

Shirley Florence  
Secretary  
Lake Irrigation District  
[REDACTED]

---

On Thu, May 25, 2023 at 3:30 PM Lori Hunter <lhunter@co.valley.id.us> wrote:

Shirley - I have the below condition of approval in the DRAFT staff report for C.U.P. 23-22 Activity Barn. Does this language meet the Irrigation District's requirements? See attached Assessor's Plat of the site.

"Cannot impede the flow of the irrigation ditch(es). The irrigation ditch and associated maintenance right-of-way must be accessible to the irrigation ditch company and authorized users. "

Lori Hunter  
Valley County Planning & Zoning Assistant Planner  
208-382-7115  
219 N. Main Street • P.O. Box 1350  
Cascade, ID 83611

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

## **CUP 23-22 Activity Barn - Amendment to CUP 16-13**

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

**Sent:** Wednesday, June 7, 2023 3:20 PM

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

**Subject:** CUP 23-22 Activity Barn - Amendment to CUP 16-13

Hi Cynda,

In accordance with Section 906 of the 2018 International Fire Code, the operator of the business shall have At least (1) 5lb ABC portable fire extinguisher mounted in each dwelling unit, in a conspicuous, unobstructed, unobscured location, which shall be hung between four and five feet above the floor and no further than 75 feet to any point on the floor. Extinguishers shall be serviced and service tagged annually by an approved company.

I do not have any other comments regarding the CUP 23-22 Activity Barn - Amendment to CUP 16-13 application.

Thank you,

Garrett

**Garrett de Jong**  
**Fire Chief - McCall Fire & EMS**



[Scan QR code below or click here to sign up for CodeRED!](#)





## TECHNICAL MEMORANDUM

DATE: June 12, 2023  
TO: Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning Administrator  
FROM: Paul Ashton, PE  
SUBJECT: June 15, 2023, Planning and Zoning Commission Agenda Items  
CC: Cody Janson, PE  
PROJECT NUMBER: 314-4875-011  
PROJECT NAME: Valley County Engineering Services

---

The following comments are for the item listed in the on the June 15, 2023, Valley County (VC) Planning and Zoning Commission agenda you directed us to review:

### Old Business:

1. *None*

### New Business:

1. ***C.U.P. 23-16 Forge Landworks***

Site grading and drainage plans are not required for this application; however, the applicant is required to retain all stormwater resulting from site improvements, including landscaping, on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

2. ***C.U.P. 23-22 Activity Barn – Amendment to C.U.P. 16-13***

Detailed preliminary site grading and drainage plans and drainage design documentation for the site improvements have not been submitted to Valley County for review. Additional stormwater resulting from site improvements will need to be retained on site and appropriate temporary and permanent best management practices (BMPs) are required to protect adjacent properties, waterways, and roadway ditches. This project will require review and approval by Valley County of the site grading and drainage plans, and erosion control measures, including BMPs prior to any ground disturbing activity related to the site development.

Grading or disturbance of wetlands is subject to approval of the U.S. Corps of Engineers under the federal clean water act. A federal 404 permit may be required and will be part of the conditional use permit.

**3. C.U.P. 23-23 Packard Family RV Site**

Site grading and drainage plans are not required for this application; however, the applicant is required to retain all stormwater resulting from site improvements, including landscaping, on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

**4. C.U.P. 23-24 FedEx Hub [Postponed to July 13, 2023]**

**5. C.U.P. 23-25 Acker Tree Service**

Site grading and drainage plans are not required for this application; however, the applicant is required to retain all stormwater resulting from site improvements, including landscaping, on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

**6. C.U.P. 23-26 Legacy Ranch at Whitetail Club – Preliminary Plat**

Preliminary site grading, drainage, and roadway plans and drainage design documentation were submitted to Valley County with the CUP application; however detailed documents are required for the Engineer to review. Additional stormwater resulting from site improvements will need to be retained on site and appropriate temporary and permanent best management practices (BMPs) are required to protect adjacent properties, waterways, and roadway ditches. This project will require review and approval by Valley County of the site grading and drainage plans, and erosion control measures, including BMPs prior to any ground disturbing activity related to the site development.

Grading or disturbance of wetlands is subject to approval of the U.S. Corps of Engineers under the federal clean water act. A federal 404 permit may be required and will be part of the conditional use permit.

Please contact me if you have any questions.

Sincerely,

PARAMETRIX  
Valley County Engineer



Paul Ashton, PE



## **CUP 23-22 Activity Barn Amendment to CUP 16-13**

**From:** Kara Utter [REDACTED]

**Sent:** Wednesday, June 7, 2023 3:01 PM

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

**Subject:** CUP 23-22 Activity Barn Amendment to CUP 16-13

Hi Cynda,

My concern is emergency/disaster ingress/egress. Especially considering wildland fire risk, increased wildland fire frequency and our location in the WUI. If an event of 500 people were going on and a wildland fire started and was headed toward our subdivision, Moonridge is our only egress to safety which would be hindered by all of the 500 event attendees also needing to evacuate. This could be disastrous for those of us who live here.

Is there no way to build us another official road and evacuation route or to build another exit for the Activity Barn that is not off of that small stretch of Moonridge before the sharp corner? In my mind, I just see traffic congestion occurring in an emergency evacuation situation and that makes me feel very uncomfortable.

Thanks,  
Kara E. Utter, MSES, BS  
Dynamic Visions GIS  
Portfolio: [REDACTED]  
Website: [REDACTED]  
McCall, Idaho  
[REDACTED]



Valley County Planning and Zoning  
ATTN: Cynda Herrick  
219 N Main St.  
Cascade, ID 83611  
RE: Brundage Mountain Resort Activity Barn CUP Amendment



Location: 141 Moonridge Dr, McCall, ID 83638. Parcel ID RP18N03E290007 is 115.5957 acres CUP 16-13  
Effective Date: November 22, 2016

Dear Valley County Planning and Zoning,  
I'm writing in regard to C.U.P 23-22 request for amending the Activity Barn's current C.U.P. 16-13.

As a resident at 258 Moonridge dr. in the Payette River Subdivision #1, I have some concerns about the increase activity and usage of Moonridge dr. and the capacity of the current road to allow for safe ingress and egress from the subdivision. Moonridge dr. is the only ingress and egress for the residents of multiple subdivisions, with more houses being approved each year. If an emergency were to occur, be it for a single family (health issue) or for the entire population of residents (wildfire), Moonridge possesses multiple safety concerns in its current state. Most notably the sharp corner at the old railroad grade and the deep ditches on either side of the road as it transgresses the low meadow area to the west of Mission/Norwood.

We see issues in the winter as patrons of the Activity barn and residents easily slide into the ditches on multiple occasions. I feel this will continue to be an increasing issue as usage of Moonridge dr. grows. One of the requests within the new application is to allow for an increase in capacity at the venue from 150 people to 500. This is a significant rise in usage without consideration to the safety on Moonridge dr. Along with the request for increase capacity the other requests are an increase in activity which are designed to bring more consistent use of the venue throughout the year.

Because the business owner making the request is also a landowner sharing a common boundary with Moonridge dr. and Norwood, I believe a condition of the request should be a vacation of 30 ft (or whatever is needed) along the roadways. With a vacation of property to Valley County adjacent to Moonridge and Norwood the County would have the ability to re-engineer the sharp corner on Moonridge and the turn lanes at the intersection of Moonridge and Norwood.

Re-engineering the sharp corner on Moonridge would increase the safety of drivers on Moonridge along with the safety of people using the "Rail Trail".

Having the ability to widen Moonridge as it passes through the Meadow area would accomplish two things. First, a wider road proves a larger area to "get around" stuck cars, trucks and trailers. Second it would allow for the ability to create turn lanes on both Moonridge and Norwood.

Traffic on Mission/Norwood is increasing every year as it is the West side bypass to a busy Hwy 55. Leaving Moonridge to make a left-hand turn is becoming more difficult each year. To have a dedicated right turn lane onto Norwood would increase the ability to move traffic off Moonridge more easily. By vacating 30 ft along Norwood would allow for a lefthand turn lane from Norwood onto Moonridge. North bound Norwood drops down a considerable grade right before intersecting with Moonridge. Having a dedicated left turn lane could prevent a serious accident as north bound Norwood drivers are



traveling at 45 mph and don't have a considerable amount of time to slow or stop if multiple vehicles are waiting to turn onto Moonridge.

I believe both entities, the Commercial operation and the County have a responsibility to continue to upgrade these transportation corridors as use increases. Moonridge dr. was designed to be a road for residential use and as commercial activity increases the entity benefiting from that increase should bear some responsibility for improving infrastructure, thus providing the land needed to expand the road. The County has some responsibility to improve infrastructure as it approves increased commercial use in residential areas. The County would then have the increased ROW which would allow for construction of the improved roadway.

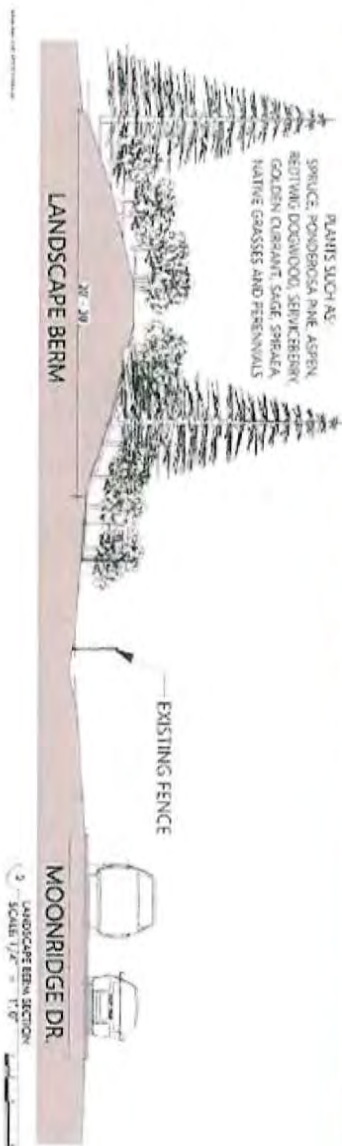
We are seeing these issues all over the county, small improvements to our infrastructure need to happen as we continue to grow. Without tying these needed improvements to the C.U.P's which necessitate them will create a backlog of projects in the future and cause unneeded issues and expenses.

We all know this will be an issue for Moonridge dr. in the future, please take the time to address all of the positives and negatives of a request like this as we experience growth in our county.

Thank You  
Craig Utter  
258 Moonridge Dr.  
McCall Id 83638  
[REDACTED]

The increase in capacity from 150 people to 500 without consideration to the safety on Moonridge Drive, especially the sharp corner at the Trail crossing (Circled in Red) as well as ingress and egress for the residents in the Moonridge subdivisions is a major concern.

A vacation of 30 feet along Moonridge (purple line) from the Activity barn entrance to Mission and up the hill (south) to their property boundary would allow for a wider road to deal with ingress and egress issues and allow for a re-engineering of the sharp corner on Moonridge (red Circle) .





## CUP 23-22 Activity Barn Amendment to CUP16-13 Comments

From: JUDY SECRIST [REDACTED]

Sent: Friday, June 9, 2023 1:13 PM

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

Subject: CUP 23-22 Activity Barn Amendment to CUP16-13 Comments

Members of the Valley County P&Z,

As a resident of one of the three subdivisions whose only access is Moonridge Road which the Activity Barn faces, I would like to share with you my thoughts and concerns about CUP 23-22 Activity Barn Amendment to Cup 12-23. I am pleased that they are proposing two entrants for accessing and egressing their property. I think this will be an improvement. I am also pleased to know that they will be placing a berm and a natural screening along Moonridge Road.

I also have the following concerns that I hope will be addressed before the final CUP is granted:

- **Increased Traffic:** Moonridge Road was designed as a residential road. This application is for a business entity that changes the amount of use this road will receive. As a member of the Payette River Subdivision #1 Property Owner's Board, I believe that Craig Utter's letter aptly describes the concerns of our neighborhood. I strongly support his suggestion that negotiations for a right of way for a road off of Norway be made as part of granting this CUP.
- **Parking Lot:** A parking lot that consists of dirt is easily damaged and rutted. I would like to see the parking lot have a thick gravel base. I am very appreciative of the fact that the Activity Barn allows those using the North Valley Trail to also use their parking lot. I hope they will continue this service.
- **Events:** Events of 500 are too large to be accommodated in this area. Single events such as weddings & barbeques should be limited to 150. An event that occurs over time such as an arts & crafts festival should be 250 or 300 each day. I believe that the original CUP limited the number of large events to 3-4 a year. This limit still needs to apply to any events that use electronic sound equipment.

Thank you for this opportunity to comment,

Judy Secrist

Payette River Subdivision #1

Valley County Planning and Zoning  
219 N Main Street  
Cascade ID 83611



Attn: Cynda Herrick

Subject: Brundage Mountain Resort Activity Barn CUP Amendment

Dear Valley County Planning and Zoning:

As the owner of 270 Moonridge since 1986, I have watched the traffic on Moonridge Drive grow exponentially. First, it started with the additional homes being built with only Moonridge Drive as the only exit route. Four different subdivisions now use Moonridge Drive as their exit past. Second, along came the Activity Barn which increases traffic during the winter when Moonridge can become perilous for drivers. In the summer, the increased traffic from the Farmer's Market provides risks for the many users of the Valley County Pathway.

Through all of this growth, both residentially and commercially, the road has not been improved. The sharp curve on Moonridge has led to many a driver sliding off the road. Yet no efforts have ever been made to widen the road.

Payette River Subdivision #1 has posted evacuation signs in the event of a fire throughout the subdivision. That route is Moonridge Drive exiting onto Mission/Norwood. We've been fortunate and have not had a wildfire. Multiple fire chiefs have told us it is not if, it is when. One only has to read the newspapers to know these fires are happening all over the west. Last summer our air quality was diminished with the fires out of Cascade. Were our subdivision to experience such a fire when one of the planned events was occurring, smoky air might be the least of our problems.

All the firewise planning and safety efforts made by our homeowners will be of little value if the county allows development that does not provide for the safety of its residents in the event of a wildfire.

We ask that you consider these concerns in your decision-making process. Safety should override commerce. Provide another exit point for the residents, widen the road or ask the proponents to address these issues.

Sincerely,

Kathy Scott  
270 Moonridge  
McCall ID 83638  
[REDACTED]



**CUP 23-22 Activity Barn Amendment to CUP 16-13**

**From:** Amy Klind Holm [REDACTED]

**Sent:** Monday, June 12, 2023 10:31 AM

**To:** Cynda Herrick <cherrick@co.valley.id.us>; Richard Holm <[REDACTED]>

**Subject:** CUP 23-22 Activity Barn Amendment to CUP 16-13

Dear Planning & Zoning Commission:

We support the proposed plan at the Activity Barn and improvement of the outdoor non-motorized biking, running trails, disc golf course, extension of the Valley County Pathway system subject to reasonable hours of operation and improved safety.

First, hours of operation should recognize this location near residential neighborhoods. Sound travels from the site. We ask that conditions of approval include noise restrictions (no amplified music, no concerts, no fireworks, etc), and hours of operation should regularly end at 8pm during weekdays and 9pm on weekends.

Second, we ask that a condition of approval address road maintenance and improvement of Norwood/Misson and Moonridge Drive. In the winter months, the stop sign intersection has multiple cars sliding off the road, we've counted as many as 10 cars off the road just during our morning commute into town. Moonridge Drive is narrow, there's a hairpin turn, and the turn into the activity barn is inadequate. The hairpin turn is the location of the Rails to Trails path crossing and has major safety concerns with increased traffic. Many of us walk/run/bike the Rails to Trails with children and that crossing on the hairpin turn needs more signage, a crosswalk, flagging, anything to improve safety.

We appreciate your consideration of this matter and ask that conditions of approval incorporate these concerns. Thank you.

Best regards,

Richard and Amy Holm  
209 Moon Drive  
McCall, Idaho

**C.U.P. 23-22 Activity Barn - Amendment to C.U.P. 16-13:**

**From:** m hays [REDACTED]

**Sent:** Monday, June 12, 2023 1:18 PM

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

**Subject:** Re: C.U.P. 23-22 Activity Barn - Amendment to C.U.P. 16-13:

Cynda Herrick, AICP, CFMDirector  
219 North Main Street  
PO Box 1350  
Cascade, ID 83611  
208 382-7115

Cynda Herrick,

Re: C.U.P. 23-22 Activity Barn - Amendment to C.U.P. 16-13:

One of the CUP proposals includes the need for a market expansion.

There is no existing need. The Star News reports the Farmers Market is being moved back to the city from the Activity Barn. The article says people really wanted to have it back downtown in the city, It's just more ideal to be down there where it's easier for people to stop by.

Another of the CUP proposals includes the need for Mtn Bike trails.

There is no existing need. CIMBA has partnered with The Land Group Inc. and McCall Parks and Recreation for the Flight Path Bike Park, planned for about 5 acres of undeveloped land north of Deinhard Lane and the McCall Airport and just east of the city's existing paved trail system. This is next to the Activity Barn.

The CUP proposes holding special events with loudspeakers that will increase noise levels.

I live in Valley View subdivision 1.5\_mi north of the Activity Barn. Presently in the subdivision we can hear the music played during: the winter when the tubing hill is operating; some special events in the summer; when workers at the site turn on the sound system while they're doing maintenance around the site. The music at a distance of 1.5\_mi can be as loud as I would play at my house if I wanted to listen to music in my backyard. The music is also loud in the river corridor below the Activity Barn. The river corridor should be protected from the despoilers of natural beauty including noise and light pollution.

The CUP proposal says daytime visibility is minimal from adjoining roads and properties while trees and berms buffer noise and light from Moonridge Dr.

As the County's CODE OF THE NEW WEST warns, Recent arrivals often build ... on the highest ridge or hilltop on their property. However, what they may not realize is that the farther they can see from their picture window, the easier their home can be seen by others. Trees and berms at the bottom of the property do not buffer operational noise and light for existing homes to the North of the site.

I oppose the need for permitting year round operation with daily hours from 8:00 a.m. to 10:00 p.m., and permitting an increase from a capacity of 150 to 500.

Current operations do not adhere to the existing permit which requires operational noises to be contained within the property limits of the Activity Barn.

The VALLEY COUNTY COMPREHENSIVE PLAN seeks to retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty with objectives including the control of despoilers of natural beauty such as noise and light pollution. Any permitted commercial activities should be required to meet those objectives

Thank you,  
Mike Hays  
Valley Rim Rd, McCall



## C.U.P. 23-22 Activity Barn

From: Dave Robbins

Sent: Monday, June 12, 2023 3:41 PM

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

Subject: C.U.P. 23-22 Activity Barn

Cynda Herrick,

Re: C.U.P. 23-22 Activity Barn - Amendment to C.U.P. 16-13:

One of the CUP proposals includes the need for a market expansion.

There is no existing need. The Star News reports the Farmers Market is being moved back to the city from the Activity Barn. The article says people really wanted to have it back downtown in the city, It's just more ideal to be down there where it's easier for people to stop by.

Another of the CUP proposals includes the need for Mtn Bike trails.

There is no existing need. CIMBA has partnered with The Land Group Inc. and McCall Parks and Recreation for the Flight Path Bike Park, planned for about 5 acres of undeveloped land north of Deinhard Lane and the McCall Airport and just east of the city's existing paved trail system. This is next to the Activity Barn. In addition, within a short distance of McCall we have, Ponderosa State Park, Bear Basin, and Jug Mountain Ranch bike trails.

The CUP proposes holding special events with loudspeakers that will increase noise levels.

I live in Valley View subdivision 1.5\_mi north of the Activity Barn. Presently in the subdivision we can hear the music played during: the winter when the tubing hill is operating; some special events in the summer; when workers at the site turn on the sound system while they're doing maintenance around the site. The music at a distance of 1.5\_mi can be as loud as I would play at my house if I wanted to listen to music in my backyard. The music is also loud in the river corridor below the Activity Barn. The river corridor should be protected from the despoilers of natural beauty including noise and light pollution.

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I oppose the need for permitting year round operation with daily hours from 8:00 a.m. to 10:00 p.m., and permitting an increase from a capacity of 150 to 500.

Current operations do not adhere to the existing permit which requires operational noises to be contained within the property limits of the Activity Barn.

The VALLEY COUNTY COMPREHENSIVE PLAN seeks to retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty with objectives including the control of despoilers of natural beauty such as noise and light pollution. Any permitted commercial activities should be required to meet those objectives

Thank you,  
David Robbins  
Valley View Subdivision

Wesley Keller [REDACTED]

260 Moonridge Drive

McCall, ID 83638

6/13/2023



Valley County Planning and Zoning,

I appreciate the opportunity to provide comments on the Conditional Use Permit (CUP 23-22) submitted by the Brundage Mountain Company to expand their operations at the Activity Barn. I am a full time Valley County resident and own a home in the Payette River Subdivision. Brundage Mountain Company has been a good neighbor and I appreciate that their expansion is geared towards non-motorized activities that are conducive to being located next to a residential subdivision. My concern with this proposal is the size and scope of what is being proposed. The current capacity of the venue is 150 people and under this permit it would be expanded to 500 people, which is over three times the existing capacity. I will group my comments into the following concerns 1) traffic and safety 2) lighting 3) noise levels.

**Traffic and Safety:**

The current winter time activities at the Activity Barn have greatly increased the amount of vehicle traffic on Moonridge Drive. Moonridge Drive has a sharp corner that presents a driving hazard in both winter and summer conditions. This winter I witnessed several motor vehicle accidents on Moonridge Drive resulting from individuals coming to and from the Activity Barn, and I personally had several close calls involving motor vehicle accidents near the Activity Barn. This increase in traffic was noticed and commented on by residents during previous Activity Barn CUP's. Traffic on the road has already exceeded capacity of Moonridge Drive. Before allowing the applicant to expand to year-round activity capacity threefold I would hope traffic studies will be conducted. Alternatives should be considered by the applicant to reduce the impact of increased traffic on safety.

**Lighting:**

As a resident of the Payette River Subdivision I have also been impacted by the current lighting conditions from night time operations at the Activity Barn. The bright lights coming from tubing hill result in light pollution making it difficult to enjoy the night sky. The applicant should examine ways to reduce light pollution from Activity Barn activities, potentially switching from their current lighting to LED bulbs to soften the impact of their current light pollution. It was unclear if the lights will be used in the summer months, if they are not going to be used it would be helpful to have that noted in the CUP. Valley County Lighting Ordinance (Ord. 05-2, 11-8-2004) was established to accomplish the following: B) Protect against direct glare and excessive lighting and E) Protect and reclaim the ability to view the night sky. This lighting ordinance is currently violated by wintertime operations at the Activity Barn. Has Valley County conducted a site visit to check that the current lights meet Ord. 05-2, 11-8-2004?



**Sound Impacts:**

Many folks who live in the Payette River Subdivision chose this location to be out of the crowds of the City of McCall and enjoy the quiet nature of the neighborhood. Have there been any studies regarding impacts of sound to the local area with activities occurring year-round at this location? These proposed activities have the potential to impact the quiet nature of the neighborhood surrounding the area.

I am not opposed to the non-motorized recreational activities that occur at the Activity Barn during the summer and winter months, but I feel the size and scope of this CUP should be reduced from the proposed 500 individual capacity to an amount that does not jeopardize the safety of surrounding residents. Before this CUP is accepted, I would like to see details that address 1) traffic and safety on Moonridge Drive 2) provide a clear lighting plan as required by Valley County to ensure impacts are mitigated and 3) sound impacts are mitigated. Because the current CUP is lacking many essential details, I would recommend rejecting this application until adequate information on traffic, lighting and sound are submitted. A solution to address the issue of traffic and safety could be traffic studies, alternate routes into the property to avoid the dangerous corner. For the lighting issue a solution could be to reduce the current brightness of the bulbs, have them more downcast and not be in use over the summer months. For noise issues a solution could be to have clear language of acceptable sound levels. I appreciate the P&Z committee considering the request of the applicant while balancing the needs and safety of the community it will impact.

Sincerely,

Wesley Keller

environment

## 'Increase wildlife habitat': Brundage works to restore wetlands on Activity Barn property



West wing door of the McCall Activity Barn wetlands. Photo courtesy of Brundage Mountain Resort



By Kristin Robertson • BoiseDev Reporter

June 3, 2021

McCall &amp; W. Central Idaho

sponsored by



Brundage Mountain Resort is working to restore the wetlands at the McCall Activity Barn.

The 115-acre property has been flood irrigated and grazed for more than a century, leaving the wetland area on the site in "a non-functioning state," according to the news release. The Activity Barn is located at 141 Moondodge Drive, south of McCall.

Crestline Engineers created the mitigation plan, and crews from Franz Wite McCall Landscaping planted vegetation on the wetlands area at the end of last month. The release said the plants are native and are part of the same type of habitat at the Activity Barn.



"These species will increase wildlife habitat, stabilize banks and soil, and provide a diversity of species and structure of vegetation that creates a habitat for wildlife," Crestline Project Lead and Wetland Specialist, Katherine Lampert said. "These plant species will also provide pollinators with additional food sources that are often lacking in an over-grazed environment."



### 'Desperate need' Donnelly's library hopes to expand

The wetland area is three acres. There were a total of 960 shrubs and seedlings planted, including various native willow species, Black Hawthorne, Red-osier dogwoods, Serviceberry and Snowberry, and more.

"Part of the goal of the mitigation plan is to connect the unique spring-fed wetland features to the overgrazed creek channel at the site," the news release said. It typically takes three to five years for newly planted vegetation to establish. Several locations across the site will be monitored over time to ensure the success of the restoration."

As BoiseDev reported, the resort applied to expand its offerings at the Activity Barn. The plan includes a disc golf area, year-round operations, multi-use trails, and two tiny homes for employees.

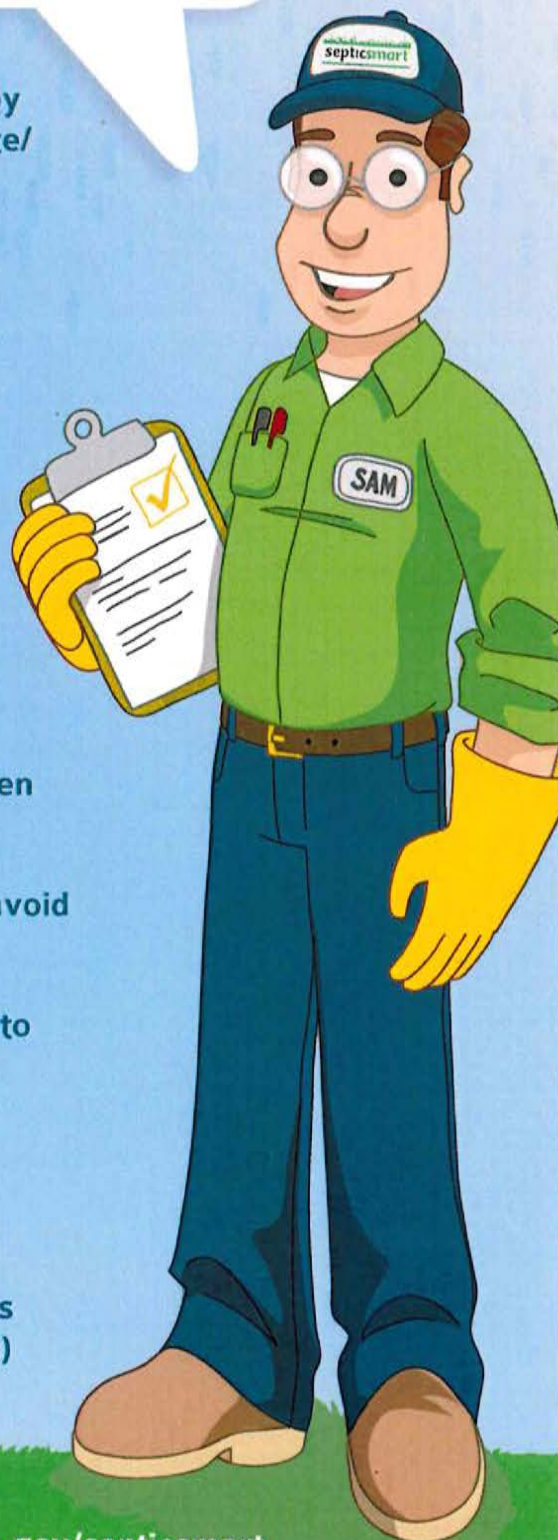


"We are taking a holistic approach to improving the Activity Barn site," Brundage Mountain General Manager Ken Reder said. "We have plans to offer more low-impact recreational opportunities at the site, but we also have an opportunity to improve the wetlands so they can support native species and the surrounding environment. We consider that a win-win situation."



# Top 10 Ways to Be a Good Septic Owner

- ✓ Have your system inspected every three years by a qualified professional or according to your state/ local health department's recommendations
- ✓ Have your septic tank pumped, when necessary, generally every three to five years
- ✓ Avoid pouring harsh products (e.g., oils, grease, chemicals, paint, medications) down the drain
- ✓ Discard non-degradable products in the trash (e.g., floss, disposable wipes, cat litter) instead of flushing them
- ✓ Keep cars and heavy vehicles parked away from the drainfield and tank
- ✓ Follow the system manufacturer's directions when using septic tank cleaners and additives
- ✓ Repair leaks and use water efficient fixtures to avoid overloading the system
- ✓ Maintain plants and vegetation near the system to ensure roots do not block drains
- ✓ Use soaps and detergents that are low-suds, biodegradable, and low- or phosphate-free
- ✓ Prevent system freezing during cold weather by inspecting and insulating vulnerable system parts (e.g., the inspection pipe and soil treatment area)



**septicSMART**

U.S. Environmental Protection Agency

For more SepticSmart tips, visit [www.epa.gov/septicSMART](http://www.epa.gov/septicSMART)



EPA-832-F-16-010 | July 2016

# **A Homeowner's Guide to Septic Systems**



**Idaho Department of Environmental Quality  
1410 N. Hilton  
Boise, ID 83706**

**January 2001**



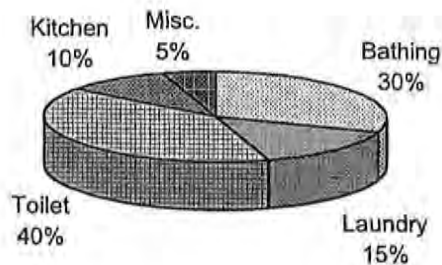


**D**o you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure grows each year. In 1999, Idaho's seven health districts issued over 6,100 permits for new septic systems.

Septic systems dispose of household sewage, or wastewater, generated from toilet use, bathing, laundry, and kitchen and cleaning activities. Because septic systems are underground and seldom require daily care, many homeowners rarely think about routine operations and maintenance. However, if a septic system is not properly designed, located, constructed, and maintained, groundwater may become contaminated.

### **Household Wastewater**

Households that are not served by public sewers depend on septic tank systems to treat and dispose of wastewater. Household wastewater carries with it all wastes that go down the drains in our homes, including human waste, dirt, food, toilet paper, soap, detergents, and cleaning products. It contains dissolved nutrients, household chemicals, grease, oil, microorganisms (including some that cause disease), and solid particles. If not properly treated by your septic system, chemicals and microorganisms in wastewater can travel through the soil to groundwater and pose a health hazard.



The average person uses between 50 and 75 gallons of water per day; mostly in the bathroom. Reducing your water use will help your septic system to work more efficiently.

### **Your Septic System**

A conventional septic system has three working parts: a septic tank, a drainfield, and surrounding soil.

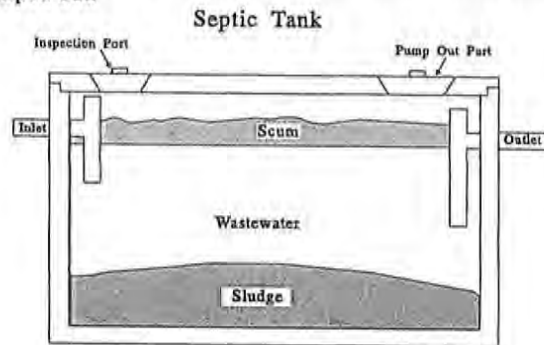
#### **Septic Tank**

Septic tanks can be made of concrete, fiberglass, or plastic and must be approved by the state. Minimum sizes of tanks have been established for residences based on the number of bedrooms in the dwelling. In Idaho, a 1,000-gallon septic tank is required for homes with three or four bedrooms. Larger tanks are required for larger homes. Local district health departments issue permits for septic systems and specify the minimum size tank. Some systems installed before the current rules and regulations may have smaller septic tanks.

A septic tank has three main functions:

- to remove as many solids as possible from household wastewater before sending the liquid, called "effluent," to a drainfield;
- to decompose solids in the tank; and
- to store solids that do not decompose.

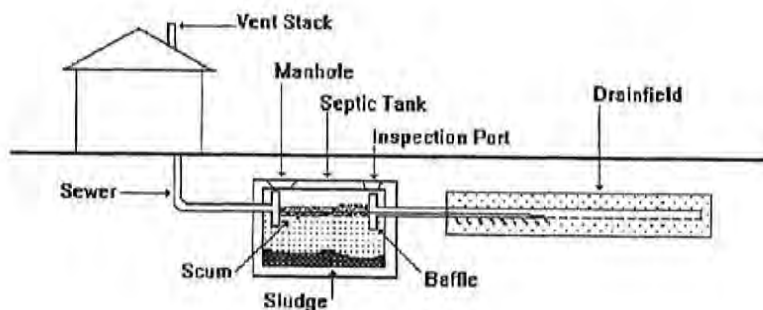
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced in volume and composition. Solids that do not decompose accumulate in the tank and eventually must be pumped out.



Tees, or baffles, are provided at the tank's inlet and outlet pipes. The inlet tee slows the incoming wastes and reduces disturbance of the settled sludge. The outlet tee keeps the solids and scum in the tank. As new wastewater enters the tank through the inlet tee, an equal amount of wastewater is pushed out of the tank through the outlet tee. The effluent that leaves the tank has been partially treated but still contains disease-causing bacteria and other pollutants.

### **Drainfield**

Each time raw wastewater enters the tank it forces an equal amount of effluent into a drainfield. A standard drainfield is composed of a series of perforated pipes buried in gravel-filled trenches in the soil. The effluent seeps out of the perforated pipes and percolates through the gravel to the soil.



### **Soil**

The soil below the drainfield provides the final treatment and disposal of the septic tank effluent. After the effluent has passed into the soil, most of it percolates downward and outward, eventually entering the groundwater. Soils are critical to the treatment of septic tank wastewater.



A system that is not functioning properly will release nutrient-rich and bacterial-laden wastewater into the groundwater and/or surface water. These contaminated waters pose a significant public health threat to people that come into contact with them. Wastewater that moves with groundwater can transport bacteria considerable distances. This can result in a threat to public health and adversely affect the quality of ground and surface waters.

## **Caring for Your Septic System**

### **Installing Your System**

In order to have a septic system installed on your property, you must first obtain a permit. Permit applications are available from your local district health department. Next, you must have a site evaluation performed. Make arrangements for this with your district health department and with a licensed septic system installer. Note that not all property is suitable for septic systems, so some permits may be denied. It is recommended that you have a site evaluation performed before you purchase property. Finally, have your system installed by a licensed installer and inspected by your local health district. Provide regular, preventative, maintenance to keep your system running smoothly.

### **Inspecting Your System**

When too much sludge and scum are allowed to accumulate in your tank, the incoming sewage will not have enough time in the septic tank for solids to settle. Solids may flow to the drainfield and clog the pipes, causing the sewage to overflow to the ground surface, where it exposes humans and animals to disease-causing organisms. To prevent this from happening, it is very important to inspect your tank regularly and have it serviced when needed. All tanks have accessible manholes for inspecting and pumping. Some excavation work may be needed to uncover the manhole.

Properly designed tanks should have enough capacity for three to eight years of use before needing service. This is dependent upon the amount of wastewater generated. It is recommended that an average family of four have its septic tank pumped out every three to five years. Don't wait for signs of system failure to have your tank pumped. Your tank should be checked annually to measure sludge and scum levels. A licensed septic tank pumper can provide a septic tank inspection and recommend when the tank should be pumped. A tank inspection should include measuring the depth of scum and sludge and inspecting the tees in the septic tank.

If you do the inspection yourself, it is important to understand that septic tanks always appear full because both the inlet and the outlet are at the top of the tank. What you will need to know is how much of the tank's volume is being taken up by scum and sludge. When sludge and scum take up more than 35 percent of the tank volume, these solids need to be removed by pumping. A pole wrapped in a coarse weave cloth can be used to check the sludge depth. An extension on the pole can be used to measure the scum depth. Record these measurements as part of your pumping records. To check the tees, uncover the inspection ports.

Never allow anyone to enter your septic tank. Dangerous gases and the lack of oxygen can kill in minutes.

While it is impractical to inspect the pipes in your drainfield, it is important to watch for drainfield failure or overuse. See "Warning Signs of System Failure" in this booklet for information.

### **Maintaining Your System**

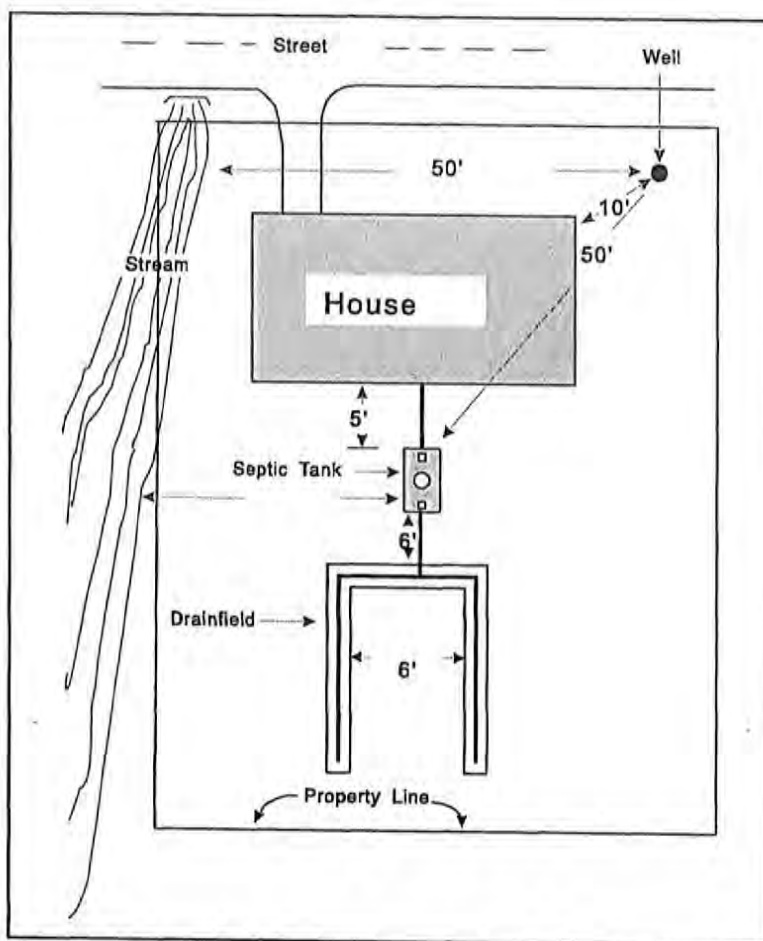
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water depth in the septic tank could cause solids to enter the drainfield and clog the system. Hire a licensed septic tank pumper to pump your tank for you.

### **Mapping Your System**

In order to take proper care of your septic system, you must know the location of the septic tank and drainfield. The location of your septic tank can be determined from plot plans, septic system inspection records, architectural or landscape drawings, or from observations of the house plumbing. If you do not have access to drawings, find where the sewer pipe leaves your house. Some installers mark the location where the waste pipe comes out of the house with an "S" on the foundation. You may want to do this as well. Probe in the ground 10 to 15 feet directly out from the location where the pipe leaves your house to find your tank.

Once the septic tank has been located, make several plot plan diagrams (with measurements) that include a rough sketch of your house, septic tank cover, drainfield area, well, and any other permanent reference points (such as trees or large rocks) and place them with your important papers. You'll find a sample system diagram on the next page, and a place to draw your own inside the front cover of this booklet. You may also want to hang a diagram in your garage and provide one to your local district health office.

Maintain a permanent record of any septic system maintenance, repair, sludge and scum levels, pumping, drainfield condition, household backups, and operations notes.



**Create a septic system diagram, similar to this one, for your system.**



## Warning Signs of System Failure

While proper use, inspections, and maintenance should prevent most septic tank problems, it is still important to be aware of changes in your septic system and to act immediately if you suspect a system failure. There are many signs of septic system failure:

- surfacing sewage or wet spots in the drainfield area;
- plumbing or septic tank backups;
- slow draining fixtures;
- gurgling sounds in the plumbing system;
- sewage odors in the house or yard (note that the house plumbing vent on the roof will emit sewage odors and this is normal); and
- tests showing the presence of bacteria in well water.

If you notice any of these signs, or if you suspect your septic tank system may be having problems, contact a licensed septic system professional or your local district health agency for assistance.

## Septic System Dos and Don'ts

Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

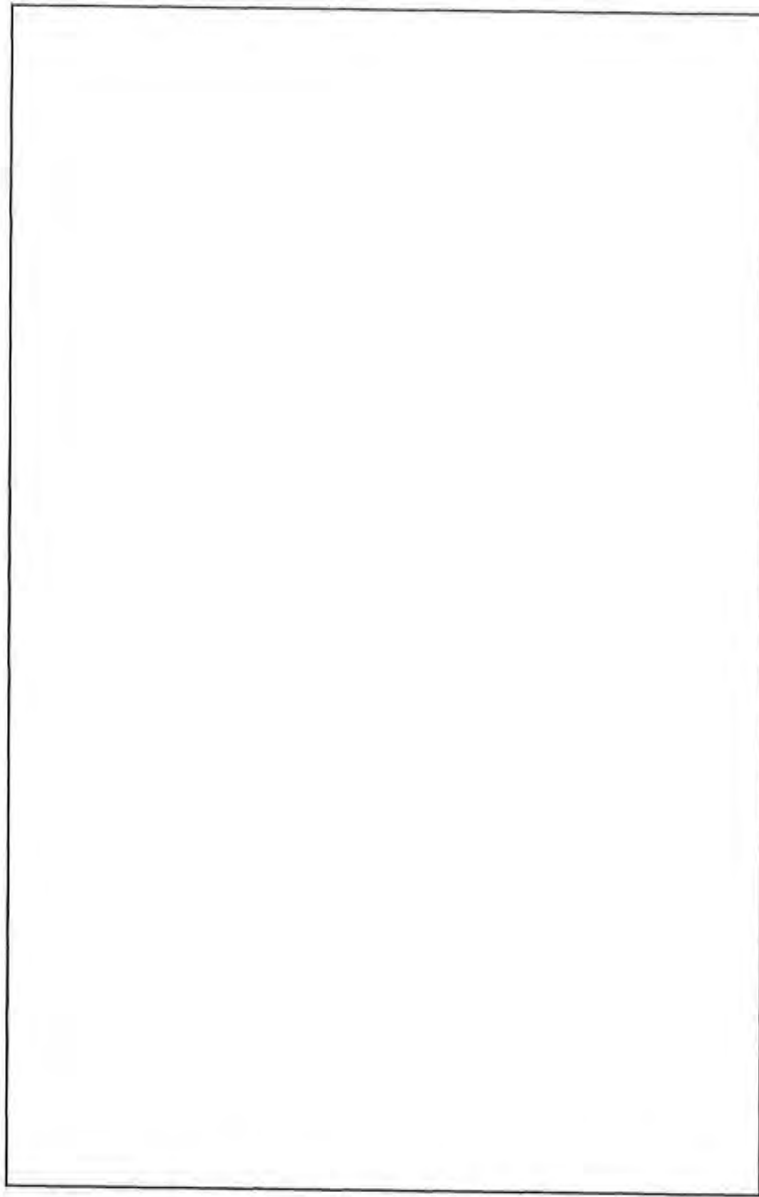
### Do

- ...practice water conservation. The more wastewater you produce, the more wastewater your system must treat and dispose. By reducing and balancing your use, you can extend the life of your system and avoid costly repairs.
  - Use water saving devices such as low flow showerheads.
  - Repair leaky faucets and plumbing fixtures immediately.
  - Reduce toilet reservoir volume or flow.
  - Take short showers.
  - Take baths with a partially filled tub.
  - Wash only full loads of dishes and laundry.
  - Shut off the water while shaving or brushing your teeth.
  - Balance your water use (e.g., avoid washing several loads of laundry in one day).
- ...keep accurate records. Know where your septic tank is, keep a diagram of its location using the space provided in this booklet, and keep a record of system maintenance.
- ...inspect your system annually. Check the sludge and scum levels inside the tank and periodically check the drainfield for odors, wet spots, or surfacing sewage.
- ...pump your system routinely. Pumping your septic tank is probably the single most important thing you can do to protect your system.
- ...keep all runoff away from your system. Water from roofs and driveways should be diverted away from the septic tank and drainfield area. Soil over your system should be mounded slightly to encourage runoff.
- ...protect your system from damage. Keep vehicles and livestock off your drainfield. The pressure can compact the soil or damage the pipes. Before you dig for any reason, check the location of your system and drainfield area.
- ...landscape your system properly. Plant grass over the drainfield area. Don't plant trees or shrubs or place impermeable materials, such as concrete or plastic, over the drainfield.
- ...use cleaning chemicals in moderation and only according to manufacturer's directions.

### Don't

- ...flood irrigate over your system or drainfield area. The best way to irrigate these areas is with sprinklers.
- ...use caustic drain openers for clogged drains. Use boiling water or a drain snake to clean out clogs.
- ...enter a septic tank. Poisonous gases or a lack of oxygen can be fatal.
- ...use septic tank additives. They are not necessary for the proper functioning of your tank and they do not reduce the need for pumping. In fact, some additives can even harm your system.
- ...flush harmful materials into your tank. Grease, cooking oil, coffee grounds, sanitary napkins, and cigarettes do not easily decompose in septic tanks. Chemicals, such as solvents, oils, paints, and pesticides, are harmful to your systems operation and may pollute groundwater.
- ...use a garbage disposal. Using a garbage disposal will increase the amount of solids entering the septic tank and will result in the need for more frequent pumping.





**Map your septic system here**

## **For More Information**

If you need to obtain a permit for a new or replacement septic system, or if you have questions about septic systems and their operation and maintenance, please contact your local health district.

Panhandle District Health Department  
8500 N. Atlas Road  
Hayden, ID 83835  
208-415-5100

North Central District Health Department  
215 10<sup>th</sup> Street  
Lewiston, ID 83501  
208-799-0353

Southwest District Health Department  
920 Main Street  
Caldwell, ID 83605  
208-455-5400

Central District Health Department  
707 N. Armstrong Place  
Boise, ID 83704  
208-327-7499

South Central District Health Department  
1020 Washington Street North  
Twin Falls, ID 83303  
208-734-5900

Southeastern District Health Department  
1901 Alvin Ricken Drive  
Pocatello, ID 83201  
208-239-5270

District 7 Health Department  
254 "E" Street  
Idaho Falls, ID 83402  
208-523-5382



## **CUP 23-22 Activity Barn- Amendment to CUP 16-13**

**From:** idyeast@citlink.net <idyeast@citlink.net>

**Sent:** Thursday, July 6, 2023 10:59 AM

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

**Subject:** CUP 23-22 Activity Barn- Amendment to CUP 16-13

Valley County Planning and Zoning Commission-

Please consider our opposition to the ammendment requested by the Activity Barn owners.

We have three major concerns regarding this request:

1. the amount of new traffic
2. the lighting surrounding the additional activities
3. the loud music playing all day when the Activity Barn sledding hill is in use

Regarding #1 the traffic: The amount of traffic that will be incurred on the only road (Moonridge Drive) going into a residential subdivision by the proposed 500 guests utilizing these new activities is concerning. The crumbling asphalt is already challenged by heavy use of construction trucks, snow plows, drifitng snow, and school buses, and more traffic will accelerate the deterioration.

Regarding #2 the lighting: We live at 311 Brook Drive, which is north west as the crow flies, from the Activity Barn. The current lighting of the Activity Barn sledding hill in winter shines directly out into the surrounding fields and into our front yard and windows. We would like to request that if this updated ammendment is approved, that the lighting be pointed downward with some sort of shields placed on the lights so as not to be seen by neighboring houses and also to protect the night sky from being illuminated.

Regarding #3 the music: While we enjoy hearing the laughter and happy squeals of people having fun, the music playing all day long can be heard down into the river basin. It is not a peaceful outdoor experience when heard about a mile away for hours at a time.

Please hear our concerns while you are considering this new updated amendment request.

Thank you,

Karen Evans  
Winston Yeast  
311 Brook Drive  
McCall ID

