

Valley County Planning and Zoning

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



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT: C.U.P. 24-05 Hollowell RV Park and Short-Term Rentals
MEETING DATE: April 11, 2024
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Baron Hollowell
3705 W Rose Hill ST, Boise ID 83705
LOCATION: 13847 Norwood Road
South half of Lot 1, Wilde Country Estates No. 1
in the SESE Section 5, T.17N R.3E, Boise Meridian, Valley County, Idaho
SIZE: 2.1 Acres
REQUEST: Short-term Rentals of a Home and 5 RVs on One Parcel
EXISTING LAND USE: Single-Family Residential Home with STR 2023-19

Baron Hollowell is requesting a conditional use permit for short-term rentals of a home and five recreational vehicles on one parcel. The property is 2.1 acres.

The applicant would place five recreational vehicle trailers on RV pads. The 250-sqft trailers would be rented for short-term periods. People would not bring additional recreational vehicles to the site. An additional parking area would be available for the renters' vehicles. There are currently three existing RV pads.

The home and RVs would share a septic system and an individual well. Electrical services would be provided. Garbage would be collected in a 4-yard dumpster by Lakeshore Disposal twice per week.

The property currently has an active Short-Term Rental permit (STR 2023-19) for four guests. A copy of the permit is attached.

A shared driveway would access Norwood RD, a public road. The existing home is addressed at 13847 Norwood Road.

A pond is proposed. The applicant intends to mitigate sight and sound with a 6-ft, wooden privacy fence around the north, south, and west property lines. The applicant states the property is currently lined on all sides with pine trees and additional aspen and pines trees would be planted.

FINDINGS:

1. The application was submitted on February 13, 2024.

2. Legal notice was posted in the *Star News* on March 21, 2024, and March 28, 2024. Potentially affected agencies were notified on March 12, 2024. Property owners within 300 feet of the entire property owned by the applicant were notified by fact sheet sent March 14, 2024. The site was posted on March 27, 2024. The notice and application were posted online at www.co.valley.id.us on March 12, 2024.

3. Agency comment received:

Mike Reno, Central District Health, stated a CDH permit for a 2-bedroom dwelling was approved on August 12, 1996. There is no record of approval for the converted shop (dwelling 2) to the existing system. The proposed pond appears to be closer than 200-ft to the existing system. The applicant would need to apply for a septic permit for the RVs and Dwelling #2 and probably forgo the proposed pond before approval could be considered. (March 12, 2024)

Paul Ashton, Parametrix and Valley County Engineer, stated that detailed site grading and drainage plans are required for review and approval. Additional stormwater resulting from site improvements will need to be retained on site. Best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches. The applicant will need to submit the proposed gravel road section for review; wider access may be required for emergency vehicles. (March 29, 2024)

Maureen O'Shea, Idaho Department of Water Resources Floodplain Specialist, stated that the site is not in the floodplain; therefore, she has no comments. (March 26, 2024)

4. Public comment received:

Opposition

- Too dense. This would be 3.3 dwellings per acre, more than allowed by Valley County Code.
- Existing septic system is not large enough. There is concern about the affects on neighboring wells and septic systems.
- How many people per RV?
- The existing short-term rental permit for the home states a maximum of four guests; this limit has not been adhered to. Use by large groups is noted in the reviews published on the Airbnb listing.
- The existing Edison lighting is not in compliance and is on all day and night.
- Noise from guests is a concern. The quiet hours have not been adhered to.
- A large amount of noise would result from the proposed generators for the RVs and impact the neighbors.
- Traffic, excessive speeding, and running the stop sign is already a problem. This would add more vehicles.
- The proposal shows trees lining the entire property. The proposal does not match existing conditions. Does Mr. Hollowell intend to plant additional trees?
- Who will maintain the pond? How will it be filled? How will mosquitoes be addressed?
- Garbage cans are permanently set on the roadside and frequently overflow and are tipped over.
- Will the current well supply enough water without impacting the neighbors' wells?
- An RV Park should not be allowed in a residential area.
- The use would violate Wilde Country Estates CCRs (#106385) Items B and C.
- Mr. Hollowell has already installed three water pumps with electrical panels.
- Fire danger is a concern.
- Mitigation should include a 20-ft high solid wood or cinder-block fence along the entire perimeter.

1. Stacey Kucy, 128 W Lake Fork RD, March 19, 2024
2. Gary Kucy, 128 W Lake Fork RD, March 19, 2024
3. Patricia Bassett, 13857 Norwood RD, March 21, 2024
4. Kristeen Tappe-Main and Katie Main, 13851 Norwood RD, March 38, 2024
5. John and Debbie Roberts, 126 Wilde Place, March 30, 2024
6. Mary Lou Rush, 176 Maki LN, March 30, 2024
7. Dustin and Amanda Grant, 134 W Lake Fork RD, March 31, 2024
8. Sheryl and Gary Clark, 123 W Lake Fork RD, March 31, 2024
9. Robert and Barri Hamel, 153 Wilde Place, April 2, 2024

Other

Crystal Voorhees, 13843 Norwood RD, lists violations and concerns regarding STR 2023-19. These include noise, greater than four guests, unattended campfires, tents and campers, lighting, well and septic limits, and trespassing. (March 25, 2024)

5. Physical characteristics of the site: The applicant states there is a 2-4% slope; this is considered a very gentle slope.
6. The surrounding land use and zoning includes:
 - North: Single-Family Residential – Subdivision Lots
 - South: Single-Family Residential – Subdivision Lots
 - East: Agricultural
 - West: Single-Family Residential – Subdivision Lots
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (a) Single Family Residence
 - 5. Commercial Uses (e) Recreation Business (4) Campgrounds and facilities, including tent camps

Review of Title 9-4-10 Short-Term Rentals and Title 9-5 Conditional Uses should be done.

TITLE 9 LAND USE AND DEVELOPMENT

9-4-1: DEFINITIONS:

Short-term Rental or "vacation rental": means any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or owner-occupied residential home that is offered for a fee and for thirty (30) days or less. Short-term rentals do not include a unit that is used for any retail, restaurant, banquet space, event center, hotel/motel type lodging, or another similar use. This does not include multiple family groups that are camping on holiday type of weekends. (VCC Title 9-1-10)

9-4-10: SHORT-TERM RENTALS:

One STR unit is allowed on a parcel with an administrative permit. More than one STR or more than one residential use on a parcel requires a conditional use permit in accordance with Valley County Code 9-5.

9-5C-1: RESIDENTIAL USES – COMPLIANCE REQUIRED

C. Mobile Homes, Motor Homes Or Recreational Vehicles: Developments accommodating mobile homes, motor homes or recreational vehicles shall also comply with the standards of the "Minimum Standards And Criteria For Approval Of Development And Operation Of Mobile Home Subdivisions And Parks, Travel Trailer Courts And Parks", adopted May 12, 1971, and as revised hereafter, and referred to as title 12, chapter 1 of this code.

9-5C-3: MINIMUM SETBACKS:

The minimum building setbacks shall be thirty feet (30') from front, rear, and side street property lines and fifteen feet (15') from all side property lines. Setbacks for mobile homes in subdivisions or parks shall be in accordance with title 12, chapter 1 of this code. A PUD, condominium or other cluster development may include zero lot line development and other reduced setbacks in accordance with the approved development plan or plat.

12-1 Mobile Home Subdivisions and Parks; Travel Trailer Courts

TRAVEL TRAILER COURT: Any area, tract, plot, site or parcel of land whereupon two (2) or more trailers are maintained for dwelling purposes only, the tenure being on a short time basis for which a rental fee is paid or made collectible to the person holding the land, and is located on a highway or major county road in order to serve transient traffic.

TRAVEL TRAILER PARK: Any area, tract, plot, site or parcel of land whereupon two (2) or more trailers are placed for dwelling purposes only, the tenure being for a short seasonable time basis, for which a rental fee is paid or made collectible to the person holding the land, and is located on a route to, or adjacent to, a recreational area.

12-1-6 TTC-3 – Travel Trailer Courts TTP-4 – Travel Trailer Parks

Standards	TTC-3	TTP-4
Minimum Setbacks For Trailers: Only 1 trailer shall be permitted per lot for occupancy as a dwelling unit, and shall be so placed on the lot as to be the following distances from the lines herein enumerated:	X	X
A. Front lot line - 15 feet.	X	X
B. Rear lot line - 10 feet.	X	X
C. Interior lot line - 6 feet.	X	X
D. Park area boundary line abutting upon a public street or highway - 25 feet.	X	X
E. Between trailers - 15 feet.		

9-5A-4: LANDSCAPING:

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:
 - a. Multi-Family Use: Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.
 - 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.
 - c. Industrial Use: Each site for a proposed industrial use shall have a minimum of ten percent (10%) of the net site 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.
2. Future Commercial And Industrial Development: Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.
3. Uses Adjacent To Multi-Family Residential Development: Fifteen (15) gallon size trees (of a nondeciduous variety) fifteen feet (15') on center shall be planted along any property lines of parcels developed for multi-family, commercial, office, or industrial uses which are adjacent to or separated by an alley from a multi-family residential development. Minimum width of landscape buffer shall be six feet (6') clear. For commercial/industrial users of over fifty thousand (50,000) square feet, see subsection B5 of this section.

4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
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.
10. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

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

Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

- A. Minimum Lot Area:
 1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
 3. No frontage is required for recreation business.
- B. Minimum Setbacks:
 1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
 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.
 3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
- C. Maximum Building Height And Floor Area:
 1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.

2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
- D. Site Improvements:
1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
 2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.
 3. Parking spaces for service businesses shall be provided as follows:

<u>Use</u>	Required Spaces
Gas and service stations	1 for each 2 gas pumps and 2 for each service bay
Motel, hotel, etc.	1 per sleeping room, plus 1 for each 2 employees
Restaurant	1 for each 200 square feet of gross floor area
Other service business	To be determined by staff

4. Parking spaces for recreation businesses shall be provided at the rate of one per each four (4) occupants or as determined by the commission.

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.
- 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-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.

SUMMARY:

Staff's compatibility rating is a +4.

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 site is not within an irrigation district nor a herd district.
2. Does the applicant have water rights for a pond?
3. On February 15, 2024, the Airbnb website listed the site for four guests. Previously, it was listed for 14 guests.
4. Would the use of the RV's be seasonal or year around?
5. In 1971, an ordinance was adopted regulating the development of "Mobile Homes", including recreational vehicles (RV). Mobile Home parks and developments may be classified as residential uses, but in this situation, I believe the use is categorized as a Private Recreation Use. These requirements consider the following: reasonable frontage; separation from traditional residential uses; not located near marshes; central water, sewer, and power; harmonious appearance; community facilities; circulation; facilities and amenities; open areas; site views; topography; size of sites; parking areas; lighting; walkways; hardened surfaces for the RV and driveways, etc.

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Assessor Plat – T.17N R.3E Section 5
- Assessor Plat – Wilde Country Estates No. 1 (Shows Current Combinations and Splits)
- Photos taken March 27, 2024
- Short-Term Rental Permit 2023-19
- Emergency Exit Plan Submitted with STR 2023-19
- Airbnb Ad – Printed February 15, 2024
- Airbnb Ad – Printed January 2024
- Wilde Country Estate CCRs Instrument #106385
- Site Plan
- Responses
- Septic System Handout

Proposed 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 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.

4. The use shall be established within one year or a permit extension will be required.
5. Must have Central District Health approval prior to establishing the pond and the RV sites.
6. Must comply with requirements of the McCall Fire District.
7. Smoke detectors and carbon monoxide detectors should be installed throughout the home. LP gas detectors shall be installed where appropriate.
8. All fire rings should be no larger than 3-ft in diameter. Shall have shovel, bucket, and fire extinguisher available near fire pit.
9. All exterior lighting on this site must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
10. Must obtain an Excavation/Pond Permit from Valley County.
11. Must attempt to control mosquito numbers in the pond.
12. No parking allowed in the setback areas or within the road right-of-way.
13. Quiet hours are 10:00 p.m. to 8:00 a.m.
14. All noxious weeds on the property must be controlled.
15. Property lines should be marked and visible to guests.
16. No events are allowed; this includes small weddings, etc. that would create noise impacts and increase traffic.
17. Must comply with payment of sales tax in accordance with Idaho State Code Title 63 Chapter 36.
18. Shall post rules, emergency contact information, and emergency exit plan in the home. Must clearly post the maximum number of guests allowed.
19. There is a maximum occupancy of 4 rental guests in the home; the maximum occupancy must be reflected in all advertisements. The maximum number of guests includes day guests and/or visitors.
20. Each RV rental is limited to a maximum of 2 people.
21. No Tents are allowed for guest overflow.
22. The site must be kept in a neat and orderly manner.
23. Shall maintain addressing numbers on the home, at the driveway entrance, and at each RV Pad Site.
24. The applicant shall work with Valley County Road Department on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.
25. A short-term rental (STR) Annual Update Form is required.

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

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

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO	X	Response Value
(+2/-2)	<u>+2</u>	X 4 <u>+8</u>
(+2/-2)	<u>-2</u>	X 2 <u>-4</u>
(+2/-2)	<u>0</u>	X 1 <u>0</u>
(+2/-2)	<u>-1</u>	X 3 <u>-3</u>
(+2/-2)	<u>+1</u>	X 1 <u>+1</u>
(+2/-2)	<u>-1</u>	X 2 <u>-2</u>
(+2/-2)	<u>+1</u>	X 2 <u>+2</u>
(+2/-2)	<u>+1</u>	X 2 <u>+2</u>
(+2/-2)	<u>0</u>	X 2 <u>0</u>
Sub-Total	(+)	<u>13</u>
Sub-Total	(-)	<u>9</u>
Total Score		<u>+4</u>

Use Matrix Values:

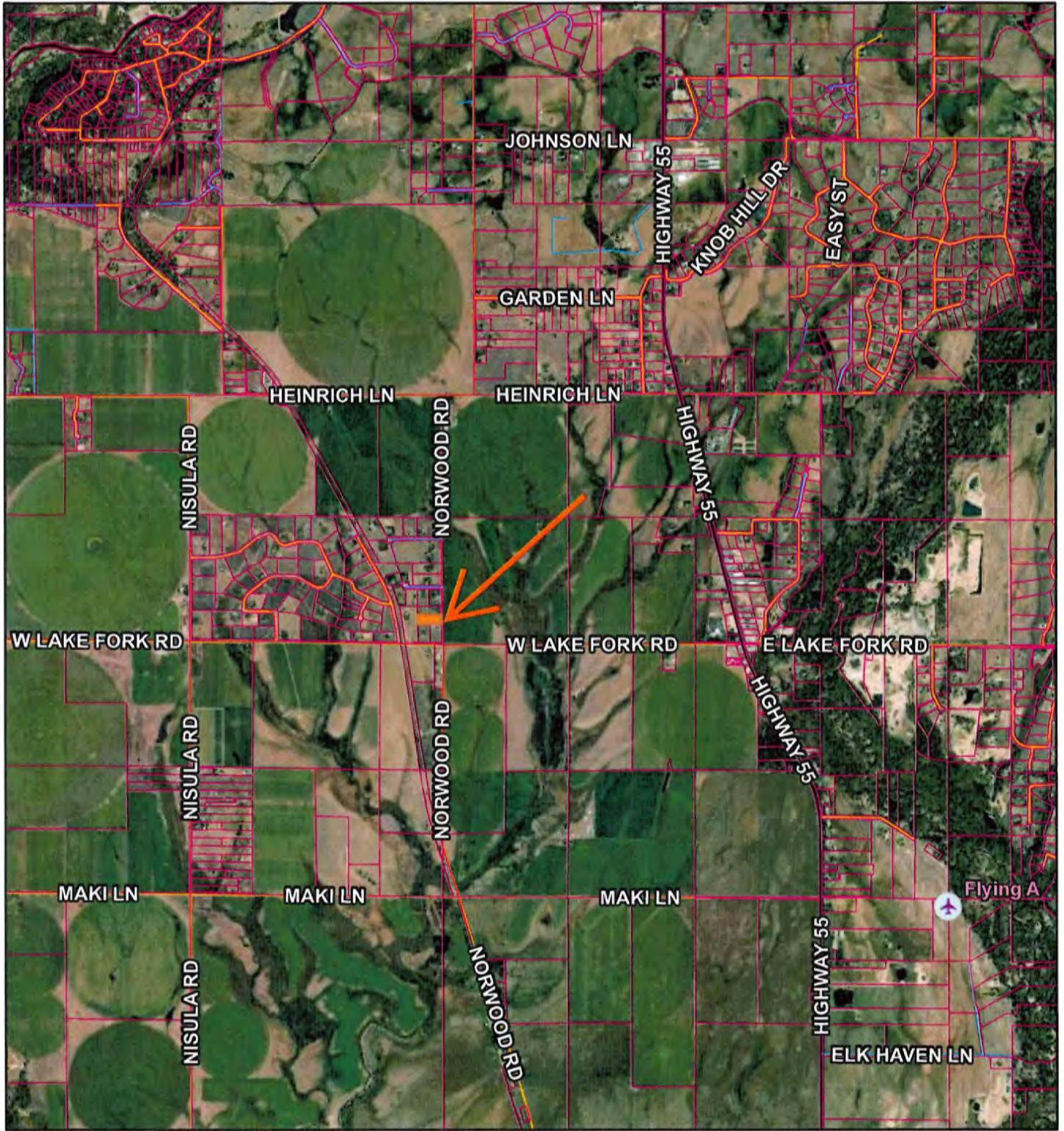
1. Is the proposed use compatible with the dominant adjacent land use?
S.F. Residential
2. Is the proposed use compatible with the other adjacent land uses (total and average)?
Agricultural
3. Is the proposed use generally compatible with the overall land use in the local vicinity?
See lot 2

Site Specific Evaluation (Impacts and Proposed Mitigation)

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses? *Somewhat; there are some trees, but the lot is small.*
5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?
Yes, but denser.
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, it is not similar to ~~adjacent~~ adjacent homes. Tourist Industry*
7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?
Yes, may be additional noise + fire smoke
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?
Some impacts to _____
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?
If they do not control crowds/guest impacts could be great.

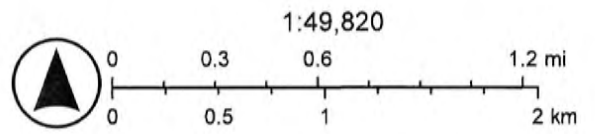
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 24-05 Vicinity Map - 13847 Norwood RD



2/29/2024, 3:11:10 PM

- Airstrips
- Parcel Boundaries
- Roads**
- MAJOR
- URBAN/RURAL
- PRIVATE



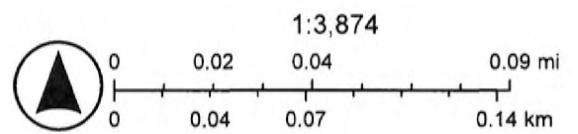
Maxar

C.U.P. 24-05 Aerial Map



2/29/2024, 3:05:46 PM

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



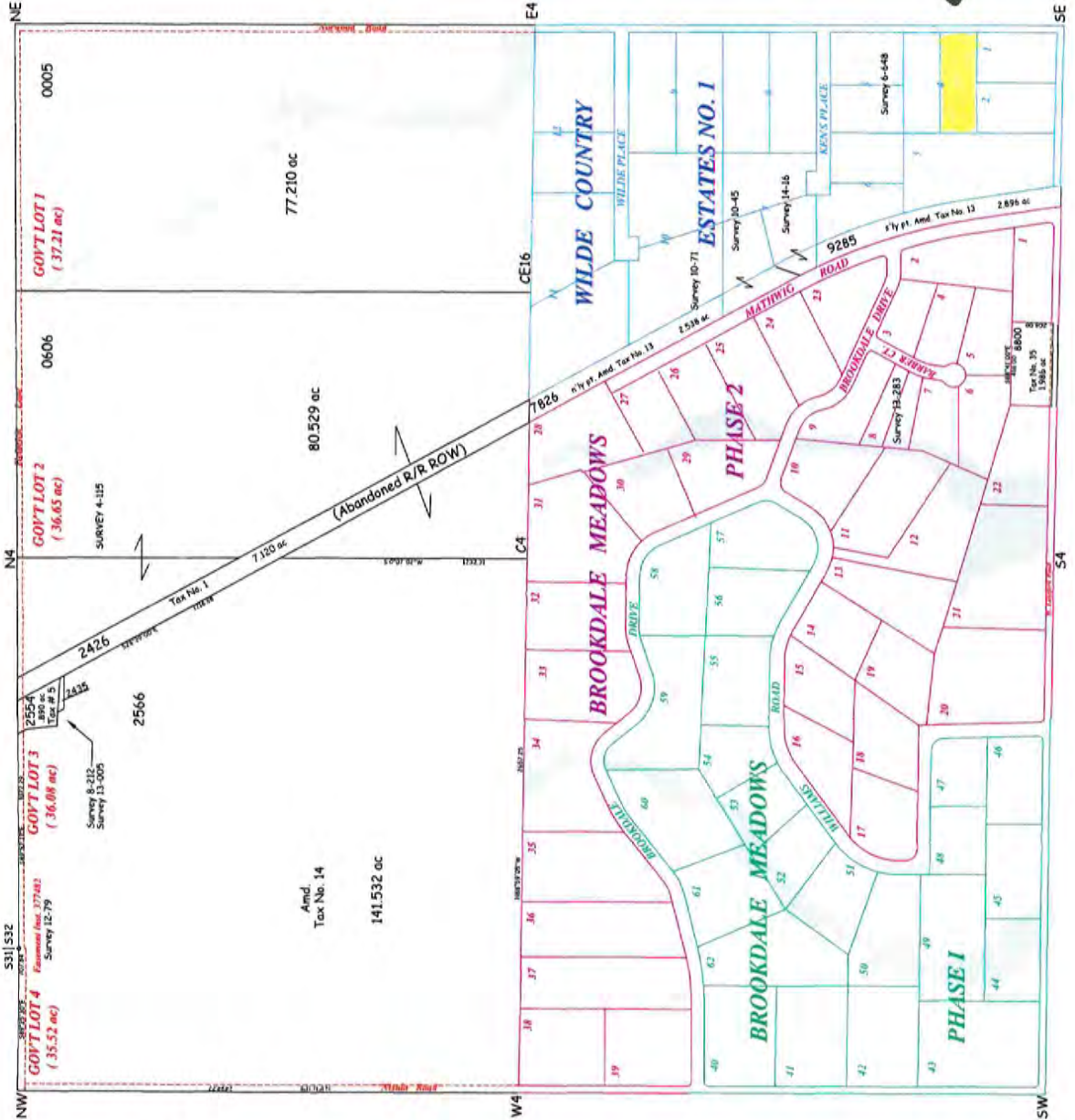
Maxar

PLAT TITLE

T W P . 1 7 N R O S E S E C . 0 5

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

Filename: Valley County Base Map
 Scale: 1" = 400' (approx)
 Date: 3/3/2023
 Drawn by: L. Frederick



This drawing is to be used for reference purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.

RP 00295

INST. NO. 113595

7/15/81
Tom Kerr
July 1981
Survey of
Wild Country
3.24 Acres



LEGEND

- Brass Cap
- 1/2" x 24" rebar
- 5/8" x 30" rebar
- 90 Lot Number
- 3.24 Acres
- Scale 1" = 200'



Bearings based on State Plane Grid

I, Thomas W. Kerr, a Registered Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made by me in June, 1981, and that it correctly represents the points, courses and distances as recorded in said field notes.

NOTE:

The private roads as shown on this Record of Survey are subject to the rules and regulations relating to private roads in the Subdivision Ordinance of Valley County.

RECORD OF SURVEY
of splitting of
Lots 6, 7, 8, 9, 10, 11 & 12

WILDE COUNTRY
ESTATES NO. 1

a portion of the SE4 of Sec. 5,
T. 17 N., R. 3 E., B.M.,
Valley County, Idaho

Tom Kerr, R.L.S. 998 June, 1981









Valley County Planning and Zoning Short-Term Rental Permit

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



Phone: 208-382-7115
Website: www.co.valley.id.us

STR Permit #: **2023-18** 19

Physical Address: **13847 Norwood RD**

Parcel #: **RP00295000004B**

Subdivision: **Wilde Country Estates NO. 1**

Occupancy Maximum: 4 (This number must be posted on-site)

Effective Date of Approval: 3/6/2023

Annual Renewal Date: 3/31/2024 (See Below*)

Property Owner: **Baron Hollowell**

Property Manager: **Baron Hollowell**

Contact Number: [REDACTED]

On-going Requirements:

- Address must be posted.
- Post rules, contact information and Occupancy Maximum number on-site.
- Quiet hours from 10:00 p.m. to 7:00 a.m. (Recommendation)
- No parking in any road right-of-way.
- Maintain dark-sky compliant lighting.
- Maintain fire pit.
- Garbage must be regularly hauled away.
- Eradicate noxious weeds. (Valley County Weed Dept. 208-382-7199).
- The STR may be used for residential purposes only.
- The STR cannot be used as a wedding venue, corporate retreat, seminars, team-building events, or other use that require a conditional use permit.
- RV's and tents may not be used to increase the maximum occupancy.
- Smoke detectors, carbon monoxide detectors, and, if applicable, liquified petroleum detectors required.
- Outdoor amplified sound, other than household speakers, shall not be allowed at any time.
- Sales tax must be paid to the State of Idaho.
- Shall post address numbers so they are clearly visible from the road.
- Staff can inspect the interior and exterior of the STR if neighbor complaints are received or there is reason to believe the structure has been modified to accommodate a greater occupancy than allowed.
- Any change should be reported to the Planning and Zoning office; a new permit may be required.

Conditions of Approval:

Maximum occupancy should not exceed 4 people at any time.

Renewal Information * - (Shall file an annual report as follows):

- Due date (renewal date) is the date of the issuance of the permit each year.
- Shall show compliance with all requirements of original permit.
- State intent for the current upcoming year.
- List any changes that were made to operations and/or facilities. If changes are made to the structure, use, number of occupants, etc., a new permit will be required with the updated information.
- Shall be revoked if not submitted within 30 days of the renewal date.

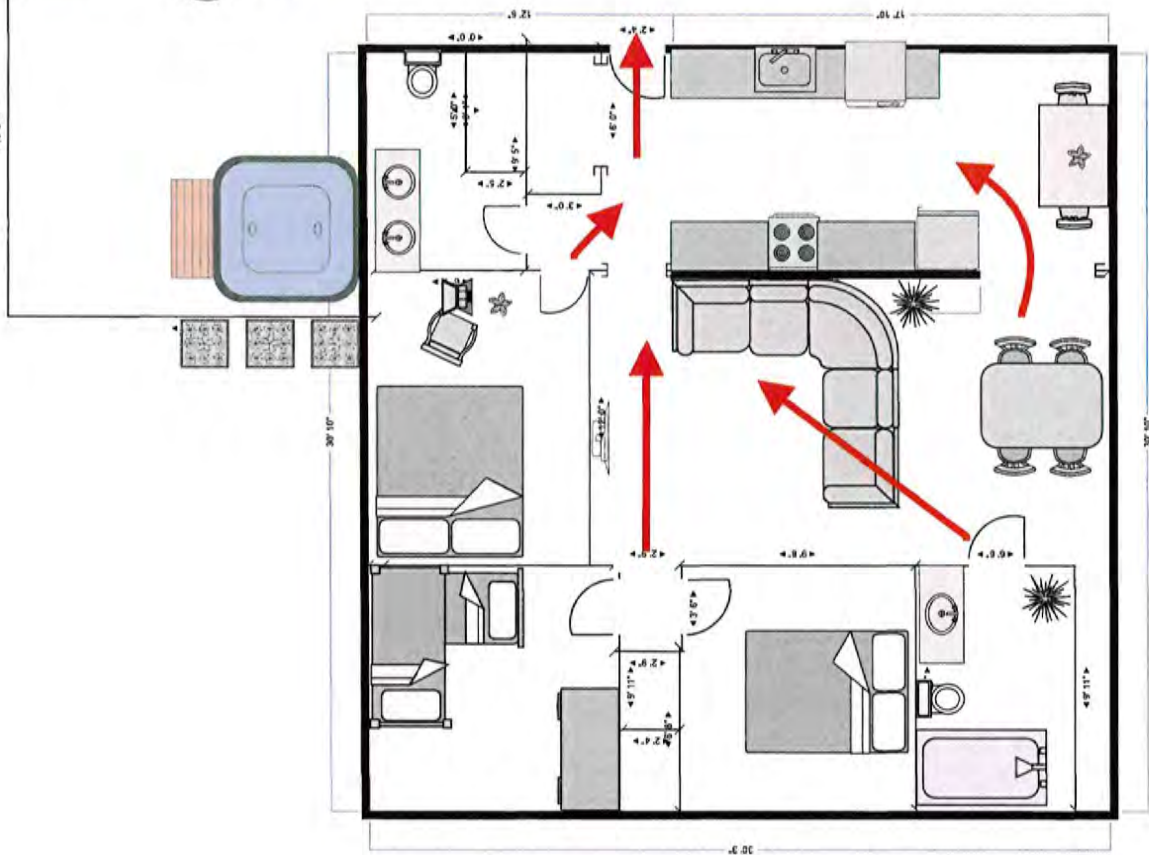
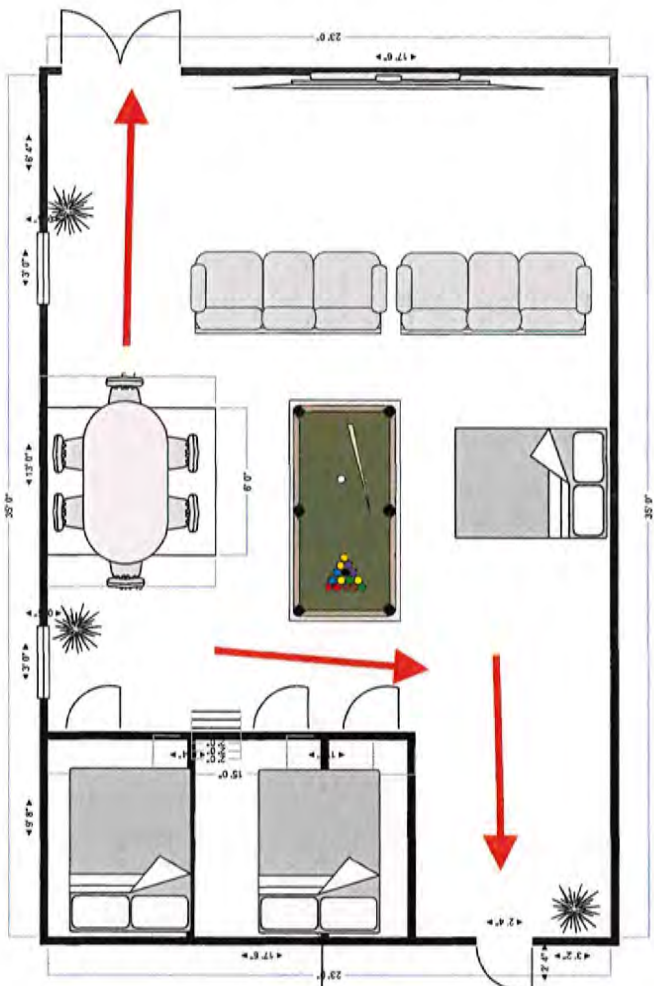
Approved by: _____

Cynda Herrick
Cynda Herrick, AICP, CFM, P&Z Director

Date: 3/6/2023

Valley County Code 9-4-9 Short Term Rental ordinance is subject to change after a properly noticed public hearing.

Emergency Exit Plan



2-15-24

Entire cabin in McCall, Idaho

4 guests · 4 bedrooms · 7 beds · 2 baths

★ 4.48 · [31 reviews](#)



Hosted by Baron

2 years hosting



Self check-in

Check yourself in with the keypad.



Great check-in experience

95% of recent guests gave the check-in process a 5-star rating.



Free cancellation for 48 hours

Take it easy at this unique getaway situated perfectly between Payette Lake and Tamarack Ski Resort. Thor's Cabin features all the amenities of home, plus some truly luxurious additions that will make this Cabin the vacation of a lifetime - relax in the hot tub, take in a movie in the theater building where you can climb a rock wall to a cozy loft for the perfect view, or enjoy a romantic dinner under ...

[Show more >](#)

What this place offers



Mountain view



Kitchen



Wifi



Dedicated workspace



Free parking on premises



Hot tub



Pets allowed



TV

\$270 night

CHECK-IN

3/12/2024

CHECKOUT

3/17/2024

GUESTS

1 guest



You won't be charged yet

\$270 x 5 nights \$1,348

Cleaning fee \$200

Airbnb service fee \$219

Total before taxes \$1,767



Good price

Your dates are \$76 less than the avg. nightly rate over the last 3 months.



[Report this listing](#)

Thor's Cabin w/ Hot Tub

[Share](#) [Save](#)



[Show all photos](#)

STR 2023-19

Thor's Cabin w/ Hot Tub

13847 NORWOOD RD

[Share](#) [Save](#)



Show all photos

Entire cabin in McCall, Idaho

14 guests · 4 bedrooms · 7 beds · 2 baths

★ 4.62 · [26 reviews](#)

RP 00295 0000 4B

\$1,691

Total before taxes



Hosted by Baron

2 years hosting

CHECK-IN 2/26/2024	CHECKOUT 3/2/2024
GUESTS 1 guest ▼	



Self check-in

Check yourself in with the keypad.



Great check-in experience

100% of recent guests gave the check-in process a 5-star rating.



Free cancellation before January 27

Reserve

You won't be charged yet

Good price. Your dates are \$92 less than the avg. nightly rate over the last 3 months.













[Report this listing](#)

Take it easy at this unique getaway situated perfectly between Payette Lake and Tamarack Ski Resort. Thor's Cabin features all the amenities of home, plus some truly luxurious additions that will make this Cabin the vacation of a lifetime - relax in the hot tub, take in a movie in the theater building where you can climb a rock wall to a cozy loft for the perfect view, or enjoy a romantic dinner under ...

[Show more >](#)

What this place offers

-  Mountain view
-  Kitchen
-  Wifi
-  Dedicated workspace
-  Free parking on premises
-  Hot tub
-  Pets allowed
-  TV
-  Washer
-  Security cameras on property

[Show all 67 amenities](#)

5 nights in McCall

Feb 26, 2024 - Mar 2, 2024

<

Su Mo Tu We Th Fr Sa Su Mo Tu We 1

February 2024

March 2024



★ 4.62 · 26 reviews

Overall rating

5
4
3
2
1

Cleanliness

4.5



Accuracy

4.7



Check-in

5.0



Communication

4.9



Location

4.7



Value

4.5



Faith

Eagle, Idaho

★★★★★ · 2 weeks ago

We had a great stay at Baron's. Everything was as expected! Reading the reviews, we knew what to expect as well so there were no surprises. The hottub water was green, however when we asked the hottub specialist who had come out to do a service he said this is due to the minerals. So just a heads up on that, I guess this is normal! The air bnb ha...

[Show more](#)

Kayla

Emmett, Idaho

★★★★★ · 3 weeks ago · Stayed with kids

Beautiful place and location.

Suzan

Meridian, Idaho

★★★★★ · December 2023 · Stayed with kids

The house was very clean. The theater room was awesome. A huge screen complete with popcorn and hot chocolate! The grounds were great with lots of space. It was advertised as a 4 bedroom, however the 4th bed was in the theater room with no doors for privacy. The house is very old but everything worked as promised.

[Show more](#)

Casie

Idaho Falls, Idaho

★★★★★ · November 2023 · Stayed with kids

Everything was great! Kids loved the theater building and hot tub. Would definitely stay again.

Raven

Kuna, Idaho

★★★★★ · November 2023 · Group trip

Baron's place was exactly as described & a perfect spot for us for the weekend. Everything was clean and organized. There are instructions throughout the house on how to work things. The theater room was definitely a little harder to keep warm than the house itself, but we managed. All in all, I would highly recommend staying here. We will definitely...

[Show more](#)

BreAnn

6 months on Airbnb

★★★★★ · November 2023 · Stayed with a pet

Great place to relax and unwind. The theater room was the best!

Show all 26 reviews

Where you'll be

McCall, Idaho, United States

[Show more >](#)

Hosted by Baron

Joined in June 2016

★ 77 Reviews

✓ Identity verified

During your stay

I am primarily located in Boise, ID and am not available in person; however, should you need anything, I am always available via call, text, or the Airbnb app.

Response rate: 100%

Response time: within an hour

[Contact Host](#)

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

Check-in after 3:00 PM

Checkout before 11:00 AM

14 guests maximum

[Show more >](#)

Safety & property

Security camera/recording device

Pool/hot tub without a gate or lock

Heights without rails or protection

[Show more >](#)

Cancellation policy

Free cancellation before Jan 27.

Review the Host's full cancellation policy which applies even if you cancel for illness or disruptions caused by COVID-19.

[Show more >](#)

[Airbnb](#) > [United States](#) > [Idaho](#) > [Salmon River](#)

Explore other options in and around McCall

McCall
Vacation rentals

Stanley
Vacation rentals

Wallowa Lake
Vacation rentals

Cascade
Vacation rentals

Salmon
Vacation rentals

Sun Valley
Vacation rentals

Ketchum
Vacation rentals

Garden Valley
Vacation rentals

Donnelly
Vacation rentals

Other types of stays on Airbnb

[Salmon River vacation rentals](#)

[Outdoor seating rentals in Salmon River](#)

[Pet-friendly home rentals in Salmon River](#)

[Fitness-friendly rentals in Idaho](#)

[Family-friendly rentals in Idaho](#)

[Salmon River monthly stays](#)

[Fitness-friendly rentals in Salmon River](#)

[Family-friendly rentals in Salmon River](#)

[Pet-friendly home rentals in Idaho](#)

[Support](#)

[Help Center](#)

[AirCover](#)

[Anti-discrimination](#)

[Disability support](#)

[Cancellation options](#)

[Report neighborhood concern](#)

Hosting

[Airbnb your home](#)

[AirCover for Hosts](#)

[Hosting resources](#)

[Community forum](#)

[Hosting responsibly](#)

[Airbnb-friendly apartments](#)

Airbnb

[Newsroom](#)

[New features](#)

[Careers](#)


[Investors](#)

[Gift cards](#)

[Airbnb.org emergency stays](#)

 [English \(US\)](#)  [USD](#)

© 2024 Airbnb, Inc.

[Terms](#) · [Sitemap](#) · [Privacy](#) · [Your Privacy Choices](#) 

PROTECTIVE COVENANTS

WILDE COUNTRY ESTATES NO. 1

KNOW ALL MEN BY THESE PRESENTS: That the Estate of Kenneth E. Wilde, deceased, is the owner of all Lots in that certain subdivision in Valley County, Idaho, known and designated as Wilde Country Estates No. 1, the official plat of which is on file in the office of the Recorder of Valley County, Idaho, as Instrument No. 105988.

I. That all of the real property and all lots, parcels and tracts of said subdivision, and any conveyance covering or describing all or any part thereof, either by reference to the above described plat or by name, number or designation thereon, or by other description, shall be subject to the following restrictions, protective covenants, and conditions, and that by the acceptance of any conveyance of any property in said subdivision the grantees or their heirs, executors, administrators, successors or assigns, covenant with the parties hereto, their heirs and assigns, and with the other grantees or subsequent owners of property in said subdivision as to the property as described and conveyed in or by such conveyances as follows:

A. A Board of Control shall be established to approve or deny formal requests as outlined in the following paragraphs. The Board of Control shall also have the authority to grant variances to the Protective Covenants when such variances will not be detrimental to any other lot owner. The Board of Control shall have three (3) members. The initial members of the Board of Control shall be appointed by the developer. At such time as 80% of the lots in the subdivision are sold, members of the Board of Control shall be elected annually by the owners of lots in the subdivision.

B. All lots in the subdivision shall be known and described as residential lots and said lots or any part

thereof or any structure placed thereon shall not be used for any commercial purpose. The use of the lots or structures placed thereon shall be limited to residential purposes except as herein specifically provided. Grazing for cattle and horses is not considered a commercial purpose.

C. Except as herein provided, no lot shall be improved except by a residence structure designed to accommodate no more than a single family and occasional guests, plus a garage, fencing and such other improvements as are necessary or customarily incident to a single family residence. Residences shall have a minimum of 800 square feet of living space on the main floor level, exclusive of garage and porches. Mobile homes are permissible under the conditions following:

1. A mobile home for the purposes of this covenant is defined as follows: A structure without motive power which is originally designed to be drawn by another vehicle by means of a towing device to its permanent location, and which otherwise is defined by the laws of Idaho as a mobile home.
2. A mobile home shall be placed upon solid blocking with all utility connections being made frost proof and a permanent type skirting shall be placed around the entire perimeter thereof within sixty (60) days from the placement of a mobile home upon a lot.
3. All mobile homes shall have a minimum of 800 square feet of living space and must meet all State and County building codes.
4. Shelter roofs constructed over mobile homes shall be built in the same manner as roofs of conventional dwellings, must conform to Valley County snow load requirements and supports therefor shall be placed on concrete footings.
5. Additions to mobile homes must be of permanent construction on concrete footings with block or concrete foundations with metal or shingle roofs and metal siding similar to that used on such mobile home. Use of wood siding on mobile home additions may be permitted if the same does not give the appearance of a shack or lean-to.

D. No improvement upon any lot in the subdivision shall be permitted to fall into disrepair and each such improvement shall at all times be kept in good condition and repair and adequately painted or finished.

E. All structures shall be set back from all lot lines at least as follows:

**Twenty (20) feet from front lines;
Ten (10) feet from side lines;
Fifteen (15) feet from rear lines.**

F. Upon commencement of construction of a residence, said construction shall be completed within 18 months. The architecture of the outbuildings on all lots shall conform with the architecture of the residence on the lot unless the residence is a mobile home. All out buildings must meet applicable building codes.

G. Approval for an additional sewage disposal system must be obtained from the Central District Health office before a lot may be divided, which division must be as nearly equal in area as possible, and no more than one residence may be constructed on one lot or each division thereof.

H. No camp trailer or other temporary structure shall be used as a residence except during the period a residence is being constructed. Recreational vehicles shall not be used as a permanent residence. No out-houses shall be permitted except during construction.

I. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any lot within the subdivision and no odors shall be permitted to arise therefrom so as to render any such lot or any portion thereof unsanitary, unsightly, offensive or detrimental to any other lot in the vicinity thereof or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon any such lot so as to be offensive or detrimental to any other lot in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any such lot without the prior written approval of the Board of

Control.

J. Household pets (dogs, cats, etc.) may be kept as long as they are not raised for commercial purposes. These household pets must be cared for and restrained so they are not a nuisance to other residents in the subdivision. Two large animals (horses or cattle) or five sheep shall be allowed for each acre of each lot. These animals shall be properly fenced and cared for. No pigs or other animals likely to cause undesirable noise, odors, or other noxious conditions shall be permitted.

K. All sewage disposal systems shall be constructed in compliance with the standards of the Department of Public Health of both State and County.

L. No activities shall be conducted on any property and no improvements constructed on any property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any property and no open fires shall be lighted or permitted except in contained barbecue units and indoor or outdoor fireplaces. Permits from the Southern Idaho Timber Protective Association or an applicable governmental agency shall be required for controlled and attended fires required for clearing or maintenance of land.

M. Minimum costs for all types of residences shall be \$16,000.00 for 1980 and shall increase at the rate of 5% per calendar year commencing in 1981, to compensate for inflation and increased building costs.

N. Lots 1, 2 and 3 shall not be further subdivided. All other lots may be subdivided into two parts as nearly equal in area as practicable.

O. Metal surfaces on all structures shall be painted to eliminate glare.

II. These covenants and restrictions are to run with

the land and shall be binding on all the parties and all persons claiming under these for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

III. If the parties hereto, or any of them or their heirs or assigns, or persons claiming under or through them or any other person, whether such person be the owner of any property in said subdivision or not, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing and/or to recover damages for such violation.

IV. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Dated this ~~20~~ day of May, 1980.

ESTATE OF KENNETH E. WILDE, DECEASED

By


Administrator

STATE OF IDAHO)
) SS.
County of Valley)

On this 30th day of May, 1980, before me the under-
signed Notary Public in and for said State, personally appeared
ROBERT H. REMAKLUS, known to me to be the Administrator of
the Estate of Kenneth E. Wilde, Deceased, who executed the
within instrument, and acknowledged to me that such estate
executed the same.

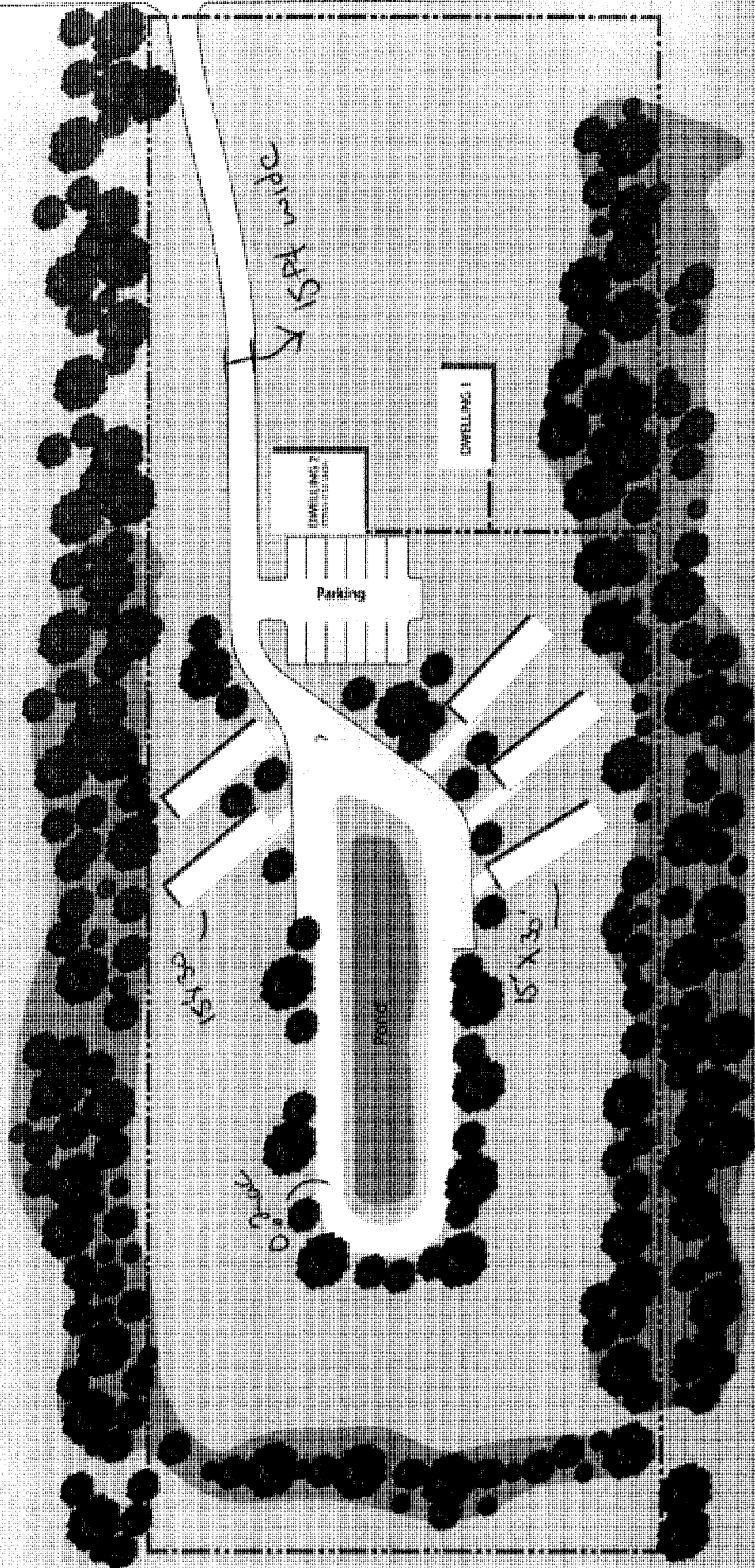
IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year in this certificate
first above written.

Bill L. Boulton
Notary Public for Idaho
Residing at Cascade, Idaho

106395

STATE OF IDAHO)
County of Valley,)
I hereby certify that this instrument
was filed for record at the request of
R.H. Remaklus
06
3
June 1980
Notary Public
Bill L. Boulton
1200
1200
1200
1200

NORWOOD RD





Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # CUP 24-05

Preliminary / Final / Short Plat Hollowell RV Park & Short Term Rental
S 1/2 Lot 1 Wilde Country ESTATES
13847 Norwood Road

- 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
 - bedrock from original grade
 - waste flow characteristics
 - 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
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center

14. COH has a record of a permit for a 2 bedroom dwelling on this property approved on 8/12/96. We have no record of approval for the connected Shop (Dwelling 2) to the existing system. The proposed pond appears to be closer than 200' to the existing system. Reviewed By: MP/RL
The applicant would need to apply for a septic permit for the RV's & Dwelling #2 and probably forgo the proposed pond before approval could be considered. Date: 3-12-24

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
219 North Main Street
PO Box 1350
Cascade, ID 83611

Re: April 11, 2024, Planning and Zoning Commission Agenda Item

Dear Cynda:

The following comments are for the item listed in the on the April 11, 2024, Valley County (VC) Planning and Zoning Commission agenda you directed us to review:

New Business:

4. C.U.P. 24-05 Hollowell RV Park and Short-Term Rentals

Detailed site grading and drainage plans for the site improvements, including the pond excavation, are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The C.U.P. application appears to indicate an existing 15-ft privately maintained gravel road will be used to access the improved development and no new roads are proposed; however, the site layout sketch identifies a new 15-ft wide road accessing the site. The applicant will need to submit the proposed gravel road section for review. VC may require the applicant to provide a wider access for emergency vehicles.

Please contact me if you have any questions.

Sincerely,

PARAMETRIX
Valley County Engineer



Paul Ashton, PE



Agency Notices

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>

Sent: Tuesday, March 26, 2024 12:40 PM

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

Subject: re: Agency Notices

Cynda,

CUP 22-16 - 12815 Highway 55 is not in the floodplain therefore; I have no comments.

CUP 24-04 - 51 Pinnacle Court is not in the floodplain therefore; I have no comments.

CUP 24-05 - 13847 Norwood Road is not in the floodplain therefore; I have no comments.

I am working part-time & generally available from 9:00 a.m. to 1:00 p.m. Monday through Thursday.

Thank you,

Maureen O'Shea, AICP, CFM

Floodplain Specialist

Idaho Dept. of Water Resources

322 E. Front Street, PO Box 83720,

Boise, ID 83720-0098

Office # 208-287-4928

Cell # 208-830-4174

Maureen.OShea@idwr.idaho.gov

<https://www.idwr.idaho.gov/floods/>

March 19, 2024,

To Cynda Herrick and the Valley County Planning and Zoning Board,

My name is Stacey Kucy and I live at 128 West Lake Fork Road. I am writing regarding the C.U.P. 24-05 Hollowell RV Park and short-term rentals which I am not in favor of. I have many concerns regarding this proposal. Them being sewage, noise, light pollution, appearance, and water.

This proposal states it will be putting five RV's on the current lot and they will be sharing the current septic. How many will each RV accommodate? The original short-term agreement is to allow 4 guest to stay in the residence. Which for the past year there are constantly more than the allowed guest staying in the short-term rental. Will the current septic be large enough for people staying on this residence?

The proposal says electricity will be provided for the RVs is this by a generator? If so, this would produce a large amount of noise for the neighbors on each side of the property. Guest who are staying at these short-term rentals are usual people on vacation and they are living it up. With late night partying and not a care in the world for the people who live next to the property.

The current short-term rental has very bright lights that are left on day and night. I would image more lights will be added which will then create even more light pollution to the night ski. This additional light is a disturbance to the neighbors who live in this neighborhood.

The proposal shows trees lining the entire property. Is Mr. Hollowell planning on planting additional trees, so it appears as in the proposal? Currently the north side of the lot is lined with trees the south side of the lot has trees about a quarter of the area and the west side of the lot is pretty much vacant from trees. Trees would help with the appearance of 5 RV's, the lights and noise.

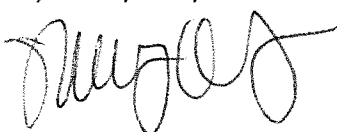
The proposal of the pond is a concern as I wonder who will be doing the upkeep of the pond? The current short-term rental seems to have no one who is upkeeping the place. Garbage cans left on the curb all week. Dogs getting into the garbage before it is picked up leaving garbage on the streets. How are they to keep a pond clean and not become a swamp?

I am also concerned with water. Is the current well going to be able to supple enough water for this proposal without interfering with our current well?

Lastly, this is a neighborhood where there are residents who live here year-round. We respect one another's property. We are not here on vacation we are here to live, work, and play. It is a neighborhood not a commercially zoned area. I see this RV Park being requested in the wrong location it should be in a commercially zoned area not a residential area.

I am asking you to deny this proposal of a RV park in a residential zoned area.

Thank you, Stacey Kucy

A handwritten signature in black ink, appearing to read 'Stacey Kucy', written in a cursive style.

March 21, 2024

Cynda Herrick, AICP, CFM
Valley County Planning & Zoning Director
PO Box 1350
Cascade, ID. 83611
cherrick@co.valley.id.us

Subject: Opposition to C.U.P. 24-05 Hollowell RV Park and Short Term Rentals

Dear Cynda Herrick and Valley County P&Z Board

I am writing to express my strong opposition to issuance of a C.U.P. and STR permit for the property located at 13847 Norwood Road. As a resident of this community, I am deeply concerned about the detrimental impact this type of permit would inflict on our residential neighborhood.

Based on the past year of this property being a STR, and initially given a list of requirements for operation as a STR, I have firsthand witnessed poor management of these code requirements. Max. Occupancy was listed as not exceeding 4 persons at any time, however, there were regularly groups of at least 10-12 people staying there. On many occasions there was little or no respect for surrounding properties in regard to excess noise well beyond the midnight hour. Garbage removal is lackluster at best, having large green trash containers permanently set on the roadside 24/7, frequently tipped over and spilling out on the road. After talking with the Valley County P&Z Office, I learned that the owner has been lackluster in operating up to code and has been reprimanded on his management of the current STR set up.

Introducing a RV park component to this single residential property would disrupt the character of our neighborhood by introducing a commercial activity into residential zones. I am concerned that this multiple unit set-up, basically a campground, will be difficult to manage and control. I do not believe that the current well and septic system can handle the large increase in occupancy. How is the increased noise and lighting going to be managed? The artist rendering of the proposed property show an array of plants surrounding the property, this not even remotely close to what exists in reality

Given these concerns, I urge you to carefully consider the long-term implications of granting this CUP for 13847 Norwood Road. Instead, I encourage you to explore alternative solutions that prioritize the needs and interests of permanent residents, such as enforcing existing regulations, implementing occupancy limits, and promoting responsible tourism practices. Thank you for taking the time to consider my perspective on this important issue. I hope that you will prioritize the well-being of our community as you make decisions and deny this request for a RV park in the middle of our neighborhood,

Sincerely,

Gary Kucy



March 21, 2024

To the Valley County Board of Commissioners:

I am writing in opposition to the CUP at 13847 Norwood Rd, McCall to convert the property to a RV Park. I sincerely hope that the Commissioners don't have the view point of approving everything that is applied for and trying to make this ill fated proposal work. Just because there are no real zoning rules mean you loosley "can" doesn't mean you "should:. How would the Commissioners feel if this RV Park suddenly popped up next to their house?

We bought out here for the quiet wide open spaces with few neighbors. We realize housing is an ongoing issue in the community. We have thought about putting an RV pad on our property to potentially rent to a firefighter for the summer but have not done so because we couldn't think of a spot on our 2.2 acres that would give US enough privacy and space, because we live here, much less the impact on our neighbors. We also pondered the strain on our septic and well.

When Mr. Hollowell initially applied for the CUP last year, we were not in favor of having a STR nearby because we have seen the devastation to many resort communities with this type of housing. We are firm believers in letting people do what they want with their property as long as it doesn't infringe upon the lives of others.

With that said, following are the specific reasons I don't believe this RV Park should be in this neighborhood. I have attached the CC&R's for Wilde Country Estates and the two biggest provisions that will be violated are: Structures shall not be used for any commercial purpose, and any variances will not be detrimental to any other lot owner along with RV's shall not be used as a permanent residence. An RV Park is a business in the middle of a rural residential subdivision.

Free spirited Idahoans already own their campers/RV's and prefer not to be sandwiched in feet from other campers.

According to Zillow, 13847 Norwood is a 946 Sq ft 2bd/1ba residence on 2.1 acres built in 1960. I have a hard time believing that the current septic system could handle the load of 20? 30? 40? people at a time? I walked to the site today and saw that Mr. Hollowell has already installed 3 water pumps with 3 electrical panels. Are these permitted? Is his theory it's better to ask for forgiveness than ask for permission? What will this additional output do to our wells and water table?

Another real concern is fire danger. People renting these "campsites" will expect to have nightly campfires and last year the grass in his yard was a 3 foot high tinderbox.

This proposal is a long the line of why people have a bad perception of so called real estate investors/developers. They think they're going to buy a property, turn it into an Airbnb and make all sorts of money. Let's throw out some outlandish ideas because of Idaho's lax building/zoning rules and laws. All the while not living there and not caring about what they bought.

I would think there is a considerable costs in converting the property to an RV Park with septic, electrical, well and concrete are not inexpensive upgrades. Maybe Mr. Hollowell should just look for an existing RV Park or a site that is more conducive to this type of business. He could take his capital gains and build an apartment complex. The apartments should be connected to a city water system, not rely on a well and septic. If an RV Park already existed on the site or if it was on the Hwy 55 corridor I would have no problem with the project. I have no objection to this property being used for a long term rental.

This is a classic example of giving someone an inch and they take a mile. What will next year's CUP be? 5? 10? more RV's? A waste station? A concession store?

We have recently spent a lot of money upgrading the exterior of our home. I also spend many many hours in the summer keeping up the landscaping on our home. I would hate for our property values to plummet because of an absentee landlord looking to make a quick buck slap together a dilapidated RV Park in a spot where it frankly doesn't fit in. This is more than just the neighbors don't like it. It doesn't conform to what already exists.

The "artists" rendition of the plan is a joke. There are not that many trees surrounding the parcel. A pond? Would that be a mosquito breeding ground? Parking for 12 cars? Has anyone from your office set foot on the property? When did dwelling 2 come into existence? A garage converted to living quarters?

The only mitigation that would be acceptable would be a 20 ft high solid wood or cinder block fence surrounding the entire 2.1 acres to contain all the light pollution and noise. He would also have to do something about the individual garbage cans out and tipped over all the time. It would also contain the fire when the place goes up in flames due to campfires every night. No neighbor should have a volleyball court next to or a spotlight shining into their bedroom window.

I have saved the best for last. Not only should this CUP be denied, the existing STR permit should be revoked and here are ALL of the reasons.

Mr. Hollowell has openly admitted to violating the ongoing requirements with his Thor's Cabin listing on Airbnb. 4 bedrooms, 7 beds. Reviews from people that have stayed there: Perfect for large families! Group of 9, 2 trailers. 12/23 family of 12. 10/23 great for multiple families! 7/23 us plus 6 kids! 4 people don't need 7 beds. Do ongoing inspections happen?

The only saving grace is 13847 Norwood is not rented out all the time. It is not that "nice" of a place nor the ideal location for the average McCall vacation goers. I guess Mr. Hollowell is aware of his competition on Airbnb, realizes it is not making him the ROI he thought it would so he wants to flip the script and market to large groups by increasing occupancy. There will be more density on his little 2.1 acres than there is in the surrounding 5 sq miles. I can see the listing now: Perfect for large groups and family reunions! Rent this for your corporate retreat!

Per the initial permit: MAXIMUM 4 PEOPLE. There are continually 3 or more cars there. And more times than not, more than 4 people.

Maintain dark-sky compliant lighting: You can see this property from highway 55 it is so illuminated. Edison lights on all the time on their deck. Why are the lights on all the time?

RV'S AND TENTS MAY NOT BE USED TO INCREASE MAXIMUM CAPACITY. What will the new capacity be?

Garbage cans always overflowing and out on the street constantly.

Mr. Hollowell has shown no regard for following the on going requirements. I have taken pictures and complained but don't know if any follow up inspections were ever done.

I beg you to please not approve this new CUP and sincerely look into revoking the STR permit for non compliance. It is a nightmare every time it is rented.

Sincerely,

Patricia Bassett

Patricia Bassett
13857 Norwood Rd



Valley County Planning and Zoning Short-Term Rental Permit

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



Phone: 208-382-7115
Website: www.co.valley.id.us

STR Permit #: **2023-18**

Physical Address: **13847 Norwood RD**

Parcel #: **RP00295000004B**

Subdivision: **Wilde Country Estates NO. 1**

Occupancy Maximum: 4 (This number must be posted on-site)

Effective Date of Approval: 3/6/2023

Annual Renewal Date: 3/31/2024 (See Below*)

Property Owner: **Baron Hollowell**

Property Manager: **Baron Hollowell**

Contact Number: [REDACTED]

On-going Requirements:

- Address must be posted.
- Post rules, contact information and Occupancy Maximum number on-site.
- Quiet hours from 10:00 p.m. to 7:00 a.m. (Recommendation)
- No parking in any road right-of-way.
- **Maintain dark-sky compliant lighting.** *LIGHTS ON all the time.*
- Maintain fire pit.
- **Garbage must be regularly hauled away.** *Cans always curbside, overflowing or tipped over*
- Eradicate noxious weeds. (Valley County Weed Dept. 208-382-7199).
- The STR may be used for residential purposes only.
- The STR cannot be used as a wedding venue, corporate retreat, seminars, team-building events, or other use that require a conditional use permit.
- **RV's and tents may not be used to increase the maximum occupancy.**
- Smoke detectors, carbon monoxide detectors, and, if applicable, liquified petroleum detectors required.
- Outdoor amplified sound, other than household speakers, shall not be allowed at any time.
- Sales tax must be paid to the State of Idaho.
- Shall post address numbers so they are clearly visible from the road.
- Staff can inspect the interior and exterior of the STR if neighbor complaints are received or there is reason to believe the structure has been modified to accommodate a greater occupancy than allowed.
- Any change should be reported to the Planning and Zoning office; a new permit may be required.

Conditions of Approval:

Maximum occupancy should not exceed 4 people at any time. *violated constantly*

Renewal Information * - (Shall file an annual report as follows):

- Due date (renewal date) is the date of the issuance of the permit each year.
- Shall show compliance with all requirements of original permit.
- State intent for the current upcoming year.
- List any changes that were made to operations and/or facilities. If changes are made to the structure, use, number of occupants, etc., a new permit will be required with the updated information.
- Shall be revoked if not submitted within 30 days of the renewal date.

Approved by: _____

Cynda Herrick
Cynda Herrick, AICP, CFM, P&Z Director

Date: 3/6/2023

Valley County Code 9-4-9 Short Term Rental ordinance is subject to change after a properly noticed public hearing.

PROTECTIVE COVENANTS

WILDE COUNTRY ESTATES NO. 1

KNOW ALL MEN BY THESE PRESENTS: That the Estate of Kenneth E. Wilde, deceased, is the owner of all lots in that certain subdivision in Valley County, Idaho, known and designated as Wilde Country Estates No. 1, the official plat of which is on file in the office of the Recorder of Valley County, Idaho, as Instrument No. 105988.

I. That all of the real property and all lots, parcels and tracts of said subdivision, and any conveyance covering or describing all or any part thereof, either by reference to the above described plat or by name, number or designation thereon, or by other description, shall be subject to the following restrictions, protective covenants, and conditions, and that by the acceptance of any conveyance of any property in said subdivision the grantees or their heirs, executors, administrators, successors or assigns, covenant with the parties hereto, their heirs and assigns, and with the other grantees or subsequent owners of property in said subdivision as to the property as described and conveyed in or by such conveyances as follows:

A. A Board of Control shall be established to approve or deny formal requests as outlined in the following paragraphs. The Board of Control shall also have the authority to grant variances to the Protective Covenants when such variances will not be detrimental to any other lot owner. The Board of Control shall have three (3) members. The initial members of the Board of Control shall be appointed by the developer. At such time as 80% of the lots in the subdivision are sold, members of the Board of Control shall be elected annually by the owners of lots in the subdivision.

B. All lots in the subdivision shall be known and described as residential lots and said lots or any part

thereof or any structure placed thereon shall not be used for any commercial purpose. The use of the lots or structures placed thereon shall be limited to residential purposes except as herein specifically provided. Grazing for cattle and horses is not considered a commercial purpose.

C. Except as herein provided, no lot shall be improved except by a residence structure designed to accommodate no more than a single family and occasional guests, plus a garage, fencing and such other improvements as are necessary or customarily incident to a single family residence. Residences shall have a minimum of 800 square feet of living space on the main floor level, exclusive of garage and porches. Mobile homes are permissible under the conditions following:

1. A mobile home for the purposes of this covenant is defined as follows: A structure without motive power which is originally designed to be drawn by another vehicle by means of a towing device to its permanent location, and which otherwise is defined by the laws of Idaho as a mobile home.

2. A mobile home shall be placed upon solid blocking with all utility connections being made frost proof and a permanent type skirting shall be placed around the entire perimeter thereof within sixty (60) days from the placement of a mobile home upon a lot.

3. All mobile homes shall have a minimum of 800 square feet of living space and must meet all State and County building codes.

4. Shelter roofs constructed over mobile homes shall be built in the same manner as roofs of conventional dwellings, must conform to Valley County snow load requirements and supports therefor shall be placed on concrete footings.

5. Additions to mobile homes must be of permanent construction on concrete footings with block or concrete foundations with metal or shingle roofs and metal siding similar to that used on such mobile home. Use of wood siding on mobile home additions may be permitted if the same does not give the appearance of a shack or lean-to.

D. No improvement upon any lot in the subdivision shall be permitted to fall into disrepair and each such improvement shall at all times be kept in good condition and repair and adequately painted or finished.

E. All structures shall be set back from all lot lines at least as follows:

Twenty (20) feet from front lines;
Ten (10) feet from side lines;
Fifteen (15) feet from rear lines.

F. Upon commencement of construction of a residence, said construction shall be completed within 18 months. The architecture of the outbuildings on all lots shall conform with the architecture of the residence on the lot unless the residence is a mobile home. All out buildings must meet applicable building codes.

G. Approval for an additional sewage disposal system must be obtained from the Central District Health office before a lot may be divided, which division must be as nearly equal in area as possible, and no more than one residence may be constructed on one lot or each division thereof.

H. No camp trailer or other temporary structure shall be used as a residence except during the period a residence is being constructed. Recreational vehicles shall not be used as a permanent residence. No out-houses shall be permitted except during construction.

I. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any lot within the subdivision and no odors shall be permitted to arise therefrom so as to render any such lot or any portion thereof unsanitary, unsightly, offensive or detrimental to any other lot in the vicinity thereof or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon any such lot so as to be offensive or detrimental to any other lot in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any such lot without the prior written approval of the Board of

Control.

J. Household pets (dogs, cats, etc.) may be kept as long as they are not raised for commercial purposes. These household pets must be cared for and restrained so they are not a nuisance to other residents in the subdivision. Two large animals (horses or cattle) or five sheep shall be allowed for each acre of each lot. These animals shall be properly fenced and cared for. No pigs or other animals likely to cause undesirable noise, odors, or other noxious conditions shall be permitted.

K. All sewage disposal systems shall be constructed in compliance with the standards of the Department of Public Health of both State and County.

L. No activities shall be conducted on any property and no improvements constructed on any property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any property and no open fires shall be lighted or permitted except in contained barbecue units and indoor or outdoor fireplaces. Permits from the Southern Idaho Timber Protective Association or an applicable governmental agency shall be required for controlled and attended fires required for clearing or maintenance of land.

M. Minimum costs for all types of residences shall be \$16,000.00 for 1980 and shall increase at the rate of 5% per calendar year commencing in 1981, to compensate for inflation and increased building costs.

N. Lots 1, 2 and 3 shall not be further subdivided. All other lots may be subdivided into two parts as nearly equal in area as practicable.

O. Metal surfaces on all structures shall be painted to eliminate glare.

II. These covenants and restrictions are to run with

the land and shall be binding on all the parties and all persons claiming under these for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

III. If the parties hereto, or any of them or their heirs or assigns, or persons claiming under or through them or any other person, whether such person be the owner of any property in said subdivision or not, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing and/or to recover damages for such violation.

IV. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Dated this 30th day of May, 1980.

ESTATE OF KENNETH E. WILDE, DECEASED

By

Edwin J. [Signature]
Administrator

STATE OF IDAHO)
) ss.
County of Valley)

On this 30th day of May, 1980, before me the under-
signed Notary Public in and for said State, personally appeared
ROBERT H. REMAKLUS, known to me to be the Administrator of
the Estate of Kenneth E. Wilde, Deceased, who executed the
within instrument, and acknowledged to me that such estate
executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year in this certificate
first above written.

Beth L. Boulden

Notary Public for Idaho
Residing at Cascade, Idaho

106395

STATE OF IDAHO } ss.
County of Valley. }
I hereby certify that this instrument
was filed for record at the request of
R. H. Remaklus
06
3
June 1980
1
press
K. E. Wilde
Remaklus
Filed 5/22/80

COMP. INDEX
JUDG. CLERK
STATE ARCHIVES

In regards to the Hollowell RV Park proposal

From: Kristeen Main [REDACTED]

Sent: Thursday, March 28, 2024 8:03 PM

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

Subject: In regards to the Hollowell RV Park proposal

We, Kristeen Tappe-Main and Katie Main, the residents of 13851 Norwood Rd., the property next to the Baron Hollowell property here by object to the proposed RV park. Among our objections are his violation of Valley County code chapter 4, section 9-4-9 involving waste disposal and sewage. Mr Hollowell has already shown a disregard for procedure involving his Airb&b by not obtaining the proper permits for it. He also states in his RV proposal that it is section 1, but it is section 4. We both will be attending the meeting on April 11, 2024 to discuss these issues and more.

Sincerely Kristeen Tappe-Main and Katie Main

C.U.P. 24-05 Hollowell RV Park and short- term Rentals

Sent: Saturday, March 30, 2024 10:46 AM

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

Subject: C.U.P. 24-05 Hollowell RV Park and short- term Rentals

I would like to express our opposition to the proposed above mentioned C.U.P. 24-05.

We feel this proposal is in direct conflict with our protective covenants, and well being of surrounding family neighborhoods. Not only our subdivision by also other rural subdivisions in this rural area (Brookdale just to the west)

This subdivision has recorded protective covenants . #106385 on 6-3-1980. Item B states "All lots in the subdivision shall be known and described as Residential lots and said lots or any structure placed thereon shall not be used for any commercial purpose." We feel the structure already there being used as a short-term rental is already pushing that boundary. Residents do not live on property in question. I feel short-term rental is a commercial venture.

Item C states "No lot shall be improved except by a residence structure designed to accommodate no more than a single family and occasional quests, plus garage, fencing and other improvements as are necessary or customarily incident to a single family residence." According to C.U.P. application it appears that Hollowell's have already turned the garage into a second dwelling on the property. We are again opposed to this use of the residential property. Also a quick visual of the property you can see they have already begun installation of the RV portion of their plans, with no regard to permitting process.

I would be very surprised this proposal has been approved by Central District Health in regard to septic and well requirements. This lot is too small for 2 dwellings much less an RV Park.

In closing I would like to express this is a rural family community, the neighbors and ourselves live in our homes as single family residents. This is not compatible with our subdivision. We Strongly object to this proposal. Please consider our concerns.

Sincerely,

John and Debbie Roberts
126 Wilde Place

C.U.P. 24005 comments

From: Marylou Rush <[REDACTED]>
Sent: Saturday, March 30, 2024 9:05 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: C.U.P. 24005 comments

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

RE: C.U.P 24-05 Hollowell RV Park and Short-Term Rentals

Dear Commissioners:

I am writing to you to express my opposition to the approval of a conditional use permit for short-term rentals of a home and five recreational vehicles on a 2.1 acre parcel located at 13847 Norwood Road. The property already has been permitted for a short-term rental for four people. This property is surrounded by single family dwellings including families with children. Even though the property has been permitted for four, much of the time there are more than that present, and they already create a noise nuisance for the neighborhood. They are often young adults who party loudly into the night, often out-of-doors. Increasing the number of available units will only magnify this problem.

My concerns go beyond the noise and incompatibility with the neighborhood. If five more units are placed on the single family dwelling approved well and septic, how will that affect the wells and septic systems of the surrounding neighbors? County Code calls for platting if a lot is split and a single family dwelling placed on less than an acre. There will be 5 single family RV,s and 2 dwellings on 2.1 acres, or 3.3 dwellings per acre. The Code also states that there needs to be 20,000 square feet per dwelling if the well and septic are shared. (VC Land Use and Development Ordinance 9-3-3-1). Will this plan meet those standards?

What is the water source for the pond? How will it be maintained? Will it create an insect nuisance for the neighbors? Will it deplete or pollute the groundwater in the area?

This concept of allowing a commercial enterprise in the middle of an established neighborhood shouldn't be permitted. Short-term rentals are a business, particularly this many. And if one looks at the proposed drawing of the site, it seems pretty clear that there will be more than five eventually. This is not affordable housing which is much needed in Valley County. In fact, it has taken an affordable single family dwelling out of the market.

Please carefully consider the Valley County residents who live all around this 2.1 acre parcel. Consider the Valley County objective of retaining its rural character. Private property owners should be protected from near-by incompatible uses such as this. They should also not be subjected to unsafe or unhealthy conditions caused or worsened by activities, uses, structures, buildings, or other factors located on someone else's privately owned property (Comprehensive Plan Ch. 3, #2, #3).

Thank you for your time and for all your efforts.

Mary Lou Rush
176 Maki Lane
McCall, Idaho 83638

Opposition to 13847 Norwood Road RV Park

From: Mandy G [REDACTED]

Sent: Sunday, March 31, 2024 9:10 PM

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

Cc: Mandy G [REDACTED]

Subject: Opposition to 13847 Norwood Road RV Park

5 attachments (581 KB)

8FA3153C-5337-4997-8F0B-47DB88512BD3.jpeg; 7B17F78E-B520-44B8-A8CD-99D126329C09.jpeg; CE4A99B2-5938-4E5D-9FB7-08B64357A50C.jpeg; 1C580291-E0FC-4F65-B4C3-88F2DA3B558E.jpeg; AC8CE067-2C1C-4ABD-AC00-45B4B0099885.jpeg;

To Whom it May Concern,

This letter serves as our opposition to the public hearing for RV rentals located at 13847 Norwood Road.

Our property is directly west of the property line and we share the west property boundary. Our home is located at 134 W Lake Fork Rd.

This home became a short term rental approximately 1 year ago. Summer of 2023 had their first season of short term tenants. During that time we witnessed several families using the property. The tenants did not abide by the Valley County quiet time. We would hear music, voices etc until well after midnight some nights. Numerous times it appeared that there were more people residing at the location than permitted and there was even a time that an RV was parked at that location. The previous public notice stated that no RV's were to reside at the property as it was only allowed to have tenants inside the residence. The homeowner failed to keep up the lawn / outdoor area of the property for most of the 2023 summer season. It was not uncommon to drive past the home and find the weeds to be well over a foot tall. Adequate trash receptacles were not provided resulting in overflowing garbage cans and not approved trash cans set out for regular trash day pick up. Please review the attached photos showing full garbage cans and blown over cans after trash day.

The homeowner is requesting to be allowed to provide 5 additional trailers and a pond on this location. We have significant concerns regarding this request. As we have witnessed the homeowner has not kept up the appearance / cleanliness of the existing property so we have doubts that he will keep up with additional rental locations.

Our questions regarding the pond are as follows:

1. How is the pond going to be filled?
2. How is the pond going to drain?
3. How does the homeowner plan to address the mosquito issue?
4. How does the homeowner plan to keep the pond clean?

Our concerns regarding the above questions:

Our property flows downhill from the area where he plans to place the pond. Should it overflow / leak that water will flood directly down to my property causing flood damage. How will the homeowner compensate me for property damage? Photos are attached showing the downslope on to my property.

Our questions regarding the RV's.

1. Will there be an age requirement?
2. Will they all be hooked up to well and septic and can the existing septic support the home plus 5 full time RV's?
3. Does the homeowner have a plan for damage should the septic not be able to support the home plus 5 RV's?

Additional questions regarding the whole plan

1. Does the homeowner plan to put up some sort of fence to prevent the surrounding properties from having deal with the RVs within their view of the surrounding areas?
2. How does the homeowner plan to provide adequate trash receptacles for the added volume of people? They clearly haven't provided that thus far.

As the homeowners sharing a property line we oppose this application for RVs and pond. Our property and property value as well as our lifestyle will be directly affected. We will not be able to enjoy our property without having to see and hear an RV park. We have major concerns regarding the cleanliness of the property as well as the direct effect that will come from the pond that will have stagnant water. The homeowner has shown that he is not able to adequately keep up the property only having 1 rentable area so why would we believe that he will be able to keep up 6 areas?

Thank you for taking the time to hear and view our concerns. Please feel free to reach out should further questions.

Read reply requested.

Sincerely

Dustin and Amanda Grant









March 31, 2024

Cynthia Herrick, AICP, CFM
Planning & Zoning Director
P O Box 1350
Cascade, ID 83611

RE: C.U.P. 24-05 Hollowell RV Park and Short-Term Rental

I would like to enter my objections to the referenced project. We live less than a mile away from the proposed RV Park. This is a residential/agricultural area. As they develop properties west of us the traffic on West Lake Fork Road is becoming excessive. Some vehicles far exceed the 35 MPH posted. Many go 45-50 which is probably good. But 65 plus is not acceptable. The cross street of Norwood has vehicles going over the speed limit plus they forget to stop at the stop sign on West Lake Fork Road. They just fly by the sign. Some do slow down but it is rare for someone to stop. The referenced property is two properties from the stop sign on Norwood. With the persons using the RVs or house, there would be at least five more vehicles going through the stop sign.

With the addition of 5 RVs, the trash would now be five times that of the use of the one house on the property. Will they be putting a large dumpster on the lot? And what about the sewer system? I'm sure they will need a much larger septic tank and drainage field than is currently on the property.

Since these guests will only be here for a very short time, I'm sure they will want to party on the lot. That would make too much noise for those living close by. They probably won't care if they disturb the quiet of the area since they are only here for a short time.

They are proposing a pond for the RV park. We already have too many mosquitos in the area. We are already prohibited from enjoying our front porch for many of the days.

This is not an appropriate property for the placement of an RV Park with 5 new RVs.

Sincerely,
Clarks, 123 West Lake Fork Road, McCall



Sheryl Clark

Handwritten signature of Sheryl Clark in cursive.

Gary Clark

Handwritten signature of Gary Clark in cursive.

Regarding c.u.p. 24-05

From: Barri Hamel [REDACTED]

Sent: Tuesday, April 2, 2024 6:46 PM

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

Subject: Regarding c.u.p. 24-05

Our names are Robert and Barri Hamel, we live in a very nice quiet rural subdivision about a block away from 13847 Norwood. This is an area of all residential neighborhoods and we do not feel a commercial even park needs to be in the middle of this neighborhood. We also do not feel the sewer for one home can also be adequate for five rv's and one well will tax our water supply. Besides this person has already set up five spaces and is now asking permission. It would be better if he lived here to watch out for his property but to put a home and five commercial rv spots here is not ok besides fire code. There is one very small access. Thank you for listening to us and please do not let this commercial venture be allowed in a residential neighborhood. Thank you, Robert and Barri Hamel. 153 Wilde Pl Lakefork
Sent from my iPhone



Hello!

I Crystal Voorhees, living at 13843 Norwood Rd., have been meaning to notify you about several issues I have been dealing with at the Hollowell property N of me over the past year.

1. There have been several loud late night parties with tent camping and over twenty people several times throughout the summer and into the winter. I walked over a few times and asked groups of people outside to be quiet because I had to work in the morning. That's when I realized it was an A bnb. I should have called the Sheriff. Valley County Code Chapter 4 section 9-4-10: Short Term Rentals A.2. (1) the number of occupants cannot exceed the allowable limits of the septic system as approved by Central District Health (2) An Accessory use Authorization or septic permit from CDH identifying the maximum occupancy of the STR based on the size of the septic system shall be required. Maximum occupancy shall not be exceeded. The short term rental permit states maximum occupancy is 4. More have been staying there. They are also not adhering to quiet hours.
2. During August when the field grass was 5 ft. tall and cured, I noticed an unattended campfire in the back of Hollowell's property. Finally someone showed up to the RV hookup and was setting up his camper. I went over to tell him he should put the fire out, since we were in a RED Flag warning for high temperatures, low relative humidity, and wind. We should have been in Fire Restrictions at that time. They put that fire out and moved it closer to the house. I work for the Forest Service as a Fire Prevention Officer and don't want to come home and fight fires on my land or in my neighborhood.
3. The volleyball net he put up is 20 ft. from my bedroom window. Groups of at least 7 people or more are there yelling and playing until at least dark. I have to turn my TV up so I can hear over them. I would like to see this located to the very back of the property or removed. There is no fence, so they are basically in my yard. I have no privacy.
4. There's a bright light on his garage that shines in my yard and into the bedroom window that is absolutely disruptive to me. Then he put another brighter fluorescent light up below that one pointing straight at my house at eye level. Most people leave it on all night. This does not maintain dark-sky compliant lighting. Valley County Code Chapter 4 9-4-10: STR A. 4. 5. On-site Lighting: must comply with Valley County Lighting Ordinance (VCC 6-2)
5. I grew up on my current property. It was the first well drilled on Wilde Country Estates and is shallow. I am concerned about the amount of people using the A bnb and its effects on my water table and his sewer drainage. STR Permit states maximum occupancy is 4. There are often many more staying there. Valley County Code Chapter 4 9-4-10: STR A. 2. (1) The number of occupants cannot exceed the allowable limits of the septic system as approved by Central District Health. (2) An Accessory Use Authorization or septic permit from CDH identifying the maximum occupancy of the STR based on the size of the septic system shall be required. Wilde Country protective covenants state the residence structure is designed to accommodate no more than a single family and OCCASIONAL guests. Wilde Country Estates is residential two and a

half acre lots because well water and septic are allocated for what the amount of land can handle and the drain fields for the septic so as not to contaminate well water.

6. I have had to lock everything at my Domicile because I have seen footprints from that location walking around my property looking at stuff when I wasn't home. These are my current issues.

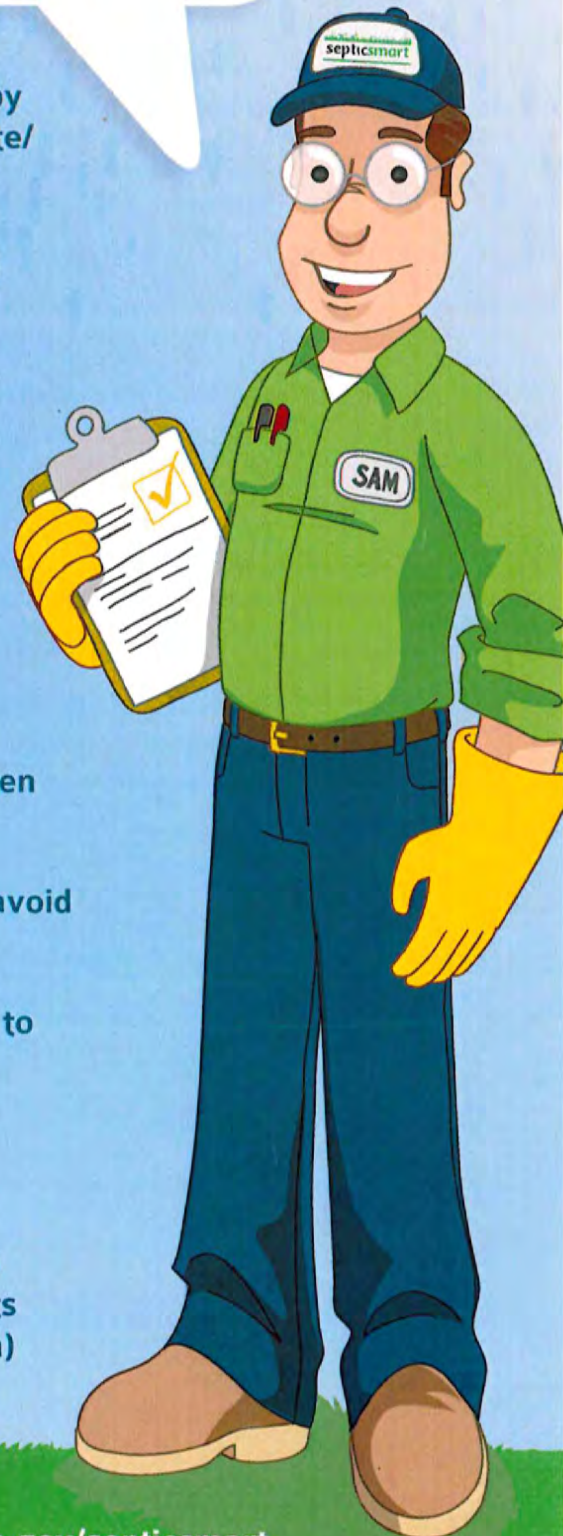
Sincerely!

Crystal Voorhees



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)



A Homeowner's Guide to Septic Systems



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

January 2001

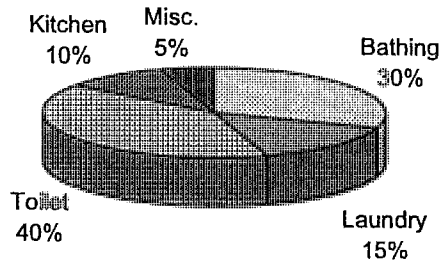


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure 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.

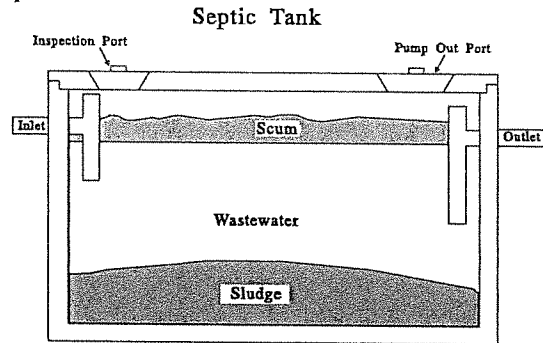
Septic Tank

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.

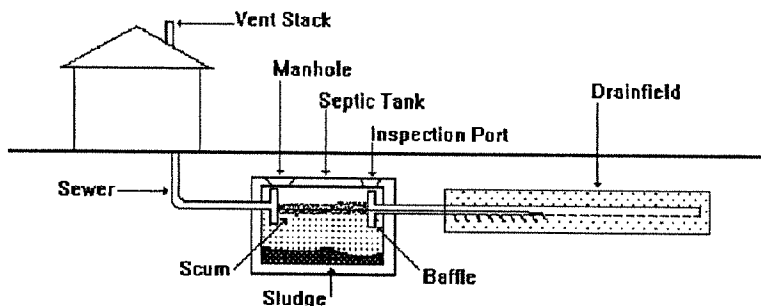
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced 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

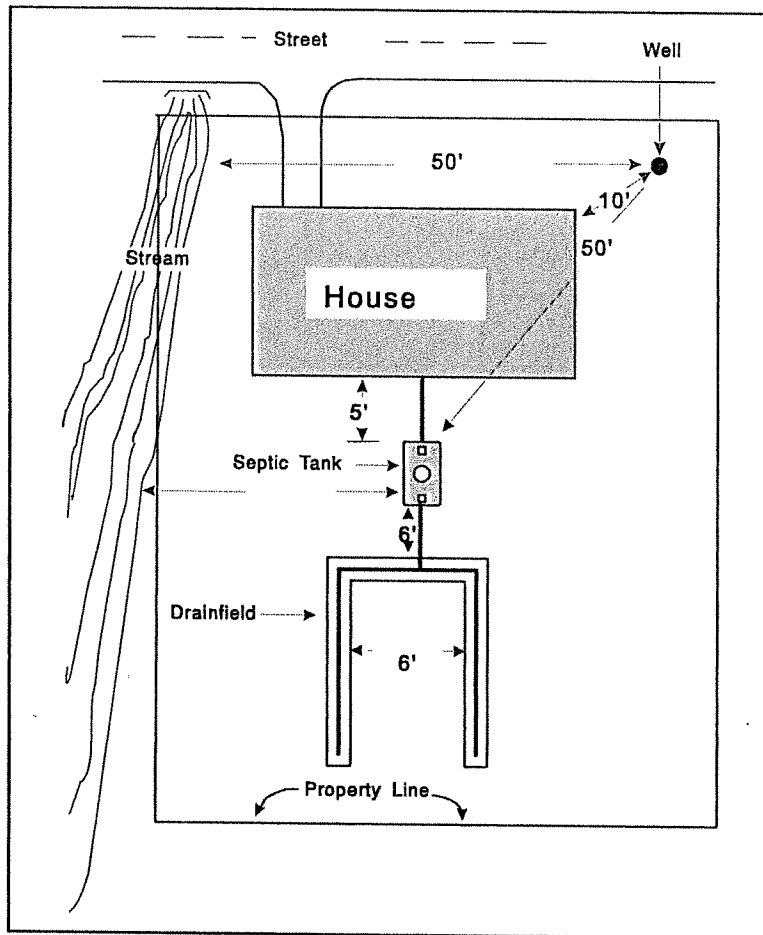
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water 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

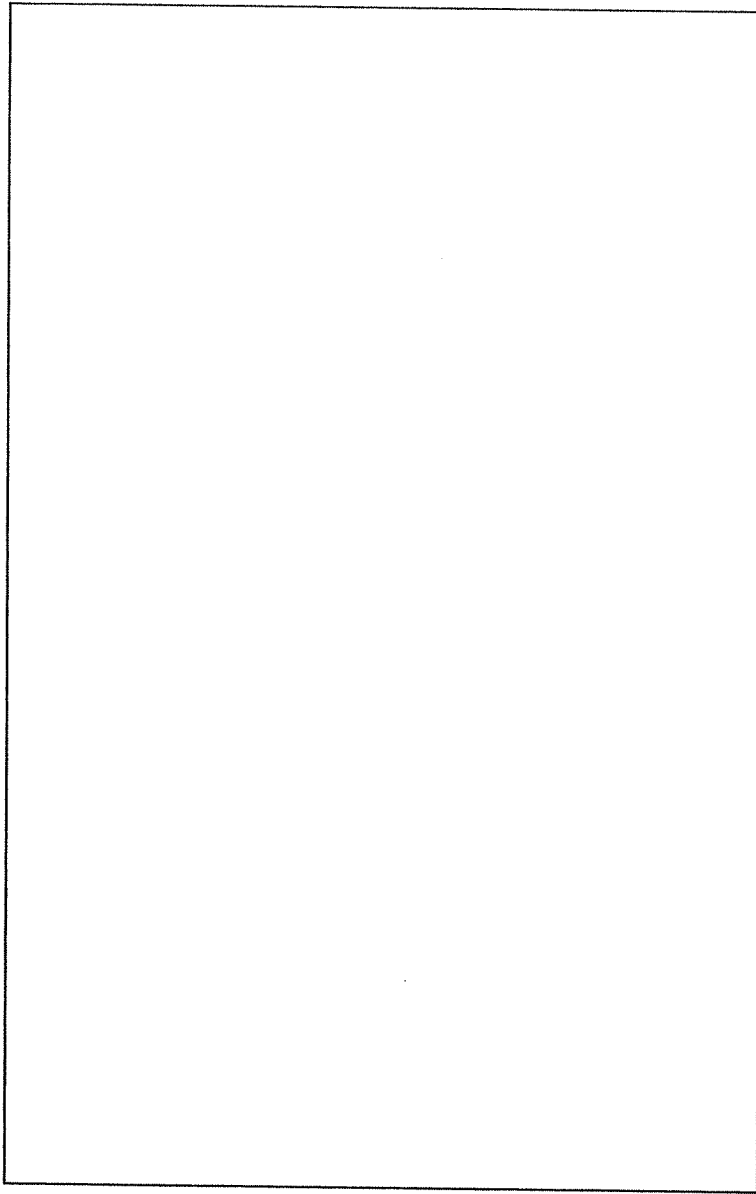
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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 10th 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