

## 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@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

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**STAFF REPORT:** C.U.P. 22-16 Camp Modern Review  
**HEARING DATE:** July 10, 2025  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT:** McKenzie Hansen and Trevor Russi  
3301 S Owyhee LN, Caldwell, ID 83605  
**OWNER:** Christian and Karen Klein  
1402 W Lago Bello DR, Eagle ID 83616  
**LOCATION:** 12815 and 12817 Highway 55  
RP16N03E269260 and RP16N03E269290  
SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho  
**SIZE:** 3-Acres  
**REQUEST:** Annual Review  
**EXISTING LAND USE:** Camping / Glamping Facility

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The conditional use permit for C.U.P. 22-16 Camp Modern was effective June 22, 2022. Condition of Approval #23 required a annual review to assess impacts and compliance with the approved conditional use permit. During a review on May 9, 2024, the Planning and Zoning Commission accepted the review and requested a compliance review in 2025.

The Planning and Zoning Commission will assess impacts and compliance with the approved conditional use permit.

McKenzie Hansen and Trevor Russi received approval of a conditional use permit for a camping facility. Phase 1 included six tent glamping sites with a shared bath house available for rent. Phase 2 updated the tents to A-frame structures with a collective maximum of 6,288 square feet. A caretaker suite would also be constructed in Phase 3. A five-year phasing plan was approved.

One A-Frame structure has been constructed but not finalized for occupancy by the Valley County Building Department. Building Permit 23-313 is attached.

Porta-potty facilities would be used until the restroom facility is constructed. An individual well and septic system would be used in Phase 2. The bath house would be wired for electric power. Solar lighting would be used for the guest units and along pathways. There is space for on-site activities such as a volleyball court, yoga/event platform, and horse-shoe games. The project includes six individual, contained, camp fire pits and approximately eight gravel parking spaces.

The approved site plan was received June 2, 2022.

## **FINDINGS:**

1. The effective date of Conditional Use Permit 22-16 was June 22, 2022, Instrument # 408560. An amended Conditional Use Permit 22-16, Instrument #454540, was recorded on December 7, 2022, to correct the property location (attached).
2. Legal notice was posted in the *Star News* on April 17, 2025, and April 24, 2025. The property owner and applicant were notified by letter on April 7, 2025. Potentially affected agencies were notified on April 8, 2025. Property owners within 300 feet of the property line as well as all additional people who previously commented were notified by fact sheet sent April 8, 2025. The notice was posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on April 8, 2025. The site was posted on April 24, 2025.
3. The applicant was unable to attend; therefore, the public hearing was postponed.
4. Legal notice was posted in the *Star News* on June 19, 2025, and June 26, 2025. The property owner and applicant were notified by letter on June 9, 2025. Potentially affected agencies were notified on June 9, 2025. Property owners within 300 feet of the property line as well as all additional people who previously commented were notified by fact sheet sent June 11, 2025. The notice was posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on June 9, 2025. The site was posted on June 24, 2025.

5. Agency comment received:

Central District Health stated that a septic permit was issued on July 19, 2023, for three one-bedroom units; there is no record of it being installed. 12817 Highway 55 has a septic permit issued on July 19, 2023, for a one-bedroom cabin and a bathhouse; there is no record of this system being installed and approved. (April 8, 2025)

Jess Ellis, Donnelly Fire Marshal, conducted a site visit. He found only one A-frame building. Electrical power appeared to be provided by a hard wired, above ground cord lying partially under the snow. Pictures were submitted. (April 14, 2025)

Jess Ellis, Donnelly Fire Marshal, stated all prior requirements shall remain in effect (attached) and all infrastructure shall be completed prior to occupancy. (April 16, 2025)

Jerry Holenbeck, Donnelly Fire Marshal, stated all prior requirements shall remain in effect and all infrastructure shall be completed prior to occupancy. (June 11, 2025)

Annette Derrick, Valley County Building Official, verbally stated that the Building Permit 23-313 One A-Frame structure has been constructed but not finalized for occupancy. (April 17, 2025)

Emily Hart, McCall Airport Manager, had no comments. (April 17, 2025)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (June 17, 2025)

6. Public comment received: *none*

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#### STAFF COMMENTS AND QUESTIONS:

1. The applicant should update the Commission with future plans and timelines.
2. During 2024, the sign was moved out of the Highway 55 road right-of-way and onto private property as required.
3. PZ Staff and the applicant reviewed conditions of approval in October 2024; emails are attached.
4. **The online advertisements include rental of the A-Frame which has not been approved for residential occupancy.**
5. The applicant needs to update the Camp Modern website and remove picture(s) of non-compliant lighting (<https://www.campmodernidaho.com>).
6. Have Conditions of Approval been accomplished? The applicant should respond to the conditions of approval.
  - COA # 5 - Must contact U.S. Army Corps of Engineers regarding wetland designation. *The applicant submitted a wetland delineation on August 14, 2023*
  - COA # 6 - Must comply with requirements of the Donnelly Fire District.
    - A letter of approval is required.
  - COA # 7 and 19 - Does all lighting meet Valley County Code?
    - On January 12, 2023, the applicant stated the string lights were removed.
  - COA # 8 - Shall obtain a building permit for the structures, including decks for the tents and any detached solar panels greater than 8-sqft in accumulated area.
    - Have all the decks been removed from the tent sites? What is the timeline to construct the remaining A-Frame structures?
  - COA # 11 and 12 - Bear-proof trash containers should be required. Food should be stored in a manner that does not attract wildlife.
    - Are bear-resistant trash containers still in use?
  - COA # 13 - Shall obtain approval of a public water system if required by Idaho Department of Environmental Quality.
    - On January 12, 2023, the applicant stated the property owner was working with Idaho DEQ.
  - COA # 14 - All noxious weeds on the property must be controlled.
    - Did this occur in 2024? Is there a plan for annual control?
  - COA # 15 - Shall obtain a sign permit prior to installation of a sign.
    - Completed in 2023.
  - COA # 16 - Shall mark property lines so guests do not enter other private lands.
    - In 2024, the applicant stated there is fencing on the north border and stakes on the west and south sides. In addition, taping, paint, and signs indicate the



*property perimeter. Has any of this changed?*

- COA # 17 - Must obtain an access permit for commercial use from the Idaho Transportation Department.
  - *ITD permit 3-22-347 was previously submitted.*
- COA # 18 - Guests must restrain animals.
  - Have there been any issues?
- COA # 20 - Shall give neighbors a phone number to contact someone 24 hours per day if there are issues.
  - *Do the neighbors have a current contact number? How quick can someone respond to the site if there are issues?*
- COA # 21- Shall recognize "no burn" declarations.
  - *Information is provided to guests according to the applicant in January 2023.*
- COA # 22 - No shooting of firearms on-site.
  - *Have there been any issues?*
- COA # 24 - Should relocate port-a-potties away from north property line.
  - *The porta-potty was relocated in June 2022 to a site 150 yards away from the north property line.*
- COA # 25 - Driveway should be clearly marked or signed.
  - *The driveway is much more visible now and address numbers are visibly posted at the entrance.*

#### **ATTACHMENTS:**

- Amended Conditional Use Permit 22-16 #454540
- Location Map
- Aerial Map
- Goggle Map of Area
- Assessor's Plat T.16N R.3E Section 26
- Pictures Taken April 24, 2025; April 30, 2025; and July 24, 2025
- PZ Meeting Minutes – May 9, 2024
- Responses
- Building Permit 23-313 for one A-Frame Structure
- Emails Between Applicant and Staff, October 2024
- HipCamp and AirBNB.com advertisements – Printed March 27, 2025
- Ad showing A-Frame Rental - Printed June 5, 2025
- Revised Site Plan Received June 1, 2025

**END OF STAFF REPORT**

# Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350  
Phone: 208-382-7115  
Email: cherrick@co.valley.id.us



**Instrument # 454540**  
VALLEY COUNTY, CASCADE, IDAHO  
12-7-2022 09:35:32 AM No. of Pages: 2  
Recorded for: VALLEY COUNTY  
DOUGLAS A. MILLER *(Recording Sticker)* Fee: 0.00  
Ex-Officio Recorder Deputy  
Index to: COUNTY MISC

NA

## CONDITIONAL USE PERMIT N O. 22-16 Camp Modern

Amends Instrument # 451014

### Issued to:

**Christian and Karen Klein (Owner)**  
5089 Canary LN  
Nampa ID 83687

**McKenzie Hansen and Trevor Russi (Applicant)**  
3709 Cleveland BLVD  
Caldwell id 83605

### Property Location:

The site is three acres that is addressed at 12815 Highway 55 and 12817 Highway 55 and identified as parcels RP16N03E269260 and RP16N03E269290 in the SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of June 9, 2022. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 22-16 with Conditions for establishing a glamping site as described in the application, staff report, and minutes.

The effective date of this permit is June 22, 2022.

### Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established according to the phasing plan, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Must contact U.S. Army Corps of Engineers regarding wetland designation.
6. Must comply with requirements of the Donnelly Fire District. A letter of approval is required.
7. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. This includes the pathway lighting.
8. Shall obtain a building permit for the structures, including decks for the tents and any detached solar panels greater than 8-sqft in accumulated area.
9. The minimum building setbacks shall be one hundred feet (100') from Highway 55, fifty feet (50') rear property lines and thirty feet (30') from side property lines.
10. Quiet hours are 10:00 p.m. to 7:00 a.m.
11. Bear-proof trash containers should be required.
12. Food should be stored in a manner that does not attract wildlife.
13. Shall obtain approval of a public water system if required by Idaho Department of Environmental Quality.
14. All noxious weeds on the property must be controlled.
15. Shall obtain a sign permit prior to installation of a sign.
16. Shall mark property lines so guests do not enter other private lands.
17. Must obtain an access permit for a commercial use from the Idaho Transportation Department.
18. Guests must restrain animals.
19. Must remove string lights.
20. Shall give neighbors a phone number to contact someone 24 hours per day if there are issues.
21. Shall recognize "no burn" declarations.
22. No shooting of firearms on-site.
23. Annual review required in January to assess impacts.
24. Should relocate port-a-potties away from north property line.
25. Driveway should be clearly marked or signed.

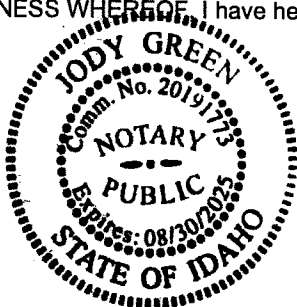
END CONDITIONAL USE PERMIT

Date December 7, 2022

Approved by [Signature]

On this 7 day of December, 2022<sup>\*\*\*</sup>, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

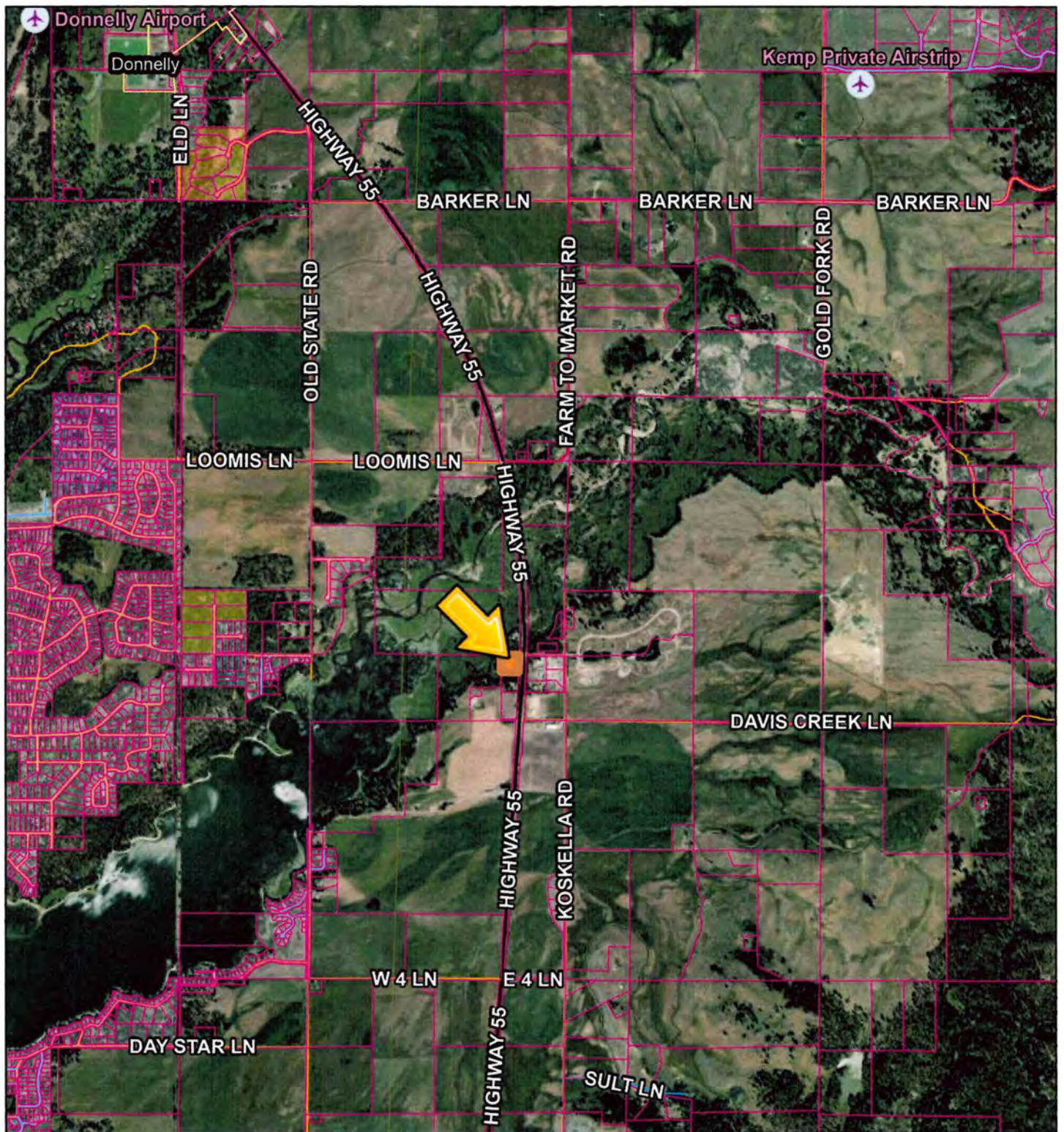
\*\*\*\*\*  
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.












[Signature]  
Notary Public  
Residing at: Valley County  
Commission Expires: 8/30/25

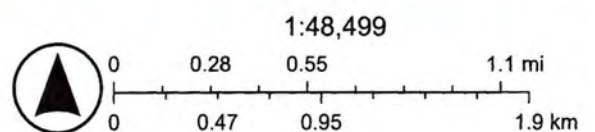


# C.U.P. 22-16 Camp Modern - Location Map



3/27/2025, 11:38:12 AM

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



Maxar







C.U.P. 22-16 Camp Modern - Aerial Map






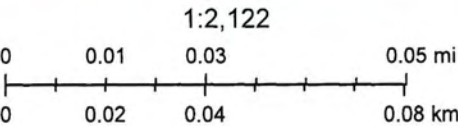
4/17/2025, 10:09:31 AM

Permits

-  CUP
-  GF
-  Address Points
-  Parcel Boundaries

Roads

-  MAJOR
-  URBAN/RURAL
-  Bureau of Reclamation



Maxar, Microsoft



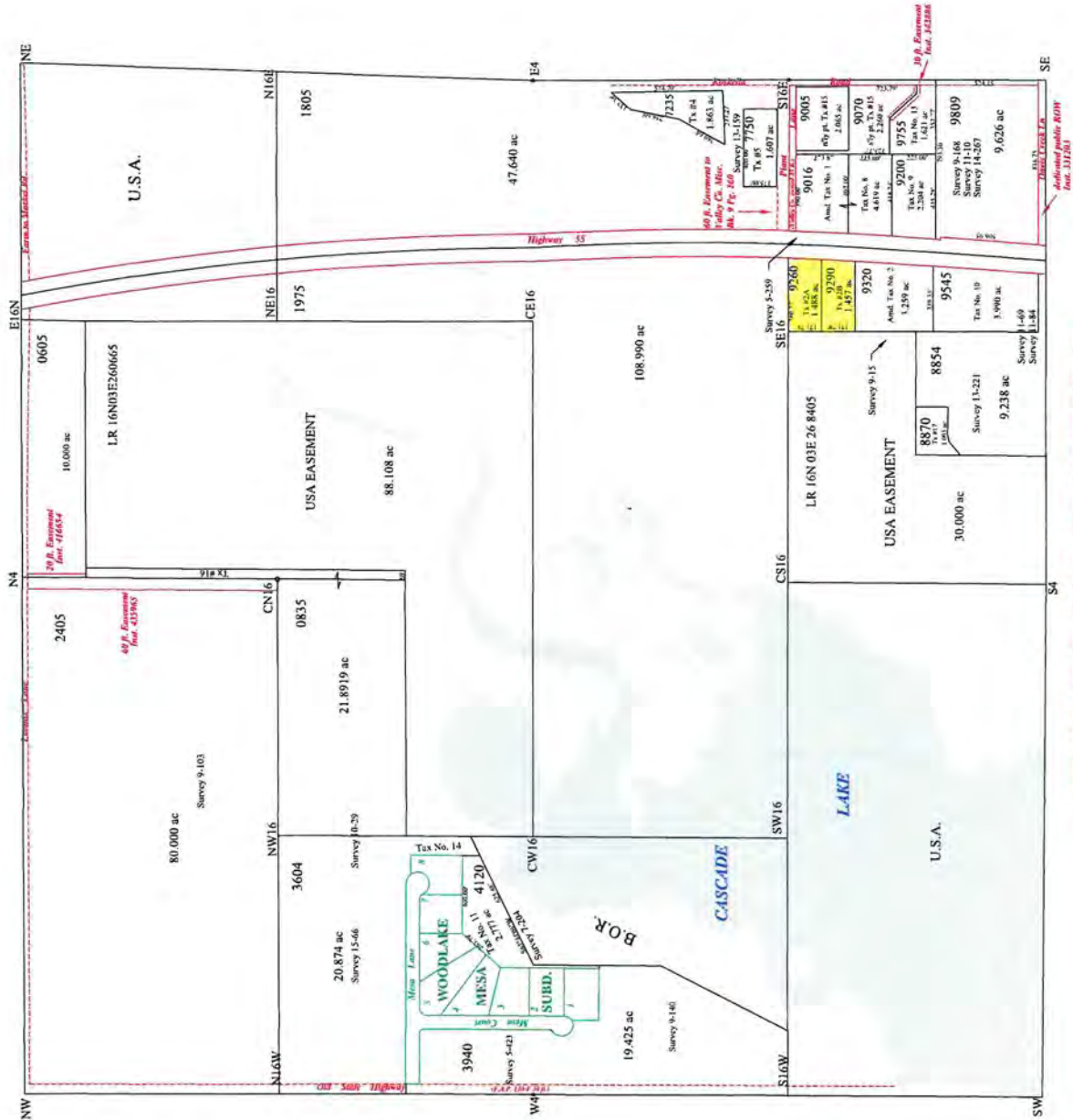


PLAT TITLE

T W P . 1 6 N R O 3 E S E C . 2 6

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

Filename:  
Valley County Base Map  
Scale:  $\frac{1}{25000}$   
Date: 3/12/2025  
Drawn by: L. Frederick



This drawing is to be used for reference purposes only. The County is NOT Responsible for Any Encumbrances, Easements, or Other Interests.

















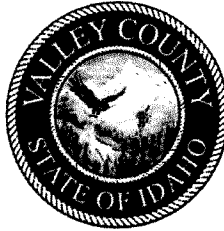






# Valley County Planning and Zoning Commission

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



Phone: 208-382-7115  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

Katlin Caldwell, Chairman  
Ken Roberts, Vice-Chairman

Scott Freeman, Commissioner  
Carrie Potter, Commissioner  
Gary Swain, Commissioner

## MINUTES

Valley County Planning and Zoning Commission

May 9, 2024

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

**A. OPEN:** Meeting called to order at 6:00 p.m. by Chairman Caldwell. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Gary Swain:	Excused
PZ Planner II – Lori Hunter:	Present

**B. MINUTES:** Commissioner Roberts moved to approve the minutes of April 3, 2024; April 11, 2024; and April 16, 2024. Commissioner Potter seconded the motion. Motion passed unanimously.

Chairman Caldwell congratulated Lori Hunter for recently passing the American Institute of Certified Planners (AICP) exam.

## C. OLD BUSINESS:

- 1. C.U.P. 24-02 River Fork Ranch Subdivision – Preliminary Plat:** Lake Fork Ranch LLC is requesting a conditional use permit for a residential subdivision on 43.75 acres. Twenty-two lots would be single-family residential; nine lots would be either single-family residential or duplex units. Lot sizes would range from 1.0 acre to 1.78 acres. The proposed density range is 0.69 to 0.91 residential units per acre. Common areas are also included. Individual septic systems and individual wells are proposed. The lots would be accessed by new private roads from Spink Road, a public road. Shared driveways are requested. The site is part of parcel RP17N03E227205, located in the SE ¼ Section 22, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Tabled from April 11, 2024. Action Item.

Chairman Caldwell introduced the item. Commissioner Freeman moved to move C.U.P. 24-02 River Fork Ranch Subdivision from the table. Commissioner Potter seconded. Motion passed unanimously. Chairman Caldwell asked if there was any exparte contact or conflict of interest; there was none.

Director Herrick presented the Addendum No. 2 staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:



#### **D. NEW BUSINESS:**

- 1. C.U.P. 22-16 Camp Modern – Annual Review:** The Planning and Zoning Commission will assess impacts and compliance with the approved conditional use permit. The 3-acre site is addressed at 12815 Highway 55, parcels RP16N03E269260 and RP16N03E269290, and located in the SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho. Tabled from April 11, 2024. Action Item

Chairman Caldwell introduced the item. Chairman Caldwell asked if there was any exparte contact or conflict of interest. Commissioner Roberts is an adjacent landowner and has written a letter in opposition. He excused himself and left the meeting room. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen. Chairman Caldwell asked for the applicant's presentation.

McKenzie Hansen, Caldwell, ID, responded to the Staff Report and comments. Karen Klein, the property owner, was also present and available for questions. Ms. Hansen stated the Camp Modern mission statement has come to fruition. Ms. Hansen is unaware of any pile of refuse; she has recently walked the property. Guests are instructed to stay on pathways. The sign permit was approved; the entrance sign will be moved out of the Highway 55 right-of-way soon. The wetland delineation was completed and submitted to the U.S. Army Corps of Engineers. Jess Ellis, Donnelly Fire District, completed a site visit and stated they were in compliance. The picture in the staff report is an old one; new string lights that are downward-facing have replaced the older string lights that were not in compliance. Assembly of the A-frame cabins will begin this spring; two will be built in 2024 and two in 2025. The rear setback from U.S. Bureau of Reclamation (BOR) property was discussed by the Commission on September 14, 2023. The rear setback is 50-feet. Bear-proof trashcans are in use. They are following the recommendations of a biological weed control specialist for control of noxious weeds. Idaho Transportation Department approved the access entrance. An on-site caretaker is present. Guests comply with the requirements to control pets; a neighbor dog is roaming freely onto this property and others. As required, the adjacent property owners have phone numbers to contact the applicant if issues arise. Firearms are not allowed at the site. There is a hunting platform on the neighboring property. The driveway is marked. The address numbers were removed when the driveway was widened; the numbers will be reinstalled soon. Ms. Hansen responded to concerns in Mr. Robert's comment letter. Camp Modern property is monitored by a live-in caretaker and surveillance. Unauthorized persons have entered the property. Camp Modern received a high compatibility score for surrounding uses in 2022. A wetland delineation was completed; the pathways are not within wetlands. The BOR leased land is open to the public as stated in the letter from the U.S. Bureau of Reclamation. Due to respect to neighbors, guests are asked to stay within the Camp Modern property boundary. The maximum number of cars is five per night. Camp Modern accommodations are for couples, not large groups. The applicants have been working hard on compliance and have done a lot of work cleaning up the property. Ms. Hansen asked that the annual review be discontinued in the future. The review was initially implemented for quality monitoring.

Karen Klein, Eagle, Idaho, is the property owner. Permits for septic systems were received in 2023 and perc testing has been completed. There are two permits, one per property. Installation is expected to be done this summer. She walked the property today. There are no refuse piles on any of the property lines. All survey markers are flagged and intact. There is a down tree that took out part of the fence.

Commissioner Freeman prefers to continue the annual reviews. Commissioner Potter concurs but also sympathizes with the applicant. Chairman Caldwell believes many of the issues will be handled by next year and the annual review requirement can then be readdressed. The annual review was noticed and comments from the public were submitted. The applicant has addressed these comments.





Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

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

Conditional Use # CUP 22-16

Preliminary / Final / Short Plat Camp Modern

Sec 26  
12815 & 12817 Highway 55

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:  
☐ high seasonal ground water ☐ waste flow characteristics  
☐ bedrock from original grade ☐ other \_\_\_\_\_
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:  
☐ central sewage ☐ community sewage system ☐ community water well  
☐ interim sewage ☐ central water  
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:  
☐ central sewage ☐ community sewage system ☐ community water  
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:  
☐ food establishment ☐ swimming pools or spas ☐ child care center  
☐ beverage establishment ☐ grocery store

- ☒ 14. 12815 Highway 55 has a permit issued on 7/19/23 for 3 (1) bedroom units that we have no record of being installed. 12817 Highway 55 has a permit issued on 7/19/23 for a 1 bedroom cabin and a bathhouse. We have no record of this system being installed and approved.
- Reviewed By: HR  
Date: 7, 8, 25



## Camp Modern

Jess Ellis<[jess.ellis@donnellyfire.net](mailto:jess.ellis@donnellyfire.net)>

To: Cynda Herrick

Cc: Lori Hunter

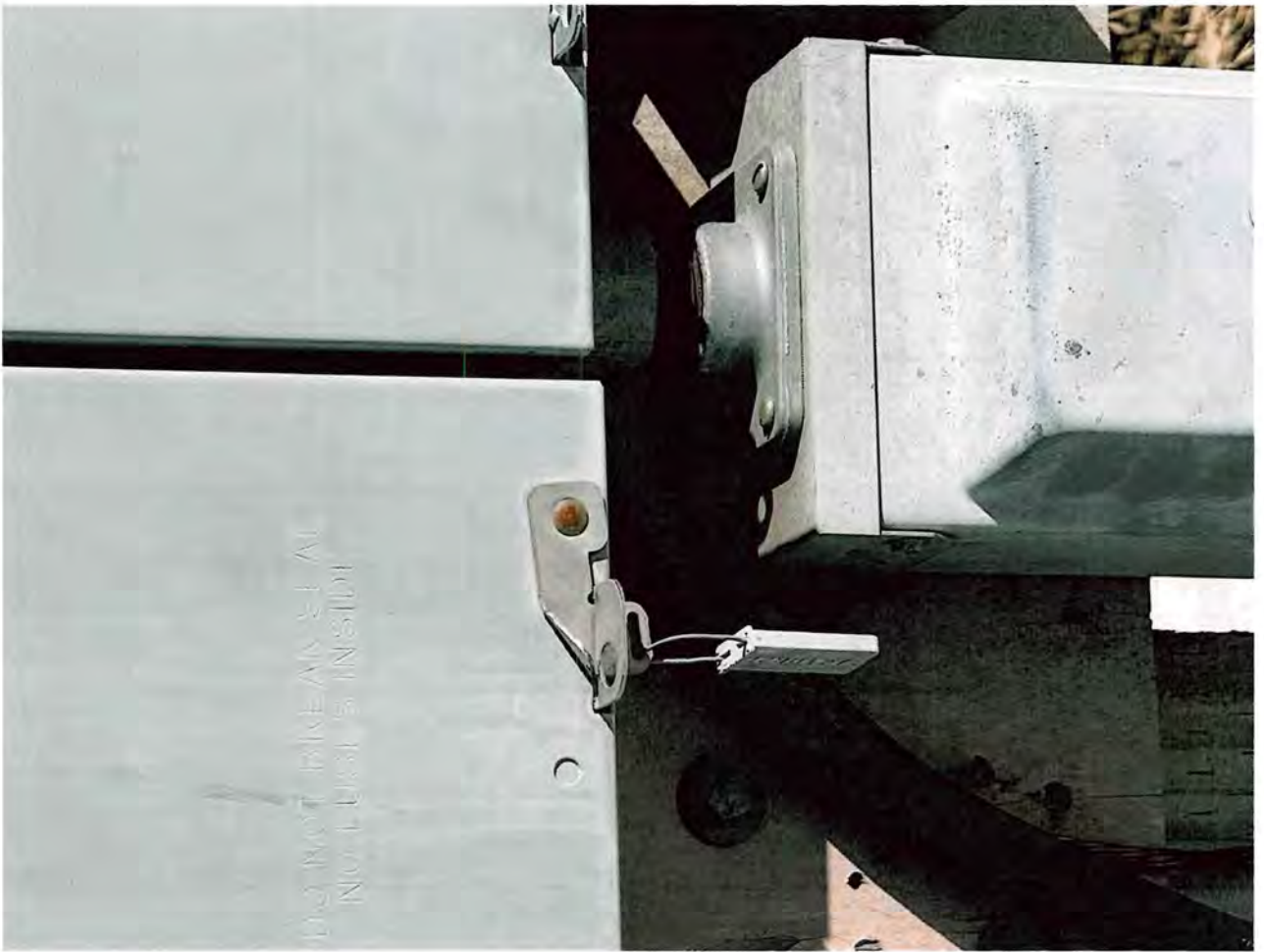
Mon 4/14/2025 10:18 AM

Cynda, I just wanted to double check Camp Modern since I have not been there in a while.

Walking through I found only one A-frame building, there was electrical power to the building but as you can see it looks like a hard wired cord. The cord is above ground and under the snow. There is a large amount of the power cord laying 10 or so feet away from the building. It appears as though this has serviced the structure all winter.



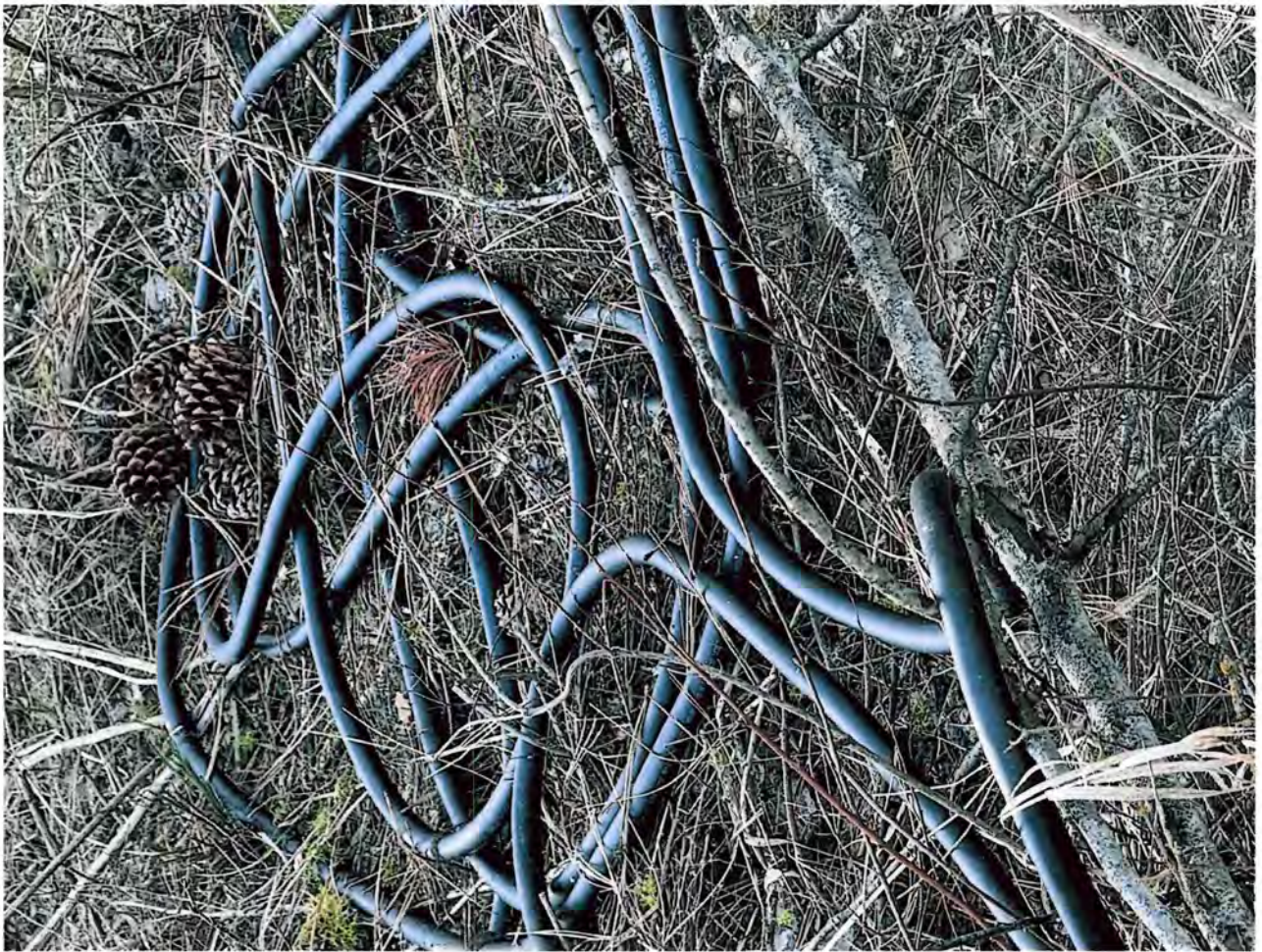
















**Donnelly Rural Fire Protection District**

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

April 16, 2025

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

RE: C.U.P. 22-16 Camp Modern – Annual Review

After review, the Donnelly Rural Fire Protection District will require the following.

- All prior requirements shall remain in effect
- All infrastructure shall be completed prior to occupancy

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in black ink, appearing to read "Jess Ellis".

Fire Marshal  
Donnelly Fire Department





## Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

January 9, 2023

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 22-16 Camp Modern Annual Review

After review, Camp Modern Phase I has not met all Donnelly Rural Fire Protection District requirements. In speaking with a representative from Camp Modern it was determined that the company who supplied their tents and stoves was not able to provide supporting documentation for the installation of these products. If Camp Modern opts to move forward with phase II and place the tiny a-frame cabins the Donnelly Rural Fire Protection District will require the following.

- Building plans for the cabins
- Revised plot plan

Tent and membrane structure requirements will no longer be in effect. All other phase I requirements shall remain.

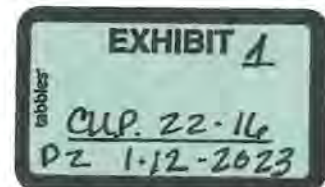
Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in black ink, appearing to read "Jess Ellis".

Fire Marshal

Donnelly Fire Department







## Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

May 19, 2022

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 22-16 Camp Modern

After review, the Donnelly Rural Fire Protection District will require the following.

- **Section 503.2.1 IFC 2018** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches
- **Section 503.4 IFC 2018** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times
- All fire apparatus access roads shall be inspected and approved by Donnelly Fire Department personnel prior to occupancy
- Slash, dead timber, ladder fuels and debris shall be removed throughout the development
- **Section 3107 IFC 2018** Is specifically for tent and membrane structures
- **Section 3107.9 IFC 2018** Approved portable fire extinguishers complying with Section 906 shall be provided and placed in locations as required by the Fire Code Official
- **Section 3107.12.1 IFC 2018** Heating or cooking equipment, tanks, piping, hoses, fittings, valves, tubing and other related components shall be installed as specified in the International Mechanical Code and shall be approved by the Fire Code Official
- **Section 3107.12.2 IFC 2018** Gas, Liquid, and solid fuel burning equipment designed to be vented shall be vented to the outside air as specified in the International Fuel Gas Code and the International Mechanical Code. Such vents shall be equipped with approved spark arresters where required. Where vents or flues are used, all portions of the tent or membrane structure shall not be less than 12 inches from the flue or vent
- **Section 3107.12.3 IFC 2018** Cooking or heating equipment shall not be located within 10 feet of exits or combustible material
- Any solid fuel heating appliance shall be installed in accordance with manufacturers recommendations and shall be inspected prior to occupancy
- Smoke detectors shall be installed in accordance **Section 907 IFC 2018**



- The Donnelly Rural Fire Protection District requires all fire rings to be of an approved nature, no larger than 3 feet in diameter. All fire rings shall also have a ten foot diameter of non-combustible material around fire pit
- **Section 307.4.2 IFC 2018** Recreational fires shall not be conducted within 25 feet of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet of a structure shall be eliminated prior to ignition.
- **Section 307.5 IFC 2018** Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.
- Closed burning season is May 10th through October 20th and may be subject to burn restrictions as required by the State of Idaho. Check the daily status at [www.burnpermits.idaho.gov](http://www.burnpermits.idaho.gov) or call SITPA at 208-634-2268

Please call 208-325-8619 with any questions.

Jess Ellis



Fire Marshal  
Donnelly Fire Department





**Donnelly Rural Fire Protection District**

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

June 11, 2025

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

RE: C.U.P. 22-16 Camp Modern – Annual Review

After review, the Donnelly Rural Fire Protection District will require the following.

- All prior requirements shall remain in effect
- All infrastructure shall be completed prior to occupancy

Please call with any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Holenbeck".

Jerry Holenbeck  
Fire Marshal  
Donnelly Fire Department  
Office: (208) 352-8619  
Cell: (208) 849-2438



**Agency Notice - Valley County PZ - May 8, 2025**

From: Emily Hart<ehart@mccall.id.us>

To:Lori Hunter;Cynda Herrick

Cc:Chris Johnston <Chris.Johnston@itd.idaho.gov>;+3 others

Date: Thu 4/17/2025 2:31 PM

Hi Lori,

I remember reviewing all these, but I can't find anything in my sent emails. Please see below:

- CUP 22-16 Camp Modern - No Airport Comments
- CUP 22-34 Wilderness Retreat - No Airport Comments
- CUP 23-19 Whispering Creek - No Airport Comments
- CUP 22-06 Schafer Subdivision - No Airport Comments
- CUP 25-04 Hells Canyon Raft - 1.76 Miles from end of Runway 34. In Horizontal Surface. No Airport requirements at this time due to existing buildings. If a home is built on the existing foundation, recommend entering lat/long, building height, and site elevation into <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>. If Exceeds Notice Criteria, File FAA Form 7460-1.
- CUP 25-005 Lex Multiple Residences - No Airport Comments
- CUP 25-006 Forge Landworks - 1.5 miles from end of Runway 34. In Approach Surface. Burning slash and creating smoke at this location is a significant hazard to air navigation. Recommend denial of this activity. For temporary storage shed, recommend entering lat/long, building height, and site elevation into <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>. If Exceeds Notice Criteria, File FAA Form 7460-1.
- CUP 25-007 High Mountain Cabinets - 1.2 miles from end of Runway 34. In Horizontal Surface. Recommend entering lat/long, building height, and site elevation of new 48-foot x 100-foot storage shop into <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>. If Exceeds Notice Criteria, File FAA Form 7460-1.

Regards,

Emily

Emily Hart, C.M. | McCall Airport Manager

336 Deinhard Lane Hangar 100 | McCall, ID 83638

Direct: 208.634.8965 | Cell: 208.630.3441

[www.mccall.id.us/airport](http://www.mccall.id.us/airport)





June 17, 2025

Lori Hunter  
Planning and Zoning  
Star City Hall  
P.O. Box 1350  
Cascade, Idaho 83611  
[lhunter@valleycountyid.gov](mailto:lhunter@valleycountyid.gov)

Subject: Public Hearing Notice - July 10, 2025

Dear Ms. Hunter:

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

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

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.



## **2. WASTEWATER AND RECYCLED WATER**

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

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

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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



#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.



- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

#### 6. ADDITIONAL NOTES

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith  
Regional Administrator



7/20/23 - Need owner signature, site plan, arch. plans. - Return appl. by mail.  
7/24/23 - Dry cabin? Need rec'd 7/24/23 rec'd 7/24/23 rec'd 7/24/23  
P.O. Box 1350 more info Valley County, Idaho  
Cascade, ID 83611

(208) 382-7114

email:

building@co.valley.id.us

## BUILDING PERMIT APPLICATION

1. PARCEL NUMBER RP16N03E269260 RP16N03E269290		R. ADDRESS PG.		OWNER KLEIN, CHRISTOPHER + KAREN BUILDING PERMIT NO. 23.313	
2. PHYSICAL JOB ADDRESS 12815 State Hwy 55, Donnelly ID 83615					
LEGAL DESCR.	3. LOT NO.	4. BLK	5. SUBDIVISION OR TOWNSHIP, SECTION AND RANGE SESE Sec 26, T. 16N R. 3E		
6. OWNER Chris & Karen Klein		MAIL ADDRESS 1402 W Lago Bello Dr. Eagle, ID 83616	CITY, ZIP Eagle, ID 83616		PHONE, EMAIL [REDACTED]
7. CONTRACTOR NAME, REGISTR # Undecided at this time		MAIL ADDRESS	CITY, ZIP		PHONE, EMAIL
8. ARCHITECT NA		MAIL ADDRESS	CITY, ZIP		PHONE, EMAIL
9. DESIGNER NA					
10. ENGINEER Vector Engineers (800) 990-1775					
11. FOR MANUFACTURED HOUSING: INSTALLER AND LICENSE NUMBER					
12. CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> RELOCATE <input type="checkbox"/> REMOVE					
13. DESCRIBE WORK AND USE A-frame structure on 3-acre lot for use of short term rental (wants Dry Cabin) 160 RES					
14. CHANGE OF USE FROM: NA CHANGE OF USE TO: NA					
15. LATITUDE: 44 deg 41 m 20 s N LONGITUDE: 116 deg 03 m 05 s W SITE ELEVATION: 4868 STRUCTURE HEIGHT					
16. VALUATION OF WORK: \$ ~24,000 fee					
SPECIAL CONDITIONS: CUP 22-16 Attached ask CUP CUP SAYS PORT-A-POTTY is OK to use					
APPLICATION ACCEPTED BY 8/3/23		PLANS CHECKED BY 8/3/23		APPROVED FOR ISSUANCE BY 8/28/23 MCB	
NOTICE					
17. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, HEATING VENTILATION OR AIR CONDITIONING.					
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 365 DAYS AT ANY TIME AFTER WORK IS COMMENCED.					
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.					
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT [Signature]		(DATE) 6/16/2023			
SIGNATURE OF OWNER OR OWNER BUILDER [Signature]		(DATE) 5/19/23			
Special Approvals		Required	Received	Not Required	
ZONING		✓	✓	8/3/2023	
HEALTH DEPT.		✓	✓	see CUP - port potties	
SOIL REPORT				x	
FORM 7460.1 FAA		✓	see attached	x	
FIRE					
FLOOD ORD		✓	✓		
APPROACH		✓	see CUP approved		
RESTR. COVNTS		✓	None		

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT



PERMIT VALIDATION

CK.

(C.C.)

8/28/23  
MCB



<b>Permit - Subsurface Sewage Disposal</b>			
 <b>Public Health</b> Idaho Public Health Districts	Central District Health 707 N. Armstrong Place Boise, ID 83704 (208) 327-7499	File # <u>167122</u> 	
Owner's Name: Christian Guy Klein Property Address: 12815 Highway 55 Donnelly, ID 83615		Phone # <span style="background-color: black; color: black;">XXXXXXXXXX</span>	
Legal Description: 1/4 1/4		Section: 26	Township: 16N Range: 3E
Subdivision: 0 No Subdivision		Lot:	Block:
<b>Installation Type</b> <input checked="" type="checkbox"/> New System <input type="checkbox"/> Expansion <input type="checkbox"/> Repair <input type="checkbox"/> Tank Only  <input type="checkbox"/> Basic System <input checked="" type="checkbox"/> Complex System	<b>Type of System (check all that apply)</b> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Absorption Bed  <input type="checkbox"/> Capping Fill  <input type="checkbox"/> Central System  <input type="checkbox"/> Composting Toilet  <input type="checkbox"/> Drip Distribution  <input type="checkbox"/> ETPS  <input type="checkbox"/> Experimental  <input type="checkbox"/> Extra Drainrock  <input type="checkbox"/> Evapotranspiration  <input type="checkbox"/> Gravel Drainfield             </div> <div style="width: 50%;"> <input type="checkbox"/> Gravelless Drainfield  <input type="checkbox"/> Gray Water Sump  <input type="checkbox"/> Gray Water System  <input type="checkbox"/> Holding Tank  <input type="checkbox"/> Incinerator Toilet  <input type="checkbox"/> Individual Lagoon  <input type="checkbox"/> Intermittent SF  <input type="checkbox"/> Intrench SF  <input type="checkbox"/> LSAS  <input type="checkbox"/> Pit Privy             </div> <div style="width: 50%;"> <input type="checkbox"/> Pressurized DF  <input type="checkbox"/> Recirculating GF  <input type="checkbox"/> RV Dump Station  <input type="checkbox"/> Sand Mound  <input type="checkbox"/> Seepage Pit  <input type="checkbox"/> Steep Slope Drainfield  <input type="checkbox"/> Two Cell Lagoon  <input type="checkbox"/> Vault Privy  <input checked="" type="checkbox"/> Other (see below) <i>Presby</i> </div> </div>		<b>Water Supply</b>  Shared Well  <input checked="" type="checkbox"/> Well <input type="checkbox"/> Spring
<b>Condition of Approval :</b> <p>Orient system East - West near test hole #1. Access silt loam soils at 12 inches below original grade and install.</p> <p>Dimensions: 2 (6' x 35') with 3 Presby pipes per trench. Max depth of system below ground: 12 inches. Excavation depth: 12 inches.</p> <p>Alternative design is required to be installed. Drainfield square footage required for alternative system reduction is 417 square feet. The system must be installed per Manufacturers Specifications.</p> <p>Distribution box recommended. Minimum 100 feet separation from drainfield and future replacement area and 50 feet separation from septic tank to all wells is required.</p> <p>If unable to gravity flow, a minimum 500 gallon pump chamber will be required. If a pump chamber is required then a State Electrical Inspector must inspect all electrical work and system must be installed by a Complex Licensed Installer.</p> <p>Due to ground water depth, maximum depth of tank lid is 6 inches. Permit written for a bathhouse serving 6 people.</p>			
Bedrooms :		<b>REQUEST FOR INSPECTION must be confirmed</b> 0 Bedrooms	
Non Residential :		With the Environmental Health Division <b>ONE INSPECTION by Central District Health is</b> 250 Gallons Per Day	
Soil Type (USDA) :		B-2	
The minimum septic tank capacity is :		required prior to final cover or use. 500 Gallons	
The minimum effective drainfield absorption area is :		556 Square Feet	
The drainfield can be no closer to permanent/intermittent surface water than:		200 Feet	
<b>Note : Final approval of this permit requires inspection of the uncovered system.</b>			
<p>This permit expires if the system is not constructed as approved within one year from the date issued. Once the system is constructed and approved by the Health District, all requirements of the approved plans and specifications, permit and permit application (including operations, maintenance, monitoring, and reporting) are applicable indefinitely and convey through transfer of property ownership unless the system is abandoned, removed, replaced or the permit is renewed. A permit may be renewed if the permit application is received on or before the expiration date of the previous permit. Prior to a transfer of property, the transferor must inform the transferee of all applicable requirements of the permit and application. Failure to satisfy the permit or application requirements may result in enforcement action.</p>			

  
 REHS Signature / REHS # 063

7/19/23      7/18/25  
 Approval Date :      Expiration Date :



Re: 12815 Hwy 55, Klein A Frame

Kenzie Hansen [REDACTED]

Mon 7/24/2023 11:32 AM

To: Marsha de Lannee de Betrancourt <mmead@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Marsha,

The cabins will not have running water to them and we are currently utilizing a porta potty for bathroom needs. Our five-year plan includes a centralized bathroom that will be shared amongst the guests, but that is not in this current building phase. Please let me know if you have any other questions. This was also approved by the planning department and I can provide details on that if needed.

Respectfully,  
McKenzie Hansen

On Mon, Jul 24, 2023 at 8:16 AM Marsha de Lannee de Betrancourt <mmead@co.valley.id.us> wrote:

Hi McKenzie,

Your application arrived in the mail on Friday. Thank you for the corrections.

Do you have approval yet, from Central District Health Dept? We need to know things like is there a kitchen? Where will the dirty water go? What's the plan for the toilet? Please give us more details and the approval from Central District Health.

Best regards,



**Marsha de Lannee de Betrancourt**  
Valley County Building Permit Technician  
Building Department  
Office: (208) 382-7114  
219 N. Main | PO Box 1350  
Cascade, ID 83611

**SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE**

---

**From:** Marsha de Lannee de Betrancourt <mmead@co.valley.id.us>

**Sent:** Wednesday, July 12, 2023 1:00 PM

**To:** Kenzie Hansen [REDACTED]

**Subject:** Re: 12815 Hwy 55, Klein A Frame

Hi,

Thank you for sending the site plan and the engineering.

---

Re: CUP 22-16 - Conditions of Approval

---

From McKenzie Hansen [REDACTED]  
Date Fri 10/11/2024 9:09 AM  
To Tod Costello <TCostello@co.valley.id.us>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Tod,

Thank you for the follow up. I did address these points during our annual review. I will attach photos that I have of the items and work down the listed items.

- COA 7 & 19 - we need a picture showing the lights have been removed: The only lights that are currently on the property are meeting that of the ordinance code and are downward facing. I will attach a photo once I get back up to the property to show what lights are currently up.
- COA 8 - were the decks removed in 2023: We have disassembled one deck and the other is acting as storage for the disassembled deck. This will be taken down before snow fall and removed from the property. We were utilizing some of the materials for the build of the first A-frame.
- COA 11 & 12 - are bear resistant trash containers still in use: yes, bear proof trash cans are still in use. However, we have not even utilized trash services this year as we have been closed due to construction. We have not rented since November 2023. I do not have an invoice to share with you at this time due to this. We will resume service at the end of this month as we are opening the first A-frame and I will forward you that invoice.
- COA 14 - Is there a plan for annual control: can you elaborate on this?
- COA 18 - have there been any issues: As I previously mentioned, we have not been in operation since October 2023. There should not have been any issues due to being closed for approximately 1 year.
- COA 20 - do the neighbors have a current contact number and how quickly can someone respond to the site if there are issues: I have been in contact with Terry Malhome over the summer. She has been over to the property several times and I can show evidence of text messages exchanged if needed. We are able to have someone to the property in 15 minutes in the case of an emergency.
- COA 22 - have there been any issues: similarly to COA18. We have not been in operation since October 2023 due to construction.
- COA 25 - the driveway is much more visible now; however, are the address numbers posted at the entrance: yes they are. I will attach a photo.

I hope this helps! I am happy to elaborate on any additional points or questions.

Respectfully,



McKenzie Hansen

On Thu, Oct 10, 2024 at 1:55 PM Tod Costello <[TCostello@co.valley.id.us](mailto:TCostello@co.valley.id.us)> wrote:

Hello McKenzie and Trevor, I'm reaching out to do a follow up on some of the Conditions of Approval on your Conditional Use Permit. From what I can see from the last meetings minutes here is what we still need to add to the file:

- COA 7 & 19 - we need a picture showing the lights have been removed
- COA 8 - were the decks removed in 2023
- COA 11 & 12 - are bear resistant trash containers still in use
- COA 14 - Is there a plan for annual control
- COA 18 - have there been any issues
- COA 20 - do the neighbors have a current contact number and how quickly can someone respond to the site if there are issues
- COA 22 - have there been any issues
- COA 25 - the driveway is much more visible now; however, are the address numbers posted at the entrance

Pictures are great ways to answer the above questions. I will attach the CUP that shows the Conditions of Approval so you can use that to see the numbers of the things we need.

Let me know if you have any questions.  
Thank you.

Tod Costello  
Planning and Zoning  
Code Compliance  
Phone - 208 382 7145 Ext 1390  
219 N Main Street | PO Box 1350  
Cascade, ID 83611



Service Transparent Accountable Responsive

---

## Photos of Camp Modern

---

From Personal [REDACTED]

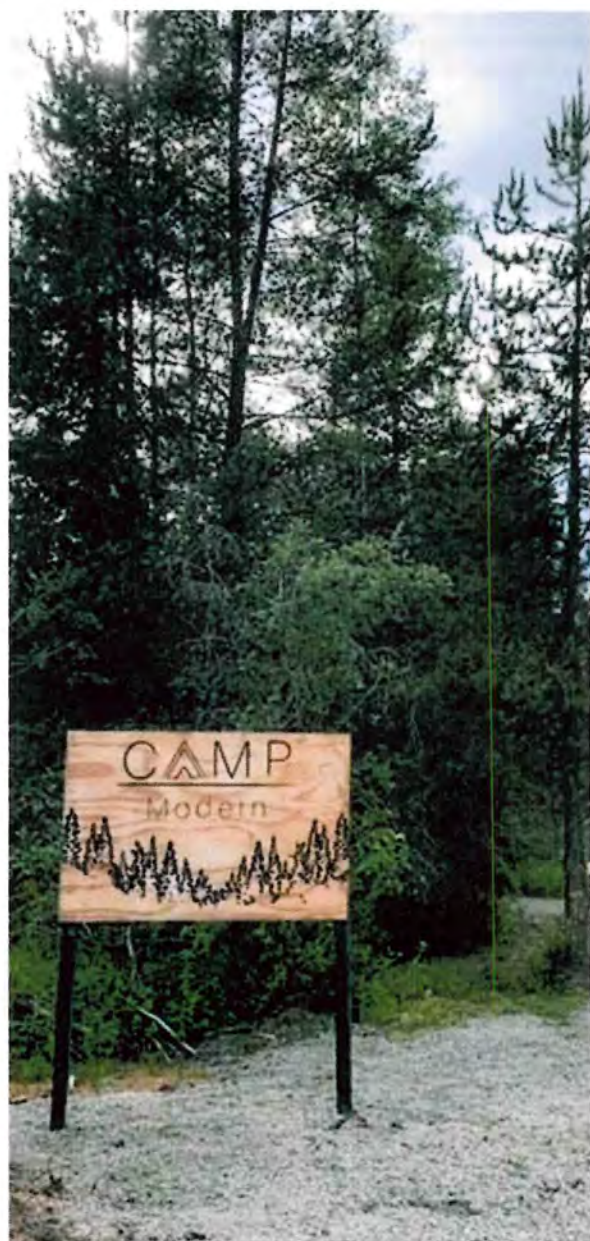
Date Fri 10/11/2024 9:11 AM

To Tod Costello <TCostello@co.valley.id.us>













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[United States](#) > [Idaho](#)

## Camp Modern

Donnelly, Valley, Idaho · 3 acres

### Hosted by Mc Kenzie H.

Cabin · 2 guests max



Unplug to recharge.

Located in the beautiful mountains of Idaho! The A-Frame cabins have many amenities including electricity, dry kitchenette, a full-sized bed, and a cozy fire pit to gather around.

...

[Show more](#) >

### What to expect

#### Cabin

You'll have this Hipcamp all to yourself

Select a site

Support





#### Campfires allowed

Firewood provided, firepit, private



#### Toilet available

Pit toilet



#### Pets allowed

On leash



#### Bins available

Trash bin

[Show more](#)

## Things to know

### Getting there

**Check in:** After 3:00 PM

**Check out:** Before 11:00 AM

**On arrival:** Head straight to site

**Cancellation policy:** Super Strict

**Minimum nights:** 1 night

**Accepts bookings:** 12 months out



Park at listing



No wheelchair access



Max 1 vehicle



2WD accessible

### During your trip



Leave it better



Inclusion policy

We have a zero-tolerance policy against discrimination at Hipcamp. We are committed to helping our Host and Hipcamper communities be inclusive.

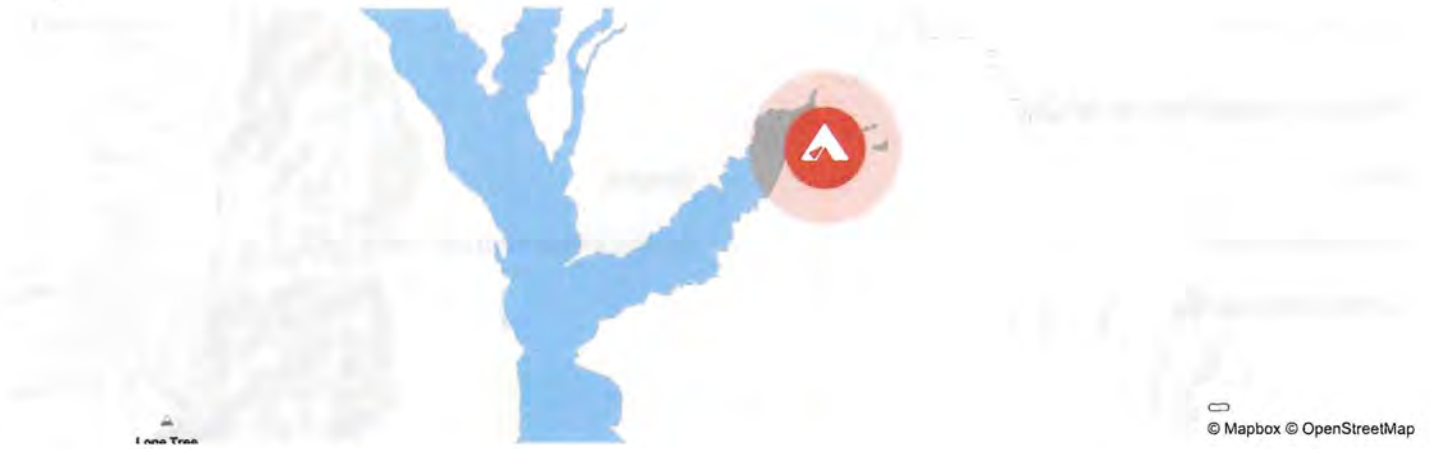
## No reviews yet



This place has been booked 5 times.

## Location





**Donnelly, Valley, Idaho, United States**

Traditional, ancestral territory of Cayuse, Umatilla and Walla Walla and Nimiipuu (Nez Perce) First Nations according to [Native Land Digital](#).  
To respect the Host's privacy, the precise address of this land will be provided after booking

**Hosted by Mc Kenzie H.**

Joined in October 2024



Contact host

**Things to do nearby**



**Lake Cascade**

7 miles away



**Lake Cascade State Park**

11 miles away



**Ponderosa State Park**

16 miles away



**Peyette National Forest**

32 miles away

**More camping spots nearby**



100% (15)

**Osprey Glade**

1 acre · Donnelly, ID



91% (23)

**Tamarack Falls Campground**

2 acres · Donnelly, ID



100% (8)

**Peak-A-View RV Parking**

2 acres · Mc Call, ID



100% (1)

**300 feet off Payette River**

1 acre · Cascade, ID



from **\$55.00** / night

from **\$29.75** / night

from **\$45.00** / night

from **\$101.20** / night

## Popular searches in Idaho

[Cabins](#)

[Glamping](#)

[Dog-friendly camping](#)

[Camping with a private bathroom](#)

[Camping with campfires](#)

## Safety at Hipcamp

### Inclusion Policy

We have a zero-tolerance policy against discrimination at Hipcamp and are committed to helping our Host and Hipcamper community be inclusive.

[Learn More](#)

### Hosting Standards

All Hosts should review and adhere to these standards around providing a positive Hipcamp experience, being a thoughtful neighbor, and serving as a responsible citizen.

[Learn More](#)

### Hipcamper Standards

All Hipcampers should review and adhere to these standards for safety, trip preparation, and respect in order to uphold Hipcamp's most important value: "leave it better."

[Learn More](#)

## Safety partners



## Recreate Responsibly

1. Know before you go
2. Practice physical distancing
3. Plan ahead
4. Play it safe
5. Explore locally
6. Leave no trace
7. Build an inclusive outdoors

[Learn More](#)



## Leave No Trace

1. Plan ahead and prepare
2. Travel and camp on durable surfaces
3. Dispose of waste properly
4. Leave what you find
5. Minimize campfire impacts
6. Respect wildlife
7. Be considerate of others

[Learn More](#)



## National Weather Service

We integrate with the National Weather Service to provide valuable fire advisories to Hosts and Hipcampers. Real-time Red Flag Warnings and Fire Weather Watch Warnings help keep our community safe.

[Learn More](#)

## HIPCAMP

### About us

[Careers](#)  
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[General Store](#)  
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### Hosting

[Becoming a Host](#)  
[Is my land a fit?](#)  
[Insurance](#)  
[Standards](#)  
[Hosting FAQ](#)

### Camp Your Way™

Find the perfect site to match your camping style. Explore the largest collection of private campsites, RV parks, cabins, and glamping—including 120,000+ sites you won't find anywhere else. Explore our maps, filter by your camping style, read real camper reviews, and book directly in our app. Hipcamp is the simplest way to find yourself outside under the stars.

### Download the Hipcamp App



us USA (English)





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Hipcamp is created with  and hope for our future.

RECEIVED  
MAR 27 2025  
BY: \_\_\_\_\_

Google search

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campmodernidaho.com  
https://campmodernidaho.com

## Camp Modern

Unplug to Recharge. Luxury Glamping Experience in Donnelly, Idaho. Book your next stay with Camp Modern.

Book A Stay Digital Faqs Contact



https://www.hipcamp.com/en-US/land/idaho-camp...

## Camp Modern - Hipcamp in Donnelly, Idaho

Located in the beautiful mountains of Idaho! The A-Frame cabins have many amenities including electricity, dry kitchenette, a full-sized bed, and a cozy fire ...



Instagram · campmodern.donnely  
1.4K+ followers

## Camp Modern | Idaho Glamping (@campmodern.donnely)

Some highlights inside the tent: a ceiling fan, solar lighting, usb charging station, full sized bed with luxury linen, sound machine, carbon monoxide/smoke ...



campmodern.com

camp modern computer  
on work computer

Tools



## Camp Modern

Campground in Valley County, Idaho :

Website Directions Reviews Save

Share Call

Address: 12817 ID-55, Donnelly, ID 83615

Phone: (208) 841-7486

Suggest an edit · Own this business?



Airbnb

## Acorn Hollow: A-Frame Cabin | Pet Friendly

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



[Show all photos](#)

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MAR 27 2025  
BY: \_\_\_\_\_

Entire cabin in Donnelly, Idaho  
2 guests · 1 bedroom · 1 bed · Half-bath



5.0  
★★★★★

13  
[Reviews](#)



Hosted by McKenzie  
4 years hosting



**Self check-in**  
Check yourself in with the keypad.



**Beautiful area**  
Guests love this home's scenic location.



**Exceptional host communication**  
Recent guests gave McKenzie a 5-star rating for communication.

Unplug to recharge.

Located in the beautiful mountains of Idaho! The A-Frame cabins have many amenities including electricity, dry kitchenette, a full-sized bed, and a cozy fire pit to gather around.

[Show more >](#)

What this place offers

- Kitchen
- Free parking on premises
- Pets allowed
- Indoor fireplace
- Fire pit
- Exterior security cameras on property

\$169 night

CHECK-IN 4/3/2025	CHECKOUT 4/5/2025
GUESTS 2 guests	▼

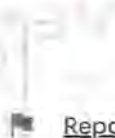
[Reserve](#)

You won't be charged yet

\$169 x 2 nights	\$337
<a href="#">Cleaning fee</a>	\$65
<a href="#">Airbnb service fee</a>	\$57
<b>Total before taxes</b>	<b>\$459</b>



Extend your trip and save  
[Add 4 nights](#)



[Report this listing](#)



Show all 14 amenities

2 nights in Donnelly

Apr 3, 2025 - Apr 5, 2025

April 2025							May 2025				
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
		1	2	3	4	5					
6	7	8	9	10	11	12	13	14	15	16	17
18	19	20	21	22	23	24	25	26	27	28	29
30	31						1	2	3	4	5



Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

5  
4  
3  
2  
1

Cleanliness  
5.0



Accuracy  
4.8



Check-in  
5.0



Communication  
5.0



Location  
4.9



Value  
4.8



Austin  
John Day, Oregon

★★★★★ · 3 weeks ago · Stayed with a pet

My wife and I stayed here just for a weekend get-away. We loved the simplicity and the peacefulness of the cabin. The place was heated when we arrived and the small fireplace did a great job of keeping the cabin warm all night. Great place to stay.

[Show more](#)

**Sarah**

2 years on Airbnb

★★★★★ · February 2025 · Stayed one night

Wonderful cozy stay. Very quiet. The snow made it magical ❄️

**Mariah**

Ontario, Oregon

★★★★★ · February 2025 · Stayed with kids

Lots of communication sent your way. Host was responsive. Much appreciated, code entry was easily accessible. Thank you

**Chad**

Boise, Idaho

★★★★★ · February 2025 · Stayed with a pet

We really love McKenzie's place. Such a great experience. Cute and cozy.

**Riley**

4 years on Airbnb

★★★★★ · January 2025 · Stayed a few nights

Exactly as described, quick communication and less than 5 minutes away from Donnelly. Stayed in the winter and would love to see what it's like in the warmer months!

**Jason**

2 months on Airbnb

★★★★★ · January 2025 · Stayed with a pet

Great Place to stay! Good location and host had great communication

Show all 13 reviews

[Learn how reviews work](#)



## Where you'll be

Donnelly, Idaho, United States

[Show more](#) >


## Meet your host

**130**  
Reviews

**4.82★**  
Rating

**4**  
Years hosting

 Where I went to school: Idaho State University

 Most useless skill: Smoothie making!

I build tiny homes, create unique spaces and showcase them for the world to see on Airbnb! I'm an Idaho native and love spending my time outdoors. My ideal summer day is spent on the lake with my paddleboard and my...

[Show more >](#)

## Co-hosts

Trevor

## Host details

Response rate: 90%  
Responds within an hour

[Message host](#)



To help protect your payment, always use Airbnb to send money and communicate with hosts.

## Things to know

### House rules

Check-in after 3:00 PM

Checkout before 11:00 AM

2 guests maximum

[Show more >](#)

### Safety & property

Exterior security cameras on property

Carbon monoxide alarm

Smoke alarm

[Show more >](#)



## Cancellation policy

This reservation is non-refundable.

Review this Host's full policy for details.

[Show more >](#)

[Airbnb](#) > [United States](#) > [Idaho](#) > [Valley County](#) > [Lake Cascade](#)

## Explore other options in and around Donnelly

### Boise

Vacation rentals

### Salmon River

Vacation rentals

### Nampa

Vacation rentals

### Caldwell

Vacation rentals

### Cascade

Vacation rentals

### McCall

Vacation rentals

### Meridian

Vacation rentals

### Stanley

Vacation rentals

### Atlanta

Vacation rentals

## Other types of stays on Airbnb

[Lake Cascade vacation rentals](#)

[Lake Cascade monthly stays](#)

[Pet-friendly vacation rentals in Lake Cascade](#)

[Cabin vacation rentals in Lake Cascade](#)

[Cabin vacation rentals in Valley County](#)

[Pet-friendly vacation rentals in Valley County](#)

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

## Support

[Help Center](#)

[AirCover](#)

[Anti-discrimination](#)

[Disability support](#)

[Cancellation options](#)

[Report neighborhood concern](#)

## Hosting

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[AirCover for Hosts](#)

[Hosting resources](#)

[Community forum](#)

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[Airbnb-friendly apartments](#)

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[Find a co-host](#)

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place within map area

Prices include all fees



Guest favorite

**Cabin in Donnelly** ★ 5.0 (16)  
Acorn Hollow: A-Frame Cabin | Pet Friendly  
1 min walk  
Jun 27 – 29  
**\$397** for 2 nights



**Cabin in Donnelly** ★ 5.0 (16)  
Acorn Hollow: A-Frame Cabin | Pet Friendly  
\$397 for 2 nights - Jun 27 – 29  
**\$397** <sup>45</sup>

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BY: \_\_\_\_\_



< Confirm and pay

Your trip

Dates

Jun 9 – 10

[Edit](#)

Guests

2 guests

[Edit](#)

Choose how to pay

Pay \$277.76 now

Pay in 4 payments with Klarna

4 payments of \$69.44 every 2 weeks for 6 weeks. Interest-free. [More info](#)

Log in or sign up to book

Country code

United States (+1)

Phone number

We'll call or text you to confirm your number. Standard message and data rates apply. [Privacy Policy](#)

Continue

or



Acorn Hollow: A-Frame Cabin I

Pet Friendly

Entire cabin

★ 5.00 (16 reviews)

Your total

Price details

\$253.34 x 1 night

\$253.34

Taxes

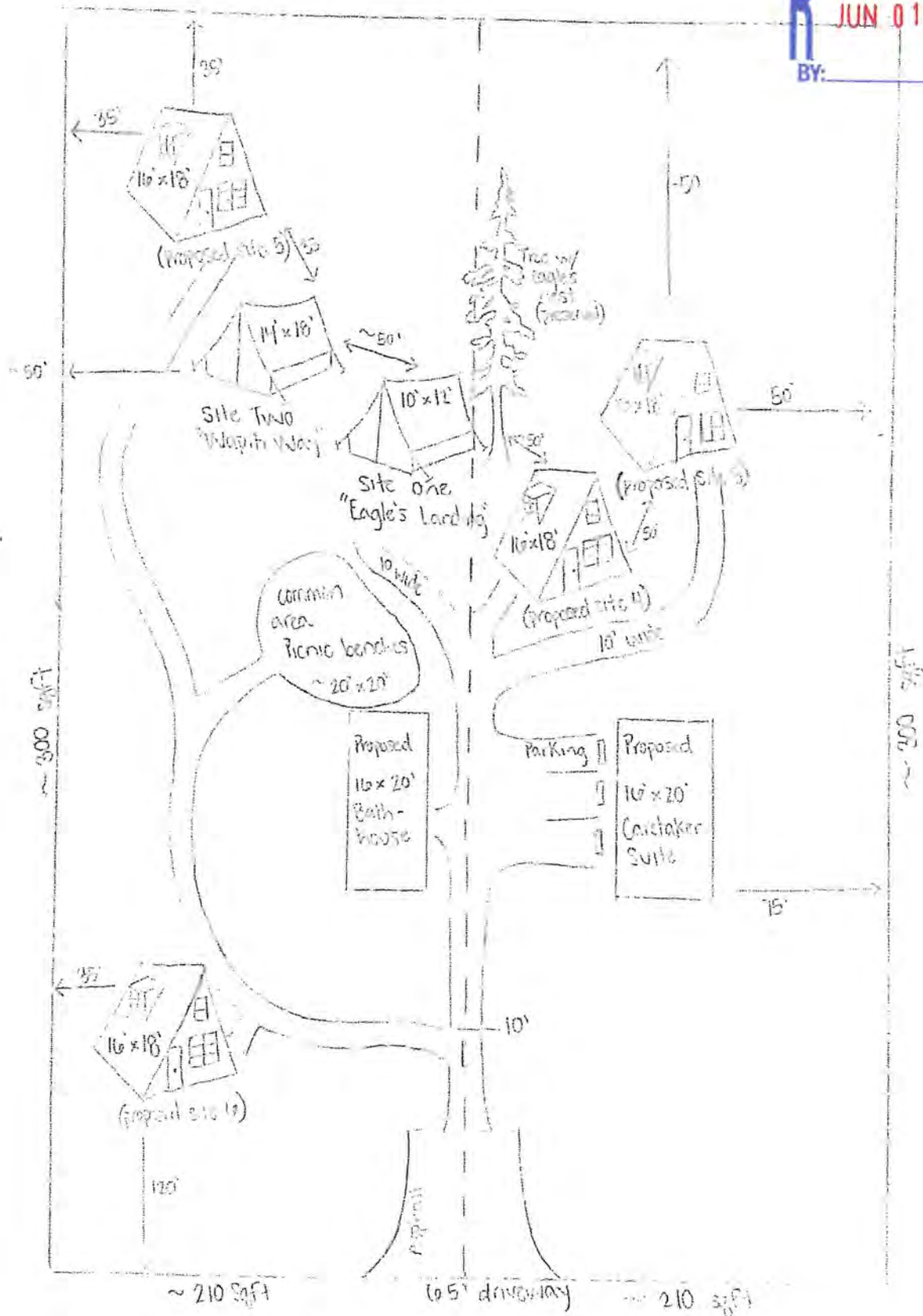
\$24.42

Total (USD)

\$277.76

[Price breakdown](#)

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L 12016 Highway 55 (1.457 ac) | 12017 Highway 55 (1.457 ac)