

Valley County Planning and Zoning

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



Phone: 208-382-7115
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Email: cherrick@valleycountyid.gov

STAFF REPORT:	C.U.P. 23-22 Activity Barn - Review
HEARING DATE:	July 10, 2025
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Brundage Mountain Resort LLC, c/o Ken Rider, General Manager 3890 Goose Lake RD, PO Box 1062, McCall, ID 83638
LOCATION:	141 Moonridge Drive Parcel RP18N03E290007 in the N ½ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE:	116 Acres
REQUEST:	Review
EXISTING LAND USE:	Activity Barn – Recreational Uses & Residential (Employee Housing)

In July 2023, a conditional use permit amendment for the Activity Barn was approved. Condition of approval #30 required a review and public hearing in 2025.

The Planning and Zoning Commission will assess impacts and compliance with the approved conditional use permit. Previous concerns included the possible need of a public water well, site within the Horizontal Surface of the McCall Airport, sharp corner on Moonridge Drive, fire district requirements, grading and drainage design, traffic congestion, noise level, fireworks, hours of operation, and light pollution.

This permit added additional activities, capacity, employee housing, an expanded parking lot, and realignment of the entrance to allow for both an entrance and an exit onto Moonridge Drive.

A 5-year phasing plan was approved. The C.U.P. 23-22 application is attached.

Conditional use permits have previously been granted for this parcel:

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

The site is addressed at 141 Moonridge Drive.

The applicant sent in a letter with an update on June 20, 2025 (attached). Items approved but

not yet started are: entrance and parking lot reconfiguration, employee housing, landscape berms, and new activities. The applicant states that all current operations remain consistent with the approved phasing plan.

FINDINGS:

1. The effective date of Conditional Use Permit 23-22 was July 25, 2023, Instrument # 4458347 (attached).
 2. 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 were notified by fact sheet sent June 11, 2025. The notice was posted online at www.co.valley.id.us on June 9, 2025. The site was posted on June 24, 2025.
 3. Agency comment received:

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)
 4. Public comment received: *none*
-

STAFF COMMENTS AND QUESTIONS:

1. Since approval of C.U.P. 23-22, approximately 28 acres of the overall parcel has been approved for SUB 25-009 Wood Run Heights Subdivision – preliminary plat.
2. Have Conditions of Approval been accomplished? The applicant responded to the conditions of approval in the letter received June 20, 2025. *Applicant and Staff responses are in italics.*
 - COA # 3 - The use shall be established according to the phasing plan. Additional approval will be required, if not constructed according to plan, after December 31, 2029.
 - *Per the impact report portion of the application (pages 6 & 7):*
 - *Parking lot construction was expected in 2024.*
 - *The maintenance shop was to begin construction in the spring of 2024 or as business conditions allowed.*
 - *Two residential units, each approximately 500-sqft) were expected in 2025.*
 - *Landscape berms expected in 2024*
 - *Disc golf and multi-use trails expected in 2023 and 2024, respectively.*
 - COA # 5 - Applicant must enter into a development agreement with the Board of County Commissioners in accordance with Idaho State Statute: 67-6511A.
 - *Discussions have begun with Dan Coonce, Valley County Engineer.*
 - COA # 6 - Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any disturbance of soils.
 - *The approved plans remain in effect. No additional soil disturbance has occurred.*
 - COA # 7 - Must comply with the requirements of McCall Fire Department. ✓

- COA # 8 - Must comply with the requirements of Central District Health. ✓
- COA # 9 - Cannot impede the flow of the irrigation ditch(es). The irrigation ditch and associated maintenance right-of-way must be accessible to the property owner(s) and authorized users. ✓
- COA # 10 - Building permits are required for all structures. ✓
- COA # 11 - A letter or permit showing that the well is certified as a public water well is required prior to expanded use.
 - *No expanded use has occurred since issuance. Current use does not require public well certification at this time.*
- COA # 12 - The applicant shall provide and maintain orderly and proper disposal of waste including by- products of the operation, other solid waste, and sanitary waste. ✓
- COA # 13 - No parking allowed in the setback areas. ✓
- COA # 14 - The site must be kept in a neat and orderly manner. ✓
- COA # 15 - All lights shall be fully shielded so that there is not upward or horizontal projection of lights. Any existing non-compliant lighting should be brought into compliance within six months of approval of the conditional use permit. ✓
- COA # 16 - A minimum of one tree should be planted for every 25 feet of linear street frontage; this can include existing trees on site. The trees may be grouped or planted in groves.
 - *A mix of 980 willows, dogwoods, serviceberry, black hawthorns, Douglas meadowsweet, and snowberry were planted in 2023.*
- COA # 17 - All noxious weeds on the property must be eradicated. ✓
- COA # 18 - Shall obtain a sign permit prior to installation of a sign. ✓
 - *Sign Permit S-23-7 was approved.*
- COA # 19 - Shall clearly post the addresses at the driveway entrance and on the homes. ✓
- COA # 20 - Cannot impede the Valley County Rail Trail pathway. ✓
- COA # 21 - All mounding and berms shall have slopes no steeper than three to one (3:1)
 - *No new mound or berms have been constructed.*
- COA # 22 - Hours of operation are 8:00 a.m. to 10:00 p.m., Monday through Saturday. Hours on Sunday are 8:00 a.m. to 8:00 p.m. ✓
- COA # 23 - Snow grooming will take place during daylight hours. ✓
- COA # 24 - No music will be amplified from the top of the hill and amplifiers will be oriented toward the east. ✓

- COA # 25 - Fireworks and use will occur after 10:00 p.m. only on New Year's Eve. No fireworks are allowed at any other time. ✓
- COA # 26 - A permit from the Valley County Sheriff's office is required for large gatherings. ✓
- COA # 27 - Weddings are capped at 150 guests. ✓
 - *No weddings have been held.*
- COA # 28 - No (solely) music concerts unless approved by P&Z Commission. ✓
 - None have been held.
- COA # 29 - If the use is not identified in the current application, then you will need to seek additional approval from the P&Z Director and/or the P&Z Commission. ✓
- COA # 30 - There shall be a two-year review in a public hearing to assess if impacts have been mitigated. ✓

ATTACHMENTS:

- Conditional Use Permit 23-22 #4458347
- PZ Meeting Minutes – July 13, 2023
- Location Map
- Aerial Map
- Goggle Street Maps of Area
- Assessor's Plat T.18N R.3E Section 29
- Pictures Taken July 24, 2025
- Responses
- Applicant's Response – June 20, 2025
- Original Application

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 # 458347

VALLEY COUNTY, CASCADE, IDAHO
8-1-2023 10:33:31 AM No. of Pages: 3
Recorded for : P&Z [Recording Sticker]
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

NA

CONDITIONAL USE PERMIT N O. 23-22 Activity Barn (Amendment to CUP 16-13)

Issued to: Brundage Mountain Resort LLC
PO Box 1062
McCall ID 83638

Property Location: The 116-acre site is parcel RP18N03E290007, addressed as 141 Moonridge Drive, and located in the N ½ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of July 13, 2023. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 23-22 with Conditions for continuing an event center as described in the application, staff report, and minutes.

The effective date of this permit is July 25, 2023.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established according to the phasing plan. Additional approval will be required, if not constructed according to plan, after December 31, 2029.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as

permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Applicant must enter into a development agreement with the Board of County Commissioners in accordance with Idaho State Statute: 67-6511A.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any disturbance of soils.
7. Must comply with the requirements of McCall Fire Department.
8. Must comply with the requirements of Central District Health.
9. Cannot impede the flow of the irrigation ditch(es). The irrigation ditch and associated maintenance right-of-way must be accessible to the property owner(s) and authorized users.
10. Building permits are required for all structures.
11. A letter or permit showing that the well is certified as a public water well is required prior to expanded use.
12. The applicant shall provide and maintain orderly and proper disposal of waste including by- products of the operation, other solid waste, and sanitary waste.
13. No parking allowed in the setback areas.
14. The site must be kept in a neat and orderly manner.
15. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. Any existing non-compliant lighting should be brought into compliance within six months of approval of the conditional use permit.
16. A minimum of one tree should be planted for every 25 feet of linear street frontage; this can include existing trees on site. The trees may be grouped or planted in groves.
17. All noxious weeds on the property must be eradicated.
18. Shall obtain a sign permit prior to installation of a sign.
19. Shall clearly post the addresses at the driveway entrance and on the homes.
20. Cannot impede the Valley County Rail Trail pathway.
21. All mounding and berms shall have slopes no steeper than three to one (3:1).
22. Hours of operation are 8:00 a.m. to 10:00 p.m., Monday through Saturday. Hours on Sunday are 8:00 a.m. to 8:00 p.m.
23. Snow grooming will take place during daylight hours.
24. No music will be amplified from the top of the hill and amplifiers will be oriented toward the east.

25. Fireworks and use will occur after 10:00 p.m. only on New Year's Eve. No fireworks are allowed at any other time.
26. Maximum of 500 people for large gatherings. A permit from the Valley County Sheriff's office is required for large gatherings.
27. Weddings are capped at 150 guests.
28. No (solely) music concerts unless approved by P&Z Commission.
29. If the use is not identified in the current application, then you will need to seek additional approval from the P&Z Director and/or the P&Z Commission.
30. There shall be a two-year review in a public hearing to assess if impacts have been mitigated.

END CONDITIONAL USE PERMIT

Date July 31, 2023

Approved by Cynda Herrick

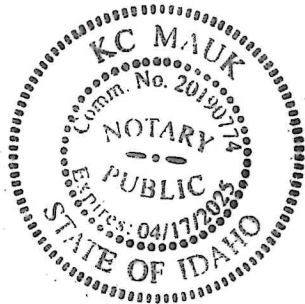
On this 1st day of August, 2023, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

KC Mauk
Notary Public

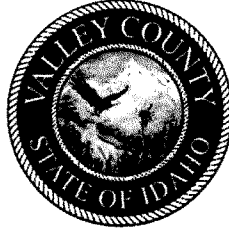
Residing at: Valley County

Commission Expires: 4/17/25



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

Katlin Caldwell, Chairman
Ken Roberts, Vice-Chairman

Sasha Childs, Commissioner
Scott Freeman, Commissioner
Gary Swain, Commissioner

MINUTES

Valley County Planning and Zoning Commission
July 13, 2023
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 – Sasha Childs:	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Ken Roberts:	Excused
PZ Commissioner – Gary Swain:	Present
PZ Staff – Jody Green:	Present

B. MINUTES: Commissioner Freeman moved to approve the minutes of June 8, 2023, and June 15, 2023. Commissioner Childs seconded the motion. Motion passed unanimously.

C. NEW BUSINESS:

- 1. C.U.P. 23-24 FedEx Hub:** FedEx Ground Package Systems INC is requesting approval of a conditional use permit for a package handling operation in an existing 2520-sqft commercial building. A variance from the 100-ft setback from Highway 55 is requested to allow parking of a trailer 80-ft from the property line. The existing individual well and septic system would be used. Access would be from a shared driveway from Highway 55. The site is addressed at 13873 Highway 55 and is the north portion of parcel RP17N03E035820 located in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Postponed from June 15, 2023.**

Chairman Caldwell introduced the item and opened the public hearing. Chairman Caldwell asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Response from Steve Millemann addressing concerns on staff report.

Chairman Caldwell asked for the applicant's presentation.

Steve Millemann, agent for applicant, made the following comments:

- FedEx Ground will be responsible for performance and conditions.
- Requesting landscaping to be finished in 2024.

Chairman Caldwell returned to the Commission.

9. **C.U.P. 23-22 Activity Barn - Amendment to C.U.P. 16-13:** Brundage Mountain Resort LLC is requesting approval to amend C.U.P. 16-13 Activity Barn. Proposed hours of operation are 8:00 a.m. to 10:00 p.m. daily; proposed maximum capacity is 500 guests. Additional activities include a market, additional non-motorized recreation, and two residential dwelling unit for employee housing. The parking lot would be realigned to allow for both an entrance and an exit onto Moonridge DR. The 116-acre site is parcel RP18N03E290007, addressed as 141 Moonridge Drive, and located in the N ½ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. (Postponed from June 15, 2023)

Chairman Caldwell introduced the item and opened the public hearing. Chairman Caldwell asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site plan and GIS map on the projector screen, and summarized the following exhibit:

- **Exhibit 1** – Karen Evans and Winston Yeast, 311 Brook Drive, McCall, have concerns about traffic, lighting, and music.

Chairman Caldwell asked for the applicant's presentation.

Sara Jane (SJ) Erlemeier and Ken Rider represented the applicant. Ms. Erlemeier is the acting manager. She was hired to increase communication, looking towards the future, handling issues, family experience, feels they are in alignment with conditions.

Commissioner Childs loves the Activity Barn, but does not believe there is enough information to complete a compatibility rating and not enough information for the neighbors to know what is proposed. She would like more details. Ms. Erlemeier responded that the request is for 20 events per year with a maximum capacity of 500. Events include renting out the site, BBQs, and fund raisers.

Commissioner Childs stated the questions from neighbors. Mr. Rider feels most of these are addressed in the stated conditions of approval. Ms. Erlemeier stated they are willing to cap weddings at 150. Commissioner Childs asked about closing earlier, possibly 8:00 pm on weekdays and 9:00 pm on weekends. Chairman Caldwell asked about limiting Sunday operation hours from 8:00 a.m. to 8:00 p.m. The applicant has no issue with this limitation. Mr. Rider talked about starting to do more things in the winter; the lighting is not being used too much at these times. Commissioner Childs asked about the neighbor requesting dedication for a new road; would the applicant consider this? Applicant has no issues with that request; everyone would benefit. Commissioner Child asked about alcohol. Mr. Rider stated they can serve water and have a beer and wine license. Commissioner Swain asked if they are they paving the parking lot. Mr. Rider stated that it will not be paved but will be serviced. Commissioner Swain asked about employee housing. Brundage has 350-375 employees during the peak season; the Activity Barn has 13-16 employees during the summer. Commissioner Swain commented about the concern of music. Feels this is a good application. Chairman Caldwell and Commissioner Freeman had no additional comments.

Chairman Caldwell asked for proponents. There were none.
Chairman Caldwell asked for undecided. There were none.
Chairman Caldwell asked for opponents. There were none.

Chairman Caldwell closed the public hearing. The Commission deliberated.

Commissioner Freeman moved to approve **C.U.P. 23-22 Activity Barn - Amendment to C.U.P. 16-13** with the stated conditions and:

COA: Weddings are capped at 150 guests.

Revised COA #22: Hours of operation are 8:00 a.m. to 10:00 p.m., Monday through Saturday. Hours on Sunday are 8:00 a.m. to 8:00 p.m.

COA: No (solely) music concerts unless approved by P&Z Commission.

Revised COA #5: Applicant must enter into a development agreement with the Board of County Commissioners in accordance with Idaho State Statute 67-6511A.

COA: There shall be a two-year review in a public hearing to assess if impacts have been mitigated.

Commissioner Swain seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

D. OTHER:

- **Approval of Vault Privy in Frank Hall Ranch Tracts – Ryan McDaniel**

Commissioner Freeman moved to approve a vault privy for Ryan McDaniel on Frank Hall Ranch Tracts No. 1 Lot 2 Block 1, addressed at To Be Determined Little Donner Drive. Commissioner Childs seconded the motion. Motion carried unanimously.

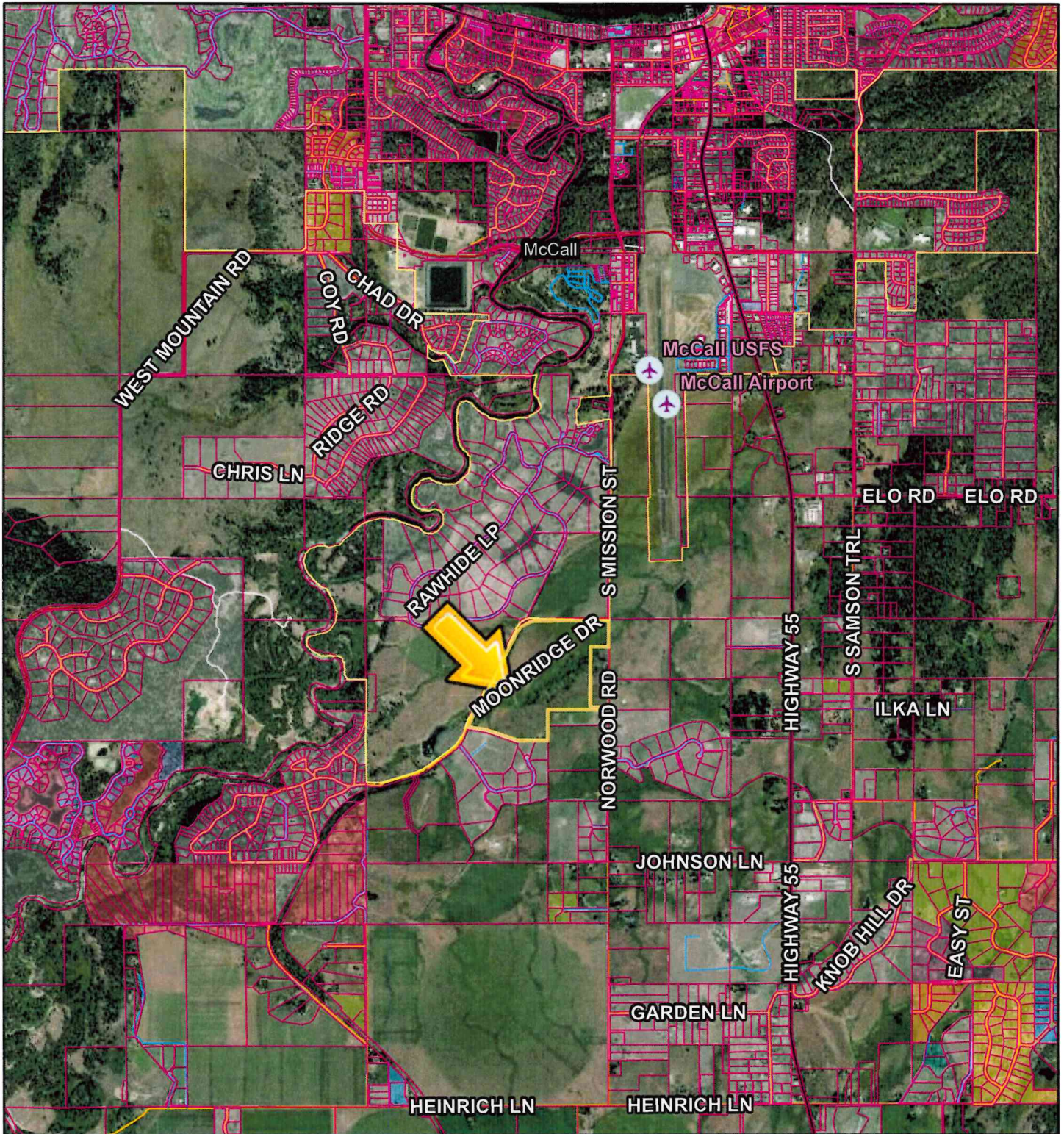
There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

- **Appeal of Administrative Decision that a Conditional Use Permit Is Required for Solar Panels at 13643 Morris Ranch Road. Action Item.**









Chairman Caldwell feels the commission needs to stay consistent. Commissioner Swain stated the owner has had no complaints from neighbors. A conditional use permit or removal of the existing solar panels should not be required based on compassion from this Commission. The current owner purchased the home with the existing solar panels in place; did not know they were not permitted; did not know a conditional use permit was required; is living on a fixed income; and does not have the money to purchase new batteries to bring the solar unit to full capacity. Commissioner Childs wants to stay with code compliance but agrees with Commissioner Swain. Commissioner Freeman agreed with Commissioner Swain. Chairman Caldwell stated that a record for this must be kept. Commissioner Freeman asked how we keep record. Commissioner Swain asked if we can "grandfather" this. Staff stated the need to be consistent. Commissioner Childs moved to not require a conditional use permit for solar panels at 13643 Morris Ranch RD. Commissioner Swain seconded the motion. Commissioner Freeman asked about a variance. Chairman Caldwell asked for a vote from the floor. Commissioner Childs aye; Commissioner Swain aye; Commissioner Freeman aye; and Chairman Caldwell no. Motion carried to not require a conditional use permit.

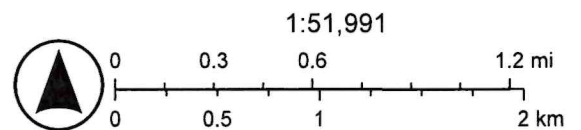
There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

C.U.P. 23-22 Location Map



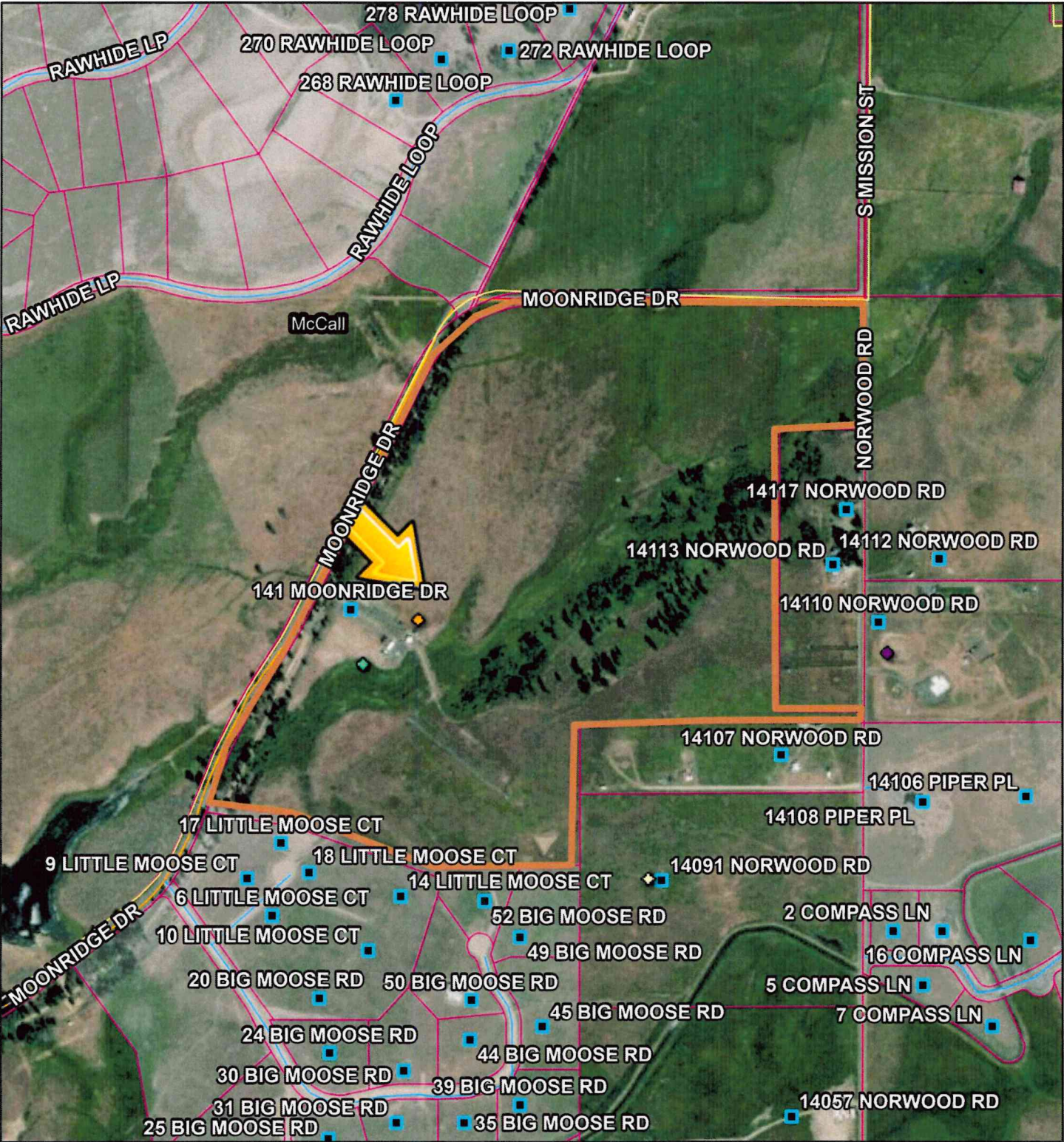
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|  | Airstrips |  | COLLECTOR |
|  | Municipalities |  | URBAN/RURAL |
|  | Parcel Boundaries |  | PRIVATE |
|  | MAJOR |  | OTHER |



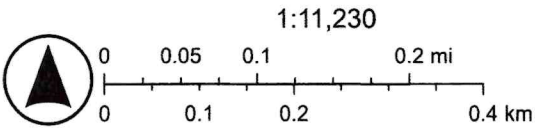
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C.U.P. 23-22 Aerial Map



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



Maxar



From Moonridge Drive, looking southerly, Google Maps, August 2024



Entrance location, Google Maps, August 2024

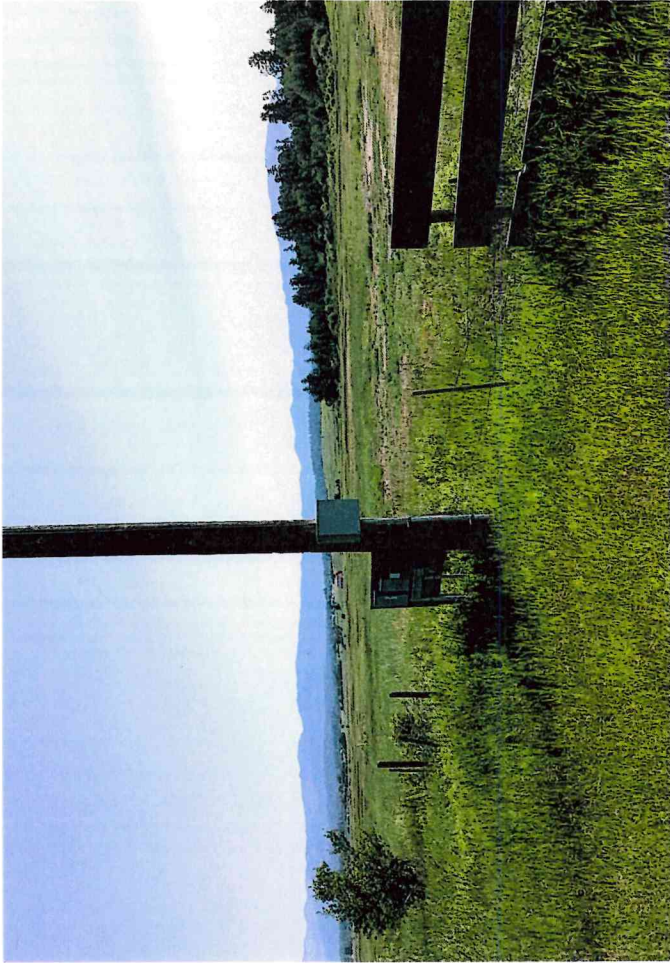
TWP. 18N R03E SEC. 29

Filename: Valley County Base Map
Scale: 1"=1000 ft
Date: 2/10/2025
Drawn by: L. Frederick





06/24/2025





June 17, 2025

Lori Hunter
Planning and Zoning
Star City Hall
P.O. Box 1350
Cascade, Idaho 83611
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.

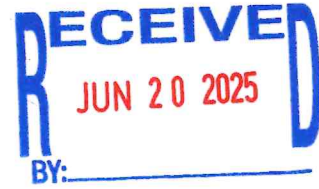
We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

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

Troy Smith
Regional Administrator

BRUNDAGE
MOUNTAIN RESORT



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

RE: C.U.P. 23-22 – Activity Barn (Amendment to C.U.P. 16-13) – Condition #30 Review Update

Dear Ms. Herrick,

Thank you for your letter dated June 9, 2025, regarding the required review of the Conditional Use Permit (C.U.P.) 23-22 for the Activity Barn. On behalf of Brundage Mountain Resort, LLC, dba Activity Barn, we respectfully submit this update for the two-year review of our current progress.

Our focus over the last few years remained on providing a safe, fun and memorable experience for all Activity Barn guests at all times. We are continuing to refine and re-imagine what the entire experience at the Activity Barn can be and are continuing our focus on creating an atmosphere where people of all ages can come to safely and joyfully recreate year-round.

We are currently in discussions with several local Valley County organizations who are looking at the Activity Barn location to locate their organizations that would ultimately expand operations on-site. When those organizations are ready we will jointly request an audience with Valley County Planning and Zoning staff for future consideration and approval.

Items approved in CUP that have not been started

The following items were approved but have not been started for various reasons

1. Entrance and parking lot reconfiguration
2. Employee housing
3. Landscape berms
4. New activities – Disc golf course and non-motorized trails and biking, running and walking

BRUNDAGE

MOUNTAIN RESORT

Below is a condition-by-condition response:

1. Incorporation of Application, Staff Report, and Land Use Ordinance: We acknowledge and uphold all contents of the application, staff report, and relevant sections of the Valley County Land Use and Development Ordinance. We have not violated any portion of the permit.
2. Changes to Nature or Scope of Use: No changes to the nature, scope, or scale of activities have occurred since the issuance of this permit.
3. Phasing Plan: All current operations remain consistent with the approved phasing plan. No additional phases have commenced.
4. Compliance with Laws and Regulations: We remain in full compliance with all applicable County, State, and Federal regulations and understand this requirement is ongoing.
5. Development Agreement: Discussions have been opened with Dan Coonce, Valley County Public Works Engineer.
6. Stormwater and Site Grading Plans: The approved stormwater management and grading plans, as reviewed by the Valley County Engineer, remain in effect. No additional soil disturbance has occurred.
7. McCall Fire Department Requirements: We remain in compliance with all fire safety and emergency access requirements as established by the McCall Fire Department.
8. Central District Health Requirements: All operations continue to comply with Central District Health regulations regarding sanitation and waste management.
9. Irrigation Ditch Access: Flow of irrigation ditches has not been impeded. Maintenance access remains unobstructed and preserved.
10. Building Permits: All structures on site have been properly permitted and inspected as required.
11. Public Water Well Certification: No expanded use has occurred since issuance. Our current use does not require public well certification at this time.
12. Waste Management: Solid, sanitary, and operational waste is disposed of properly and regularly in compliance with regulations.
13. Parking Setbacks: All parking is restricted to approved areas and does not occur within setback boundaries.
14. Site Cleanliness: The site is maintained in a neat and orderly manner at all times, with regular upkeep and monitoring.
15. Lighting: All lighting is fully shielded and points directly down to tubing site or parking lots. Existing lighting was reviewed and updated as needed.
16. Tree Planting: A mix of 980 Willows, Dogwoods, Serviceberry, Black hawthorns, Douglass meadowsweet and Snowberry were planted in 2023.
17. Noxious Weeds: Noxious weeds are actively controlled and treated in accordance with best practices.
18. Signage: No new signs have been installed. Should new signage be needed, a permit will be obtained in advance as required.

BRUNDAGE
MOUNTAIN RESORT

19. Address Posting: Addresses are clearly posted at the driveway entrance and on any structures requiring identification.
20. Rail Trail Pathway Access: Operations do not impede access to or use of the Valley County Rail Trail pathway.
21. Slope Standards for Berms: No new mounding or berms have been added.
22. Hours of Operation: The site operates within the approved hours: 8:00 a.m. – 10:00 p.m. (Mon–Sat) and 8:00 a.m. – 8:00 p.m. on Sundays.
23. Snow Grooming Hours: Snow grooming occurs exclusively during daylight hours as stipulated.
24. Amplified Sound Limitations: No amplification occurs from the top of the hill. Any sound is oriented eastward and kept within approved parameters.
25. Fireworks Use: No fireworks have been used.
26. Large Gatherings: No gatherings have exceeded the 500-person threshold. If such an event is planned, we will secure a permit from the Valley County Sheriff's Office.
27. Weddings: Wedding events, when held, are capped at 150 guests in full compliance with the approved limits. No weddings have been held to date.
28. Music Concerts: No music concerts have occurred. We understand that any such event would require separate P&Z Commission approval.
29. Uses Not in Application: No unapproved uses are occurring on-site. All operations align with the current CUP application and related documentation.
30. Two-Year Review: This letter is submitted in compliance with Condition #30. We appreciate the opportunity to demonstrate our continued compliance and look forward to participating in the July 10, 2025 public hearing.

We are committed to maintaining a safe, clean, and compliant facility and value our longstanding partnership with Valley County. A representative of Brundage Mountain Resort will be present at the upcoming hearing to address any questions the Commission may have.

Please feel free to reach out if you require additional information in advance.

Sincerely,

Ken Rider

General Manager

ken@brundage.com



ACTIVITY BARN

CUP 16-13 Amendment Application

4/17/23



Brundage Mountain Resort Idaho Ski Resort
3890 Goose Lake Rd, McCall, ID 93638

April 17, 2023

Valley County Planning and Zoning
ATTN: Cynda Herrick
219 N Main St.
Cascade, ID 83611

RE: Brundage Mountain Resort Activity Barn CUP Amendment
Located at 141 Moonridge Dr, McCall, ID 83638. Parcel ID RP18N03E290007 is 115.5957 acres
CUP 16-13 Effective Date: November 22, 2016

Dear Valley County Planning and Zoning,

Brundage Mountain Resort, the operator of The McCall Activity Barn, is pleased to submit this amendment to the established Conditional Use Permit 16-13. Currently, The McCall Activity Barn is Valley County's only lift-assisted snow tubing operation, located two miles south of McCall. Since the winter of 1999, The McCall Activity Barn has been operating under a Conditional Use Permit with Valley County. The last amendment was made in December of 2015 and approved in 2016.

Brundage Mountain Resort acquired and has successfully run the property since 2016. The McCall Activity Barn has provided a great winter experience to visitors of McCall and the surrounding area for over 20 years. There is a significant demand to expand recreational activities and provide activity and outdoor event space in the community. Most recently, Brundage submitted its CUP update on February 6, 2023. This request for an amended Conditional Use Permit is triggered by the following needs not included in our current conditional use permit:

Proposal Details:

Year-Round Operation

- Propose to shift from seasonal to year-round operation. Year-round operation will extend existing winter activities and allow for new activities and events for summer operations. Specifically, we propose year-round operational hours as 8am to 10pm daily. With Valley County becoming a tourist destination, we see a need to have activities available for every season.

Event Allowance Capacity Increase

- To better serve the needs of our clients we are asking for an increase in capacity for events held on the Activity Barn property. Current capacity is limited to 150 people per event. By increasing our event size to allow 500 guests we can host events and community gatherings that draw more guests.

Weekly Market

- Seeking to add a Market to our list of approved activities on-site. Our current market operates twice a week and allows people to purchase directly from local vendors. The Market location is highlighted in the proposed site plans.

Employee Housing

- To serve the needs of employees, Brundage Mountain Resort is proposing the installation of two residential dwelling units in the form of tiny homes. This would provide allowance for up to four employees. Approximate locations of these proposed units are included on the attached site plans.

Additional Activities

- In conjunction with the extension of the operating timeframe, Brundage Mountain Resort is seeking to add additional recreational activities including disc golf and dedicated multi-use trails.
- A disc golf course on property welcomes an activity that can be accessed spring – fall. This activity invites people of all ages to get outside and be active. It would blend in with the current landscape on property.
- Dedicated trails for mountain biking, walking, and running would be added to the property as an extension of the Valley County Trail System. Motorized vehicles would not be permitted on trails.

Entrance & Parking Lot Reconfiguration

- The existing entrance and sign will remain in its current location off Moonridge Drive. The entrance crosses over the Valley County rail trail; bikes in the summer, cross country skiing in the winter. The redesigned parking lot will connect to the entrance but be expanded North to accommodate more cars for the increased demand for activities and larger events.
- The expanded parking lot will be approximately 1.7 acres. New light posts will be added to assist guests and employees when it is dark. By reorientating and expanding the parking lot, we create better and safer traffic flow and can use the property's natural barriers (trees) to minimize the glare from cars onto Moonridge Drive.
- Since the parking lot is expanding North, we are also proposing a second entrance to the property. This second entrance will cross over the Valley County rail trail but will allow for a more efficient flow of traffic and a safer driving experience during peak hours and special events. This entrance also establishes compliance with Valley County Ordinance requiring two means of access/egress to the property.

Landscaping Berms

- To create more privacy and minimize impact to the public, Brundage Mountain Resort is proposing to install berms along the north side of the property adjacent to Moonridge Drive. These berms would be landscaped with native plants to improve the overall visual of the property observed by neighbors.

The existing facilities consume approximately 35 acres of land which lies within 115 acres of property owned by Brundage Mountain Resort. These requests along with previously approved CUP items will

have a phased implementation over the next 5 years. Items that require capital expenditure will be completed as business performance and market conditions allow.

Best Regards,



Ken Rider
General Manager, Brundage Mountain Resort, LLC

Attachments

- Summary of Existing Operations
- CUP Update Letter
- CUP Application
- Impact Report
- Associated Drawings
- Sign Application

Attachment 1

Summary of Existing Facilities

Sun Kid Conveyor Lift

- A 600-foot Sun Kid conveyor was installed in the fall of 2015 in comfortably transports guests to the top of the hill in less than 3 minutes. Current lift capacity is approximately 600 people per hour. The “magic carpet” sits flat on the sloped surface of the hill and has a very low profile (1 - 2 feet high). The conveyor belt remains the safest means of transporting tubers and guests to the top of the hill.

Tubing Operations

- Snow making equipment allows for the Activity Barn create a solid base of snow that will carry us through the end of the season. Traditionally the activity barn team creates 5 or 6 tubing lanes between 800-1100 feet long to maintain peak operations during the winter season.

Parking Lot

- Currently, the parking lot is 3 acres and keeps traffic and parking off of Moonridge Drive. Light posts in the lot have LED energy efficient lights that comply with Valley County standards.

Heated Pit Toilets

- Two heated, gender neutral, ADA compliant pit toilets serve the property.

Ticket Office

- The Activity Barn currently operates out of a 12x28 portable structure. Ticket office has wood siding and a shingled roof design to meet architectural and commercial snow load standards. Currently guests enter the heated ticket office to purchase their lift tickets, beverages, and retail items.

Yurt

- The yurt on property currently serves as the employee break and meeting room.

Storage Sheds/Containers

- The Activity Barn property has two storage containers and one storage shed. The containers are used to store our winter operation items such as tubes, signage, snowmaking equipment, and general maintenance items. Our storage sheds hold miscellaneous items while they are not in use on property.

Food Shed

- The food shed is where the Activity Barn has historically served food and beverage items. The shed has not served food since COVID but hopes to bring operations back in the near future. This structure contains refrigerators, freezers, prep counters, as well as our water hook-up.

Nordic Trail

- The Activity Barn grooms a 3-mile loop for cross country skiing, fat tire bikes, and snowshoes. The trail begins as an extension of the Valley County Rail Trail and has a separate parking area. The whole loop is located on the Activity Barn’s property. We do not allow motorized vehicles other than the groomer on the trail.

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>9814</u> or <input type="checkbox"/> Cash
FILE # <u>23-22</u>	FEE \$ <u>250.-</u>	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>4.18.23</u>	
PROPOSED USE: _____		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: _____ Date: _____

The following must be completed and submitted with the conditional use permit application:

- ☐ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☒ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☒ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☒ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☒ A lighting plan.
- ☒ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☒ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

APPLICANT Brundage Mountain Resort, LLC **PHONE** [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS PO Box 1062 **ZIP** 83638

EMAIL [REDACTED]

PROPERTY OWNER Brundage Mountain Resort, LLC

MAILING ADDRESS PO Box 1062 **ZIP** 83638

EMAIL N/A

AGENT / REPRESENTATIVE Ken Rider **PHONE** [REDACTED]

MAILING ADDRESS PO Box 1062 **ZIP** 83638

EMAIL [REDACTED]

CONTACT PERSON (if different from above) Sarah Jane Erlemeier

MAILING ADDRESS PO Box 1062 **ZIP** 83638

EMAIL [REDACTED] **PHONE** [REDACTED]

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 141 Moonridge Drive, McCall, ID 83638

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description)
108300 Lakefork Area Subdivisions 435 Comm Impr on Cat 13

TAX PARCEL NUMBER(S) RP 18N03E290007

Quarter NE Section 29 Township 18N Range 3E

1. **PROPOSED USE:** Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐

2. **SIZE OF PROPERTY** 115 Acres ☒ or Square Feet ☐

3. **EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:**

Lift assisted snow tubing, skiing, cross country skiing, snow biking, snow shoeing, farmers markets, events

Ticket Office, 2 Vault Restrooms in 1 Structure, Yurt, 2 Storage Sheds, Power Shed, 2 Conex Storage Containers,

Sun Kid Conveyor Lift

4. **ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY** (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: No

5. **ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:**

North Pasture

South Residential

East Residential

West Pasture

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: No greater than 40 feet

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: 2

Number of Existing Structures: 6

Proposed Gross Square Feet

1st Floor 840

2nd Floor

Total 840

Existing Gross Square Feet

1st Floor 2240

2nd Floor

Total 2240

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☒

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☒ Other ☐

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): Approximately 840 sqft
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0

8d. DENSITY OF DWELLING UNITS PER ACRE: N/A - only two tiny homes proposed

9. SITE DESIGN:

Percentage of site devoted to building coverage: < .1%

Percentage of site devoted to landscaping: 3.5%

Percentage of site devoted to roads or driveways: 1.5%

Percentage of site devoted to other uses: 95%, describe: Open space and wetlands

Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: 5

Handicapped spaces required:

b. Parking spaces proposed: 166

Parking spaces required:

c. Number of compact spaces proposed: 0

Number of compact spaces allowed:

d. Restricted parking spaces proposed: 3 (buses)

e. Are you proposing off-site parking: No

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front NA

Rear NA

Side NA

Side Street NA

12. NUMBER OF EXISTING ROADS: 1 (driveway) Width: 20 feet

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☐

Existing road construction: Gravel ☒ Paved ☐ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: 1 (driveway) Proposed width: 20 feet

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☐

Proposed road construction: Gravel ☒ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power, Septic, Well

16. PROPOSED UTILITIES: No new utilities are proposed unless required for tiny homes

Proposed utility easement widths _____ Locations _____

17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
Name: _____

18. POTABLE WATER SOURCE: Public ☒ Water Association ☐ Individual Well: ☐

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____

19. DRAINAGE (Proposed method of on-site retention): N/A

Any special drains? _____ (Please attach map)

Soil type(s): _____
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☒ No ☐

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐

If yes, explain:

If approved, a grading plan and subsequent SWPPP would be prepared to expand the parking area.

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐

If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable. N/A

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

- 1. Are you within an area of negotiated City Impact? ☐ Yes ☐ No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: _____
Drainage: _____
- 3. How many acres is the property being subdivided? _____
- 4. What percentage of this property has water? _____
- 5. How many inches of water are available to the property? _____
- 6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

- 9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

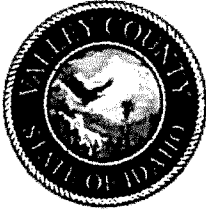
=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: _____
Applicant

Date: ____/____/____



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: Brundage Mountain, LLC.
Applicant

By: _____
Valley County Weed Control

Date: 4/12/2023

Date: _____

CUP 16-13 Amendment
Brundage Mountain Resort
Activity Barn Impact Report

(Valley County Code 9-5 -3-D)

Date: 4/12/2023

1. *Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.*

The site is located off a paved, two-lane county road, with snow removal service already provided throughout the winter. In the event of construction there will be little impact to Moonridge Dr given that all proposed projects are small in nature. Upon CUP approval traffic volume is expected to increase slightly during hours of operation and events (i.e weekly market), particularly during the summer season. Limited bus and truck traffic is anticipated.

The additional traffic will not pass residential neighborhoods. There will be a new proposed driveway to the property and parking area to accommodate year-round operations and anticipated future needs. One new entrance is proposed allowing for one way access and egress to minimize congestion in alignment with the county ordinance. The proposed entrance will turn east off of Moonridge Drive after the sharp corner as shown on the attached site plan.

This new traffic pattern, including the proposed entrances, will assist with guest flow and traffic management during peak business hours and events. This new driveway would cross the existing Rail Trail therefore, bicycle and pedestrian traffic would be minimally affected by the addition of this entrance. Brundage would add bicycle and pedestrian crossing signs to alert drivers of these crossings and mitigate impacts with bicycles and pedestrians.

2. *Provision for the mitigation of impacts on housing affordability.*

No impact to housing affordability is expected as a result of this CUP application. In fact, Brundage is making a concerted effort to provide affordable housing for it's employees. As a result, two tiny homes are being proposed on property to house Activity Barn and

Brundage Mountain Resort employees. These tiny homes will be rented to full-time employees at below market rates.

3. *Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.*

Construction: During construction there would be some noise associated with equipment however, nothing out of the ordinary for general construction activities. All construction will be conducted during the day ranging from 6 AM to 6 PM.

Normal Activities: Current winter activities include the running of our conveyor lift, tubing operations, grooming of the tubing and Nordic trails, and parking lot snowplowing.

Current approved winter operating hours are Thanksgiving through the middle of April:

- Friday 4pm –10pm
- Saturday 10am –10pm
- Sunday 10am – 8pm
- Winter Carnival, MLK Weekend, Presidents Day Weekend, and Winter Break, 4pm - 10pm

Current summer activities include the weekly markets, bike riding, and other low impact recreation activities. Current approved summer hours are Memorial Day to Labor Day Daily 10AM - 10PM.

Special Events: Events to date have included group gatherings, such as the Payette Land Trust BBQ, McPaws Oktoberfest and music and festival events.

Proposed: Normal hours of year-round operation are anticipated as follows:

- 365 days
- Sunday – Saturday 8am – 10pm
- Observed quiet hours from 10pm – 8am

There are no intended changes to noise from operations currently. Proposed activities such as disc golf, multi-use non-motorized trails and other low impact recreation activities would create very little if any additional noise.

Special events may include music and microphones which would increase noise levels at the site temporarily on a periodic basis.

4. *Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.*

No additional heat or glare is expected as a result of this proposal. Glare from parked cars and lighting during tubing/ski hill operations would be unchanged. Summer operations will have minimal to no lighting, particularly given the long days and amount of natural light during the summer. Existing and added vegetation along Moonridge Drive would minimize any glare from Activity Barn operations, activities and events.

5. *Particulate emissions to the air including smoke, dust, chemicals, gases, or fumes, etc., both existing and what may be added by the proposed uses.*

Currently, there is minimal seasonal exhaust from mowers, groomers, plows and other operational and maintenance vehicles. Minimal dust from bike trails and roads in the summer. Propane heaters, which also produce little emissions, are used in the winter to heat outdoor guest areas.

Proposed improvements to the property would incur exhaust and dust from construction vehicles during construction of buildings, the proposed disc golf and summer tubing courses and landscape projects. Once these projects are finished, there would only be emissions associated with vehicles of guests visiting the property.

6. *Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.*

Water will be supplied from a newly certified potable water well. Demand is expected to be minimal given the nature of the existing facilities and uses. Water disposal utilizes the approved Large Soil Absorption System that is currently installed.

The attached site plan highlights surveyed wetland areas. No impacts to ground water or surface water quality are expected beyond any current impacts.

7. *Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.*

During winter operations, there is limited risk of fire since the site is covered with snow. Campfires are allowed only in designated fire rings. Fire extinguishers are on site and McCall Fire and EMS would be asked to respond in the event of a fire.

During summer operations, there are little existing fire hazards on property. Campfires are not allowed during the summer months. Fire extinguishers are on site and McCall Fire and EMS would be asked to respond in the event of a fire.

Activities on neighboring properties will not be affected by proposed use.

The proposed activities such as the disc golf and multi-use trails do not pose a fire hazard. Any fire hazards relating to special events will be addressed on a case by case basis.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Any disturbance of wetlands will follow permitting requirements outlined by the Army Corps of Engineers. In addition, a Stormwater Pollution, Prevention, Permit will be obtained, and Best Management Practices and mitigation plans will be followed for any disturbances to the site. Please review attached wetlands delineation and site plan for wetland and surface water drainage information.

It is expected that upon buildout of the master plan, more vegetation will exist than currently exists on the property. Minimal removal of existing vegetation is anticipated for the maintenance shop, pole barn and disc golf and tubing courses, particularly given that these are grass pasture areas with no shrubs. Road and structure construction will disturb soil in previous pasture areas.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Best Management Practices will be followed to stabilize soil and restore/replace vegetation when disturbed. Slopes and embankments will be minimally disturbed. Vegetation will be replaced with shade and privacy considerations including berms. Disturbed areas will be reseeded with appropriate grass and native plant selections where applicable.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

In the event that buildings are constructed, BMR will obtain the services of a geotechnical engineer to ensure structures are built in accordance with any

geotechnical requirements of the site. There is no intention to build on steep slopes within the site, therefore this is not expected to be a concern.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Landscape berms along Moonridge Dr at the north end of the property are being proposed at this time. Any projects will include the submittal of plans and specifications as part of the building permit and/or grading permit process for Valley County.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce the visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

Daytime visibility is minimal from public roads and especially minimal from adjoining properties and buildings due to the buffer of trees along the rail trail. There will be no effect of shadows from new features on neighboring properties. Vegetation and berms will be planted to screen property from Moonridge Drive. The pole barn, maintenance building, and other structures will be designed to match existing structures on the surrounding site with additional vegetation/landscaping.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

This is the current location of the Activity Barn with most of the property remaining unused. Proposed facility improvements and activities are consistent with existing use to provide recreational opportunities and outdoor event space for the community.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

It is expected that there would be an incremental increase to sales tax revenues from ticket, food and beverage sales and rental of the venue both from additional events and activities. There would also be an increase in property value as each project is finished and assessed. There is currently 1 full-time position, and 8 part-time/seasonal positions, but more employees would be needed as activities are added to the property. Local

expenditures would be increased in the form of hiring and purchasing necessary building materials from local companies to build infrastructure, buildings and event/activity venues.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

There would be additional electricity required from public services, but water and sewer are addressed onsite. Facilities costs are unknown until building costs are determined and executed against. The economic impact is expected to be positive given the increase in guests utilizing the venue and frequenting McCall and the surrounding area.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

Currently, there are no existing developments providing the same proposed services. Additional activities at the Activity Barn will enhance the overall visitor experience to the area by offering a diverse array of recreational activities and should have a positive impact on local lodging, restaurant, and retail businesses.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

No anticipated depletion of resources at this time.

18. What will be the impacts of a project abandoned at partial completion?

Project abandonment at partial completion will have minimal impact on the land. Structures could be removed, and graded areas could be reseeded with appropriate grasses if necessary.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

There will be 2 residential dwelling units each predicted to be 500 square feet or less. Gross non-residential floor space is projected to be about 2240 square feet.

20. Stages of development in geographic terms and proposed construction time schedule.

Improvements are expected to take a phased approach over the next five years dependent on business performance and prioritization of capital expenditures.

- Maintenance Shop: The maintenance shop will begin construction in the Spring of 2024 or as business conditions allows. The goal to finish the building will be the Fall of 2024.

- Employee Housing: This will be dependent on sewer capacity and requirements of Central District Health and IDEQ for wastewater disposal. The goal is to begin this permitting exercise in 2024 with the aim to install infrastructure and employee housing by the end of 2025.
- Updated entrances and parking lot: This work will begin construction in the Spring of 2024.
- Landscaping berms: This work would commence at the same time as modifications to the parking lot and entrance are completed.
- Disc golf and multi-use trails: Disc golf would be implemented in the summer of 2023. Multi-use trails would be started in the spring of 2024.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

Anticipated rental price for residential employee housing units are approximately \$800-1200 per unit, per month. It is anticipated that there will be two people living in each tiny home – making the cost \$400-600 per individual per month.



Brundage Mountain Resort Idaho Ski Resort
3890 Goose Lake Rd, McCall, ID 93638

February 6, 2023

Valley County Planning and Zoning
ATTN: Cynda Herrick
219 N Main St.
Cascade, ID 83511

RE: Brundage Mountain Resort Activity Barn CUP 16-13 Update to Valley County
Located at 141 Moonridge Dr, McCall, ID 83638. Parcel ID RP18N03E290007 is 115.5957 acres
CUP 16-13 Effective Date November 22, 2016

Dear Valley County Planning and Zoning Commissioners,

This update is being submitted by Brundage Mountain Resort as a requirement of CUP 16-31

Updates to the property are as follows:

1. 2022
 - a. Hired full-time year-round manager
 - b. Noxious weeds addressed and on maintenance plan
 - c. Converted well to potable water
 - d. Initiated Army Corp Individual Permit for tubing hill regrade. Expecting approval by Spring 2023.
 - e. Fence was repaired focusing on new property lines
2. 2020
 - a. The property was sold by Mirror Pond, LLC to Brundage Mountain Resort on 10/30/2020. Parcel ID RP18N03E290007 is 115.5957 acres
 - b. The acreage in the original CUP 16-13 submission was 155 acres
 - c. Cross country ski, fat bike and snowshoe routes were successfully re-routed within the new boundary lines
3. 2019
 - a. The McCall Farmers Market was moved from downtown McCall in 2019 and has been running successfully since. The formal sign plan will be included in the updated CUP, which will be submitted in early 2023.
4. 2017 - 2019
 - a. Sleigh rides were tried with multiple 3rd parties, but did not work out
5. 2016
 - a. Portable toilets were replaced with heated pit toilets compliant with Central District Health standards
 - b. New conveyor lift replaced the main handle tow lift
 - c. Expansion of parking area

- d. New ticket office
- e. Better snow making management including summer irrigation/mowing, early season snow making, more efficient grooming equipment, redesigned tubing lanes

Items approved in CUP 16-13 that have not been started

The following items were approved in the 2016 CUP but have not been started for various reasons.

- 1. Maintenance shop (30x40)
- 2. Base area pole barn (50x100)
- 3. Ropes Course

Items approved in CUP 16-13 that have been utilized

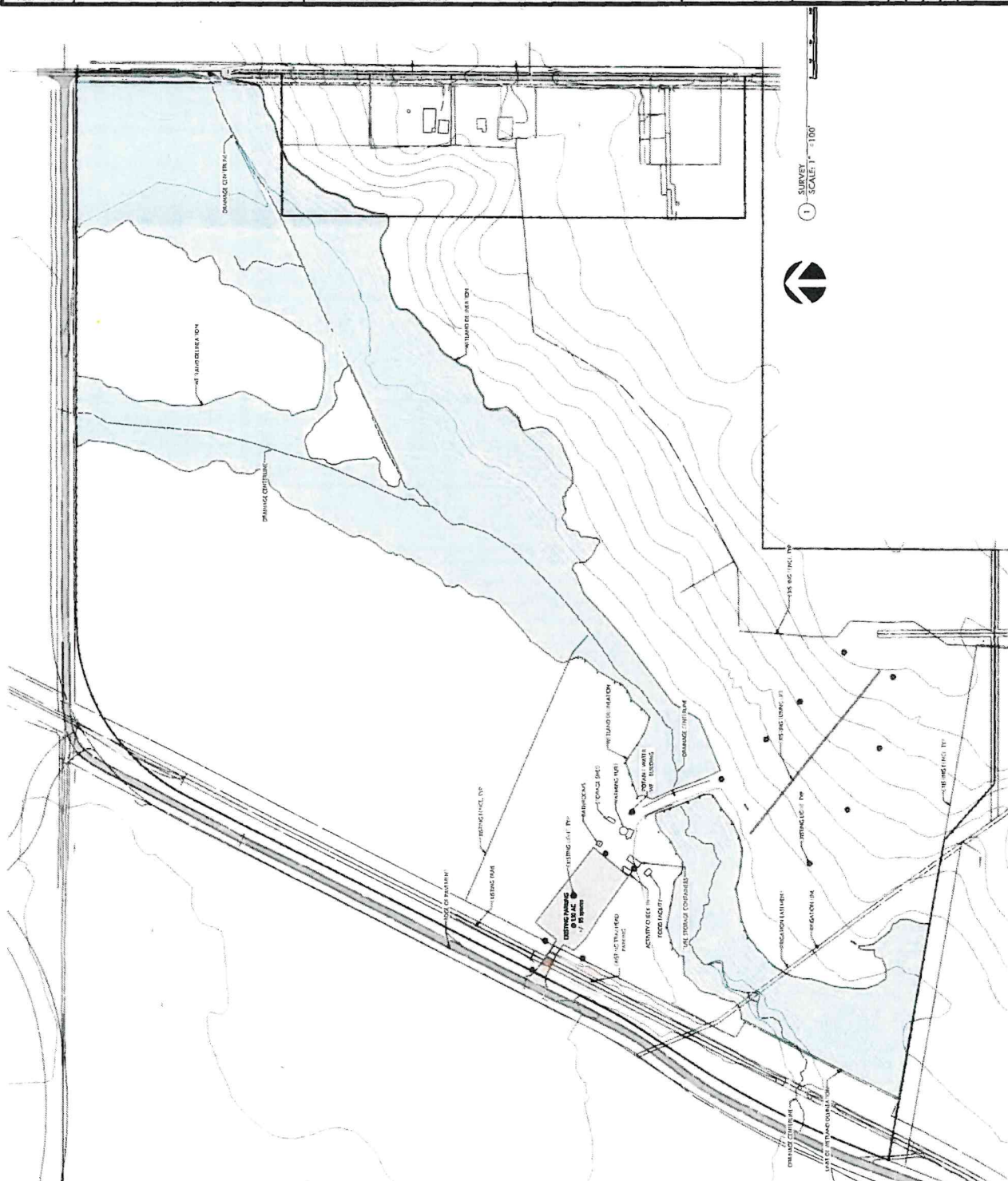
- 1. Family & Group Gatherings
 - a. 2 successful Payette Land Trust Meetings
 - b. 2 successful McPaws Oktoberfests
 - c. Dog Sled Race hosting January 21-February 3, 2023
- 2. Food Trailer offering soda, beer and wine with simple foods
 - a. Food and beverage offerings have been served off and on depending upon COVID regulations
 - b. Food and beverage offerings were restricted due to the potable water situation and wastewater treatment.

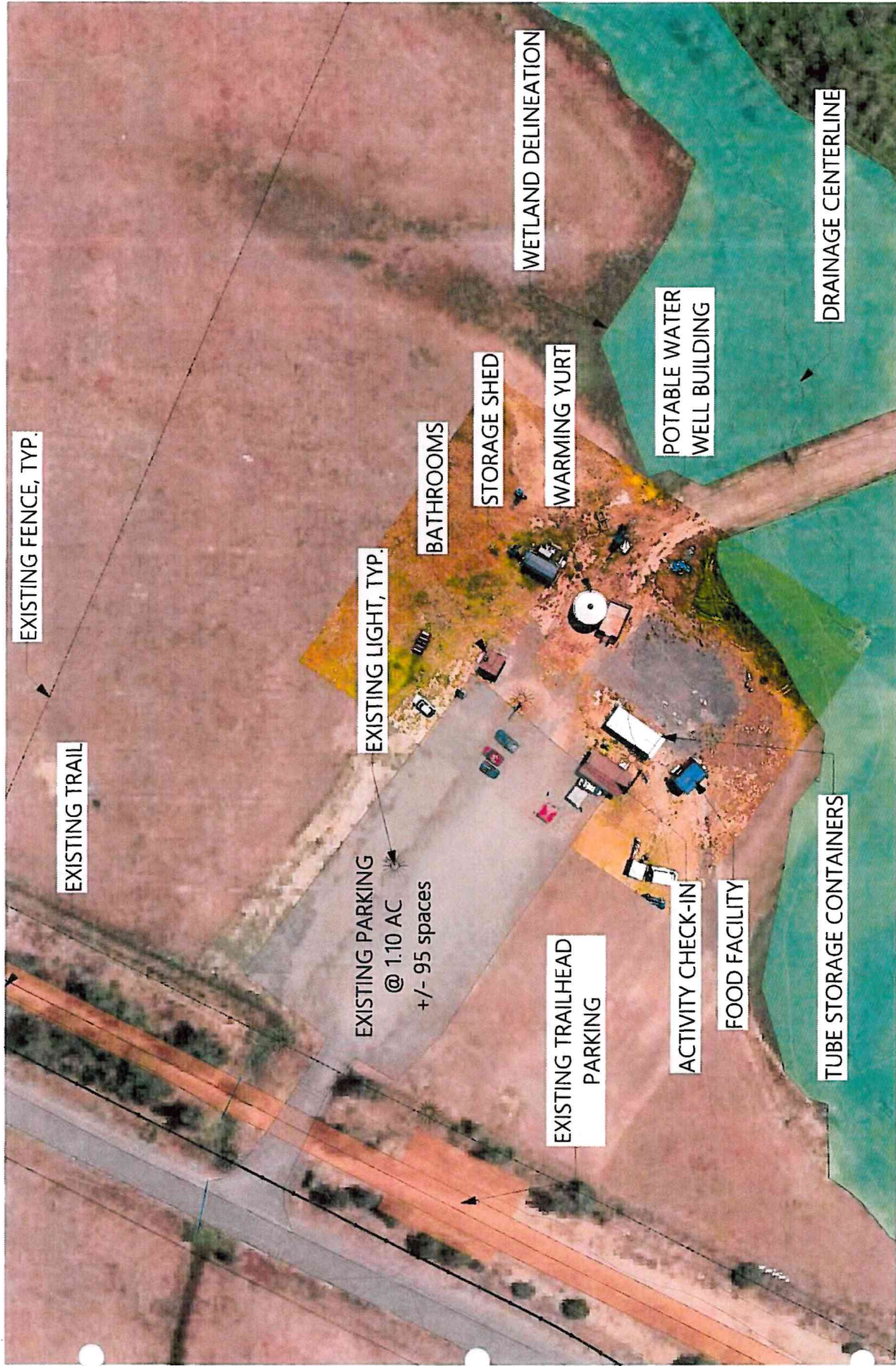
We would also like to notify the Planning and Zoning commissioners that we will be submitting an amended CUP 16-13 shortly. Please let us know if there are any questions.

Best Regards,



Ken Rider
General Manager, Brundage Mountain Resort, LLC



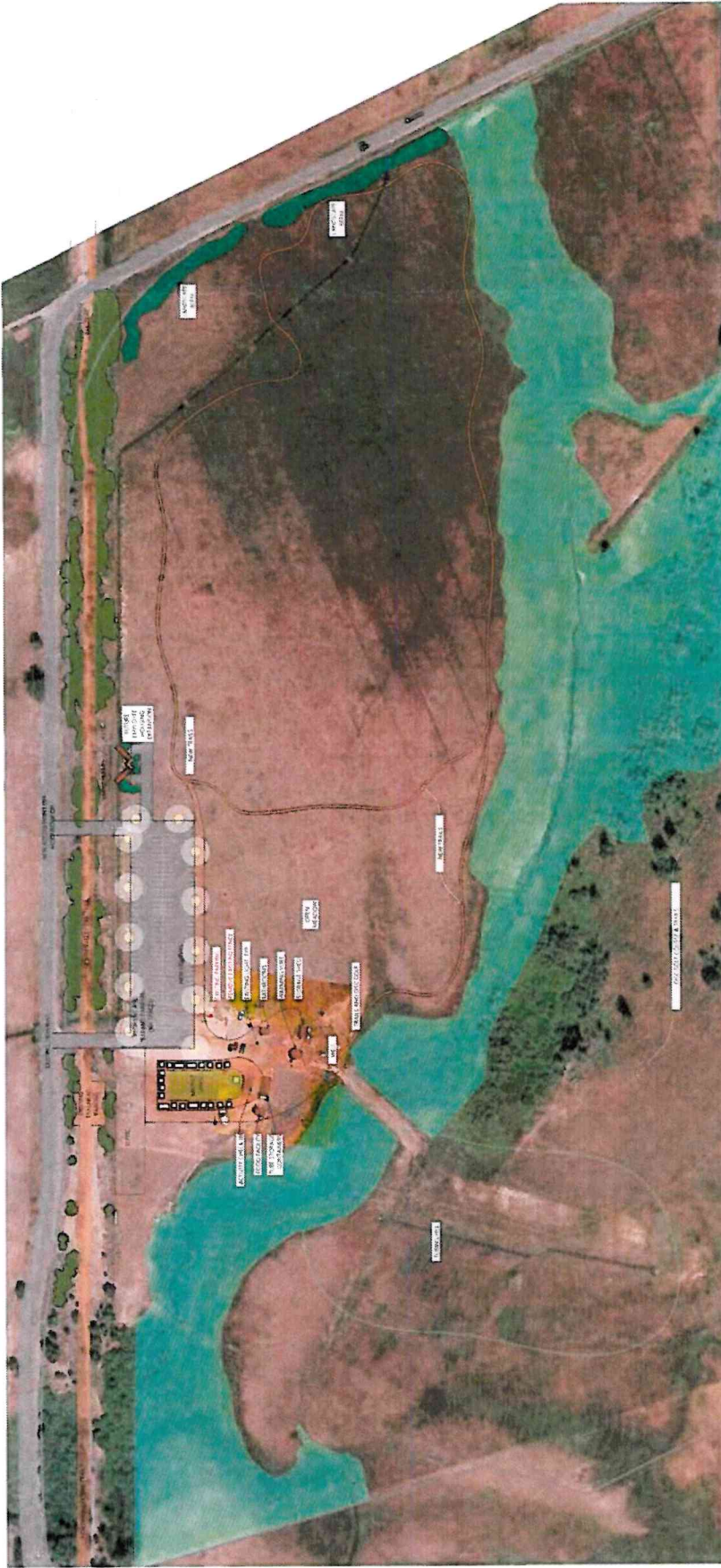


1 ACTIVITY CORE SURVEY
SCALE: 1" = 30'

North Arrow

7. 2023.01.05

<p>EPIKOS LAND PLANNING + ARCHITECTURE</p>	<p>McCALL OFFICE 385 S. 10th Street McCall, ID 83638 Tel: 208.836.3131</p>	<p>The McCALL ACTIVITY BARN 141 MOONRIDGE DR McCALL, IDAHO 83638</p>	<p>DESIGN DEVELOPMENT SET</p>	<p>Permit</p>	<p>Sheet</p>	<p>Drawn By: [blank] Checked By: [blank] Scale: 1" = 30'</p>	<p>Date: 4.2.2022 Project No: [blank] Drawn By: [blank] Checked By: [blank]</p>	<p>A2-2</p>



1 PHASE 1 MASTER PLAN
SCALE: 1" = 100'

PLANTS SUCH AS:
SPRUCE, PONDEROSA PINE, ASPEN,
REDTWIG DOGWOOD, SERVICEBERRY,
GOLDEN CURRANT, SAGE, SPIRAEA,
NATIVE GRASSES AND PERENNIALS

EXISTING FENCE

20' - 30'

LANDSCAPE BERM



MOONRIDGE DR.
LANDSCAPE BERM SECTION
SCALE: 1/4" = 1'-0"

2 LANDSCAPE BERM SECTION
SCALE: 1/4" = 1'-0"

