

Valley County Planning and Zoning

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



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

STAFF REPORT:	C.U.P. 25-016 Harvey Property Management and Equipment Storage
MEETING DATE:	September 11, 2025
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT:	Karen & Aaron Harvey PO Box 1162, McCall, ID 83638
REPRESENTATIVE:	Ginnell Hellhake PO Box 2036, McCall, ID 83638
PROPERTY OWNER:	Daniel Earl Daugherty 2986 Kyle Cir, Loveland CO 80537
LOCATION:	13978 B Rustic Road East half of Lot 3 of Eld's Country Subdivision in the NWSE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE:	Approximately 1.0 acres
REQUEST:	Office and equipment storage for a property management business
EXISTING LAND USE:	C.U.P. 19-31 Daugherty Excavation permitted for all of Lot 3

On August 14, 2025, the PZ Commission tabled C.U.P. 25-016 to September 11, 2025. The public hearing has been closed but can be reopened since new information has been submitted by the applicants. Please refer to the previous staff report for additional information.

FINDINGS:

1. On August 14, 2025, the PZ Commission tabled C.U.P. 25-016 to September 11, 2025. The public hearing has been closed but can be reopened since new information has been submitted by the applicant.
2. Legal notice was posted in the *Star News* on August 21, 2025, and August 28, 2025.
3. Additional Submittals from the Applicant received September 2, 2025, and September 3, 2025.
 - Additional Information – Project Description
 - Revised site plan with parking and setbacks
 - Photos of the site
 - Revised landscape plan and sketch
 - Photos of nearby properties

4. Additional Public Comments

Matt and Jennifer Hurlbutt, 411 Railroad Ave and Salmon River Brewery, McCall, are familiar with the applicants' current business locations. The applicants have always presented themselves as a professional, well-managed business. They would be respectful to neighbors. Local businesses should be supported. (September 1, 2025)

Tama Lamm has lived next to the applicants for almost 20 years. Having their business based out of their barn has never caused a disturbance or problem. The employees cause little disruption. (Received September 2, 2025)

Fred Smelser, 14055 Nisula Road, is a close neighbor to the applicants who have been operating their business from their shop on Nisula. The applicants and their employees have always been respectful and courteous. (Received September 2, 2025)

Cheyenne Pietri, 14031 Nisula Road, has been a neighbor to the applicants for over five years. Interactions with the applicants and staff have been positive. Giving them the opportunity to expand would benefit them, the employees, and community. (Received September 2, 2025)

C.W. Hurless recommends the applicants. (Received September 2, 2025)

SUMMARY:

Staff's compatibility rating was + 3. **The rating may change based on the additional information submitted by the applicant.**

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

Question to P&Z Commission:

1. Does this use meet the minimum standards in Title 9, Chapter 5, of the Valley County Code, etc.? If not, which ones does it not comply with?
2. Would impacts be properly mitigated? If not, which impacts would not be mitigated?
3. What could the applicant do to gain approval?

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).

5. Is the application consistent with the Valley County Comprehensive Plan?
VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval.
VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

- Proposed Conditions of Approval – Revised
- Draft Relevant Minutes – August 14, 2025
- Additional Submittals from Applicant
- Additional Public Comments

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work on-site.
7. Must comply with the requirements of the McCall Fire District.
8. Setbacks shall be 100-ft from the property line along State Highway 55.
9. Shall obtain a sign permit prior to installation of any sign.
10. Snow must be stored on-site.
11. The site must be kept in a neat and orderly manner.

12. Shall clearly post the physical address at the driveway entrance.
13. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
14. Building permits will be required for any fencing over 6-ft in height.
15. Landscaping shall be installed prior to July 1, 2026. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
16. A minimum of one tree should be maintained for every 25 feet of linear street frontage along the property line. The trees may be grouped or planted in groves.
17. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
18. Access can be from Highway 55 if approval is granted by Idaho Transportation Department. If access from Highway 55 is approved, there shall be no commercial traffic on Rustic RD.
19. Shall work with Valley County Road Department and Planning and Zoning Director on a Development Agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners. This could include travel only to the north on Rustic RD to Garden LN; and, working with Crawford Landscaping on dust abatement.
20. The use is only approved for this applicant. A change in use will require approval of a new conditional use permit.

END OF STAFF REPORT

COA: Any water transmission delivery system(s) must be maintained for the delivery of downstream water rights.

COA: Applicant shall clarify all water and irrigation issues with Mr. Shippy, Watermaster for Water District #65.

COA: No lot splits allowed.

COA: The Valley County Wildfire Mitigation Program Director shall approve the Wildland Urban Interface Fire Protection Plan.

Revised COA #10: A letter of approval is required from Fire District. ~~This should include approval of the Wildland Urban Interface Fire Protection Plan.~~

Commissioner Potter seconded the motion. Motion carried unanimously.

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

7:53 p.m. – short break

4. **C.U.P. 25-016 Harvey Property Management and Equipment Storage:** Karen and Aaron Harvey are requesting a conditional use permit for the operation and equipment storage of a property management business using an existing shop. An individual well and individual septic system would be used. Access is from an easement across 13978 Rustic Road to Rustic Road, a public road. The 1-acre parcel, addressed at 13978 B Rustic Road, is the east half of Lot 3 of Eld's Country Subdivision in the NWSE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

Chairman Roberts introduced the item, opened the public hearing, and 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 exhibit:

- **Exhibit 1** – Karen Harvey, the applicant, provided additional details, a revised site plan, and a landscape plan. (August 13, 2025)

There was discussion on the nearby existing conditional use permits: C.U.P. 17-07 Crawford Landscaping and C.U.P. 16-20 ION Electric. A condition of approval for Crawford Landscaping requires business vehicles to drive north on Rustic Road to access Highway 55. A similar requirement is proposed for this application. Shared access to Highway 55 may be possible through the adjacent ION Electric.

Commissioners and Staff also discussed setbacks and proposed parking area. The revised site plan shows parking within the 100-ft setback from Highway 55. Area businesses have a minimum setback of 10-ft from side property lines. There would also be a 30-ft setback from the new western property line. The site plan dated July 11, 2025, shows a septic drainfield along the north portion of the property; however, this area is shown for parking in the **Exhibit 1** site plan. Vehicles should not be driving over a drainfield area.

The split of Lot 3 was discussed. Platted lots are considered original parcels and can be split once. Many lots in this subdivision have been divided. Eld's Country Subdivision was platted in 1978.

Chairman Roberts asked for the applicant's presentation.

Aaron and Karen Harvey, McCall, described their operation and referred to **Exhibit 1**. They did not realize the 100-ft setback restricted parking along Highway 55. The existing shop building and property would be used as a storage facility for equipment and vehicles. Employees would arrive, switch to company vehicles, and leave for the day. There would be limited loads of laundry, maybe three loads per day during peak season, approximately May 15th – August 15th. They fully intend to be good neighbors. Employees would be at the site approximately 30-45 minutes in morning and again later in the day. Equipment would be stored inside the existing shop building. They are willing to landscape and plant trees; any additional plans would be an improvement to the bare and dusty site. The trailer shown in the aerial map has been removed. They have been good neighbors for 20 years at their existing site. The property sale is contingent on approval of this conditional use permit. The split has occurred; the house is to be sold separately. Mr. Harvey's understanding is that Idaho Transportation Department (ITD) would not allow additional access onto Highway 55 at this location. Mr. Harvey has spoken to Justin Jones at ION Electric; Mr. Harvey is not sure if a shared driveway would be approved by Mr. Jones.

Mr. Harvey responded to Commissioners' questions regarding vehicles. The company has full-sized pickup trucks, dump trailer, a truck with sprinkler equipment, a Dodge Dakota with a little trailer, and a truck that is currently in the shop building that is part of the property purchase. Two of the work trucks go home with employees nightly. Overnight parking would be limited to three vehicles. There are personal vehicles. There are five to ten employees. There would be about 20 trips a day. The business is currently based at Mr. Harvey's home and an office in McCall. The business operates approximately 9:00 a.m. to 5:00 p.m. There are no walk-in customers to the site; employees generally are off-site during the day. Debris would be taken directly to the transfer station and not stored at the site. Landscape materials do not need to be stored outside at the site but could be put inside the shop building.

Commissioner Roberts referenced **Exhibit 1** and asked for clarification of vehicles and equipment stored outside. The setbacks and drainfield site limit the property. Nearby areas were reviewed on the GIS map.

Chairman Roberts asked for proponents. There were none.

Chairman Roberts asked for undecided. There were none.

Chairman Roberts asked for opponents.

Sarah Topliff, 13977 Rustic Road, lives directly across the property to the west. The driveway for the proposed property lines up across from her driveway. She is also adjacent to Crawford Landscaping. Safety of kids and additional traffic is her primary concerns. Crawford Landscaping is not keeping up the required road maintenance; Rustic Road is in awful shape. Additional traffic would add to the problem. The previous conditional use permit at this home did not have much impact. Property values would be negatively impacted by having three businesses in a residential area.

Joe Critchfield, owner of 13974 Rustic Road located immediately to the south, stated the driveway easement to the proposed site is adjacent to the master bedroom of the home to the south; the additional traffic would be unpleasant. Rustic Road is in terrible shape. If approved, there should be a condition that the business must access through ION Electric onto Highway 55. This would result in less intrusion on residential use of Rustic Road and be safer for kids. There should also be a barrier of some sort to reduce dust between the two properties. He does believe the Harvey's would improve the current landscaping.

Chairman Roberts asked for rebuttal from the applicant.

Mr. Harvey promised to be good neighbor.

Chairman Roberts closed the public hearing. The Commission deliberated. The site is approved for a single-family residence. The excess RVs located at 13974 Rustic Road visible on the GIS map have been taken care by Code Compliance.

Chairman Roberts stated that a commercial business inside a residential subdivision creates conflicts. His biggest concern is space requirement for equipment and required setbacks. The site is a small space to conduct a commercial operation within a residential subdivision.

Commissioner Schneider asked for clarification regarding the nearby Crawford Landscaping requirements and enforcement. Director Herrick stated that Code Compliance works with the business owner / property owner to meet requirements. Typically people bring things into compliance when contacted. At some point, a conditional use permit can be cancelled for lack of compliance. Crawford Landscaping is required to do dust mitigation on Rustic Road.

Commissioner Potter appreciated the additional details in **Exhibit 1**. She does acknowledge the neighbors' concerns of increased traffic. She is sympathetic to businesses employing local employees and believes with conditions, this could be a great spot for the business. A shared access with ION Electric and a variance from the 100-ft setback are possible; she would rather have vehicles between the shop and berms. Trees could be added along the southern property line. The sale of the adjacent home on Lot 3 has not been completed; adding trees to the driveway easement area for screening could be a condition of purchase by the Harvey's. Director Herrick clarified that the driveway for the east part of Lot 3 is only an easement and would not be owned by the Harvey's.

Commission Mabe is not opposed to recommending a setback variance. Parking would be a challenge even if a shared driveway was approved. Commissioner Schneider stated she believes the Commission can encourage but not require use of a shared driveway with ION Electric. This would require approval of both the ION Electric property owner and ITD. Chairman Roberts said it is not the Commission's job to make a workable solution. The Commissioner should review the proposal that has been submitted. He is concerned with encumbering property belonging to people other than the applicant. Commission Mabe believes the Commissioners are trying to give insight on what might work. Chairman Roberts stated the 100-ft setback has been previously discussed during other applications. A variance was approved for Franklin Building Supply long as they understood the highway right-of-way could be expanded by ITD in the future. There are multiple reasons for the 100-ft setback including future expansion of Highway 55 and the scenic view corridor. Applications have been denied for these reasons. Other buildings were constructed prior to the 100-ft setback requirement. Commissioner Potter responded that the setback area would be used for parking, not a building. Commissioner Mabe stated that perhaps the matter should be tabled to allow the applicant time to work with ION Electric and ITD. Commissioners discussed this possibility; the Commission has 12 months to respond. Commissioner Schneider stated the applicants know the required setbacks; the Commissioners do not know their requirements. It is up to the applicant to determine if the site is large enough. Chairman Roberts concurred; the application should reflect the site plan for parking, etc.

The Commissioners discussed additional concerns and compatibility ratings. Chairman Roberts stated he believes the use would have adverse impacts (Q3). He also had negative results for Questions 4 – 9. Chairman Roberts obtained a (-4) compatibility rating; Commissioner Potter calculated a (+10). Commissioner Schneider stated increased traffic on Rustic Road is her biggest issue. Commissioner Mabe stated his primary issue is traffic using the easement right

next to houses. It is a residential subdivision lot, but the neighborhood has mixed commercial and residential uses. It was clarified that there are existing conditional use permits for ION

Electric, Crawford Landscaping, and Daugherty Excavation; the latter will expire upon split of the property.

Proposed conditions of approval #18 and #19 were reviewed by Commissioners and Staff.

The commissioners discussed if the additional traffic be acceptable. Commissioner Potter added that the applicants would not be renting the apartment inside the shop; this would reduce daily trips. Chairman Roberts stated there would be 30+ trips per day, including the applicants and employees. Chairman Roberts added that access could be limited to Highway 55 only; however, he still has concerns regarding compatibility. Commissioner Schneider stated if access was limited through ION Electric onto Highway, the use would be compatible. There was further discussion on access, condition of approval #19 regarding a development agreement, and the applicant's contingent purchase agreement. The Commissioners discussed a condition limited access only to Highway 55 and not using the easement to Rustic Road.

Chairman Roberts stated that the application is not compatible to the neighborhood. He does not base his decisions solely on the compatibility matrix but look at what can be mitigated. Commissioner Schneider stated that depending on the approved conditions, this could be an opportunity to improve the neighborhood such as increased dust abatement. Chairman Roberts added that the applicant is being hurt by the reputation of another business. Commissioner Schneider stated the existence of other nearby conditional use permits improves the compatibility of this application. A business not following their requirements involves code enforcement. The neighbors are unhappy with the road quality, not just dust mitigation. Commissioner Potter stated the applicant is willing to mitigate impacts; neighbors need to complain.

Commissioner Potter moved to approve C.U.P. 25-016 Harvey Property Management and Equipment Storage with the stated conditions.

COA: The use is only approved for this applicant.

Commissioner Shneider seconded the motion. Discussion followed. The proposed conditions listed in the staff report gives the option of either Rustic Road or Highway 55 access. Commissioner Schneider asked if the Commissioners want to encourage the applicant to work with the current property owners /seller regarding landscaping. The landscaping can not be required as the Harvey's would not own the easement area. Commissioner Potter moved to amend her motion and add:

COA: It is recommended that the applicant works with the owner(s) of the west half of Lot 3 to add landscaping to the easement area for screening.

Commissioner Schneider seconded the motion. Commissioner Potter and Commissioner S Schneider voted in favor. Commissioner Oyarzo, Commissioner Mabe, and Chairman Roberts voted in opposition. Motion was denied.

Commissioners Mabe moved to table C.U.P. 25-016 Harvey Property Management and Equipment Storage to September 11, 2025, at 6:00 p.m. Commissioner Schneider seconded. The public hearing has been closed but can be reopened if new information is supplied by applicant. The applicant seemed surprised by the 100-ft setback from Highway 55. Tabling this item will give the applicant the opportunity to come back. The motion passed unanimously.



C.U.P. 25-016 - Harvey

As a follow up to the initial C.U.P. application, we are submitting this statement to address the concerns regarding traffic impact related to the proposed use of this property, as brought up at the August P&Z meeting.

- The proposed use for Forest Property Management will generate a small and controlled increase in vehicle trips which will occur during very short periods of time during standard daytime business hours, Monday-Fridays only. During PEAK SEASON (May 15-Aug15) employee vehicles will arrive btwn 8:20-8:30am, work trucks will leave btwn 8:45-9am. Work trucks will return 4:15-4:30, and employee vehicles will leave btwn 4:30-4:45pm. Vehicles start and end the day here- there are not multiple trips to and from. At max, and during this same 3-month peak season, that should be 10 employee vehicles and 4 FPM work trucks. Outside of this peak season, early spring and fall (April, part of May, part of August, & September, so another 3 months) the employee vehicles will drop in half, if not more, so closer to 5 vehicles, with 3 FPM trucks. Outside of these dates, October-March, we will not have any additional crews employed- only our 3 full-time managers who will not frequent the shop daily or even weekly. For a 6-months of the year, the max visits would be estimated at 2 a day.
- Outside of the start and end to the work days, this shop and property will be either empty, or used as a home office or inside shop work. There will be very little noticeable daytime activity. There will NO activity on weekends or holidays.
- Access to the property would be from Garden Lane and Rustic Road- both of which are public and county-maintained roads. Access from the north limits the travel on Rustic Road.
- Our goal here is to not create any disruptive impact on local traffic flow, road conditions, or neighbor experience. All vehicles coming and going from this site will be our employees, that we manage and set expectations for. We will not allow reckless driving, speeding, loud music or any disrespectful behavior. While we are aware that we will likely be adding vehicle trips to the road on business days, there's been no traffic study to show that this is actually the case. Regardless, we are committed to being part of the solution.
- It is clear that existing CUP's on this road have upset neighbors- however, we don't think their action, or inaction, should impact us. We agree with the neighbors' concerns- the

From: Karen Harvey <karen@forestpropertymanagement.com>
Sent: Tuesday, September 2, 2025 2:06 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lori Hunter <lhunter@valleycountyid.gov>; Aaron Harvey <aaron@forestpropertymanagement.com>
Subject: Harvey CUP 25-016 revised parking

Attached is a revised parking plan for this CUP, addressing issues brought up from the last meeting on setbacks and space. Also attached is a sketch showing setbacks and detail, as well as photos of the site and how parking is proposed.

Karen Harvey
Forest Property Management
(208) 315-2606





C.U.P. 25-016 - Harvey

Revised Parking



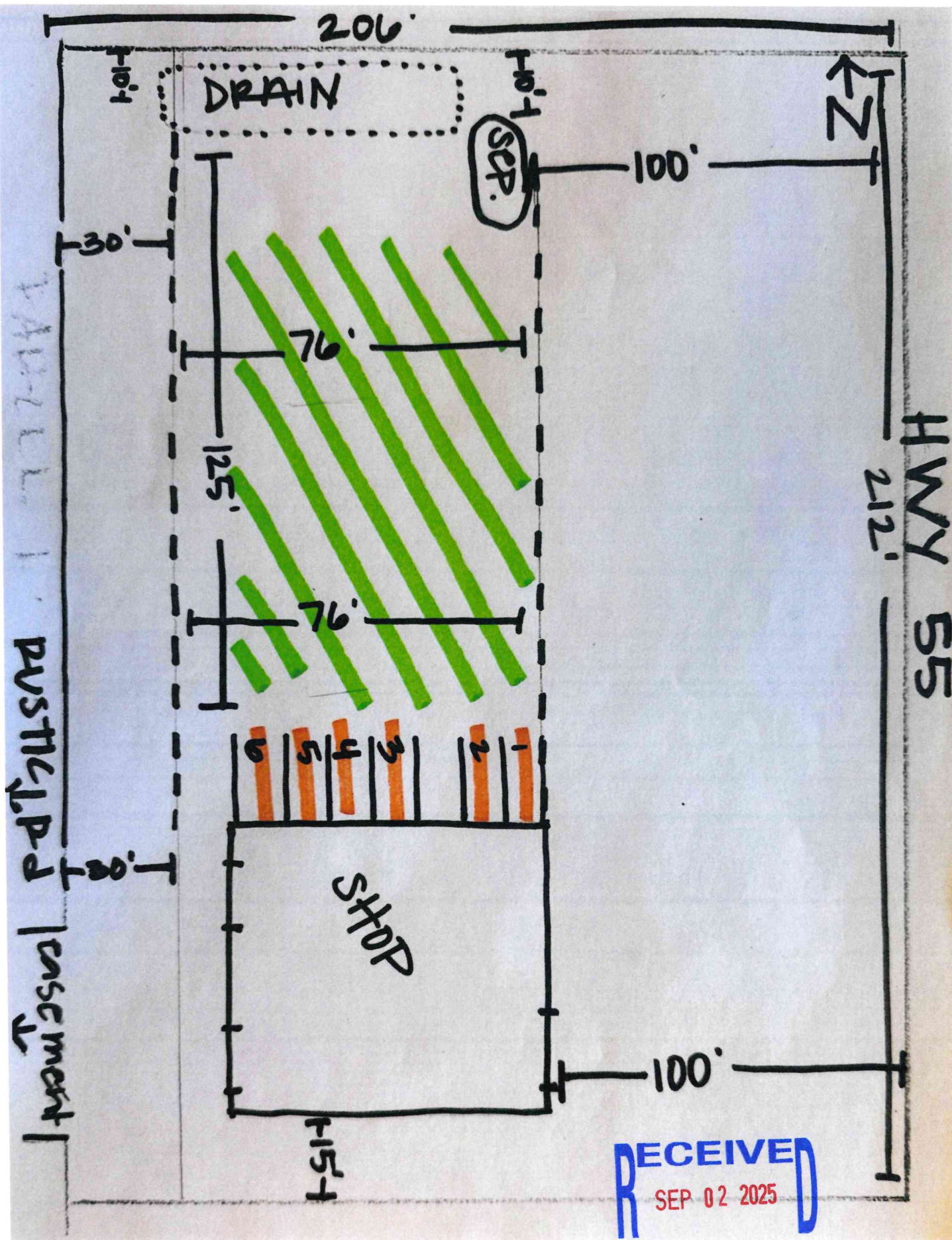
**Please see attached sketch for layout and site photos*

After measuring and marking set-backs on the property, and pulling trucks and trailers onto and around the property, we have found that there is ample parking for our needs.

Shop: The shop will house FPM trucks and trailers in the evenings, weekends, and off-season. When these are pulled out for daily use, space is available for up to five vehicles to park inside.

Carport: There is space for 6 vehicles to park, nosing in under the carport- numbered 1-6 and highlighted in orange on the sketch.

Overflow: Additionally, the field north of the shop and south of the septic and drain field is 75' x 125' – highlighted in green on the sketch. This is within all setbacks. This space allows more than enough room for us to pull through and turn around. We do not intend to park in this area, but it does allow space for dropping trailers temporarily within all set backs.



RECEIVED
SEP 02 2025
BY: _____

From: Karen Harvey <karen@forestpropertymanagement.com>

Sent: Tuesday, September 2, 2025 1:58 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Lori Hunter <lhunter@valleycountyid.gov>; Aaron Harvey
<aaron@forestpropertymanagement.com>

Subject: Harvey CUP 25-016

Attached is a revised landscape plan addressing some of the issues brought up at the last meeting. Also attached is a new sketch and photos of neighboring properties on Rustic Road, for comparison.

Karen Harvey
Forest Property Management
(208) 315-2606

C.U.P. 25-016 - Harvey

Revised Landscaping



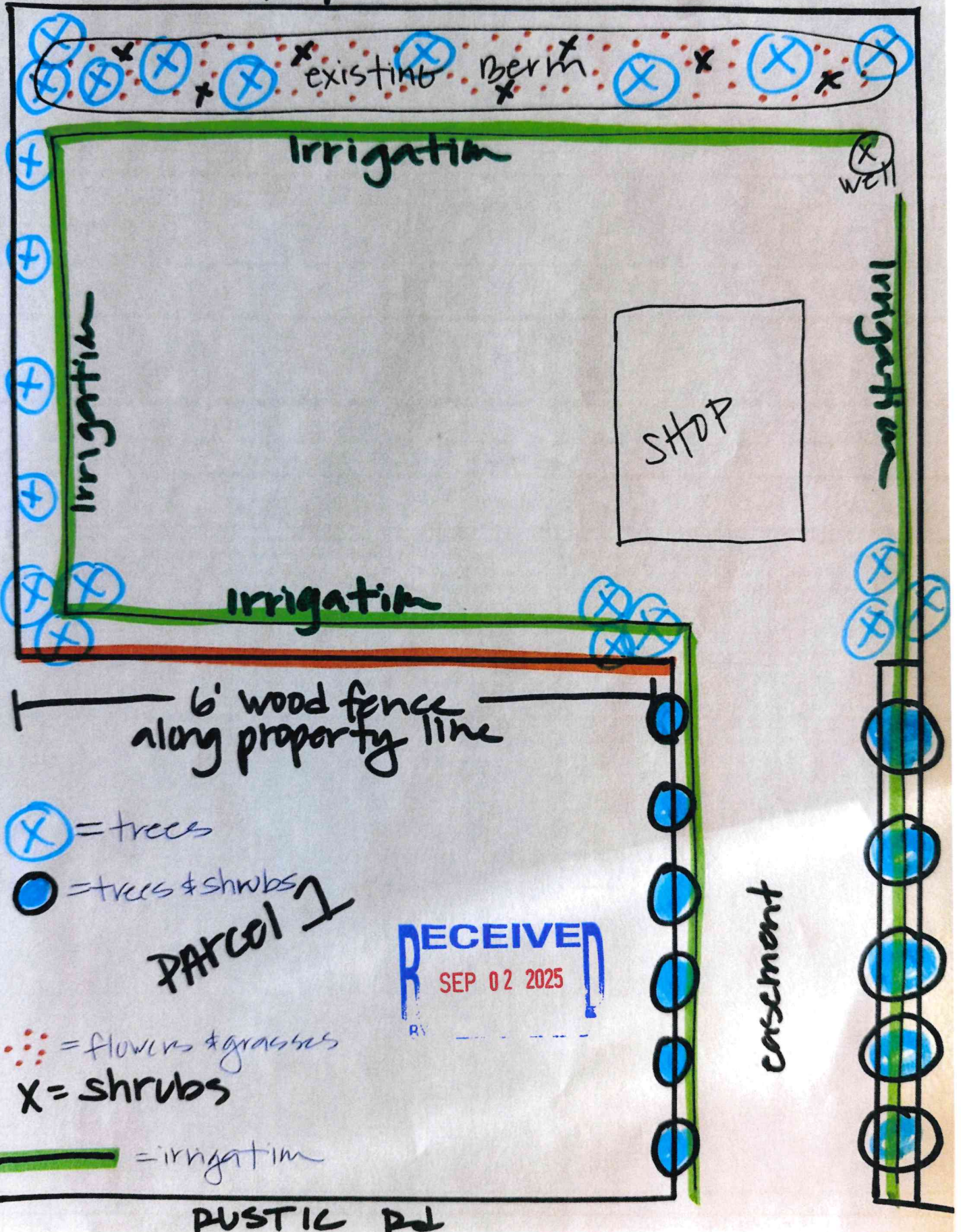
**Please see attached sketch for layout and photos of neighboring properties*

Our revised landscape plan includes additional elements to create screening, and will significantly enhance the visual appeal of the property and the surrounding neighborhood.

- **Irrigation:** FPM will install irrigation along the entire perimeter of the property to water trees and shrubs. Additionally, with owners' approval, our plan is to include irrigation lines along both sides of the easement, so we can add privacy plantings.
- **Privacy and Screening:** We plan to have a 6' wooden fence installed along the west property line between parcel 1 and 2 (orange highlight on attached sketch). This will screen our property and provide some privacy for the parcel that sits on Rustic Road. We would like to plant strategically placed shrubs and trees along the easement to provide privacy and a natural "fence" to screen views from neighboring properties. With owners' permission and consultation, FPM is willing to add planting materials along both sides of the easement, which we would maintain year-round.

The above is in addition to our original overall landscaping plan of adding trees and shrubs along all perimeters, planting the berm on HWY 55 with trees, shrubs and native perennials, and clearing the ground of noxious weeds. Our goal is to not only improve the visual appeal of this property, but also to contribute positively to neighborhood aesthetics by setting a thoughtfully designed and well-maintained example.

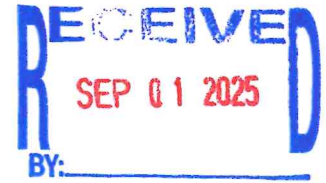
HWY 55







Valley County
Planning & Zoning Commission



9/1/25

Re: CUP 25-016 Harvey Property Management and Equipment Storage

Dear Commissioners:

We are writing to recommend approval for Aaron and Karen Harvey, Forest Property Management, and their real estate acquisition at 13978 Rustic Road in McCall. We know the Harvey's on a personal and business level. They have managed our exterior property maintenance for 15+ years. We are familiar with the 2 different locations of their current equipment business operations and office setting. It certainly makes sense why FPM would want to consolidate their business under 1 roof.

FPM has always presented themselves as professional, well managed and a well run business. Their equipment and grounds are tidy and clean. Their business operates during normal business hours. They would be respectful to their neighbors and potentially even beautify the area with some landscaping upgrades! Which would only add to the value of the surrounding properties.

We believe we should support our locally run and managed businesses! The Harvey's have been here in McCall for over 20+ years. These are not people that are going anywhere, they are locals supporting our community. We hope you will agree to their CUP request and grant them the use that they need. They are a well-respected business in our County.

Respectfully,

Matt & Jennifer Hurlbutt

Salmon River Brewery

411 Railroad Ave.

McCall, ID 83638



8/14/25, 8:55 AM

Forest Property Management Mail - Letter



Karen Harvey <karen@forestpropertymanagement.com>

Letter

Tama Lamm [REDACTED]

Thu, Aug 14, 2025 at 6:19 AM

To: Aaron Harvey <aaron@forestpropertymanagement.com>, Karen Harvey <karen@forestpropertymanagement.com>

To whom it may concern-

I have lived next to Aaron and Karen Harvey on Nisula Road for almost 20 years. They are truly respectful neighbors.

Having their business Forest Property Management based out of their barn has never caused a disturbance or problem. The employees are respectful, cause little disruption, and basically go unnoticed by my family and me.

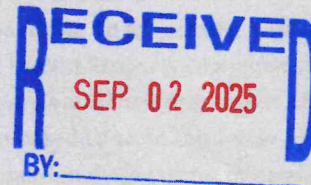
The Harveys take great care of their property and I am lucky to have them (and their crew) as neighbors.

Sincerely, Tama Lamm

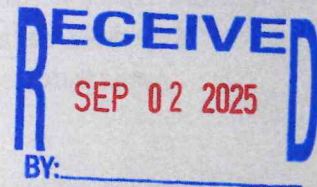
Tama Lamm

Edward Jones | Financial Advisor

Mountain Town Homes | Account Manager
[REDACTED]



08/13/2025



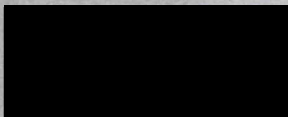
To whom this may concern.

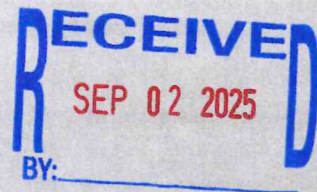
My name is Fred Smelser, I am a neighbor of Aaron and Karen Harvey, owners of Forrest Property Management. I have been living as a close neighbor of theirs at 14055 Nisula Rd for about 6.5 years. Since before we moved onto Nisula the Harvey's have been operating Forrest Property Management out of their shop on Nisula just south of where we currently live. The Harvey's and their employees have always been very respectful and courteous to me and my family. I was asked to write this letter because they are looking at purchasing a shop property and are in need of a conditional use permit to operate their business at the new property. My reason for writing this letter is to extend to the County Planning Board the Harvey's operate their business in a very professional manner and will be respectful of their new neighbors. I have had no issues at all with them operating their business on Nisula Road.

Thank you for your time.

Sincerely,

Fred Smelser





To Whom It May Concern,

I am writing in support of the Harveys and their business, Forest Property Management. I have been a neighbor to Forest Property Management for well over five years, and all of my interactions with them and their staff have been positive. Karen and Aaron run a professional, well-respected business, and their employees reflect that same professionalism and strong work ethic.

In my time as their neighbor, I have seen firsthand how considerate they are toward the residents in our area. Whether it's big things like maintaining the roadway or smaller courtesies such as pulling over to let neighbors pass, their actions make a noticeable difference. For me and my family, it is reassuring to know that when we are out of town or away at work, there are good, trustworthy people nearby who keep an eye on things.

I have also watched their business steadily grow over the years. Giving them the opportunity to expand would not only benefit them and their employees but also strengthen our community. Forest Property Management provides jobs to local residents and students—both year-round and seasonally—and their presence contributes to the stability and appearance of our area.

I strongly encourage you to support Forest Property Management in this opportunity to grow and continue their positive impact on our neighborhood and community.

Sincerely,

Cheyenne Pietri
PO Box [REDACTED]
14031 Nisula Rd
McCall, ID 83638
[REDACTED]

8/13/25, 11:33 AM

Forest Property Management Mail - Fwd: Letter of Recommendation



Karen Harvey <karen@forestpropertymanagement.com>

Fwd: Letter of Recommendation

Aaron Harvey <aaron@forestpropertymanagement.com>
To: Karen Harvey <karen@forestpropertymanagement.com>

Tue, Aug 12, 2025 at 12:38 PM

Aaron
FPM
208-315-0692

Begin forwarded message:

From: "C.W. Hurless" [REDACTED]
Date: August 12, 2025 at 12:14:28 PM MDT
To: aaron@forestpropertymanagement.com
Cc: Kenzi Hurless [REDACTED]
Subject: Letter of Recommendation



To whom it may concern:

Forest Property Management has been nothing but spectacular for our family and business for nearly 20 years! Not only is their service and all that they offer 1st class, Aaron and Karen are amazing tenants of Stor-It Self Storage. They never miss payments and are absolutely zero hassle. We recommend them to all friends and family in the McCall area! They have a solution for any issue; enough good can't be said about them professionally and personally!

Thank you!

C.W. Hurless

Avest LP Chief Development Officer
[REDACTED]

