

Valley County Planning and Zoning

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STAFF REPORT: C.U.P. 25-034 Bambic Campground
MEETING DATE: January 8, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Brianna D. Bambic
252 Schmeizer LN, Boise ID 83706
PROPERTY OWNER: Brianna D. Bambic and Lucas W Glauser
252 Schmeizer LN, Boise ID 83706
LOCATION: 14112 Norwood RD
Parcel RP18N03E283005 located in the NWNW Section 28, T.18N,
R.3E, Boise Meridian, Valley County, Idaho
SIZE: Part of a 40.5 acre parcel
REQUEST: Recreational Business - Campground
EXISTING LAND USE: Agricultural (Irrigated Pasture, Dry Grazing) with a Residence

Brianna Bambic is requesting a conditional use permit for eight 16-ft x 16-ft campsites located in the eastern (rear) part of the property. Each campsite would include a small wooden platform or sand area.

Porta-potties, a ground shower, solar lights, and fire rings are proposed. The existing well would be used for potable water. Landscaping is proposed for the camping sites and along the access driveway. Fencing would be limited to specific campsite boundaries as needed to maintain ongoing grazing operations on the property. Fire mitigation measures include designated fire rings, fuel clearance zones, and compliance with seasonal fire restrictions.

No amplified music, generators, or special events are planned.

Phase 2 would add a shower and bathroom.

The 40.5-acre site is addressed at 14112 Norwood Road. Access would be from an existing driveway off Norwood Road, a public road.

There is a 28-ft diameter yurt on a foundation on the property. The yurt is currently advertised as a short-term rental; however, it does not have a short-term rental permit. It is not eligible to be a short-term rental without a conditional use permit since it is not considered a single-family residence. See attached Airbnb advertisement.

FINDINGS:

1. The application was submitted on November 21, 2025.
2. Legal notice was posted in the *Star News* on December 18, 2025, and December 25, 2025. The applicant was notified by letter on December 9, 2025. Potentially affected agencies were notified on December 9, 2025. Property owners within 300 feet of the property line were notified by fact sheet sent December 9, 2025. The notice was posted online at www.co.valley.id.us on December 9, 2025. The site was posted on December 11, 2025.
3. Agency comment received:

Brent Copes, Central District Health, stated an accessory permit and fee must be submitted for review. A plot plan must be submitted with the application showing location of all campsites, fire rings, ground shower, septic tanks, drainfield, and buildings on the property. Phase 2, shower and bathroom, will require a septic permit prior to installation of the septic system. (December 10, 2025)

Ryan Garber, McCall Fire and EMS, listed requirements for driveways, security gates, and bridge load limits. (December 31, 2025)

Jennifer Schildgen, U.S. Federal Aviation Administration Community Planner, stated the Form 7460 should be submitted at least 45 days before start of proposed construction or alteration. (December 12, 2025)

Emily Hart, McCall Airport Manager, recommended denial on December 31, 2025. The site is in the Approach Surface of Runway 34 and the Departure for Runway 16. The campsites are between 2,700' and 3,100' feet from Runway 34 centerline. Campgrounds congregate people and would be considered a residential type of land use, which is not a compatible land use in the Inner Critical Zone. A campground should not be allowed in this location due to the higher potential for accidents and annoyance issues. The following was included:

- Steffen Verdin, Idaho Transportation Department Division of Aeronautics, recommends denial. This would be a hazard to both the users of the airport and campground. Quotes from division pilots were included. (December 23, 2025)
- Mike Dorris, Sawtooth Flying Service, is opposed. If people are allowed to continue building in the clear zones, federal, state, and county monies will be lost. Smoke from fire pits and distracting lights would exist if campground is approved.
- Nathan Culvala, Arduarra project Manager, stated the campground area would be in the Inner Critical Zone where any residential land used, such as a campground, should not be allowed due to the higher potential for aircraft accidents and the potential annoyance issues due to frequent low overflight of aircraft. Pilots can operate at any time of day or night. (December 30, 2025)
- Jennifer Schildgen's email of December 12, 2025
- Federal Aviation Administration (FAA) termination of a permit held by Lucas Glauser (part owner of property) for "Building Primary ADU"
- Federal Aviation Administration (FAA) termination of a permit held by Lucas Glauser (part owner of property) for "Building South ADU"

Brandon Flack, Idaho Fish and Game, had no comments. (December 29, 2025)

4. Public comment received:

Pete Fitzsimmons, 8 Sawtooth CT, is opposed. Concerns include wildfire danger and setting

a precedent to turn the vacant land on this parcel and adjacent parcels into campsites, with accompany increase in traffic, congestion, and fire danger compared to single-family residences. (December 31, 2025)

5. Physical characteristics of the site: The site is sloped, with wetlands, and an irrigation ditch that flows northward within the parcel and adjacent parcel. The applicant states that the campsite area is flat and screened by topography and existing vegetation.
6. The surrounding land use and zoning includes:
North: Agricultural (Irrigated Grazing); a McCall Airport runway is approximately 0.25 miles from the property line
South: Single-Family Residential Parcels; C.U.P. 21-02 Multiple Residences, C.U.P. 21-31 Hamblin Sawmill
East: Agricultural (Dry Grazing)
West: Single-Family Residential Parcel; Multiple C.U.P.s for The Activity Barn
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses (e) Recreational Business (4) Campgrounds and facilities

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

TITLE 9 LAND USE AND DEVELOPMENT

9-1-10 DEFINITIONS

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

9-4-10 SHORT-TERM RENTALS

Purpose: This ordinance shall be called the "Short-term Rental Ordinance". The purpose of the Short-term Rental Ordinance is to implement reasonable regulations to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods in Valley County, Idaho, as allowed by IC 67-6539.

Short-term Rental (STR), as defined in section 9-1-10 of this title, shall obtain an administrative permit and shall be a permitted use in all zones within the county subject to the following conditions and standards listed in this section (VCC 9-4-10). At no time shall an existing STR be considered a "grandfathered" use.

A. STR Conditions and Standards:

1. Number of Units: One STR unit is allowed on a parcel with an administrative permit, along with a fee as adopted by resolution that meets the requirements described in this section. More than one STR or more than one residential use on a parcel will require a conditional use permit in accordance with chapter 5 of this title (VCC 9-5).

9-5-3: STANDARDS:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet

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(3') in height are specified herein under the site and development standards for the specific use.

2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. **All other buildings shall be set back at least one hundred feet (100') from high water lines.**
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

TABLE 5-A STANDARDS FOR CONDITIONAL USES

Use Description	Building Setbacks (feet)				Max. Lot Cover	Minimum Street Frontage	Max. Building Height	Minimum Parking Spaces
	Front	Side	Side Street	Rear				
Commercial uses: Recreation business	50	30	50	50	1%		45 ft	1 for each 4 occupants

9-5A SITE IMPROVEMENTS

9-5A-1: GRADING:

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

9-5A-2: ROADS AND DRIVEWAYS:

B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.

9-5A-4: LANDSCAPING:

A. Purpose And General Regulations:

3. General Regulations
 - d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
 - f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.
4. Maintenance:
 - a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
 - b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
 - c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
 - d. Maintained In Accordance With Site and/or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
 - e. Modification and/or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
 - f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
 - g. Sight Obscuring Landscape Features: Sight obscuring landscape features such as hedges shall be maintained in such a manner that vision necessary for safe operation of motor vehicles or bicycles along or entering public roadways is not obstructed.

B. Landscaping; Standards Of Design:

1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
 - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.

7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
 - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
 - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

9-5A-5: FENCING:

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5B PERFORMANCE STANDARDS

9-5B-1: NOISE:

- A. Commercial Or Industrial Activity: The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line if adjacent uses are not the same.

9-5B-2: LIGHTING:

- C. Standards:
 2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
 4. All Other Outdoor Lighting: All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code:
 - a. The height of any light fixture or illumination source shall not exceed twenty feet (20').
 - b. All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 9-5-4 of this chapter.
 - c. Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off

adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.

- d. External lighting of the face of signs shall be placed above the sign and shielded and directed in a manner that the illumination source shall not be visible from any adjacent lot or real property. Sign lighting shall not reflect or glare beyond the face of the sign and immediately below the sign 1.
- 5. **Parking Areas, Walkways Or Similar Uses:** All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.
- 6. **Searchlights:** Searchlights shall only be operated for special events or grand openings for a maximum of one week. Searchlights shall not be operated on residential or agricultural property.
- 7. **Mercury Vapor Lights:** The installation of mercury vapor lamps is hereby prohibited.
- 8. **Flashing, Intermittent Or Moving Lights Prohibited:** Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This subsection shall not be construed so as to prohibit the flashing porch light signal used only while emergency services are responding to a call for assistance at the property, or holiday lights.
- 9. **Industrial And Exterior Lighting:** Industrial and exterior lighting shall not be used in such a manner that produces glare on public highways and neighboring property. Arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the property line. Exceptions will be made for necessary repairs to equipment.
- 10. **Sensor Activated Lights:** Sensor activated lights, provided:
 - a. They are located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way.
 - b. They are set to only go on when activated and to go off within five (5) minutes after activation has ceased.
 - c. They shall not be triggered by activity off the property.
- 11. **Towers, Power Lines And Power Poles:** Lighting of radio, communication and navigation towers along with power lines and power poles, provided the owner or occupant demonstrates that the federal aviation administration (FAA) regulations can only be met through the use of lighting.
- 12. **Outdoor Lighting Plan:** All applications for a conditional use permit shall include an outdoor lighting plan for the entire site which indicates how the above standards are to be met. The approved permit shall be a part of the conditional use permit and/or the building permit.

9-5B-3: ELECTRICAL INTERFERENCE:

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

9-5B-4: EMISSIONS:

- A. **Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases:** The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. **Dust:** Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust 1. State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-5: DUST:

- A. **Minimization Required:** Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.
- B. **Created By Approved Operation:** Dust created by any approved operation shall not be exhausted or wasted into the air. The standards in appendix C, fugitive dust 1 along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-6: OPEN STORAGE:

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

9-5B-7: FIRE PROTECTION:

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

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

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

- A. Minimum Lot Area:
 1. The minimum lot area shall be unlimited herein except for the provisions of subsection [9-5-3A2](#) of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
 3. No frontage is required for recreation business.
- B. Minimum Setbacks:
 1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
- C. Maximum Building Height And Floor Area:
 1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
- D. Site Improvements:
 4. Parking spaces for recreation businesses shall be provided at the rate of one per each four (4) occupants or as determined by the commission.

9-5G-1: SITE OR DEVELOPMENT STANDARDS

Alternative energy uses requiring a conditional use permit shall meet the following site or development standards:

- A. Solar Panels Greater Than Eight Square Feet In Accumulated Area and Detached From Primary Structure:
 1. Must be a minimum of fifteen feet (15') from property lines.
 2. Glare shall not create a hazard to vehicular traffic.
 3. Cannot be over thirty feet (30') in height.
 4. Impact to neighbors will be a determining factor.

SUMMARY:

Staff's compatibility rating is a + 17.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the McCall Fire District, Water District 65, Lake Irrigation District, and a herd district.
2. Staff does not believe two driveways are practical at this site. (VCC 9-5A-2)
3. A site grading/stormwater management plan will be required and will need to be approved by the Valley County Engineer (including SWPPP with State of Idaho).
4. Future solar panels may require a conditional use permit and building permit.
5. What are the proposed setbacks of the campsites from the high-water line of the ditch? The site plan should be revised to show these distances.
6. The applicant should describe the solar garden that is shown on Figure 5 of the application. A picture of a similar project would be helpful. All lighting must be shielded and pointed downward, including string lights and solar lighting.
7. Will the applicant carry liability insurance?
8. How will trash be dealt with?
9. Are you making improvements to the access driveway?
10. Will you allow RVs at the camping sites?
11. How will campers dispose of gray water? Will they be allowed to cook on-site using propane stoves, etc.?
12. On December 18, 2025, the yurt was listed on Airbnb as a short-term rental. The property owner has not applied for a STR permit as of December 19, 2025. The rental was not disclosed in the application. Valley County Code requires a STR for rental of a home for less than 30-day periods.

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
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Google Maps – Aerial View - 2025
- Google Map Street Images - 2024
- Photos Taken December 11, 2023
- Assessor Plat – T.18N R.3E Section 28
- Airbnb Ad – Screenshots Made on December 18, 2025
- Site Plan
- Responses
- Email Correspondence between Staff and Applicant, Dec. 19, 2025; Dec. 29, 2025
- Lake Irrigation Flyer
- Septic Information Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year, or a permit extension will be required.
5. 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 requirements of Central District Health.
8. Shall obtain approval of a public water system if required by Idaho Department of Environmental Quality.
9. An Approach Permit from the Valley County Road Department is required.
10. Approval letter is required from Lake Irrigation District.
11. The ditch must be maintained so water flows to the adjacent property.
12. Must comply with the requirements of the McCall Fire District.
13. Campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
14. No parking or campsites allowed in the setback areas: 50 feet from the front and rear property lines; 30-ft from the side property lines, and 100-ft from the high water line along the ditch.
15. Snow must be stored on-site.
16. The site must be kept in a neat and orderly manner.
17. Shall post a sign with rules and phone number(s) to contact for emergencies or other issues.
18. Shall obtain a sign permit from Valley County prior to installation of any sign.
19. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
20. Shall mark property lines so guests do not enter adjacent properties.
21. Pets shall be contained to the property, either by leash or electronic collars.
22. Trash, including pet waste, should be properly disposed of and not allowed to accumulate.
23. Foods should be stored in a manner that does not attract wildlife.
24. Building permits will be required for any fencing over 6-ft in height.
25. Landscaping shall be installed prior to October 1, 2027. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
26. 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.
27. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
28. If the yurt is used as a short-term rental for durations less than 30 days, then a short-term rental permit is required.
29. A new address shall be assigned for the campground, separate from the existing residence. Addresses should be posted at each driveway access.
30. 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.
31. No events are allowed; this includes weddings, that would create noise impacts and increase traffic.
32. The maximum number of people at each camp site shall be _____.

END OF STAFF REPORT

Staff Report

C.U.P. 25-034 Bambic Campground

Page 11 of 11

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO	X	Response Value	<u>Use Matrix Values:</u>
(+2/-2)	_____ X	4 _____	1. Is the proposed use compatible with the dominant adjacent land use?
(+2/-2)	_____ X	2 _____	2. Is the proposed use compatible with the other adjacent land uses (total and average)?
(+2/-2)	_____ X	1 _____	3. Is the proposed use generally compatible with the overall land use in the local vicinity?
<u><i>Site Specific Evaluation (Impacts and Proposed Mitigation)</i></u>			
(+2/-2)	_____ X	3 _____	4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?
(+2/-2)	_____ X	1 _____	5. Is the size or scale of proposed <u>lots</u> and/or structures similar to adjacent ones?
(+2/-2)	_____ X	2 _____	6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?
(+2/-2)	_____ X	2 _____	7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?
(+2/-2)	_____ X	2 _____	8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?
(+2/-2)	_____ X	2 _____	9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?
Sub-Total	(+)	_____	
Sub-Total	(--)	_____	
Total Score	_____		

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

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
 1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
 2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
 1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).
 2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.
- D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.
- E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

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

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.
- F. Questions 4 Through 9:
 1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
 2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

**MATRIX FOR RATING
QUESTIONS 1, 2 and 3**

Compatibility Questions and Evaluation

Matrix Line # / Use: #20

Prepared by: CH

YES/NO	X	Response Value
--------	---	----------------

(+2/-2) -2 X 4 -8

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

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

(+2/-2) +1 X 3 +3

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

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

Sub-Total (+) 25

Sub-Total (-) 8

Total Score +17

Use Matrix Values:

1. Is the proposed use compatible with the dominant adjacent land use?

Agricultural

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

Residential

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

1/2 w/ Commercial + Airport

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

Large with few trees

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

No adjacent structures, but tent

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

Yes, very near town & Commercial Uses

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

Yes

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

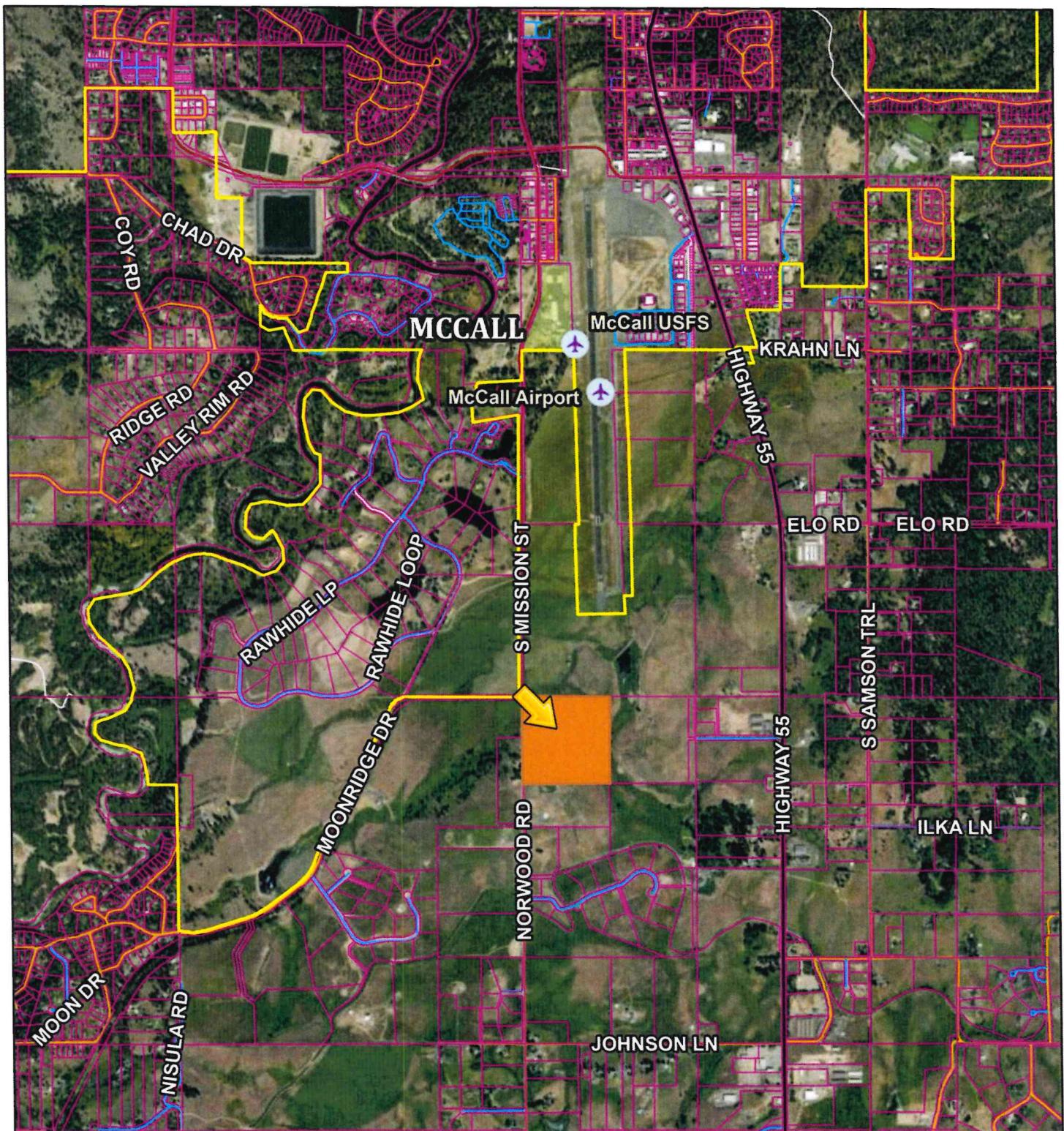
No impact

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

No change

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

C.U.P. 25-034 Location Map



11/26/2025, 2:52:21 PM

1:36,407



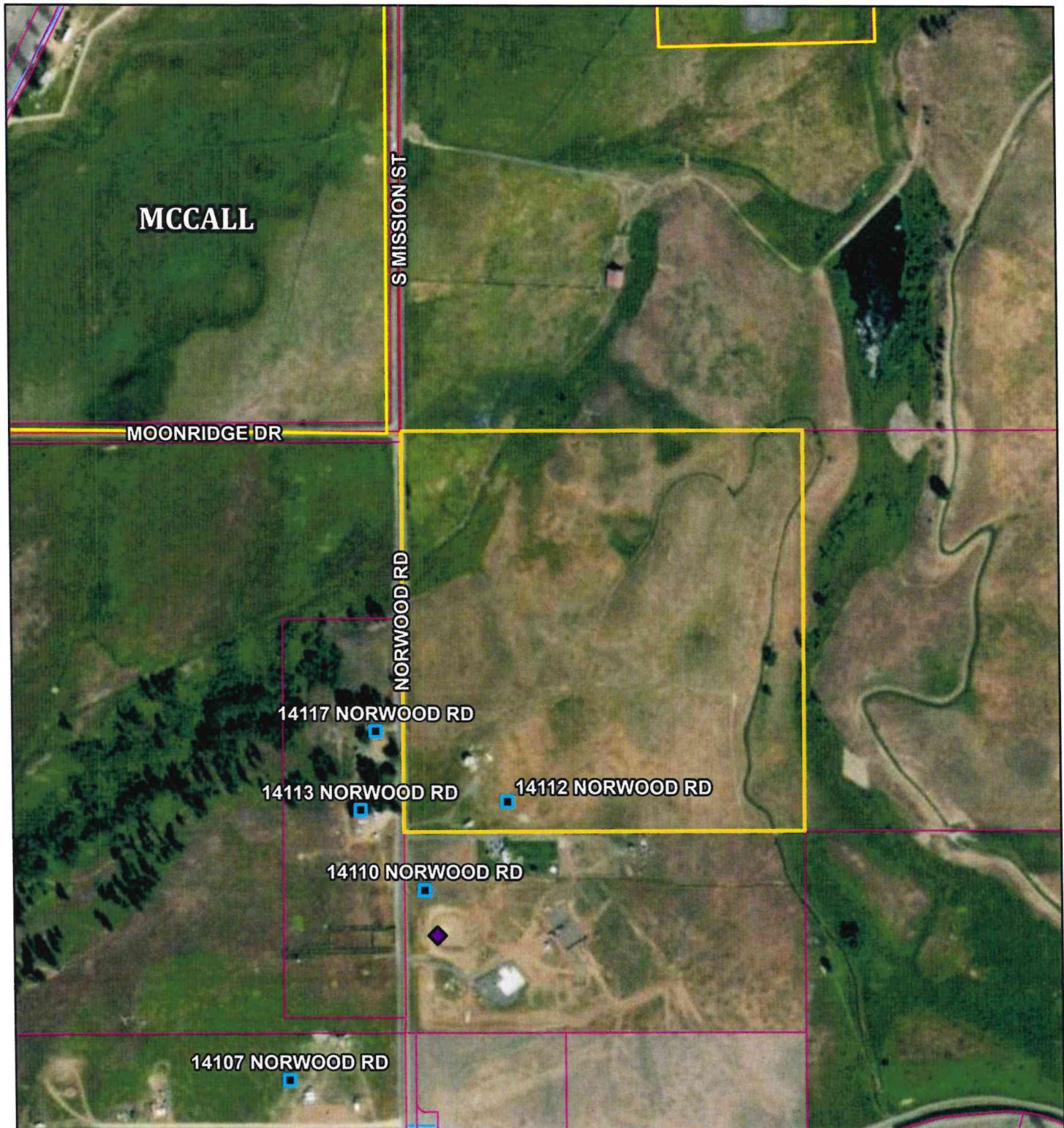
0 0.2 0.4 0.6 0.8 mi
0 0.35 0.7 1.4 km

- Airstrips:** Airstrip icons.
- Municipal Boundaries:** Yellow line.
- Parcel Boundaries:** Pink line.
- Roads:**
 - MAJOR:** Black line.
 - COLLECTOR:** Red line.
 - URBAN/RURAL:** Yellow line.
- OTHER:**
 - PRIVATE: Blue line.
 - USA Federal Lands: Light blue area.
 - Bureau of Land Management: Yellow area.
 - Forest Service: Light blue area.
 - USFS Surface Ownership: Light blue area.
 - Payette National Forest: Light blue area.

Earthstar Geographics

Created by Valley County

C.U.P. 25-034 Aerial Map



11/26/2025, 2:38:30 PM

1:7,864

Permits

◆ EXC

Roads

— COLLECTOR

■ Municipal Boundaries

— URBAN/RURAL

■ Address Points

— PRIVATE



0 0.05 0.1 0.15 0.3 km

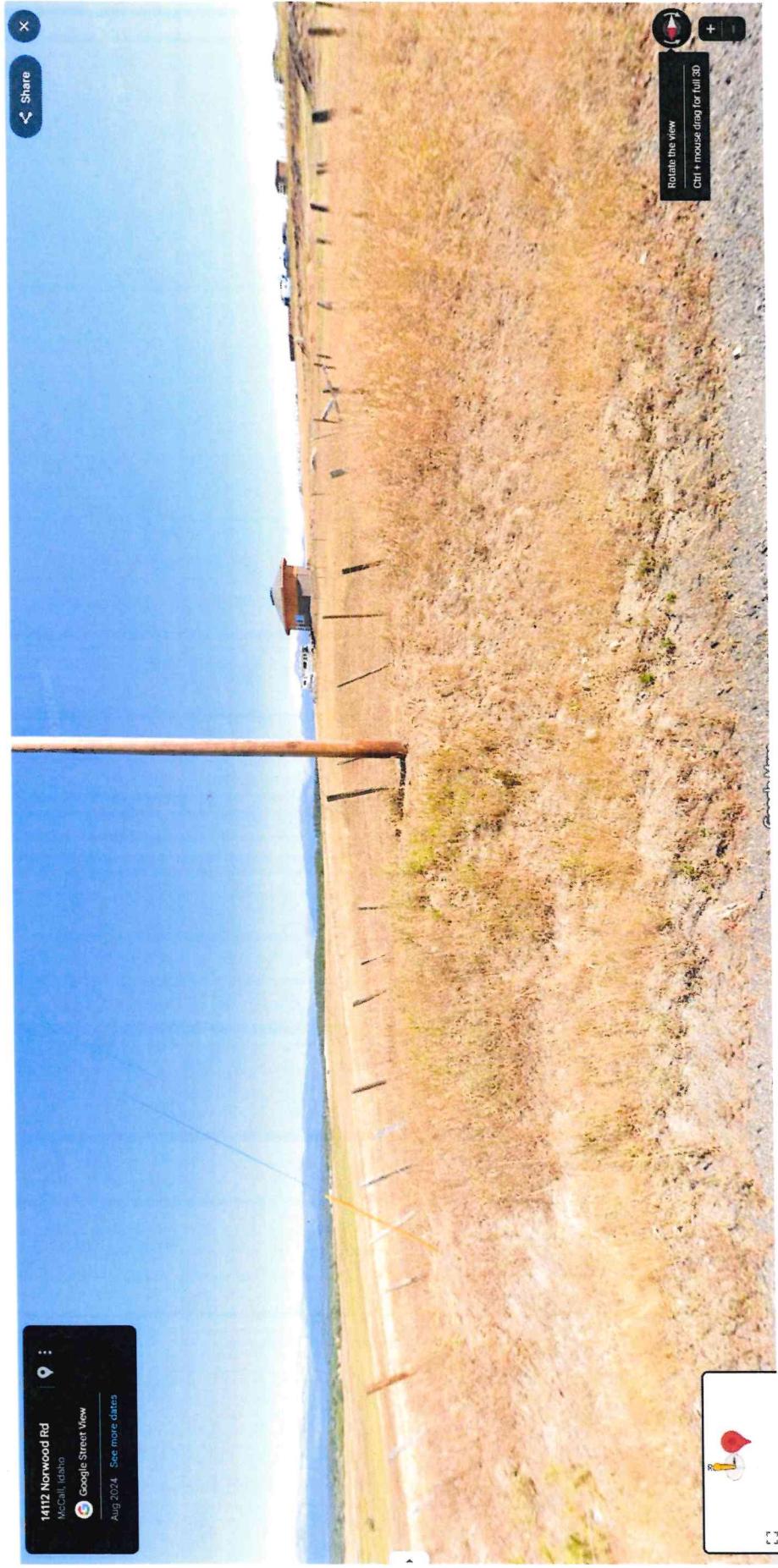
Vantor

Created by Valley County

Google Maps – Aerial View - 2025

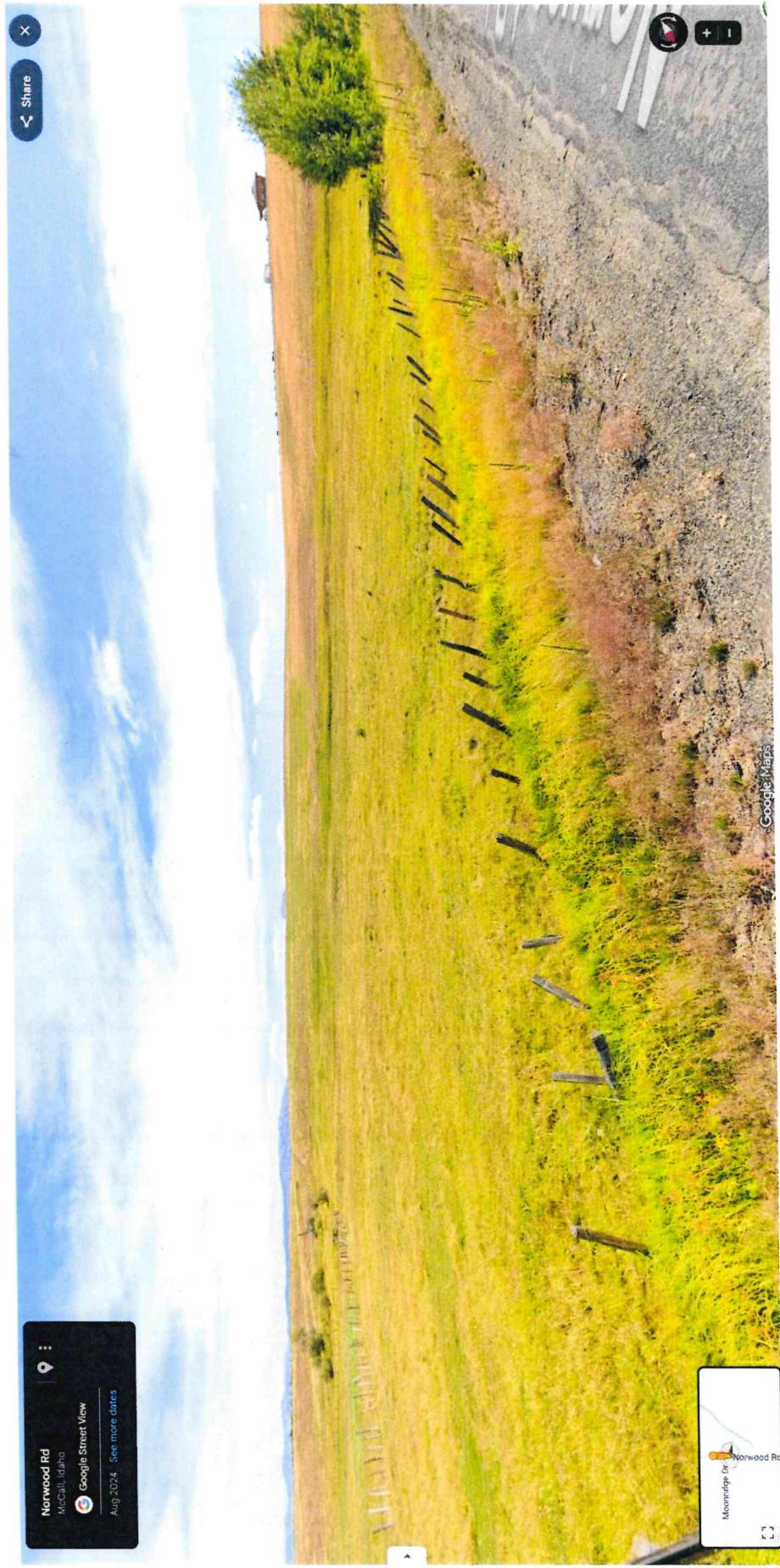


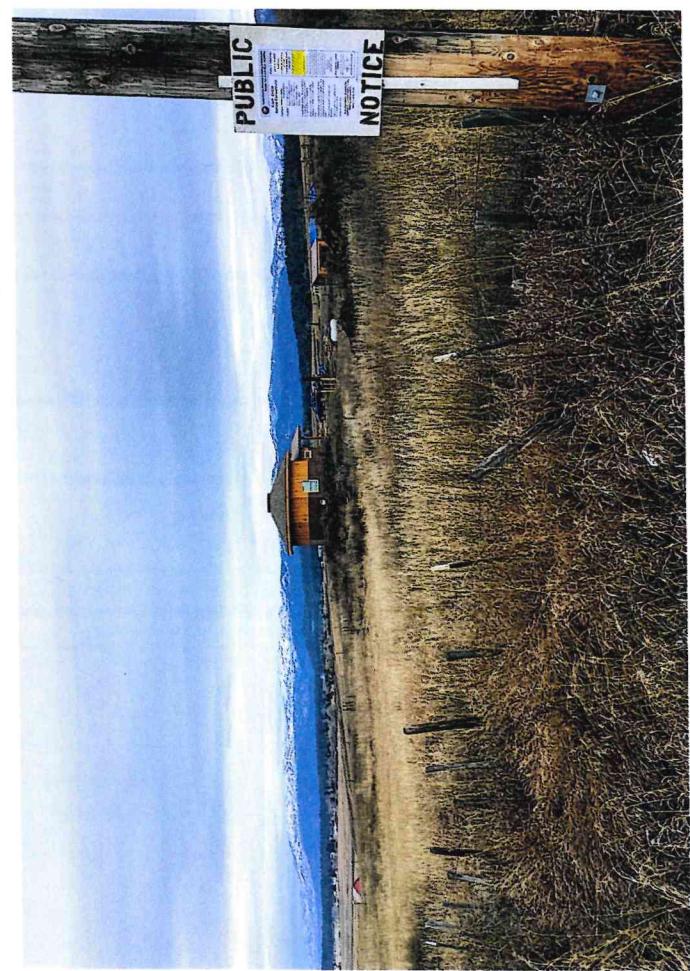
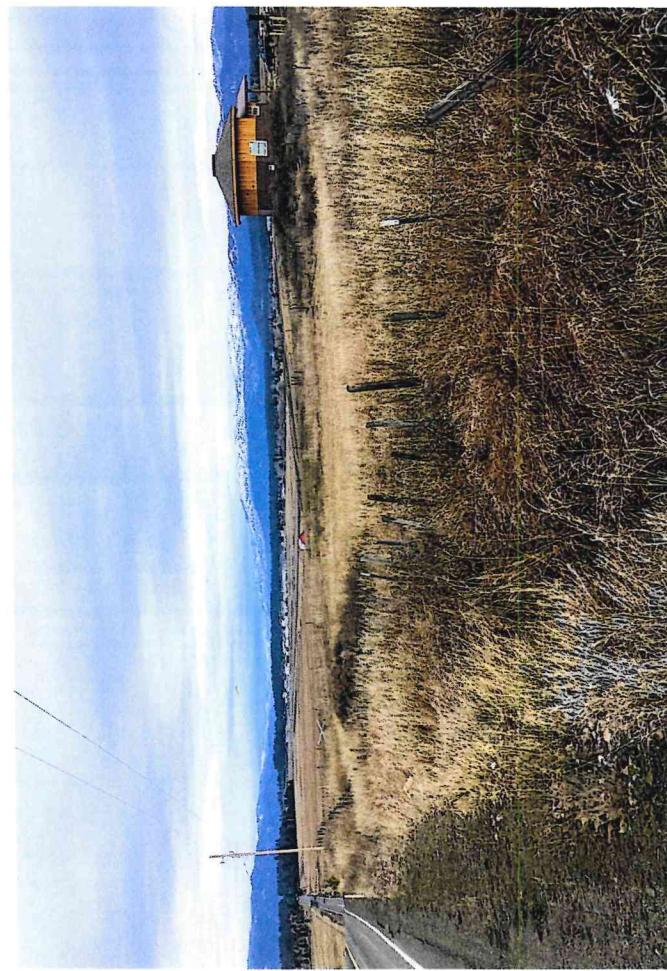
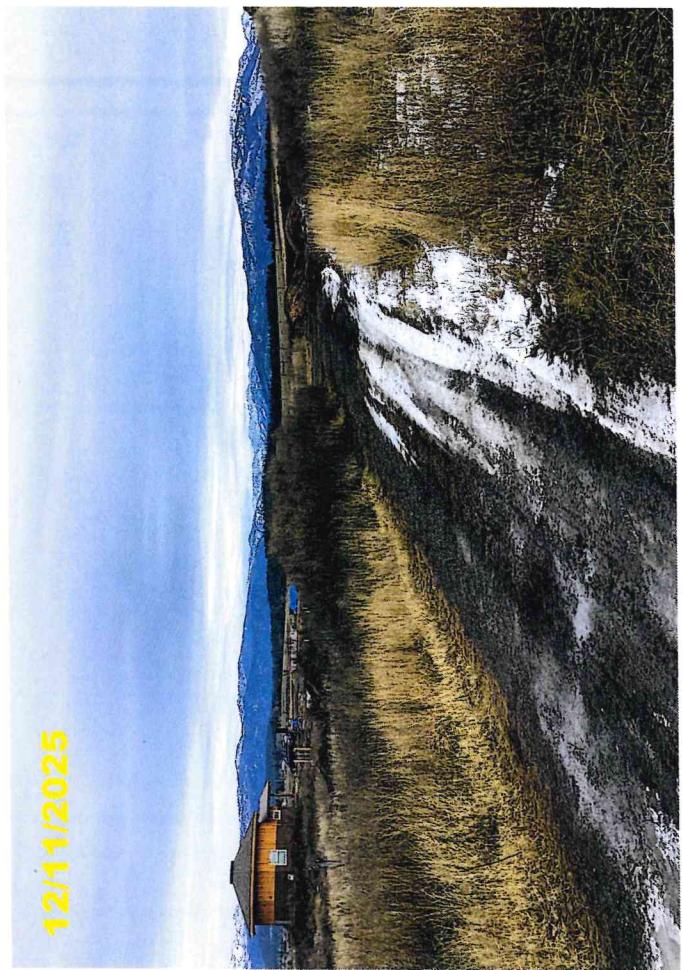
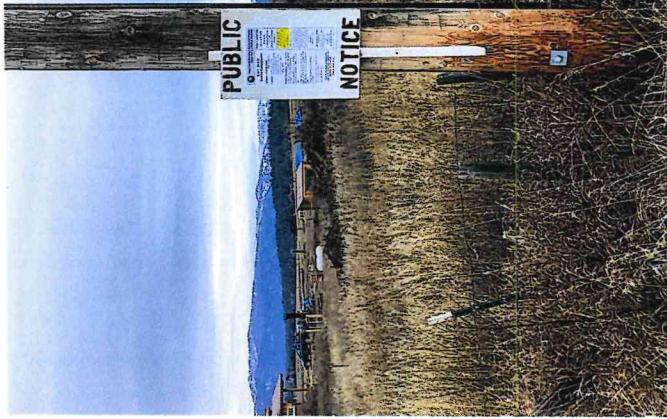
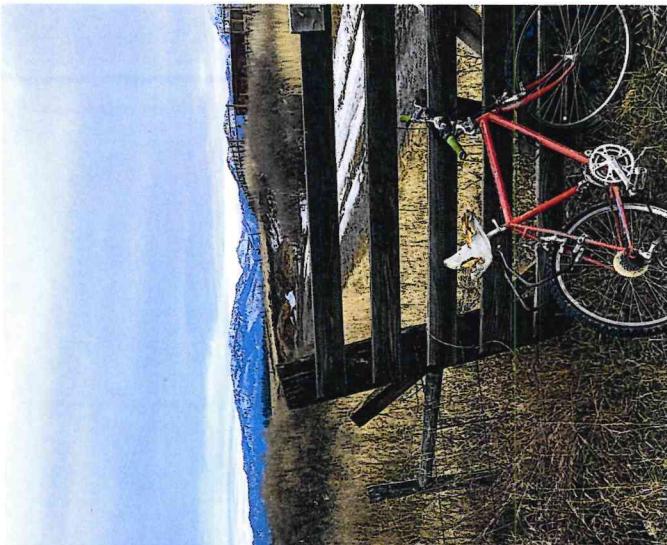
Looking easterly from Norwood Road (Source Google Maps – Street View, August 2024)



Looking Southeasterly from Intersection of Norwood Road and Moonridge Drive

(Source Google Maps – Street View, August 2024)



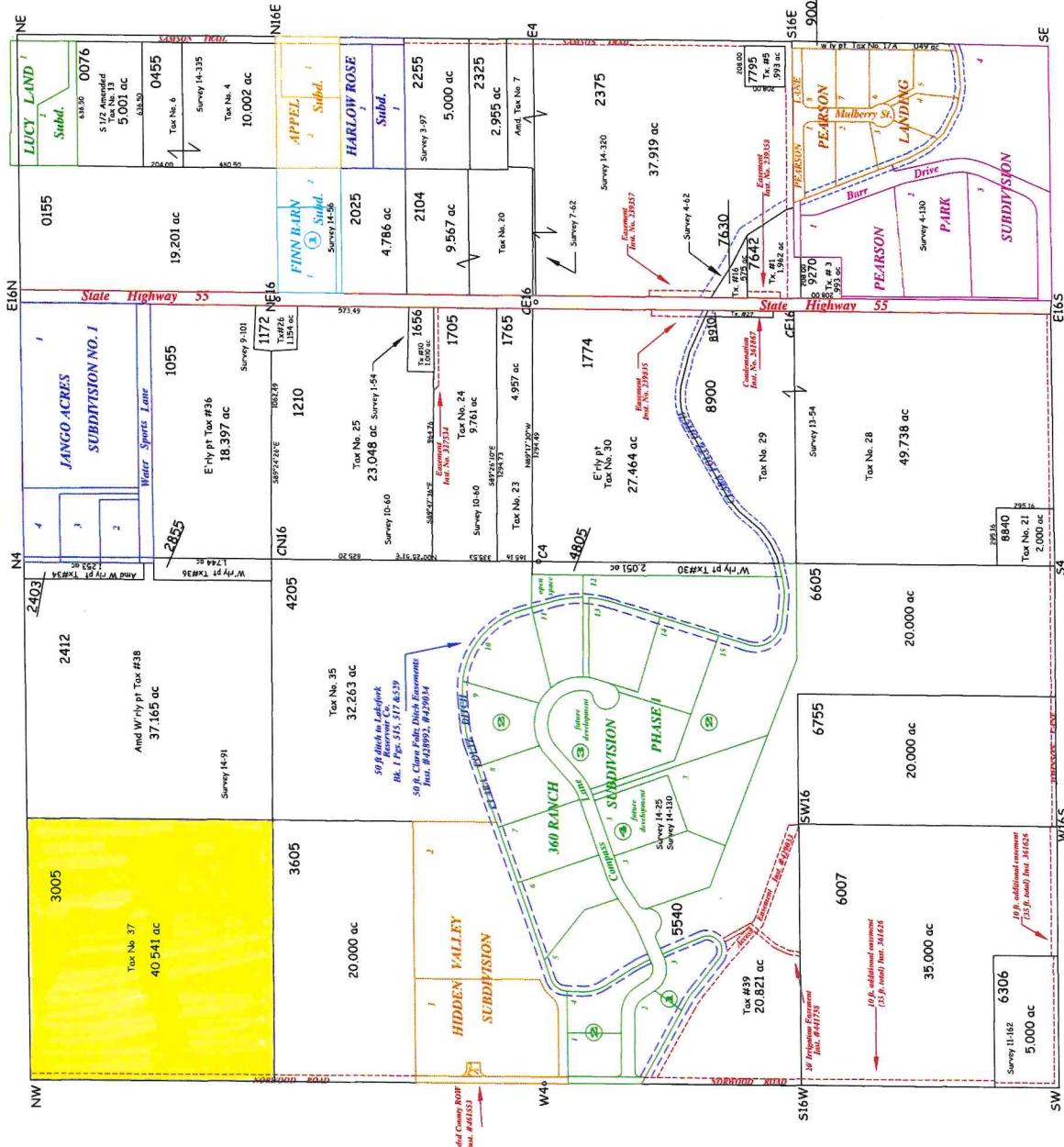


PLAT TITLE

TWP. 18 N ROME SEC. 28

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

Filename: Valley County Base Map
Scale: $1^{\text{in}} = 4000 \text{ ft.}$
Date: 10/31/2024
Drawn by: L. Frederick



This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.

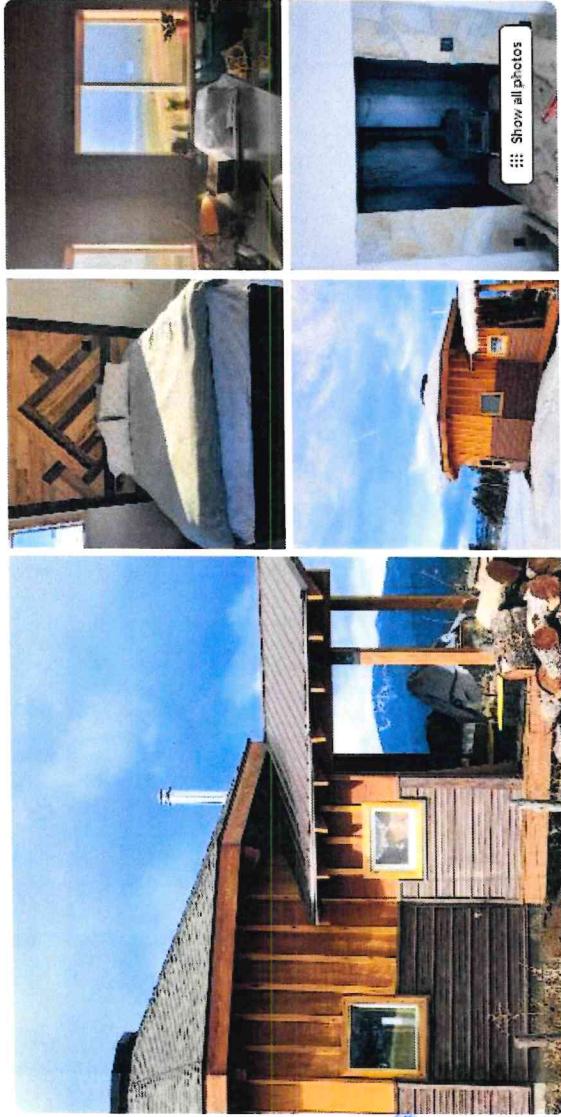


Become a host

Anywhere Any week Add Guests

Skyline Luxe Yurt

Share Save



Yurt in McCall, Idaho

4 guests · 1 bed · 1 bath

* New

Hosted by Brianna

13 years hosting

Self check-in
Check-in with the lockbox.

\$1,324 for 5 nights

Prices include all fees

Check in	Check out
12/18/2025	12/23/2025
Guests	1 guest

Reserve

You won't be charged yet

Report this listing

Wake up to 360° mountain views at this beautifully romantic, art-inspired yurt minutes from everything McCall has to offer. Located less than six minutes from town and the lake, this retreat blends mountain serenity with effortless access. Step inside to a thoughtfully curated interior featuring artisan details and cozy, modern comforts. Whether you're heading to the slopes or flying in for a weekend escape, the airport is just moments away—your most scenic and convenient mountain getaway.

The space..

Show more

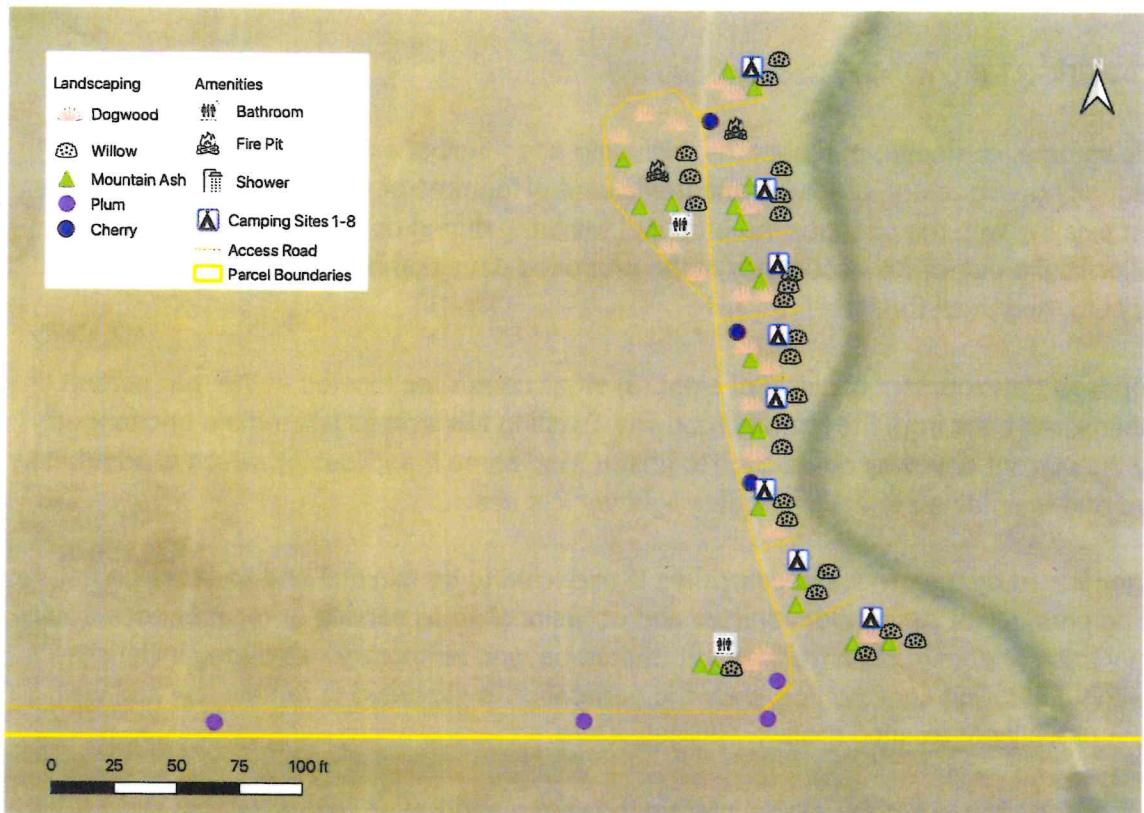


Figure 4: Landscaping map and main amenities. Phase 2: additional bathroom, optional.

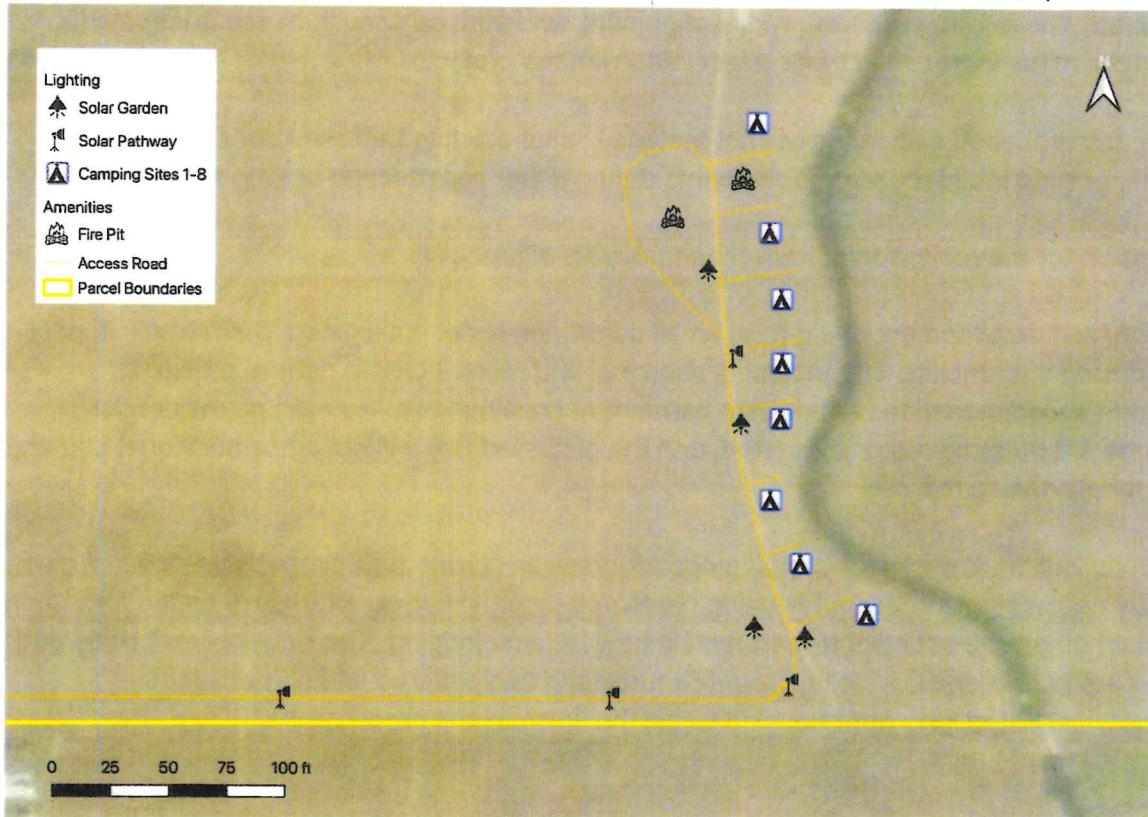


Figure 5: Lighting map and main amenities



Valley County Transmittal
Division of Community and Environmental Health

Rezone # _____

Conditional Use # 25-034 Bambi Campground

Preliminary / Final / Short Plat _____

Return to:

Cascade
 Donnelly
 McCall
 McCall Impact
 Valley County

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well

- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center

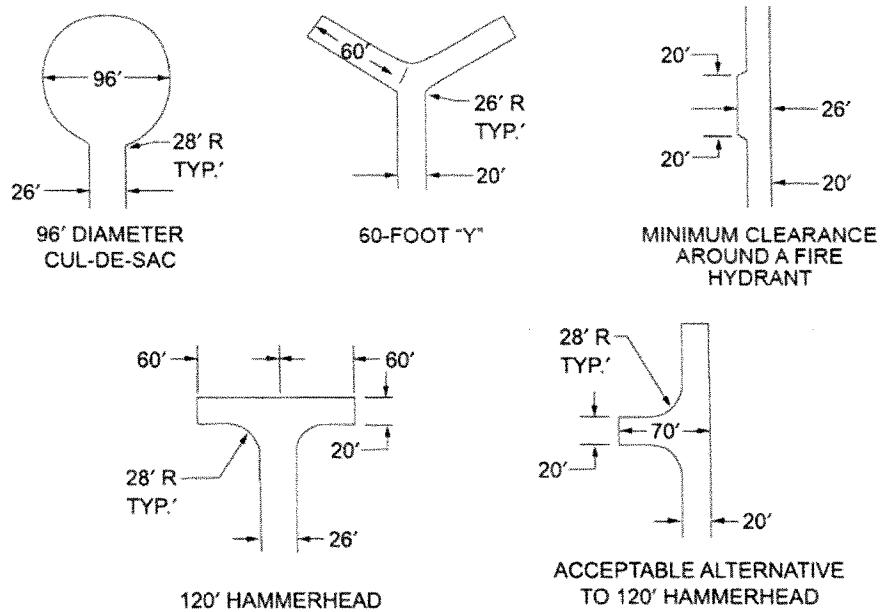
- 14. CDH requires that an accessory and fee be submitted for review. A plat plan must be submitted with the application showing locations of all campsites, fire rings, ground shower, septic tanks, drainfield and buildings on the property. Phase 2, shower and bathroom, will require a septic permit prior to installation of the septic system. Septic application and fees required.

From: Ryan Garber <ryan@mccallfire.com>
Sent: Wednesday, December 31, 2025 1:36 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Mike Bertrand <mike@mccallfire.com>
Subject: C.U.P. 25-034 Bambic Campground

Cynda,

I have the follow comments regarding CUP 25-34.

- Driveways will provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches.
- Driveways in excess of 150 feet in length need to be provided with turnarounds.
- Turnarounds shall meet the requirements in IFC appendix D 103.4



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- Driveway turnarounds need to have an inside turning radius of not less than 30 feet and an outside turning radius of not less than 45 feet
- Grade. The gradient for driveways cannot exceed 10 percent unless approved by the fire code official. (503.7.6)
- Security Gates. Any security gates shall be installed in accordance with UL325, have an SOS gate module installed for emergency means of operation (503.6), and meet the width standards according to Section D103.5. The security gates and emergency operation will be maintained operational at all times. (503.7.7)

- Surface. Driveways need to be designed and maintained to support the imposed loads of local responding fire apparatus and will be surfaced as to provide all weather driving capabilities. (503.7.8)
 - Driveways shall be capable of supporting a 70,000 lb vehicle.
- Driveways in excess of 200 feet in length and less than 20 feet in width may require turnouts in addition to turnarounds.
- Bridge Load Limits. “Vehicle load limits will be posted at both entrances to bridges on driveways and private roads. Design loads for bridges will be established by the fire code official.”

Ryan

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
Office: (208) 634-4306
Cell: (208) 469-0135

From: Favors Schildgen, Jennifer L (FAA) <Jennifer.L.Favors.Schildgen@faa.gov>
Sent: Friday, December 12, 2025 1:32 PM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: ehart@mccall.id.us <ehart@mccall.id.us>; Steffen Verdin <Steffen.Verdin@itd.idaho.gov>
Subject: Submittal of FAA form 7460 for C.U.P. 25-034 (Bambic Campground)

Dear Ms. Hunter,

I am writing regarding C.U.P. 25-034 for Bambic Campground and its proximity to the McCall Airport. Based on the Notice Criteria Tool on the FAA Obstruction Evaluation/Airport Airspace Analysis and proximity to the airport, a notice needs to be filed with the FAA for review of the project. A submittal notice should occur at least 45 days before start of proposed construction or alteration or the date an application for construction permit is filed, whichever is earliest. The 7460 submittal can be completed online on the following website: <https://oeaaa.faa.gov> Registration is required and can be accomplished by selecting “Registration” in the upper right-hand corner of the provided website.

Submitting this notice will allow the FAA to formally evaluate any potential impacts the proposed development may have on protected airspace surfaces and overall aviation safety.

Please let me know if you have any questions or need additional information.

Sincerely,
Jennifer Schildgen
Community Planner
Helena ADO
2800 Skyway Drive
Helena, MT 59602
406-441-5408
Jennifer.L.Favors.Schildgen@faa.gov

From: Emily Hart <ehart@mccall.id.us>
Sent: Wednesday, December 31, 2025 10:48 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Steffen Verdin <steffen.verdin@itd.idaho.gov>; Favors Schildgen, Jennifer L (FAA) <jennifer.l.favors.schildgen@faa.gov>; Trotta, Roxanne (FAA) <roxanne.trotta@faa.gov>; Michelle Groeneveld <mgroeneveld@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>; Forest Atkinson <FAtkinson@mccall.id.us>; ncuvala@ardurra.com <ncuvala@ardurra.com>; mhagedorn@ardurra.com <mhagedorn@ardurra.com>; kbissell@to-engineers.com <kbissell@to-engineers.com>; Airport Advisory Committee <AirportAdvisoryCommission@mccall.id.us>
Subject: RE: Valley County PZ - Public Hearings - Jan 8 2026

Lori,

Regarding the Agenda for the Jan. 8, 2026, Valley County PZ Public Hearing, McCall Airport has No Comment on:

P.U.D. 23-01 and C.U.P. 23-01 Garnet Valley
C.U.P. 25-032 McClellan/Smith Solar Panels
C.U.P. 25-033 Brown Commercial Lease Space

C.U.P. 25-035 Albright Camping Sites:

This proposed camping area is 2.34 miles from Runway 34 in the Horizontal Surface. If no buildings are constructed, no additional Airport comments.

C.U.P. 25-034 Bambic Campground:

McCall Airport recommends denial of C.U.P. 25-034.

The proposed campground is in the Approach Surface of Runway 34 as well as the Departure for Runway 16. The campsites are between 2,700' and 3,100' feet from Runway 34 centerline. Campgrounds congregate people and would be considered a residential type of land use, which is not a compatible land use in the Inner Critical Zone. A campground should not be allowed in this location due to the higher potential for accidents and annoyance issues.

As an Airport Sponsor that accepts FAA AIP (Airport Improvement Program) funds for airport capital improvement projects, the City of McCall is obligated to adhere to FAA Grant Assurances; in this case, *FAA Grant Assurance 21: Compatible Land Use. It (the Airport Sponsor) will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.*

The State of Idaho Aeronautics Division offers the following comments (see *Valley County PZ Public Hearing* email):

“The State of Idaho Aeronautics division agrees with management of the McCall airport that this project be denied.

The risk involved is too thin of a margin for the airspace involved. This would be considered a hazard to the airport users and the campground community. The state would like to see the committee be proactive instead of reactive if an accident happens due to this airspace infringement.

A few comments by the division pilots about this project:

“The proposed camp sites are on the centerline 2500 feet from the end of the runway. On a normal glidepath the airplanes will be passing less than 100 feet above the tents. It’s not wise to put people in the approach or departure paths of any airport, let alone a busy summer airport with density altitude concerns.

At very least the FAA should be involved due to instrument approach and departure procedures. “

“The proposed camp site south of McCall airport. There will be the low flying aircraft, this includes business jets, on the approach. Aircraft also fly lower on departure over that area because of the high-density altitude and the reduce aircraft performance. Let’s not forget about the noise that will most certainly be a complaint for campers.”

“I’d like to hear from the FAA, but really, they won’t say anything until an obstacle proposal is made. Maybe the campground has no proposal for tents or light poles yet, but a camper or RV could go in there. I think Nathan provided some quick data about that area. I think your impact zone graphics and his point on limited vertical space because of the hill all makes it incompatible.

Then we get into the near guarantee of noise problems like others have said.” “

Mike Dorris, the owner of Sawtooth Flying Service, submits the attached letter (*Mike Dorris – Letter to VCBOCC.pdf*) outlining concern about residential development south of the airport, the importance of McCall Airport as a lifeline in the event of road closures, as well as his recollection of multiple aircraft accidents in or very near the proposal area.

Nathan Cuvala, Airport Project Manager with Ardurra, produced the Google Earth kmz image below and states the proposed campground would be located on extended centerline approximately 2,550' from Runway 34 end. Aircraft would be around 130' AGL (above ground level) at 3.5 degree glidepath over the campground (see attached email *Statement – Ardurra, Airport Engineer CUP 25-034* for full comment).

The applicant must submit a separate FAA Form 7460-1 for each: 1) site excavation/utilities installation, 2) for roadway, and 3) for any structures related to this campground (*Submittal of FAA Form 7460-for C.U.P. 25-034 (Bambic Campground)* email, of which you are already in receipt, 12/12/2025.)

Additionally, the existing circular structure to the west of the proposed campground was built without an airspace determination and now must submit a 7460-2. The two 7460-1 submittals for ADUs in this area were terminated due to failure to provide an update when requested by FAA (*Termination Letters, attached*).



Again, McCall Airport strongly recommends denial of C.U.P. 25-034 Bambic Campground, as does the Idaho Transportation Department Division of Aeronautics.

Respectfully,
Emily

Emily Hart, ACE GA/CM | McCall Airport Manager
336 Deinhard Lane Hangar 100 | McCall, ID 83638
Direct: 208.634.8965 | Cell: 208.630.3441
www.mccall.id.us/airport

From: Steffen Verdin
To: Emily Hart
Date: 12/23/2025
Subject: Valley County PZ Public hearing

The State of Idaho Aeronautics division agrees with management of the McCall airport that this project be denied.

The risk involved is to thin of a margin for the airspace involved. This would be considered a hazard to the airport users and the campground community. The state would like to see the committee be proactive instead of reactive if an accident happens due to this airspace infringement.

A few comments by the division pilots about this project.

"The proposed camp sites are on the centerline 2500 feet from the end of the runway. On a normal glidepath the airplanes will be passing less than 100 feet above the tents. It's not wise to put people in the approach or departure paths of any airport, let alone a busy summer airport with density altitude concerns.

At very least the FAA should be involved due to instrument approach and departure procedures. "

"The proposed camp site south of McCall airport. There will be the low flying aircraft, this includes business jets, on the approach.

Aircraft also fly lower on departure over that area because of the high-density altitude and the reduce aircraft performance. Let's not forget about the noise that will most certainly be a complaint for campers."

"I'd like to hear from the FAA, but really, they won't say anything until an obstacle proposal is made. Maybe the campground has no proposal for tents or light poles yet, but a camper or RV could go in there. I think Nathan provided some quick data about that area. I think your impact zone graphics and his point on limited vertical space because of the hill all makes it incompatible.

Then we get into the near guarantee of noise problems like others have said."

Steffen Verdin

Planning & Development Manager
ITD Division of Aeronautics
1390 W Gowen Road
Boise, ID 83705
Office: 208-334-8784
Mobile: 208-986-2680
steffen.verdin@itd.idaho.gov
<http://www.itd.idaho.gov/aero>



To Valley County Board of Commissioners;

With my utmost concern for all people of and around Valley County, I write this letter to you about the homes being built and the proposed campground south of the McCall Airport. If people are allowed to continue building in the clear zones, you will lose your federal, state, and county monies that support Valley County's number two best access, number one being Idaho State Highway 55.

If you continue to allow building in the areas along Norwood Road, you are putting lives in great danger. You need a great deal more clear zoning for air aviation and not less. Recently, a fence post and a tree had to be cut down by the airport crew to keep our instrument approach from the south to its current minimums. This makes the difference between a medical life-saving flight for a family member and loved one that needs to be air lifted to Boise or Salt Lake in a snowstorm. Helicopters don't work well in snowstorms.

My dad's logbook reads 04/04/1956 BYL(Burly) to MYL (McCall) in N4385B Cessna 170 B XCountry. He moved to McCall to live on this date. I was one year and four months old, and I was later to get my license in this plane, which I still have. Today I have been around this airport all my life.

I can remember three times all the roads to this valley being closed due to rock and snow slides. Still today, we have closures often, though not recently of both main roads at the same time. Hwy 95 was closed between Council and New Meadows just last winter.

The most recent with both Hwy 55 and Hwy 95 closed was over New Years in 1997. We owned McCall Air Taxi at the time and were hauling very panicked tourists mostly to Boise who were trapped and needed to get out of the area. As people again panicked and bought out stores, most freight we hauled back in was never charged out to the stores.

The first one was in the mid-1960s over New Years as well with lots of college kids, trapped in McCall and Cascade, trying to get back to school.

In the early 1970s, in the springtime, local pilots again flew people and supplies in and out of McCall Airport while the roads were all closed.

As luck would have it, the McCall Airport runway was built above standards to accommodate heavier fire tankers, thus giving us a great runway for jet traffic. Needless to say, jets need good, long runways.

Also, if campground CUP 25-034 were to be approved in this area, you will have the smoke of fire pits and distracting lights. I can remember three times that hill off the south end has been painted red-orange with fire retardant from tankers, and one tanker crashing, a jump plane crashing on take-off, and three other small aircraft crashing, all on this south end of the airport.

Respectfully,



Mike Dorris, Sawtooth Flying Service

**Fw: Valley County PZ - Public Hearings - Jan 8 2026****From** Emily Hart <ehart@mccall.id.us>**Date** Tue 12/30/2025 12:40 PM**To** Emily Hart <ehart@mccall.id.us>

1 attachment (1 MB)

Bambic Campground.kmz;

From: Nathan Cuvala <ncuvala@ardurra.com>
Sent: Tuesday, December 30, 2025 11:35 AM
To: Emily Hart <ehart@mccall.id.us>; Trotta, Roxanne (FAA) <roxanne.trotta@faa.gov>
Cc: mhagedorn@ardurra.com <mhagedorn@ardurra.com>; kbissell@to-engineers.com <kbissell@to-engineers.com>; Favors Schildgen, Jennifer L (FAA) <jennifer.l.favors.schildgen@faa.gov>; Steffen Verdin <steffen.verdin@itd.idaho.gov>; Michelle Groeneveld <mgroeneveld@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>; Forest Atkinson <FAtkinson@mccall.id.us>
Subject: RE: Valley County PZ - Public Hearings - Jan 8 2026

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

Hi Emily – Per our conversation, I did my original analysis with the campground at the northern limit of the property. After lining it up using the canal from their site exhibit, it looks like it would be ~2,550' from the runway end. Attached is Google Earth kmz with the campground overlaid. See below for updated comments.

From the information you sent, it looks like this campground would be located on extended centerline starting approximately 2,550' from the Runway 34 end. Using the 3.5-degree VASI glidepath and an assumed 45' threshold crossing height, an aircraft landing on Runway 34 would be around 130' above ground level (AGL) over the campground as this area is approximately 70' higher than the Runway 34 end. According to the Idaho Airport Land Use Guidelines, the campground area would fall in the Inner Critical Zone where any residential type of land use, such as a campground that congregates people, should not be allowed due to the higher potential for aircraft accidents and the potential annoyance issues due to frequent low overflight of aircraft. The county needs to be aware that as a recipient of FAA funding the airport and the City of McCall have no control over how or when pilots use the runways or the airspace around the airport. Pilots can operate at any time of day or night and there is nothing the airport and City can do to restrict operations.



Nathan Cuvala
Project Manager
O: (208) 323-2288 | M: (208) 860-7136
1144 South Silverstone Way, Suite 320, Meridian, Idaho 83642
ncuvala@ardurra.com | www.ardurra.com





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2021-ANM-7225-OE

Issued Date: 06/02/2023

Lucas
Lucas Glauser
PO Box 123
Garden Valley, ID 83622

**** TERMINATION ****

The aeronautical study concerning the following project has been terminated:

Structure:	Building Primary ADU
Location:	McCall, ID
Latitude:	44-52-21.87N NAD 83
Longitude:	116-06-17.38W
Heights:	5090 feet site elevation (SE) 20 feet above ground level (AGL) 5110 feet above mean sea level (AMSL)

No response was received or the necessary documentation was not received reference our Project Status Request dated 04/12/2023. As a result it is assumed that action was not taken to avoid expiration of this determination. **Therefore, the determination issued under this aeronautical study expired on 05/12/2023 and is no longer valid.**

If you need to reactivate the study, it will be necessary for you to re-file notice using the electronic filing system available on our website oeaaa.faa.gov.

If we can be of further assistance, please contact our office at (206) 231-2993, or lynnette.farrell@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ANM-7225-OE.

Signature Control No: 496593956-588890732
Lynnette Farrell
Technician

(TER)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2021-ANM-3074-OE

Issued Date: 09/11/2023

Lucas
Lucas Glauser
PO Box 123
Garden Valley, ID 83622

**** TERMINATION ****

The aeronautical study concerning the following project has been terminated:

Structure:	Building South ADU
Location:	McCall, ID
Latitude:	44-52-21.21N NAD 83
Longitude:	116-06-20.20W
Heights:	5071 feet site elevation (SE) 18 feet above ground level (AGL) 5089 feet above mean sea level (AMSL)

No response was received or the necessary documentation was not received reference our Project Status Request dated 09/22/2022. As a result it is assumed that action was not taken to avoid expiration of this determination. **Therefore, the determination issued under this aeronautical study expired on 10/22/2022 and is no longer valid.**

If you need to reactivate the study, it will be necessary for you to re-file notice using the electronic filing system available on our website oeaaa.faa.gov.

If we can be of further assistance, please contact our office at (847) 294-7572, or william.e.wills@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ANM-3074-OE.

Signature Control No: 477797619-598988468
William Wills
Specialist

(TER)

From: Flack, Brandon <brandon.flack@idfg.idaho.gov>
Sent: Monday, December 29, 2025 2:24 PM
To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Valley County PZ - Public Hearings - Jan 8 2026

Hi Cynda and Lori,

No comments from IDFG on these applications.

Thanks,

Brandon Flack

Regional Technical Assistance Manager
Idaho Dept. of Fish and Game
Southwest Region
15950 N. Gate Blvd.
Nampa, ID 83687
Ph: (208) 854-8947



From: Pete Fitzsimmons [REDACTED]
Subject: C.U.P. 25-035 Albright Camping
Date: December 31, 2025 at 8:26:26 AM MST
To: Cynda Herrick <cherrick@valleycountyid.gov>

I live about a mile down West Mountain from this site, I have to admit that if I knew it was just going to be a “one-off” type of development I wouldn’t have much of an issue with it. I think there’s a wildfire danger that needs to be addressed, and also the issue of the precedent that could be set by this, and it turning into a “one-of (many)” similar sites. It seems the idea of turning almost any vacant land into campsites is getting popular, as evidenced by C.U.P. 25-034 also being considered at this meeting.

Though I appreciate that the application specifically states that the tent area will have “no open fire pits” I am curious about how they envision campers getting their meals? Are they supposed to go back and forth to town? Eat everything cold? Or can we expect the standard gas or charcoal grills to be fired up 2-3 times a day at each campsite significantly increasing the danger of a wildfire?

If you approve these five camping sites now, and it proves successful, would you agree to a few more on this same parcel?

If approved, and the neighbors decide they’d also like to make some extra money, how could you say “no” to each of the adjoining lot owners doing the same thing? Some of the adjoining lots are 40 acres, so maybe they could have ten campsites each? By the time we’re done this area could go from what had been originally parceled out as seven large homesites to an area that could host several dozen sets of campers at a time, with the accompanying increase in traffic, congestion and fire danger.

I fully support private property rights, but somewhere in between this application, and, if approved, what that precedent could allow, there has to be a balance for those that live around it.

And please, spare us the “RV pad could help with local affordable housing” speil since it’s most likely unenforceable unless the County can get some type of guarantee of its use in writing. Not to mention, is RV camping how we really want our local workers to live?

Recommend a “No” due to increased fire danger and the fact that Planning and Zoning needs to have a proactive, coherent plan on how to deal with the repercussions of the trend towards this kind of use on large lots or vacant land before any of them go forward.

Pete Fitzsimmons
8 Sawtooth Ct
Blackhawk Ranch
McCall

From: Brianna Bambic [REDACTED]
Sent: Monday, December 29, 2025 9:38 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Fw: C.U.P. 25-034 Bambic Campground

Hi Lori,

I saw your email today and will respond as soon as possible with more details and pictures. Thank you very much for your time and consideration.

Kind regards,

Brianna

Brianna Bambic, M.A.
WhatsApp: [REDACTED]
Resource & Ecosystem Management (REM) LLC
Mapping, Monitoring, and Engagement

On Fri, Dec 19, 2025 at 8:49 AM Lori Hunter <lhunter@valleycountyid.gov> wrote:
Staff is reviewing your application for C.U.P. 25-034 Bambic Campground and would like some additional clarifications:

1. Your application does not include information on the existing short-term rental of the yurt (ad is on airbnb). You do not have a short-term rental permit allowing rental of the yurt as required by Valley County Code 9-4-10.
(https://codelibrary.amlegal.com/codes/valleycountyid/latest/valleycounty_id/0-0-0-15990)

What are your intentions for use of this yurt? The addition of a short-term rental was not included in the noticing for this application.

2. What are the proposed setbacks of the campsites from the high-water line of the ditch? The site plan should be revised to show these distances.
3. Please describe the solar garden that is shown on Figure 5? A picture of a similar project would be helpful.

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

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