

# Valley County Planning and Zoning

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**STAFF REPORT:** C.U.P. 26-002 Harris Cove Lodge  
**MEETING DATE:** March 12, 2026  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT /  
PROPERTY OWNER:** William "Rick" Spaeth  
6170 N Drake Way, Boise ID 83714  
**LOCATION:** 2099 Eastside Drive  
Harris Cove Subdivision Tax #53 in Lot 23 in the NWNE Section 2, T.18N,  
R.3E, Boise Meridian, Valley County, Idaho  
**SIZE:** 0.27 Acre Lot (11766 sqft)  
**REQUEST:** Short-Term Rental for a Maximum of 20 Guests  
**EXISTING LAND USE:** Single-Family Residential Home with STR 26-004

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Short-term rentals over 12 guests per night require an approved conditional use permit.

William "Rick" Spaeth is requesting a conditional use permit for the short-term rental with a maximum of 20 guests per night. The home has 7 bedrooms, 6.5 bathrooms, and can sleep 20 people in beds per night.

There is an existing approximately 3,100-sqft residence. Central sewer services are provided by Payette Lakes Recreational Water and Sewer District. Potable water is provided by an individual well on the property. Dust mitigation is applied annually. Trash is transported to the Valley County Transfer Site.

Guest weddings would not be allowed. No parking would be allowed in the road or shared driveway. Proposed quiet hours are 10:00 p.m. to 8:00 a.m.

Access is from a shared driveway from Eastside Drive, a public road.

The Lodge is currently operating with an approved short-term rental permit with a maximum of 12 guests (STR 26-004). The home was previously within the McCall Impact Area; thus, a short-term rental permit was not required until January 1, 2026. The site has been used as a short-term rental since 2004.

## **FINDINGS:**

1. The application was submitted on January 26, 2026.

2. Legal notice was posted in the *Star News* on February 19, 2026, and February 26, 2026. Potentially affected agencies were notified on February 10, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent February 11, 2026. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on February 10, 2026. The site was posted on February 26, 2026.

3. Agency comment received:

Jeff Bateman, Payette Lakes Recreational Water and Sewer District Manager, stated the District believes this CUP is inconsistent with the intended residential use of the property and appears to be a commercial use. There is no good reason to deviate from the ordinance cap of 12. (March 2, 2026)

Brent Copes, Central District Health, has no objection. (February 23, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated that there are no changes to the site topography so detailed site grading and drainage plans are not required. (February 23, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (February 17, 2026)

Ryan Garber, McCall Fire & EMS, stated because the structure is existing residential construction, the Fire District does not have jurisdiction over residential construction or building code compliance in this instance. (February 25, 2026)

Emily Hart, McCall Airport Manager, had no comments. (February 10, 2026)

Brandon Flack, Idaho Fish and Game, had no comments. (February 20, 2026)

4. Public comment received:

In Opposition - Reasons Given Include:

- Twenty people is well beyond what is reasonable for a 3100 sqft home; more guests result in more problems; substantial increase in density in a residential neighborhood.
- Ongoing conflicts with Spaeth property renters going back 18 years.
- Loud noisy groups are common.
- Overflow trespassing into the Brightwater Common Area and dock.
- A fence built by Brightwater Association between the properties has been damaged from snow piled from Mr. Spaeth's property.
- Site does not have adequate parking area.
- Site does not have adequate snow storage area.
- Sewer capacity constraints.

1) Marjorie and Kurt Reisig, 2091 Lakeview Ave, March 2, 2026

2) David Spurgeon, Brightwater I Homeowner's Association President, March 4, 2026

3) Kristin Hoff Sinclair and Walt Sinclair, homeowners within Brightwater Subdivision, March 4, 2026

4) Ron and Carol Reagan, 2095 Lakeview Ave, March 4, 2026

5) Marcus Watkins, 2103 Eastside Drive, March 4, 2026

5. Physical characteristics of the site: The site is relatively flat and landscaped.
6. The surrounding land use and zoning includes:
  - North: Single-Family Residential Lots
  - South: Single-Family Residential Lots
  - East: Land managed by the State of Idaho
  - West: Single-Family Residential Lots; Payette Lake
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
  - 2. Residential Uses (a) Single Family Residence

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

**TITLE 9 LAND USE AND DEVELOPMENT**

**9-4-1: DEFINITIONS:**

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

**9-4-10: SHORT-TERM RENTALS:**

**9-4-10-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).
2. Water, Sewer, and Garbage:
  - a. The STR must meet all requirements of Idaho Central District Health (CDH) with respect to the provision of individual potable water (approved water system) and sewage disposal facilities or **have a permit from an approved central sewage treatment facility.**
9. Occupancy: There shall be no associated RV's or tents used to supplement the maximum occupancy. It will be limited to legal bedrooms with proper egress windows or Central District Health limitations. **At no time shall occupancy exceed 4 people/bedroom up to a maximum of 12 people unless a conditional use permit is obtained.**

**TABLE 4-A STANDARDS FOR PERMITTED USES**

| Use Description  | Building Setbacks (feet) |      |             |      | Max. Lot Cover | Minimum Street Frontage | Max. Building Height | Minimum Parking Spaces |
|------------------|--------------------------|------|-------------|------|----------------|-------------------------|----------------------|------------------------|
|                  | Front                    | Side | Side Street | Rear |                |                         |                      |                        |
| Residential Uses | 20                       | 7.5  | 20          | 20   |                |                         |                      |                        |

**SUMMARY:**

Staff's compatibility rating is a + 15.

**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 and Water District 65 boundaries. It is not within an irrigation district nor herd district.
2. The Harris Cove Subdivision Lot 23 was split on February 9, 2004, by Instrument # 280044. At that time, the property was within the McCall Impact Area. The home is served by central sewer and an individual well.
3. On March 4, 2026, the VRBO website ad allows for a maximum of 12 renters at this home.
4. A more precise site plan for parking has been requested from the applicant. Guest parking cannot occur in the setback area; specifically within 7.5-ft of the side setbacks. The applicant may need to determine a way to block parking within this area by planting vegetation or placing rocks.
5. Commissioners shall determine if the proposed parking spaces are adequate for the use.
6. The applicant should explain snow storage for the site.
7. The applicant should explain use of the dock and lakeside decks shown in VRBO advertisement. Who owns the dock and decks? How are they accessed from this rental home? The home does not have lakeside frontage.

**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
- Assessor Plat – T.18N R.3E Section 2
- Harris Cove Subdivision – Assessor’s Annotated Plat
- Record of Survey 8-023
- Google Map – Aerial View
- Google Map – Street View
- Google Map – Signage – September 24, 2024
- Information and Pictures from Assessor’s Report
- Photos Taken February 26, 2026
- STR Permit 202-004
- Ad on VRBO Website – Printed March 4, 2026
- Site Plan
- Responses

#### **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 comply with requirements of Payette Lakes Recreational Water and Sewer District.
7. Smoke detectors and carbon monoxide detectors should be installed throughout the home.
8. There should be fire extinguishers on each level of the home and one near any outside LPG grills. LP gas detectors shall be installed where appropriate.

9. If allowed, campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
10. No parking allowed in the setback areas or within the road right-of-way.
11. Quiet hours are 10:00 p.m. to 7:00 a.m.
12. All noxious weeds on the property must be controlled.
13. Property lines should be marked and visible to guests.
14. No events are allowed; this includes small weddings, etc. that would create noise impacts and increase traffic.
15. Must comply with payment of sales tax in accordance with Idaho State Code Title 63 Chapter 36.
16. Shall post rules, emergency contact information, and emergency exit plan in the home. Must clearly post the maximum number of guests allowed.
17. There is a maximum occupancy of 20 rental guests; the maximum occupancy must be reflected in all advertisements. The maximum number of guests includes day guests and/or visitors.
18. The site must be kept in a neat and orderly manner. Trash, including pet waste, should be properly disposed of and not allowed to accumulate.
19. Pets shall be contained to the property.
20. Shall maintain addressing numbers on the home and at the driveway entrance.
21. A short-term rental (STR) Annual Update Form is required.
22. Shall obtain a sign permit from Valley County
23. 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.
24. Shall submit a revised site plan that does not show guest parking within the setback areas.

**END OF STAFF REPORT**



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

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
  2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
    - Plus 2 - assigned for full compatibility (adjacency encouraged).
    - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
    - 0 - assigned if not applicable or neutral.
    - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
    - Minus 2 - assigned for no compatibility (adjacency not acceptable).
  2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
    - x4 - indicates major relative importance.
    - x3 - indicates above average relative importance.
    - x2 - indicates below average relative importance.
    - x1 - indicates minor relative importance.
- D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.
- E. Terms:
- DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and
1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
  2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
  3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.
- LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.
- F. Questions 4 Through 9:
1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
  2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING  
QUESTIONS 1, 2, and 3

|                                     | 1                          | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 |    |    |
|-------------------------------------|----------------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| RESIDENTIAL<br>USERS                | 1. AGRICULTURAL            |    | +2 | -1 | -2 | -2 | -2 | +1 | +1 | +1 | +1 | +2 | +1 | +1 | -1 | -1 | +2 | -1 | -2 | -1 | +1 | +2 | +1 |    |    |
|                                     | 2. RESIDENCE, S.F.         | +2 |    | +2 | +1 | +1 | +1 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 |    |    |
|                                     | 3. SUBDIVISION, S.F.       | -1 | +2 |    | +1 | +1 | +1 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +2 | +1 | -1 | +2 | +1 | -2 | -2 | 3  |    |
|                                     | 4. M.H. or R.V. PARK       | -2 | +1 | +1 |    | +1 | +1 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 | 4  |    |
|                                     | 5. RESIDENCE, M.F.         | -2 | +1 | +1 | +1 |    | +2 | +2 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 | 5  |    |
|                                     | 6. SUBDIVISION, M.F.       | -2 | +1 | +1 | +1 | +2 |    | +2 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 | 6  |    |
|                                     | 7. P.U.D., RES.            | -2 | +1 | +1 | +1 | +2 | +2 |    | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 | 7  |    |
| CIVIC or COMMUNITY<br>SERVICE USERS | 8. REL., EDUC & REHAB      | +1 | +2 | +1 | +1 | +1 | +1 |    | +1 | +1 | -1 | +2 | -2 | -1 | -1 | +2 | +2 | +1 | +1 | -1 | +1 | -2 | -1 | 8  |    |
|                                     | 9. FRAT or GOVT            | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 |    | +1 | +2 | -2 | -1 | -1 | +1 | +1 | +1 | +1 | -1 | +1 | -2 | -2 | 9  |    |
|                                     | 10. PUBLIC UTIL. (1A-3.1)  | +1 | -1 | -1 | -1 | -1 | -1 | -1 | +1 | +1 |    | +1 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | +1 | +2 | +2 | 10 |    |
|                                     | 11. PUBLIC REC             | +1 | +2 | +2 | +2 | +2 | +2 | +2 | -1 | -1 | +1 |    | +2 | -1 | +1 | +1 | +2 | +1 | +1 | +1 | +1 | -1 | -1 | 11 |    |
|                                     | 12. CEMETERY               | +2 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +2 | +2 |    | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +1 | 12 |    |
|                                     | 13. LANDFILL or SWR. PLANT | +1 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | -1 | -1 | +1 |    | -1 | -1 | -2 | -2 | -2 | -2 | -1 | +2 | +2 | 13 |    |
|                                     |                            |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| COMMERCIAL<br>USERS                 | 14. PRIV. REC. (PER)       | +1 | +1 | +1 | +1 | +1 | +1 | -1 | -1 | +1 | +1 | +1 | -1 |    | +1 | +1 | +1 | +2 | +1 | +2 | +2 | -1 | +1 | 14 |    |
|                                     | 15. PRIV. REC. (CON)       | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | +1 | +1 | +1 | -1 | +1 |    | -2 | -2 | -1 | -2 | -2 | +2 | -1 | +1 | 15 |    |
|                                     |                            |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|                                     | 16. NEIGHBORHOOD BUS.      | -1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +1 | +1 | +1 | -2 |    | +1 | -2 | +1 | +2 | +2 | +1 | +2 | -1 | -1 | 16 |    |
|                                     | 17. RESIDENCE BUS.         | +2 | +2 | +2 | +1 | +1 | +1 | +1 | +2 | +1 | -1 | +2 | +1 | -2 | +1 | -2 | +1 |    | +1 | -1 | +1 | +1 | -2 | -2 | 17 |
| INDUST.<br>USERS                    | 18. SERV. BUS.             | -1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +2 | +2 | +2 | +2 | +2 | +1 | +2 | +2 |    | +1 | +1 | 21 |    |
|                                     | 19. AREA BUS.              | -2 | -1 | -1 | -1 | -1 | -1 | -1 | +1 | +1 | +1 | +1 | -2 |    | +1 | -2 | +2 | -1 | +2 | +1 | +2 | -2 | -2 | 19 |    |
|                                     | 20. REC. BUS.              | -2 | +2 | +2 | +1 | +1 | +1 | +1 | -1 | -1 | +1 | +1 | -1 |    | +2 | -2 | +1 | +1 | +2 | +1 | +2 | -2 | +1 | 20 |    |
|                                     |                            |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| INDUST.<br>USERS                    | 21. LIGHT IND.             | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +2 | +2 | +2 | +2 | +2 | +1 | +2 | +2 | +2 | +1 | +1 | 21 |    |
|                                     | 22. HEAVY IND.             | +2 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | -1 | +1 | +2 | -1 | -1 | -1 | -1 | -1 | -2 | -1 | -2 | -2 | +1 | +2 | 22 |
|                                     | 23. EXTR. IND.             | +2 | -2 | -2 | -2 | -2 | -2 | -2 | -1 | -2 | +2 | +1 | +2 | +1 | +1 | +1 | -1 | -1 | -2 | -1 | -2 | -1 | +1 | +2 | 23 |

RATE THE SOLID SQUARES AS +2

### Compatibility Questions and Evaluation

Matrix Line # / Use: #5  
*Lack of STR specific line.*

Prepared by: CH

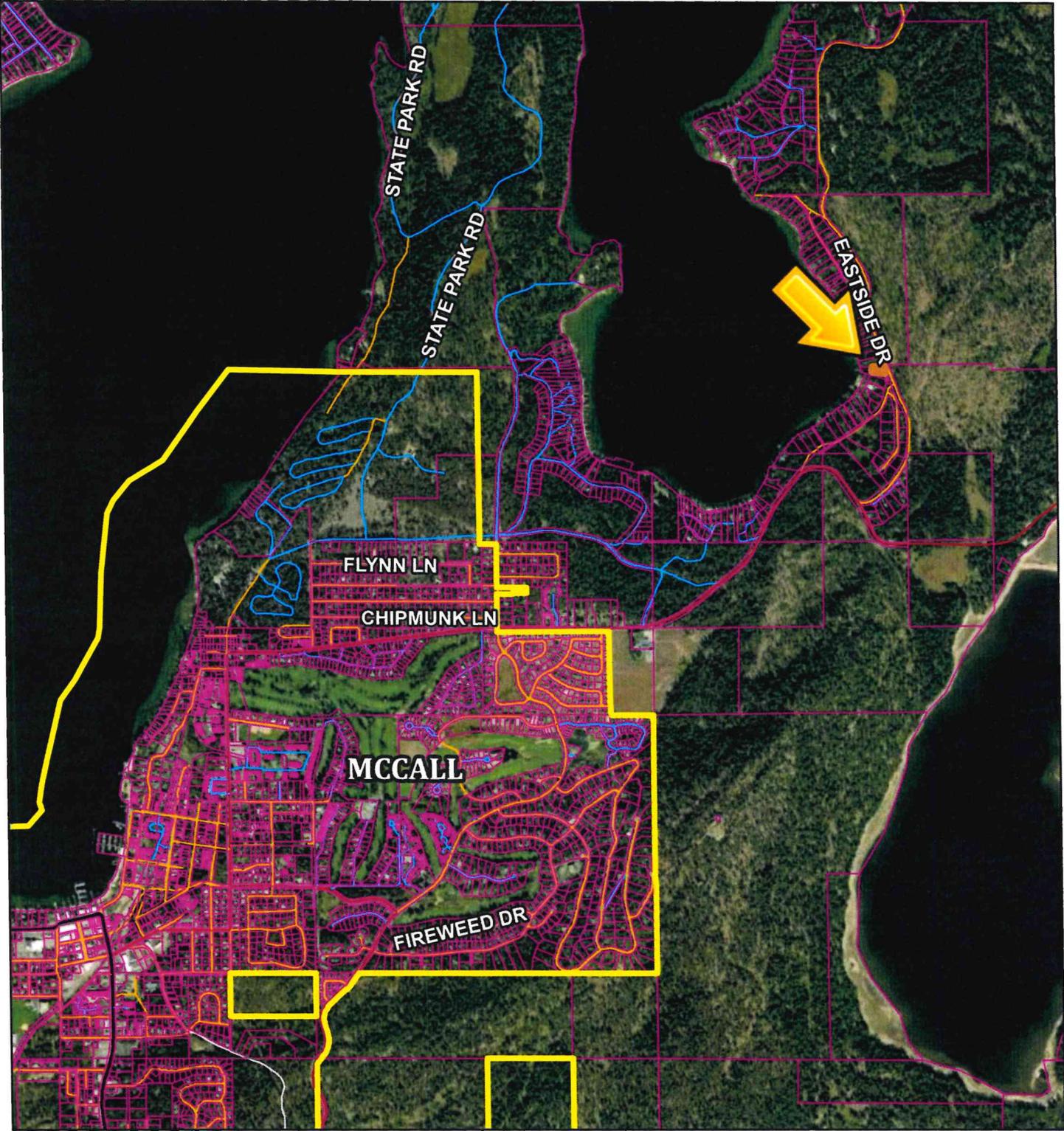
YES/NO      X      Response Value

Use Matrix Values:

|   |           |   |   |            |   |
|---|-----------|---|---|------------|---|
| (+2/-2)   | <u>+1</u> | X | 4 | <u>+4</u>  | 1. Is the proposed use compatible with the dominant adjacent land use?<br><i>S.F. Residential Sub</i>   |
| (+2/-2)   | <u>+1</u> | X | 2 | <u>+2</u>  | 2. Is the proposed use compatible with the other adjacent land uses (total and average)?<br><i>See 1</i>  |
| (+2/-2)   | <u>+1</u> | X | 1 | <u>+1</u>  | 3. Is the proposed use generally compatible with the overall land use in the local vicinity?<br><i>See 1</i>  |
| <u>Site Specific Evaluation (Impacts and Proposed Mitigation)</u> |           |   |   |            |   |
| (+2/-2)   | <u>-2</u> | X | 3 | <u>-6</u>  | 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?<br><i>Only 0.27 acres (small)</i>  |
| (+2/-2)   | <u>+2</u> | X | 1 | <u>+2</u>  | 5. Is the size or scale of proposed <u>lots and/or</u> structures similar to adjacent ones?<br><i>Yes</i>   |
| (+2/-2)   | <u>+1</u> | X | 2 | <u>+2</u>  | 6. Is the traffic volume and character to be generated by the proposed use <u>similar</u> to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?<br><i>No ~ not to a SF. Residence</i>                                       |
| (+2/-2)   | <u>+1</u> | X | 2 | <u>+2</u>  | 7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance <u>compatible</u> with that of existing uses?<br><i>Emit Noise</i>  |
| (+2/-2)   | <u>+2</u> | X | 2 | <u>+4</u>  | 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?<br><i>road impacts</i> |
| (+2/-2)   | <u>+2</u> | X | 2 | <u>+4</u>  | 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?<br><i>No Change</i>  |
| Sub-Total   | (+)       |   |   | <u>21</u>  |   |
| Sub-Total   | (--)      |   |   | <u>6</u>   |   |
| Total Score   |           |   |   | <u>+15</u> |   |

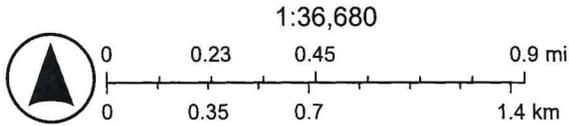
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

# C.U.P. 26-002 Location Map



1/28/2026, 2:50:41 PM

- Municipal Boundaries
- Parcel Boundaries
- Roads**
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- OTHER



Earthstar Geographics

# C.U.P. 26-002 Aerial Map



1/28/2026, 2:46:59 PM

## Permits

◆ STR

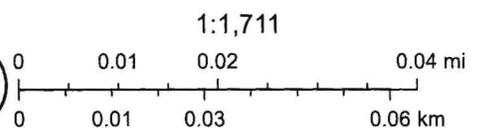
■ Address Points

□ Parcel Boundaries

□ IDWR Water Districts

## Roads

— URBAN/RURAL



Microsoft, Vantor



**THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.**

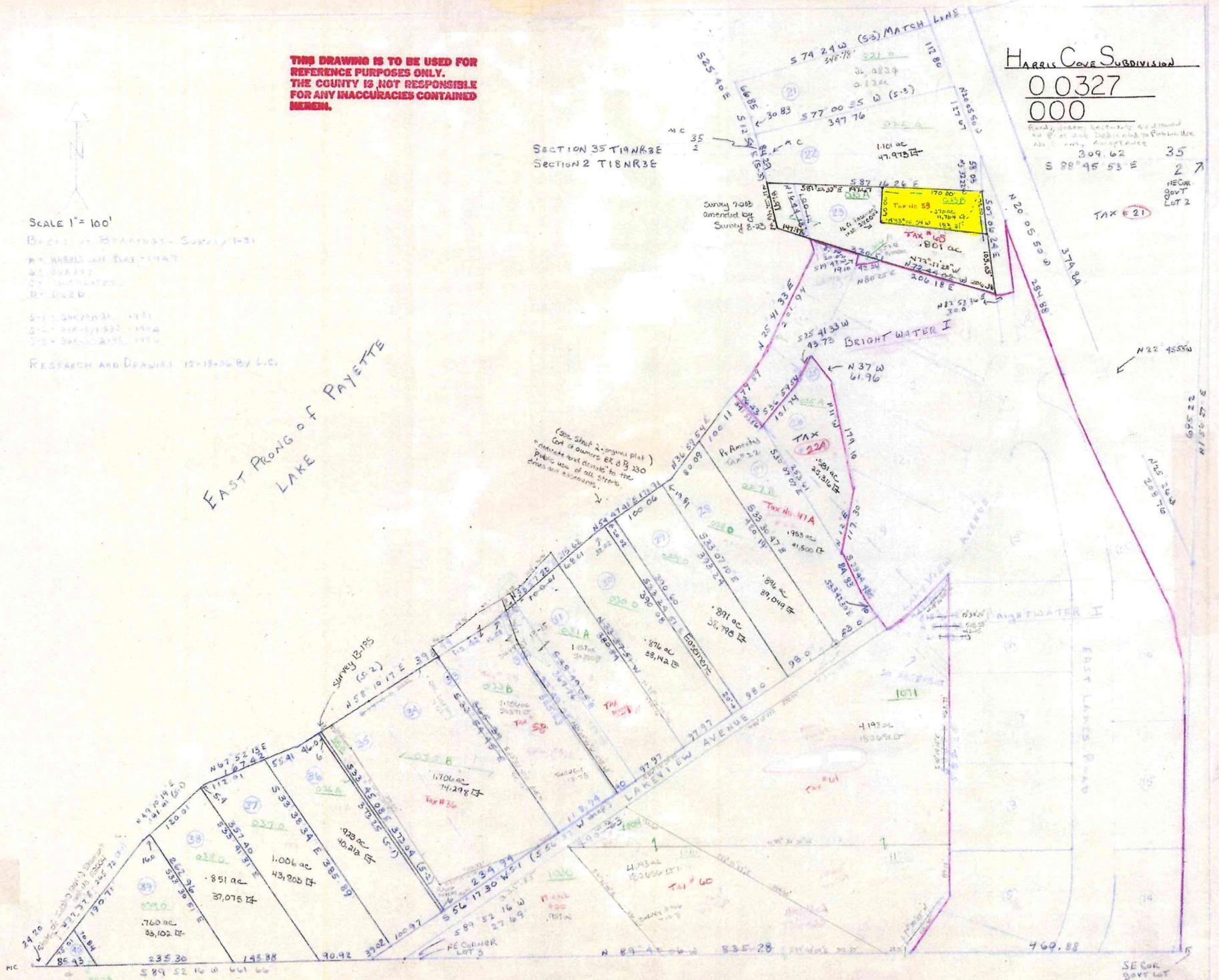
HARRIS COVE SUBDIVISION  
0 0327  
000

SECTION 35 T19 NR3E  
 SECTION 2 T18 NR3E

SCALE 1" = 100'

BASED ON STARTING SURVEY T-31  
 M. HARRIS AND TRAC 1947  
 G. S. HARRIS  
 C. J. HARRIS  
 D. HARRIS  
 S-11-2047-1947  
 S-11-2047-1947  
 S-11-2047-1947  
 RESEARCH AND DESIGN 12-19-56 BY L.S.

EAST PRONG OF PAYETTE  
 LAKE



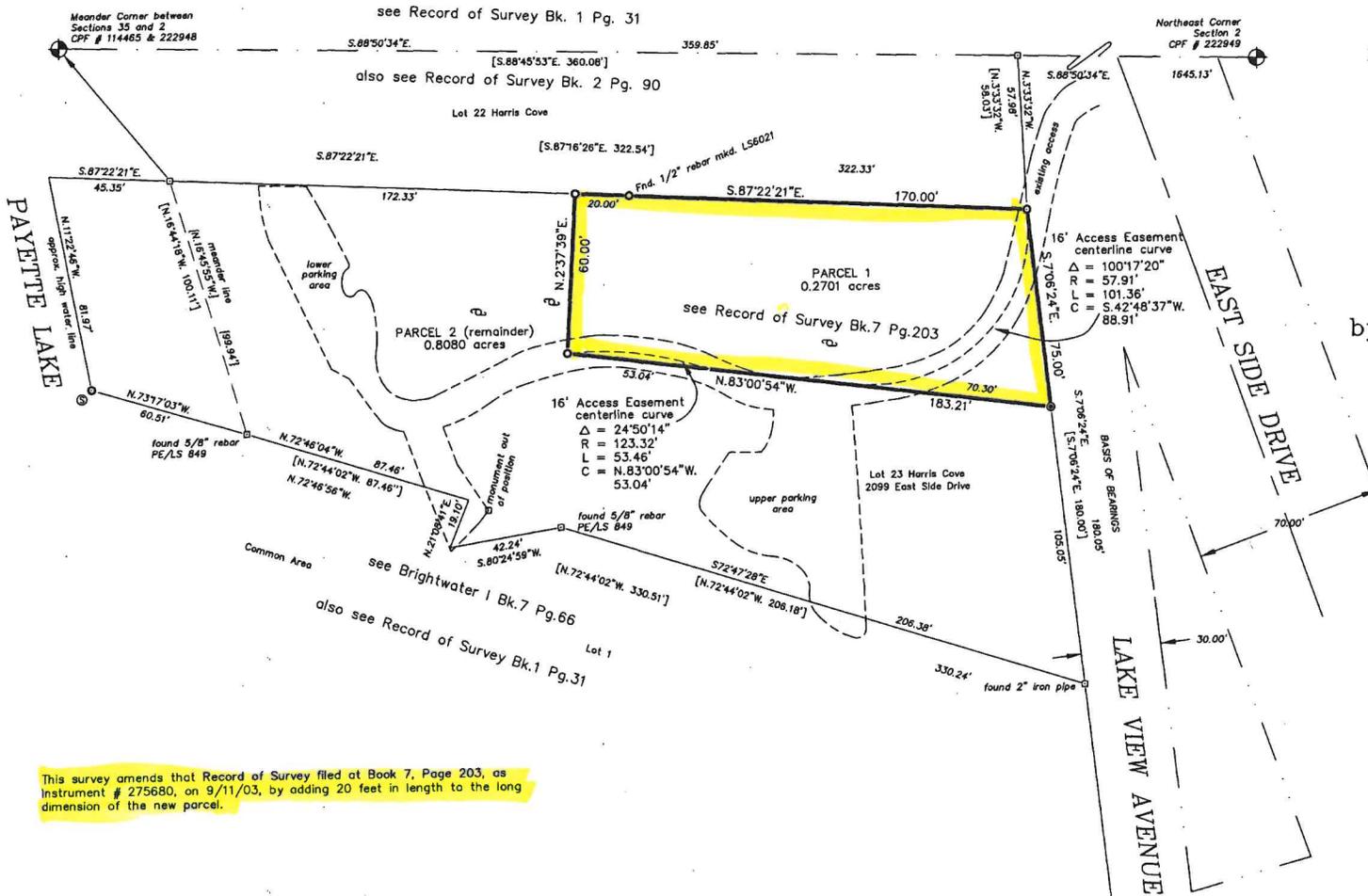
Instrument # 279956  
VALLEY COUNTY, CASCADE, IDAHO  
2004-02-05 10:56:11 No. of Pages: 1  
Recorded for: RUSSELL  
LELAND G. HEMRICH  
Ex-Officio Recorder, Deputy  
Index to: RECORD OF SURVEY

RECORDERS STAMP

AMENDED RECORD OF SURVEY  
to create a parcel  
from Lot 23 Harris Cove Sub.  
Book 1, Page 20 of plats,  
in Govt. Lot 2  
Section 2, T.18N., R.3E., B.M.  
McCall Impact Area  
Valley County, Idaho  
for

*Rick Spaeth*

by Russell Surveying & GIS, Inc.  
McCall ~ Idaho  
February 2004.



This survey amends that Record of Survey filed at Book 7, Page 203, as Instrument # 275680, on 9/11/03, by adding 20 feet in length to the long dimension of the new parcel.

This record of survey has been reviewed and approved by the City of McCall with respect to its compliance with the Zoning Ordinance and exemption from formal platting; an individual lot shown on this record of survey shall be considered a single lot for the purposes of City ordinances. If this record of survey combines lots shown on a plat or survey of record, separate sale of such former separate lots will constitute an illegal subdivision under the McCall City Code.

DRAWN: J.Russell DATE: 2/3/04 SHEET: 1 of 1  
REVISED: JR, 2/4/04, misc  
RSI # 4-13 (3-67, 2-58)

(C) HawkNest II MAP John Russell 2004 All Rights Reserved

SCALE: 1" = 30'  
Bearings based on Record of Survey at Bk. 1 Pg. 31  
LEGEND

- = Set 5/8"x30" rebar, marked LS 6021
- = Set 1/2" rebar, marked LS 6021, or as noted
- = Found 1/2" rebar, marked LS 998
- = Found 2" iron pipe, or as noted
- ⊙ = Section Corner
- [58.03'] = Record Bearing or Distance
- ⊕ = Utility Pole

I, John Russell, Idaho Professional Land Surveyor #6021, do hereby certify that this plat was prepared from notes taken during an actual survey made by me in August & September 2003, and February 2004 and that it correctly represents the points, courses, and distances as recorded in said field notes.



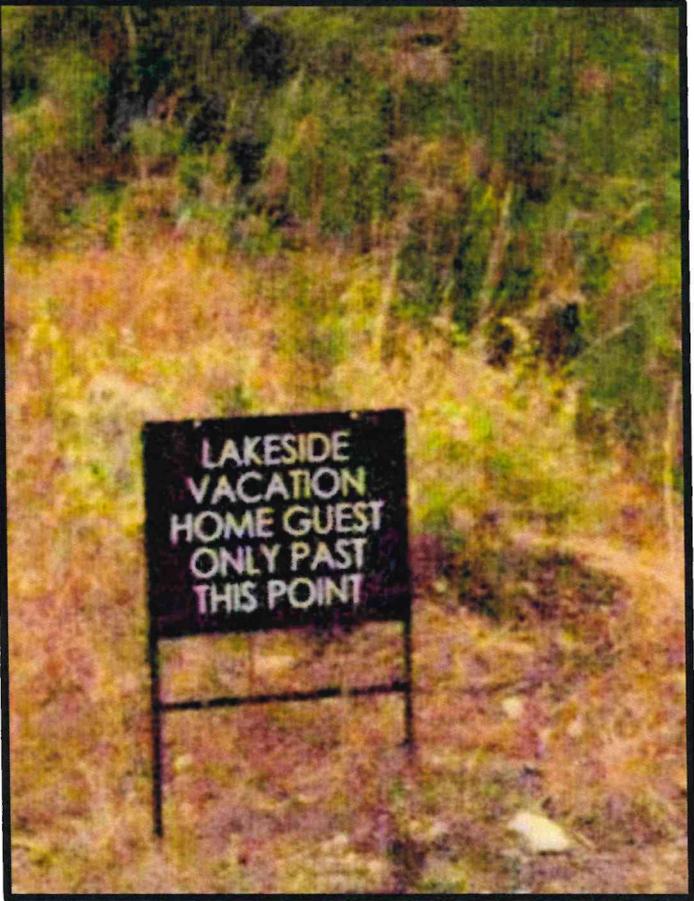
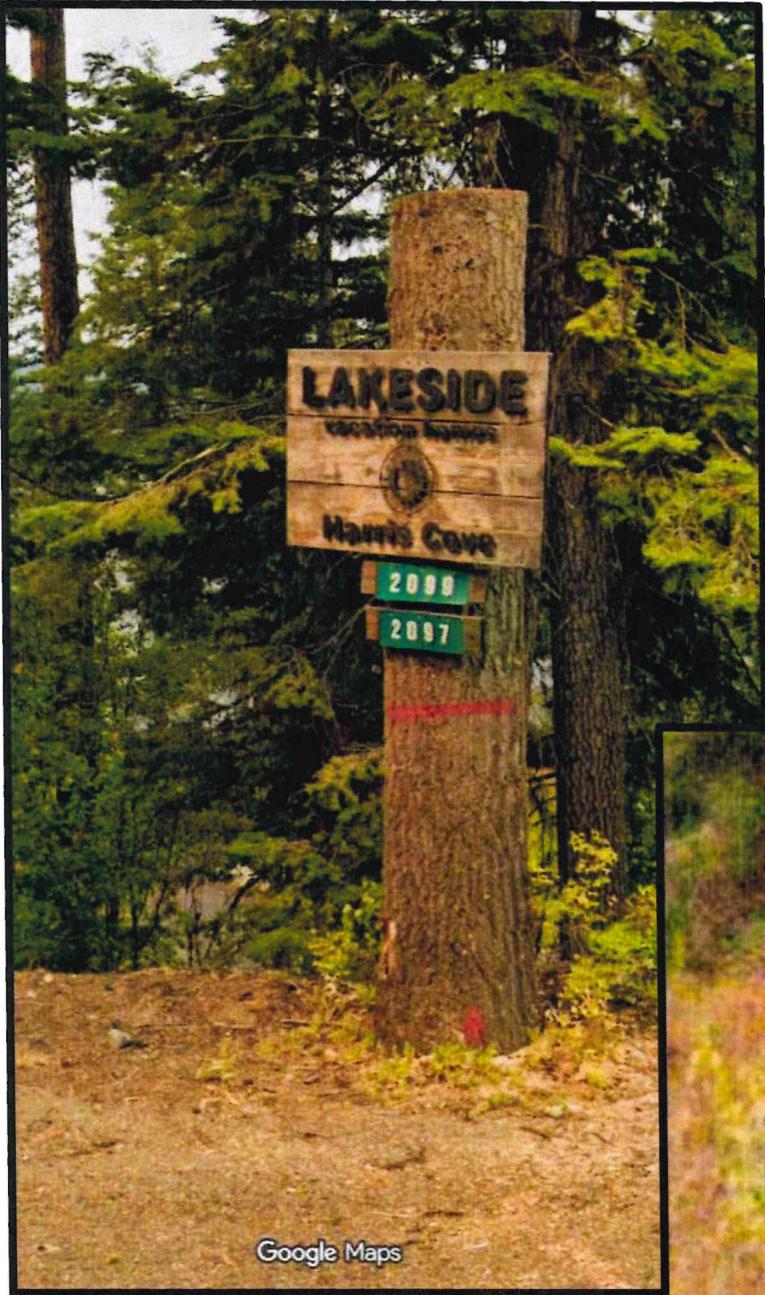
Google Maps – Aerial View



Shared Driveway Access from Eastside Drive  
(Source Google Maps – Street View, September 2024)



Signs at Eastside Road x Shared Driveway Access – Google Maps, September 2024



IMAGES



**IMPROVEMENTS**

RECORD: R01

TYPE: DWELLING

USE: Single family - Other

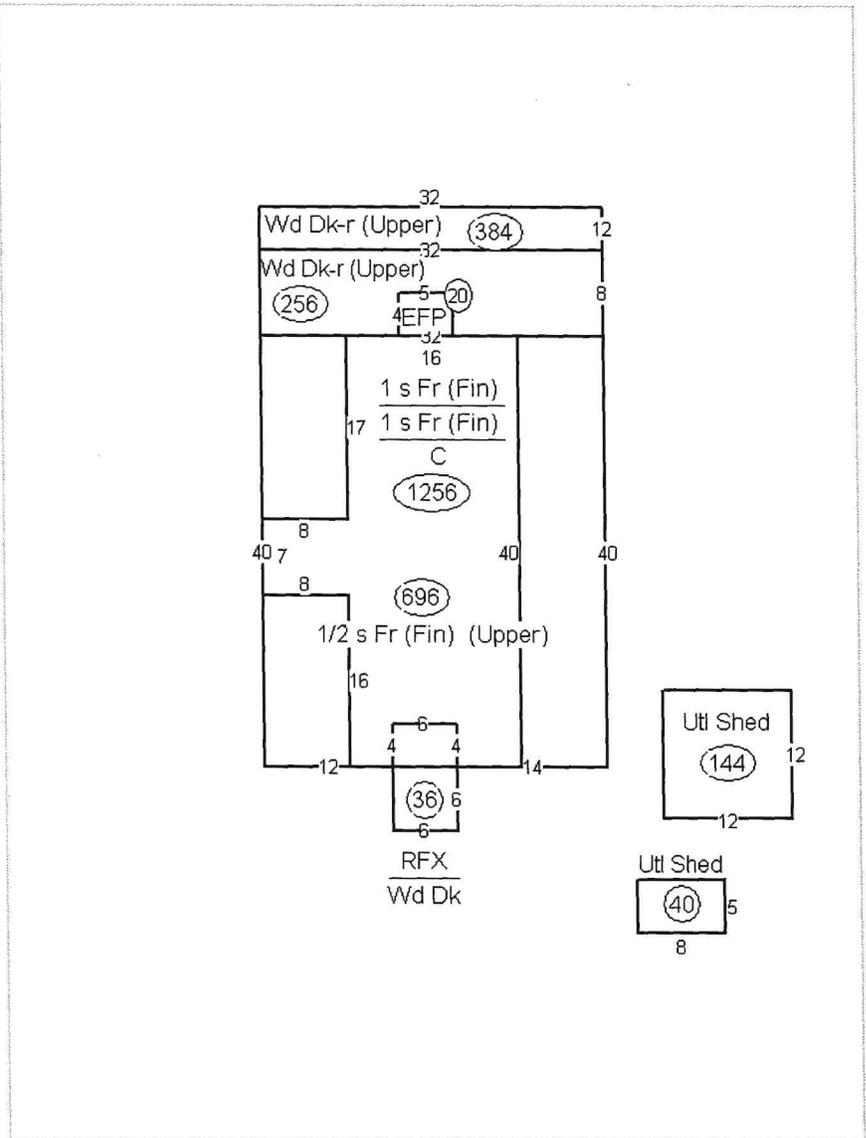
**BUILDING DESCRIPTION**

|              |                        |
|--------------|------------------------|
| YEAR BUILT   | 2004                   |
| STORIES      | 2                      |
| FOUNDATION   | Full Crawl             |
| STRUCTURE    | Wood frame w/sheathing |
| EXTERIOR 1   | Wood siding            |
| EXTERIOR 2   | Cement fiber siding    |
| ROOF STYLE   | Gable                  |
| ROOF COVER   | Enamel steel           |
| BEDROOMS     | 7                      |
| FULL BATHS   | 2                      |
| 1/2 BATHS    | 1                      |
| HEATING TYPE | Electric baseboard     |
| CENTRAL AIR  | N                      |
| ATTIC TYPE   | None                   |
| FIREPLACES   | Y                      |

**BUILDING DIMENSIONS (SQ FT)**

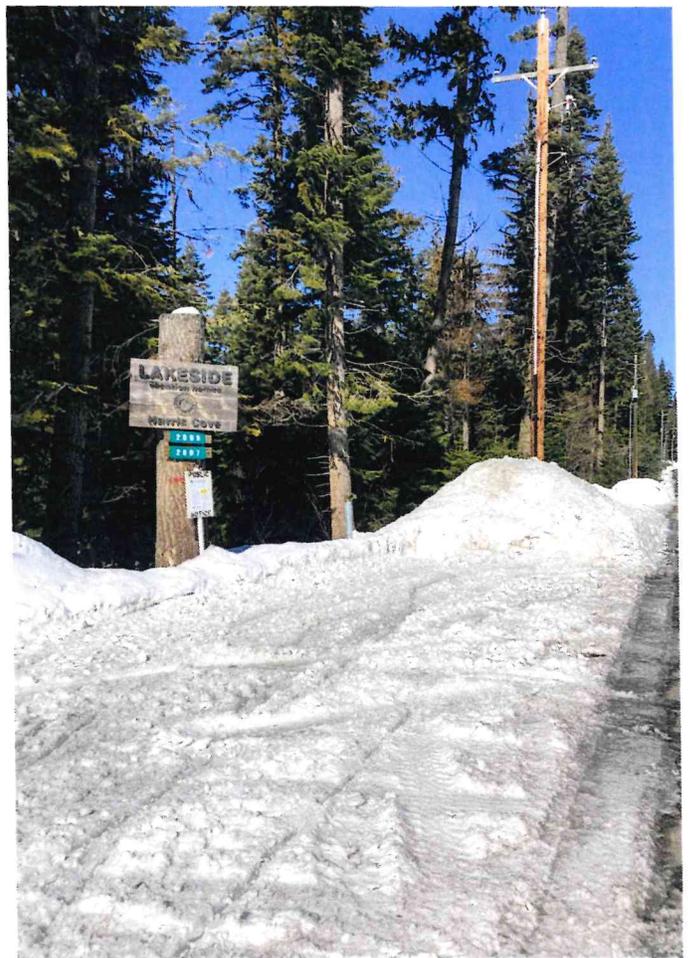
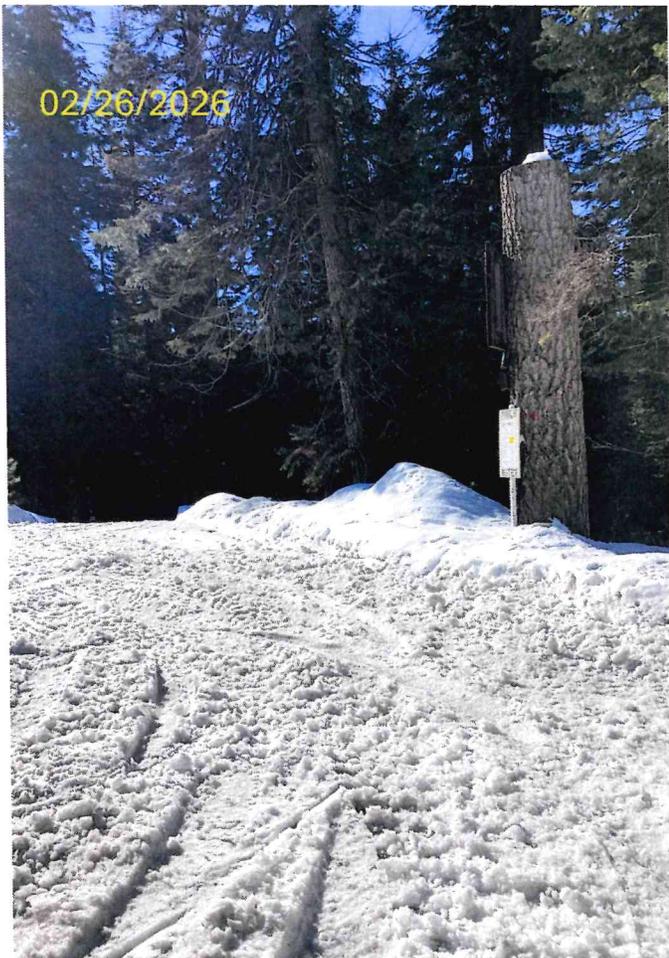
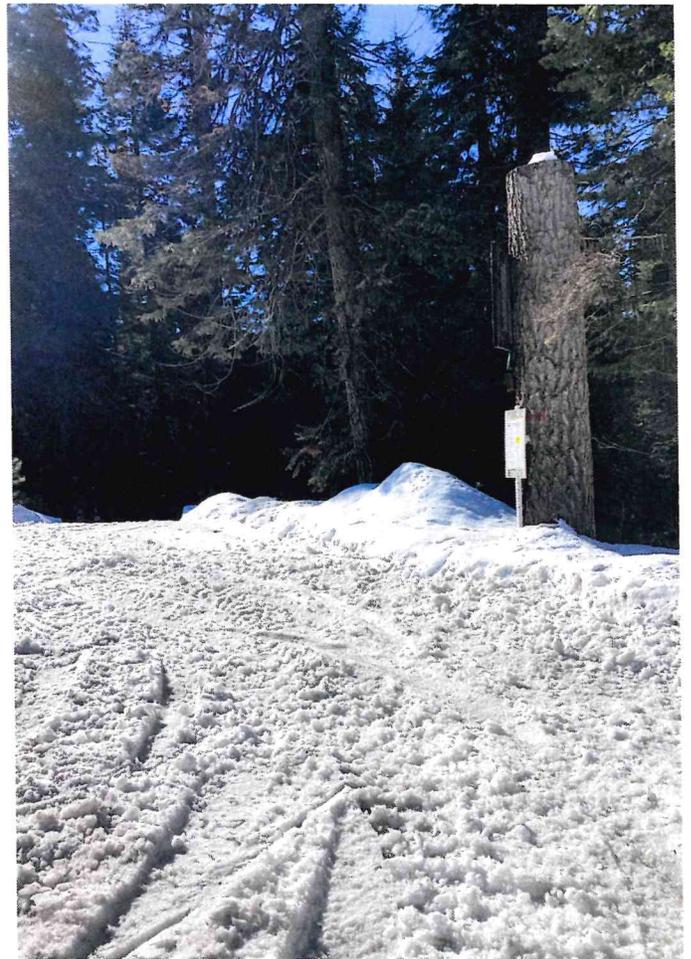
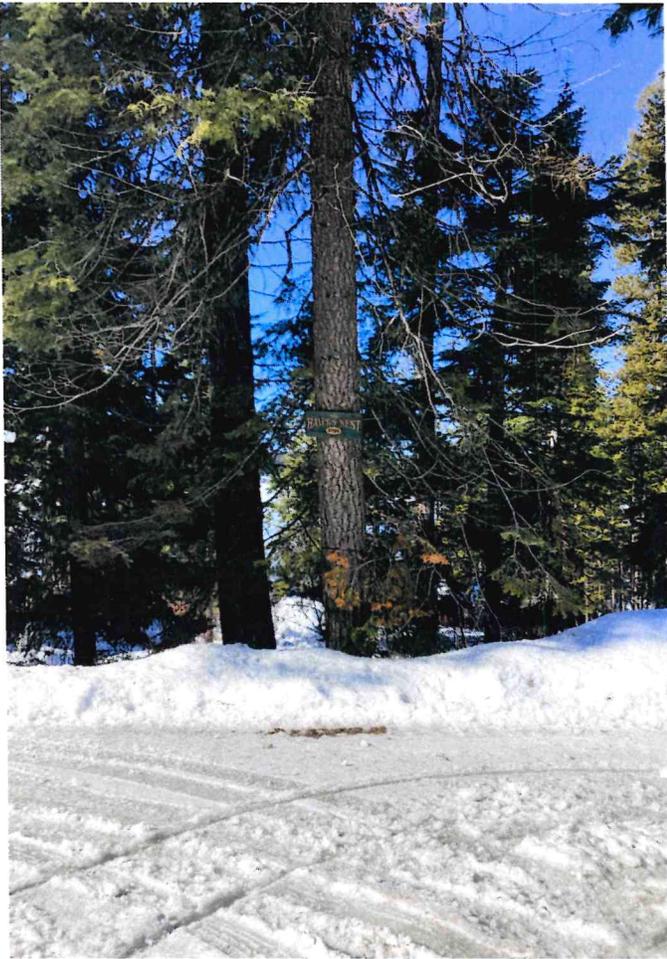
|                  |      |
|------------------|------|
| TOTAL SIZE       | 3208 |
| ATTIC FIN        | 0    |
| BASEMENT         | 0    |
| BASEMENT FIN     | 0    |
| LOWER            | 0    |
| LOWER FIN        | 0    |
| ATTACHED GARAGE  |      |
| DETACHED GARAGE  |      |
| ATTACHED CARPORT |      |
| BSMNT/LL GARAGE  |      |
| ENCLOSED PORCH   | 20   |
| OPEN PORCH       | 0    |
| WOOD DECK        | 676  |

**SKETCH**



**OUT BUILDING & YARD ITEMS**

Residential Shed - Small Utility  
 Residential Shed - Small Utility



**LAKESIDE**  
vacation homes  
Harris Cove

2099

2097

**PUBLIC**  
**NOTICE**

*Photo taken  
Feb. 26, 2026*

# Valley County Planning and Zoning Short-Term Rental Permit

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



Phone: 208-382-7115  
Website: [www.co.valley.id.us](http://www.co.valley.id.us)

STR Permit #: **26-004**

Physical Address: **2099 Eastside Dr**

Parcel #: **RP0327000023B**

Subdivision: **Harris Cove Sub**

Occupancy Maximum:   12   (This number must be posted on-site)

Effective Date of Approval:   01/01/2026  

Annual Renewal Date:   01/31/2027   (See Below\*)

Property Owner: **William Spaeth**

Property Manager: **Self**

Contact Number: **208-866-7591**

### On-going Requirements:

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

### Conditions of Approval:

*Only 12 Guests Allowed: Please change all advertising.*

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

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

Approved by: *Cynda Herrick*  
**Cynda Herrick, AICP, CFM, P&Z Director**

Date:   1/12/2026  

Valley County Code 9-4-9 Short Term Rental ordinance is subject to change after a properly noticed public hearing. If on a septic system, contact Central District Health for an Accessory Use Authorization. If relevant, check CCRs to ensure short-term rentals area allowed within your subdivision.

← See all properties

Share



# Harris Cove Lodge @ LAKESIDE Vacation Homes on Payette Lake

9.6 Loved by Guests  
Top 10% based on 100 verified reviews



## Highlights

- Loved by group travelers**  
This property received multiple 10/10 ratings from group travelers.
- Exceptional service & staff**  
The top-rated staff and service will ensure you feel welcome and pampered.
- Fireplace**  
A rare find - cozy up in front of a warm, inviting fireplace.
- Great location**  
Guests value the location for making travel plans effortless.

## Popular amenities

- Pet friendly
- Free WiFi
- Air conditioning
- Parking available
- Laundry
- Kitchen

See all >

## Explore the area



- Payette Lake 2 min walk
- Lucks Point 3 min drive
- Ponderosa State Park 4 min drive

See all about this area >



Manage your booking faster when signed in

Sign in

## Rooms & beds

### 7 bedrooms (sleeps 12)

|   |  |   |
|---|--|---|
| <b>1st floor Master Bedroom</b><br><br>1 Queen Bed   | <b>2nd floor Master Bedroom</b><br><br>1 King Bed | <b>2nd floor Bedroom</b><br><br>1 King Bed |
| <b>3rd floor master Bedroom 6</b><br><br>1 King Bed  | <b>Bedroom 4</b><br><br>1 Queen Bed               | <b>Bedroom 5</b><br><br>2 Queen Beds       |
| <b>Bedroom 7 3rd floor</b><br>  <br>1 Queen Bed and 2 Twin Bunk Beds |  |   |

### 6 bathrooms, 1 half bathroom

|  |  |  |
|--|--|--|
| <b>Bathroom 1</b><br> <br>Toilet · Shower only | <b>Bathroom 2</b>  | <b>Bathroom 3</b><br> <br>Toilet · Shower only |
| <b>Bathroom 4</b><br> <br>Toilet · Shower only | <b>Bathroom 5</b><br> <br>Toilet · Shower only | <b>Bathroom 6</b><br> <br>Toilet · Shower only |
| <b>Bathroom 7</b><br> <br>Toilet · Shower only |  |  |

## Spaces

-  Deck or patio
-  Porch or lanai
-  Kitchen
-  Balcony
-  Outdoor play area
-  Dining area

[See all rooms and beds details](#)

## About the host



**Rick Spaeth**  
Host

**9.6/10**  
Communication rating

**78%**  
Acceptance rate

**9.8/10**  
Ease of check-in

Languages: English

[Contact host](#)

[View profile](#)

 Add dates for total pricing

 Start d...

 End date

 Travelers  
12 travelers

**\$715** avg per night

[Price details](#)

[Check availability](#)

[Contact host](#)

[Overview](#) [Location](#) [Amenities](#) [Policies](#)

Get instant answers with AI powered search or property information and reviews.

 Ask a question  
Is there free parking?



[Check availability](#)



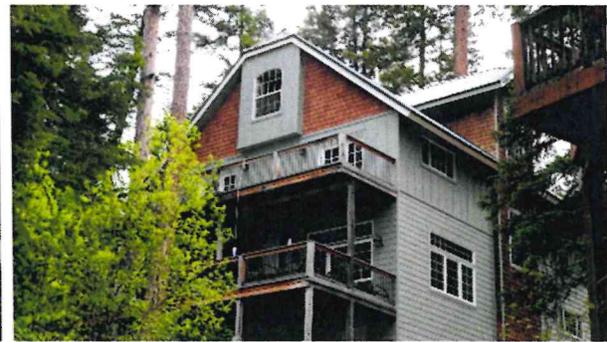
Entry view of Harris Cove Lodge



Harris Cove Lodge lake view side and upper deck



Harris Cove Lodge deck with Gas Grill



decks at the Harris Cove Lodge



LAKESIDE Marina



lake front deck for use by all guests @ LAKESIDE Vacation Homes



Harris Cove Lodge/LAKESIDE Vacation Homes beach and marina



The "Girls" getting ready for some tubing!!!



17 passenger LAKESIDE pontoon boat - great rates for Harris Cove Lodge guests



LAKESIDE marina - room for 6 guest boats. Large slips accommodates wide boats



Beach



Fitness facility



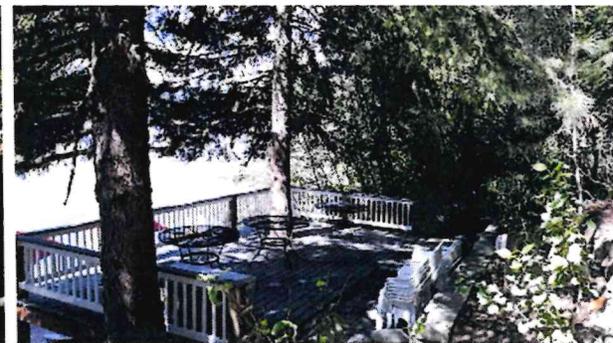
"Rainbow Bridge" just north of Cougar Mountain Lodge



lake front deck 52 ft x 12 ft



lake front deck 52 ft x 12 ft



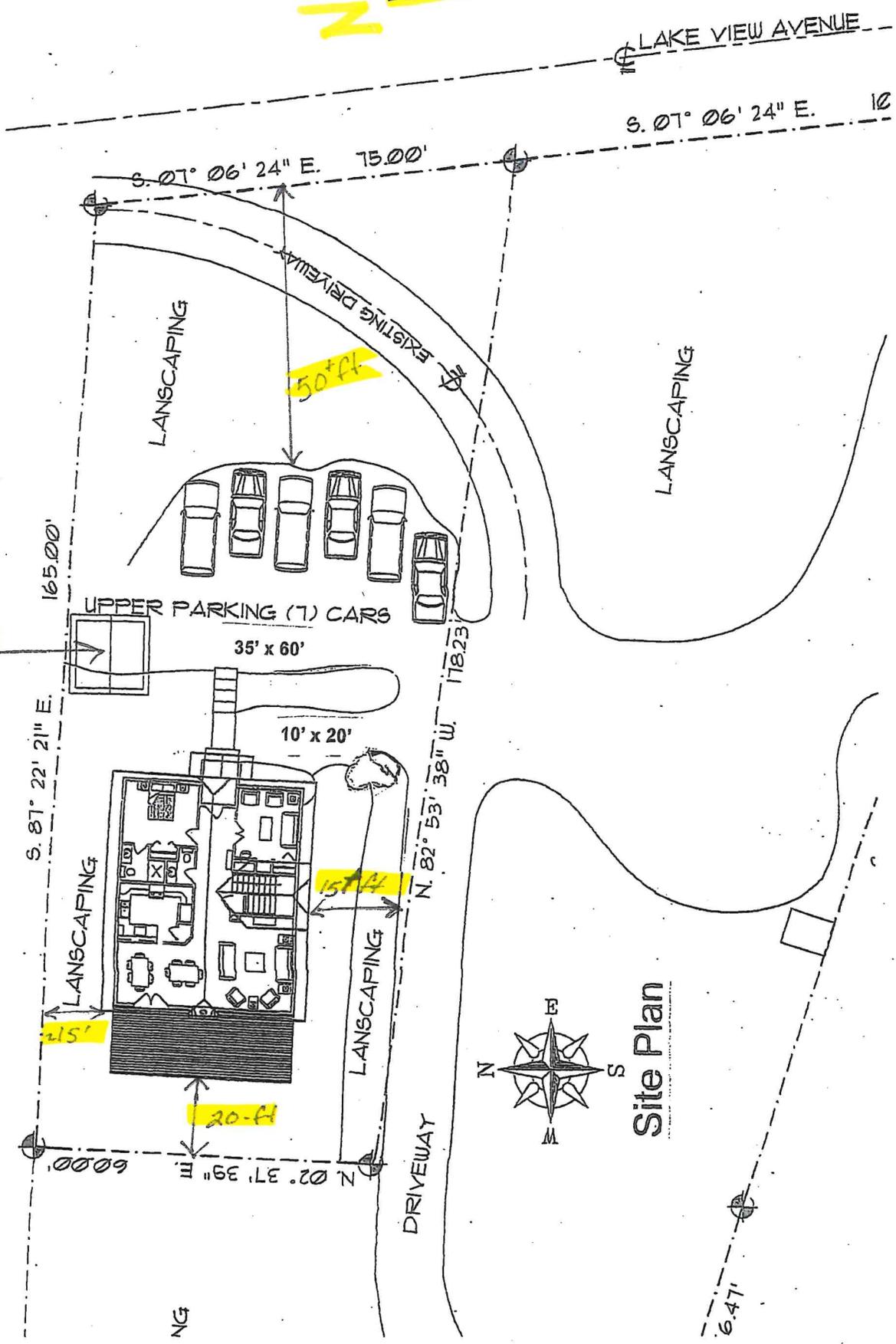
upper lake front deck 24 ft x 26 ft

LAKESIDE Vacation Homes  
 Harris Cove Lodge McCall, Idaho

Paragon Designs LLC  
 Michael Dougal - Designer  
 5225 W. State Street/Hwy 44-209E, Idaho  
 Call: (208) 880-5057 - Email: paragondesigns@gmail.com

Lakeside Vacation Homes  
 Harris Cove McCall, Idaho  
 Phone: (208) 866-7597  
 http://lakesidemc.com

BUILDING DESIGNER  
 PROJECT# HCL2025  
 DATE: 11/04/2025  
 REVISIONS:  
 DRAWN BY: H.M.D.  
 SHEET# S-1





# PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

201 Jacob Street • McCall, Idaho 83638 • office 208-634-4111 • fax 208-634-7613

March 2, 2026

Cynda Herrick, AICP, CFM  
Valley County  
Planning and Zoning Director  
Floodplain Coordinator  
PO Box 1350  
Cascade, ID 83611  
(208)382-7116

RE: C.U.P. 26-002: 2099 Eastside Drive  
McCall ID  
83638

Cynda Herrich:

Payette Lakes Recreational Water and Sewer District (District) has reviewed the proposed project at the above-referenced address and has the following comments.

1. Payette Recreational Water and Sewer District believes this CUP is inconsistent with the intended residential use of the property and appears to be a use more in line with a commercial use (which it clearly effectively is) and that there is no good reason to deviate from the ordinance cap of 12 here.

Please contact me should you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Jeff Bateman", with a long horizontal line extending to the right.

Jeff Bateman  
Manager, Payette Lakes Recreational Water and Sewer District  
Email: [jbateman@plrwsd.org](mailto:jbateman@plrwsd.org)



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # \_\_\_\_\_  
 Conditional Use # CUP 26-002 Harris Cove Lodge  
 Preliminary / Final / Short Plat \_\_\_\_\_  
 \_\_\_\_\_

- 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. CDEH has no objection to the CUP.

Reviewed By: Brian Cooper  
 Date: 2/23/26

Parametrix No. 314-4875-001

Kerstin Dettrich  
Valley County Road and Bridge Director  
520 South Front Street  
P.O. Box 672  
Cascade, ID 83611

Re: March 12, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed in the March 12, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following:

**Old Business:**

**1. SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas – Final Plat**

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The preliminary site grading plans included with this request show cut and fill slopes extending beyond the proposed road right-of-way and easements. The Applicant should address how the proposed slopes will be protected from individual lot development. The typical section and vertical grades detailed in the preliminary plans appear to meet the Tamarack design criteria but will be verified in the Valley County review.

**New Business:**

**1. C.U.P. 25-035 Albright Camping Sites**

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

**2. SUB 26-001 Bitton Subdivision – Preliminary and Final Plat**

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

**3. C.U.P. 26-001 Murph's RV Park Extension – Amendment of C.U.P. 88-2 and 12-1**

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground



disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

**4. C.U.P. 26-002 Harris Cove Lodge**

No changes to the site topography so detailed site grading and drainage plans are not required for this application.

**5. SUB 26-002 Newton Subdivision – Preliminary Plat**

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

Pearson Lane is a public road and requires 70 ft of dedicated right-of-way (35 ft each side of centerline). This development will need to dedicate right-of-way along Pearson Lane to accommodate a 35-ft right-of-way from existing centerline. The preliminary plat needs to be clear that Pearson Lane is dedicated right-of-way and not an easement.

Traffic volumes from this development were described to have minimal impact on the existing Pearson Lane, but a Development Agreement may still be required for this project.

Wetlands were identified on the site but don't appear to be impacted by the road improvements; however, the Applicant is responsible for delineating any wetlands encountered within the road improvement and will need to coordinate with all applicable agencies and receive all required approvals/permits prior to County approval of the final site grading and drainage plans.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE





February 17, 2026

Cynda Herrick, Planning & Zoning Director  
Valley County Planning & Zoning  
700 S. Main Street, Cascade, ID 83611  
cherrick@valleycountyid.gov

Subject: Valley County PZ Meeting - March 12, 2026 - Notice

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

**1. AIR QUALITY D1, D3, D4**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).  
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**2. AIR QUALITY C1, D2, D5**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

### **3. WATSEWER AND RECYLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

### **4. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

## 5. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

## 6. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material

releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

#### 7. ADDITIONAL NOTES

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Smith". The signature is stylized with a large initial "T" and "S".

Troy Smith  
Regional Administrator

**From:** Ryan Garber <ryan@mccallfire.com>  
**Sent:** Wednesday, February 25, 2026 5:09 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Mike Bertrand <mike@mccallfire.com>  
**Subject:** CUO 26-002 Harris Cove Lodge

Cynda,

Regarding, CUO 26-002 Harris Cove Lodge:

Because this structure is existing residential construction and given the statutory limitations on fire district authority regarding private dwellings, the Fire District does not have jurisdiction over residential construction or building code compliance in this instance.

Accordingly, the Fire District has no comments on this application.

Ryan

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

[Schedule a Short Term Rental Safety Inspection](#)  
[Schedule a Phone Call with Ryan](#)  
[Schedule a Firewise Safety Inspection](#)  
[Schedule another type of inspection](#)



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This message has been sent to you as official business of the McCall Fire Protection District. If you have a concern about the authenticity of this communication, including any attachments, please contact the sender directly for confirmation, either by telephone or separate e-mail. Unencrypted e-mail is inherently insecure and should be treated with caution.

Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.



[Book time to meet with me](#)

**From:** Emily Hart <ehart@mccall.id.us>  
**Sent:** Tuesday, February 10, 2026 10:34 AM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Re: Valley County PZ Meeting - March 12, 2026 - Notice

Good morning,

Airport comments for C.U.P. 25-035 Albright Campground remain unchanged from Jan. 8 Hearing.

SUB 26-002 Newton Subdivision - 1.5 miles from Runway 34, in Horizontal Surface. FAA Form 7460-1 required for building permits.

**No other Airport Comments.**

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

**From:** Flack,Brandon <brandon.flack@idfg.idaho.gov>

**Sent:** Friday, February 20, 2026 12:18 PM

**To:** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

**Subject:** Re: Valley County PZ Meeting - March 12, 2026 - Notice

Hi Cynda and Lori,

No comments from IDFG on any of 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:** Marjorie Reisig <[REDACTED]>  
**Sent:** Monday, March 2, 2026 1:08 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>; Kurt Reisig  
[REDACTED]; Marjorie Gatewood [REDACTED]  
**Subject:** Public comment on application for C.U.P

Director Herrick,

As Homeowners in Brightwater subdivision, Lot 2, we have been alerted to the request by Mr. Rick Spaeth for an expansion Of occupants for his short-term rental from 12 to 20 occupants.

It is a concern for us to see the number of occupants expanded due to the amount of activity that we already have come to experience on a weekly basis.

Our home is located in close proximity to Mr. Spaeth home and our dock is next to and close to Mr. Spaeth's dock. The amount of activity on the doc we have experienced every summer is already a tremendous amount with the occupant count at 12. Increasing it would make it so that the activity is more than activity. It would be a nuisance.

We support our neighbors right to host special events like weddings and reunions for their families. Our concerns are that because this is a vacation rental that supports up to 20 people it will consistently have large numbers of people well beyond what we think is reasonable for a 3100 square foot house. We can attest that the home is rented most every week during the summer.

Thank you for your allowing these comments and we hope you will consider the community around this long-term rental and keep the occupancy to the current number 12.

With Respect and Gratitude,  
Marjorie and Kurt Reisig

Brightwater Subdivision Lot 2  
2091 Lakeview Ave  
McCall ID  
[REDACTED]



Re: Request a denial of Rick Spaeth CUP # 26-002.

Brightwater Subdivision is south of the rental property located at 2099 Eastside Drive which is owned by Rick Spaeth. Brightwater has had ongoing conflicts with the Spaeth property renters going back at least 18 years. The primary problems are loud noisy groups partying as late as 2:00 AM and renters trespassing on to our beach. The problems are more frequent when larger groups are staying at the rental property. Brightwater opposes the Spaeth CUP # 26-002 request to increase the maximum number of guests from 12 to 20 because from our experience, more guests result in more problems.

#### NOISE COMPLAINTS

When Brightwater receives a noise complaint emanating from the rental properties, we call Rick Spaeth on his designated phone number. In the last 18 years all of our complaint calls go directly to voice mail, and we never hear back from Rick Spaeth. Even after the call, the noise level rarely decreases.

#### TRESSPASSING COMPLAINTS

The rental property owned by Rick Spaeth has access to a very small beach area (less than 40 feet of sandy beach area) which is adjacent to Brightwater's beach area. The larger rental groups run out of space on the very small rental property beach area, so they overflow and trespass onto the Brightwater beach. When we confront the rental property trespassers, the standard response is that the photos on VRBO website show the beach as part of the rental area. (see photos below) Brightwater has communicated with Rick Spaeth and VRBO to remove the misleading photos, but the photos remain on the VRBO website even as of March 4, 2026.

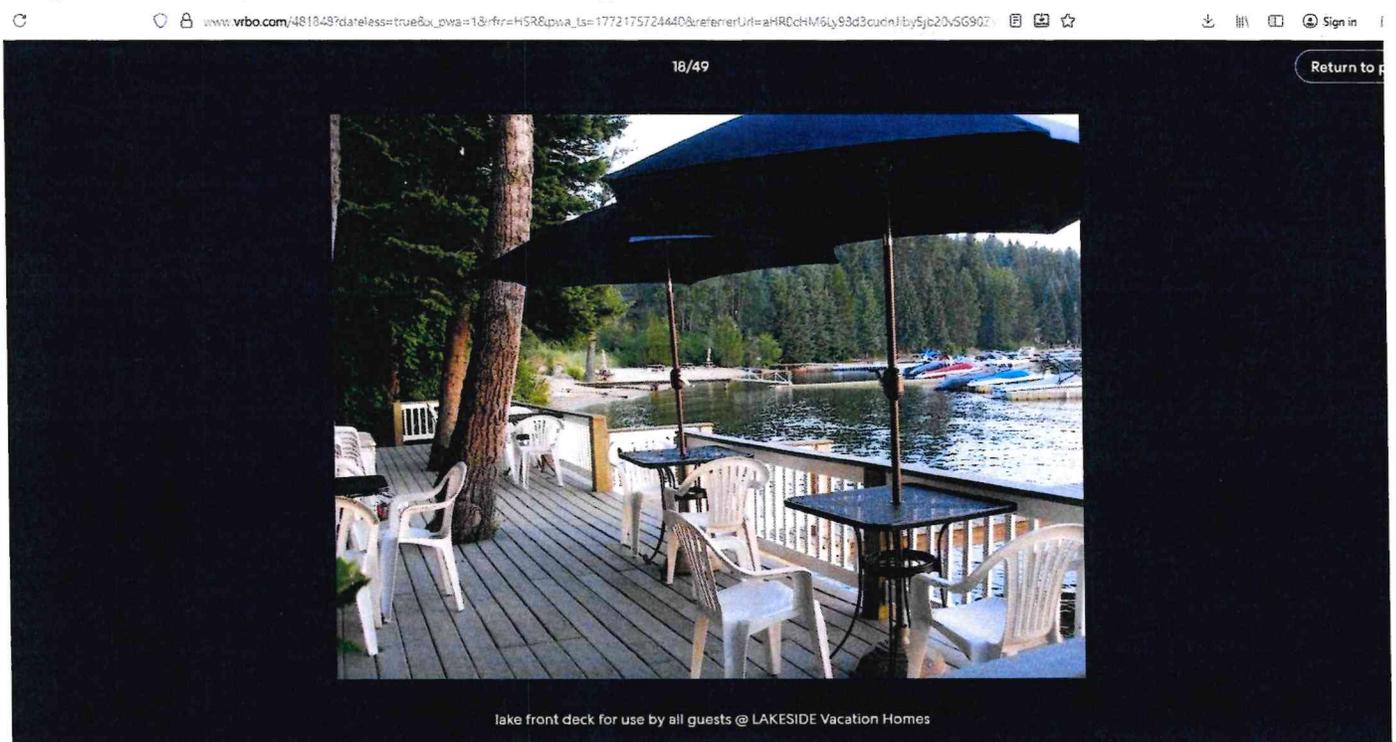
In an effort to reduce the amount of traffic from the rental property to the Brightwater beach area, Brightwater built a fence along the property line. This fence has been damaged by roadwork completed by Spaeth to expand the parking lot at the rental property. The fence is also damaged every winter by Spaeth

dumping rental property snow onto the fence and onto Brightwater property because the rental property does not have an adequate snow storage area on the rental property. As noted in the CUP # 26-002 application for an increase in guests, there is not an area designated for snow storage.

### PHOTOS ON VRBO WEBSITE FOR 2099 EASTSIDE DRIVE – “HARRIS COVE LODGE”

The photos below were screenshots from the VRBO website on March 4, 2026. The misleading photos (18/49 and 30/49) show Brightwater’s beach in the photo of the deck implying that the beach is part of the Spaeth rental property. All of the beach area covered by sand in the photos are Brightwater’s property.

In the past we have had Spaeth renters sitting on lawn chairs on our dock, fishing from our dock, swimming to and diving off of our dock, tying boats to our dock and water skiing from our dock. When confronted, one renter wanted to fight a Brightwater representative for the right to use the dock.





This is the VRBO website for the rental property:

[https://www.vrbo.com/481848?dateless=true&x\\_pwa=1&rfr=HSR&pwa\\_ts=1772175724440&referrerUrl=aHR0cHM6Ly93d3cudnJiby5jb20vSG90ZWwtU2VhcmNo&useRewards=false&adults=2&regionId=8876&destination=McCall%2C+Idaho%2C+United+States+of+America&destType=BOUNDING\\_BOX&latLong=44.911007%2C-116.09874&searchId=e4b32334-29e2-42f2-95de-374cd5708e0f&sort=RECOMMENDED&userIntent=&expediaPropertyId=34556795](https://www.vrbo.com/481848?dateless=true&x_pwa=1&rfr=HSR&pwa_ts=1772175724440&referrerUrl=aHR0cHM6Ly93d3cudnJiby5jb20vSG90ZWwtU2VhcmNo&useRewards=false&adults=2&regionId=8876&destination=McCall%2C+Idaho%2C+United+States+of+America&destType=BOUNDING_BOX&latLong=44.911007%2C-116.09874&searchId=e4b32334-29e2-42f2-95de-374cd5708e0f&sort=RECOMMENDED&userIntent=&expediaPropertyId=34556795)

OTHER RENTAL PROPERTIES ADJACENT TO 2099 EASTSIDE DR, HARRIS COVE LODGE

The majority of the neighborhood in the area of 2099 EASTSIDE DR is zoned R4, low density residential. However, in addition to Harris Cove Lodge, which is advertised to sleep 22, Hawks Nest Lodge which sleeps 11 and Frederick Lake Lodge which sleeps 11 share the same very small beach area (less than 40 feet of sandy beach). This puts 44 renters on a very small beach area adjacent to Brightwater's beach area. The following screen shots are from Rick Spaeth's vacation rental website:

<http://www.lakesidemccall.com/rentalResults.cfm>



Harris Cove Lodge Details



Previous Next

To Reserve  
Call (208) 866-7597

Bedrooms: 7.00

Bathrooms: 6.50

Sleeps: 22

Sq Feet: 3100

Min Night Stay: 1-7 Nights

Pets: Considered with approval

View: On the lake!

Fireplace: YES!

Request More Information



BOOK YOUR STAY



SEE THE CABINS



https://www.lakesidemccall.com/rentalresults.cfm



HAWK'S NEST LODGE

4.00 Bedrooms 2.80 Bathrooms 11 Rooms 1980 Sq Ft 1-7 Min Night Stay

VIEW DETAILS



BOOK YOUR STAY  
SEE THE CABINS  
VIEW DETAILS



FREDERICK LAKE LODGE

4.00 Bedrooms 2.80 Bathrooms 11 Rooms 1900 Sq Ft 1-7 Min Night Stay

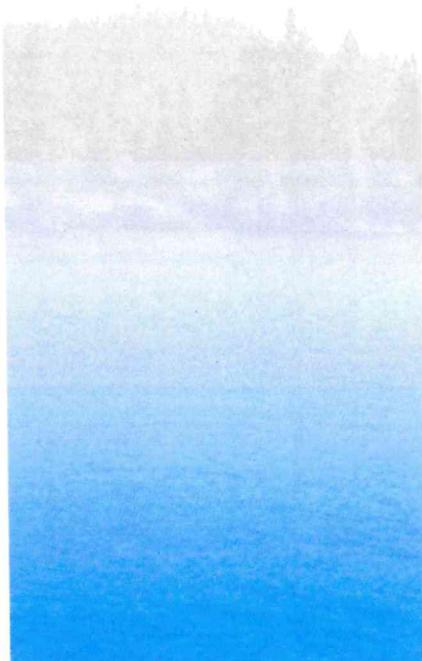
VIEW DETAILS



HARRIS COVE LODGE

7.00 Bedrooms 6.50 Bathrooms 22 Rooms 3100 Sq Ft 1-7 Min Night Stay

VIEW DETAILS



This Rick Spaeth vacation rental website continues to advertise for 22 guests even after the Valley County P&Z Short-Term Rental Permit requested a change to all advertising on January 12, 2026 to allow only 12 guests.

Brightwater again requests a denial of Rick Spaeth's CUP # 26-002.

Thank you for your consideration.

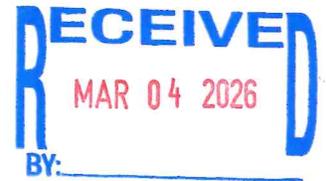
David Spurgeon

President

Brightwater I Homeowner's Association

We are writing in response to the CUP # 26-002 filed by Rick Spaeth.

We are homeowners in the Brightwater subdivision just south of this property.



Mr. Spaeth's property is a beautiful property and a popular rental. Until last year Mr. Spaeth owned the lakefront portion of land that this property uses for lake access. The new owner of the property he sold is advertising as a rental with Mr. Spaeth as Lakeside McCall ([lakesidemccall.com](http://lakesidemccall.com)). The lower parcel has two homes advertising capacity of 11 each and then Mr. Spaeth's parcel is advertised as 22 (as of 3.4.26 and conflicts with max of 12 allowable w/o CUP) for a total of 44. These parcels are popular and filled weekly in the summer months. The map shows the limitations of the size of the lake access for these 44 people and is easy to see why we encounter overflow onto the Brightwater common area.

We have experienced many situations where we need to “kick people off” of the Brightwater common area and it is uncomfortable to say the least. **This is not hypothetical.** Officially allowing an increase of guests on this property will predictably increase frequency and intensity.

Parking and Site Capacity Constraints are also a concern. The property is approximately 0.27 acres. Current guest-facing rules state a 12-person maximum and 7 parking spaces. The overflow will end up on Eastside drive. This is a two-lane road with limited shoulders that is often busy in the summer months with bicyclists, walkers and vehicles. The scale of the single property at 20 occupants resembles commercial lodging intensity within a residential subdivision. Adding the three Lakeside McCall properties together takes it over the top.

We appreciate your time and expertise in reviewing this matter and respectfully request the denial of CUP #26-002.

Thank you.

Kristin Hoff Sinclair

Walt Sinclair

**From:** Ron Reagan <[REDACTED]>  
**Sent:** Wednesday, March 4, 2026 10:45 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** CUP#26-2002

Director Herrick:

I'm writing this letter in response to the notification of William F. Spaeth's request for a Conditional Use Permit for his property at 2099 Eastside Drive, McCall, Idaho. He refers to this property as Harris Cove Lodge. The house is a 3100 sq ft dwelling and was one of three houses owned by Mr. Spaeth and used as vacation rentals on this approximately 1 acre lot. They were advertised as Lakeside Vacation Homes and managed by Mr. Spaeth.

Recently 2 of the 3 homes were sold to another person that still plans on using Mr. Spaeth and Lakeside Vacation Homes to rent those 2 properties .

Currently, the two smaller homes sleep 11 people and the Harris Cove Lodge is rated to sleep 12. Although the Harris Cove Lodge is approved for 12, it is advertised to sleep 22. If the CUP of 20 is approved for the Harris Cove Lodge up to 42 people could sleep in those three properties. This is a residential neighborhood and the Lakeside Vacation Homes is using it as high density commercial property, not unlike a motel.

Lakeside Vacation Homes has access to a small sandy beach, approximately 40 feet wide, for up to 42 persons. Advertisements for these rentals show the sandy beaches of Brightwater Association in some of the photos to entice renters to their property, thinking that beach is for there use.

Many of the renters are respectful and quiet, but particularly on major holidays, large parties occur and feel they can use the adjacent property of Brightwater. Others feel that they are entitled to expand their parties to our beach and docks. Sometimes, due to the noise and encroachment of our property, conflicts occur between homeowners and those who rent. Brightwater is a 16 home owner association that shares the beachfront and boat docks. We, the Brightwater homeowners, do not enjoy conflict that occurs in these situations.

My wife and I have had a vacation cabin at 2095 Lakeview for 35 years, which is immediately south of the Lakeside Vacation Homes. A dream retreat that has on many occasions been disturbed by unruly renters. We don't want to spend time in conflict with anyone.

Our association built a fence to delineate our property from Mr. Spaeth's. The fence has been partially destroyed by snow from his driveways being dumped onto association property, because he has no where else to put the snow. Renters, quite commonly, simply climb over the fence to access the association beach.

Please deny the request to increase occupancy of the Harris Cove Lodge to 20 persons in CUP#26-2002.

It is with regret that we cannot attend in person.

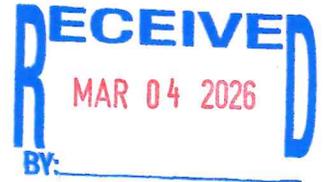
Thank you for your consideration,

Ron R Reagan  
Carol J Reagan  
[REDACTED]

## **Written Comment – CUP 26-002 Harris Cove Lodge (STR Occupancy Increase)**

To: Valley County Planning & Zoning Commission

Re: CUP 26-002 – Harris Cove Lodge (2099 Eastside Dr., McCall)



Dear Commissioners and Staff,

I submit this letter in opposition to the request to increase the maximum nightly occupancy at Harris Cove Lodge from 12 persons to 20 persons.

I respect property rights and the long-standing use of this home as a short-term rental. However, increasing occupancy by 67% raises significant infrastructure and compatibility concerns that warrant careful review.

### **1. Sewer Capacity & Ordinance Chapter 12**

The property is served by Payette Lakes Water & Sewer District. The Sewer District has expressed opposition to this proposed increase under Ordinance Chapter 12.

An increase from 12 to 20 occupants materially increases projected wastewater flow and peak usage. Surrounding properties have faced limitations due to sewer capacity constraints. Approving a substantial occupancy increase without confirmed sewer allocation would create inconsistency in how capacity limits are applied.

I respectfully request that no approval be granted absent written confirmation from the Sewer District that adequate capacity exists and that the increase complies with Chapter 12.

### **2. Parking & Site Constraints**

The application materials indicate seven parking spaces on site. The current posted maximum occupancy is 12 persons with seven spaces available.

Increasing occupancy to 20 guests without a revised parking and circulation plan raises concerns regarding off-street parking adequacy, potential overflow onto Eastside Drive, boat and trailer storage, and increased vehicle trips on a curved and partially blind driveway approach.

I request confirmation that the proposed occupancy complies with Valley County parking requirements and that adequate off-street parking exists for 20 occupants.

### **3. Precedent & Density Considerations**

This property is located within an established residential lake-area neighborhood. Approving an occupancy level of 20 persons would represent a substantial increase in density intensity relative to the prior approval.

Such an approval could establish a precedent for other short-term rental properties in the area to request similar increases, effectively altering neighborhood density without a zoning amendment process.

### **Conclusion**

I am not opposed to reasonable short-term rental activity that complies with infrastructure capacity and code standards. However, a 67% increase in occupancy raises legitimate concerns related to sewer capacity, parking adequacy, and neighborhood intensity.

For these reasons, I respectfully request denial of the proposed occupancy increase, or alternatively, that any approval be conditioned upon written confirmation of sewer capacity compliance under Ordinance Chapter 12, demonstrated compliance with parking requirements, and clear and enforceable occupancy limits.

Respectfully submitted,

Marcus Watkins  
2103 East Side Dr  
McCall, ID 83638

