

Valley County Planning and Zoning

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



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT: C.U.P. 15-06 Shoreline Chalets Extension Request
HEARING DATE: December 9, 2021
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

APPLICANT / OWNER: William Rhoads
146 Maxton Lane
Williamsburg, VA 23188

LOCATION: 1111 W Roseberry Road
RP16N03E160158 in the NENE Section 16, T.16N, R.3E,
Boise Meridian, Valley County, Idaho.

SIZE: 3.4 acres

REQUEST: Extension Request for Tiny Homes in Grandfathered RV Park

EXISTING LAND USE: Recreational Vehicle Park; Partial Build-out of Tiny Homes

William Rhoads is requesting a five-year extension of the conditional use permit that expires on December 31, 2021. The approval included converting 45 campsites into 45 homes.

By the end of 2021, five residences will be completed with four more under construction. There are also six two-bedroom park model units on the site that were approved by the Planning and Zoning Commission in 2020. The applicant expects to complete four to five cabins at a time to facilitate utility upgrades.

The 3.4-acre site is addressed at 1111 West Roseberry RD. Access is from West Roseberry RD, a public road.

FINDINGS:

1. The extension request was submitted on October 13, 2021.
2. Legal notice was posted in the Star News on November 18, 2021, and November 24, 2021. Potentially affected agencies were notified on November 9, 2021. Neighbors within 300 feet of the property line were notified by fact sheet sent November 10, 2021. The site was posted on November 17, 2021. The notice and extension request were posted online at www.co.valley.id.us/public-hearing-information on November 9, 2021. PZ Director verbally contacted Idaho Division of Aeronautics on December 1, 2021.
3. Agency comment received:

Central District Health has no objection to the time extension. (Nov. 15, 2021)

Jess Ellis, Fire Marshall, stated all Donnelly Rural Fire Protection District requirements have been met. All prior requirements shall remain in effect. (Sept. 15, 2021, and Nov. 14, 2021)

Travis Pryor, North Lake Recreational Sewer and Water District Manager, stated that Mountain View RV Park Development cannot be annexed until the Conditions of Annexation are finalized. Sewer capacity will not be reserved indefinitely. (June 4, 2021)

Flo Ghighina, Division of Aeronautics, has performed an aeronautical study/obstruction evaluation for the proposed project identified above. It is their determination that this residential construction will not be a hazard to air navigation or air traffic operations in the immediate surrounding area. Even though the State does not have any objections with the project, the FAA requests that you file the FAA 7460-1 – Notice of Proposed Construction or Alteration due to the close proximity to the airstrip. The form can be located at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> on the left side of the page under the “Information Resources/Forms” tab. Form is also attached. (Dec. 1, 2021)

Jeff McFadden, Road Department Director, has no comments. (Dec. 1, 2021)

4. Neighbor comment received:

Ron Keller, 897 W Roseberry Road, replied as a pilot, Donnelly City Airport volunteer, and nearby property owner. An obstruction evaluation requested form must be submitted to the Federal Aviation Administration (FAA). Per the requirement in 14CFR, Part 77.9, any construction within 10,000 feet laterally that would exceed a 50:1 slope clearance requires an obstruction evaluation. The site lies near or under the traffic pattern for the airport. (Nov. 30, 2021).

5. Valley County Code (Title 9) in Table 9-3-1. This proposal is categorized under:

- 5. Commercial Uses (e) Recreation Business and/or
- 2. Residential Business (j) multiple residences on one parcel

Review of Title 9, Chapter 5 Conditional Uses should be done.

STAFF QUESTIONS / COMMENTS / RECOMMENDATION:

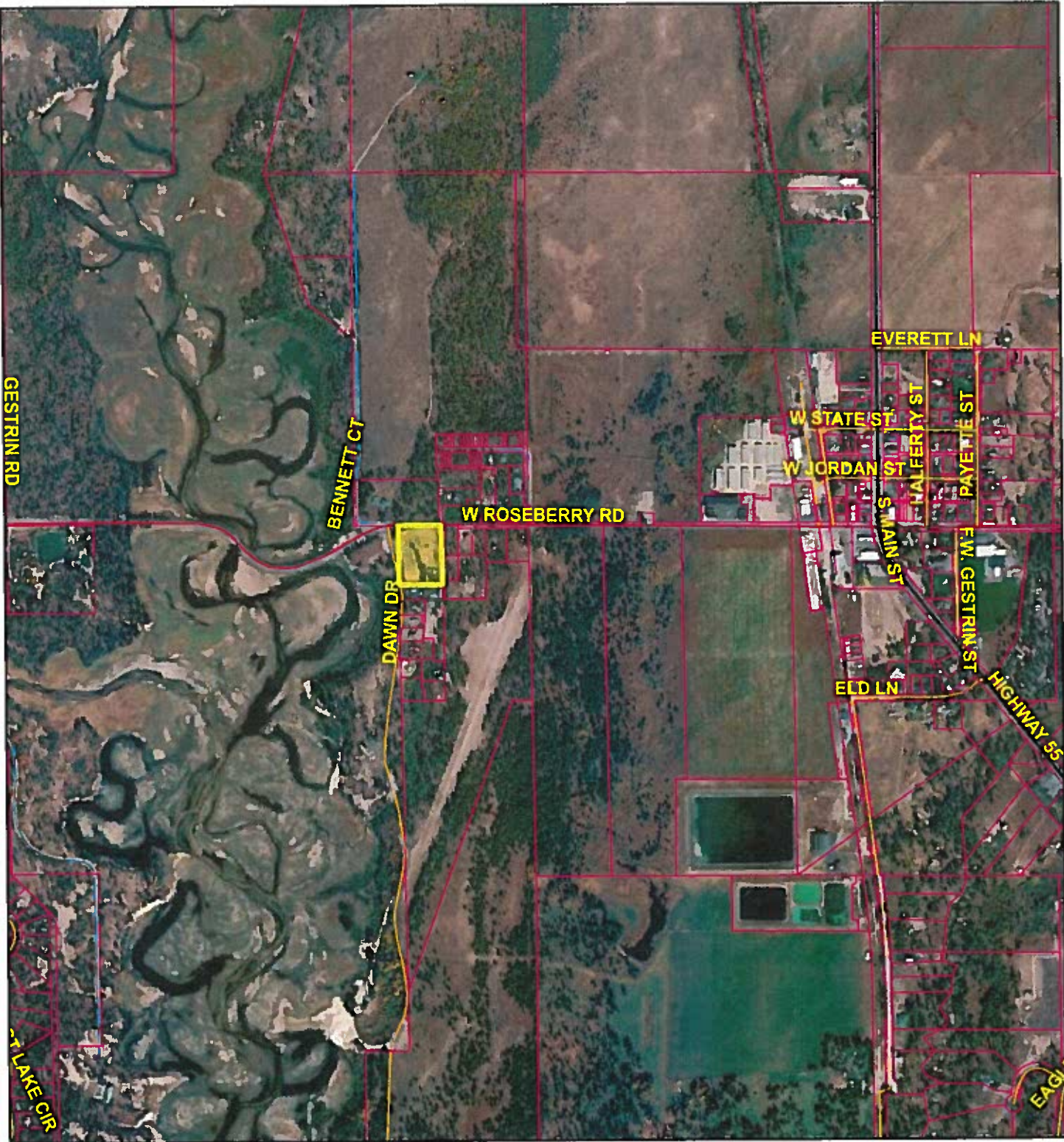
1. Compatibility Rating: Staff's compatibility rating was a +19 (June 11, 2015).
2. Are buildings 400 sq. ft. or 600 sq. ft.? Original application was for 400 sq. ft. If 600 sq. ft., when did we approve the change? Attached are the floor plans for the existing structures that show a 445 sq. ft. footprint. The original minutes state 400 sq. ft. on the ground. How large are the park models?
3. Recommend they be required to file the **FAA 7460-1 – Notice of Proposed Construction or Alteration** as a condition of approval.

ATTACHMENTS:

- Vicinity Map
- Extension Request from Applicant
- Conditional Use Permit 15-06 – Instrument # 392079
- Building Permit Information
- Pictures – November 17, 2021
- Responses

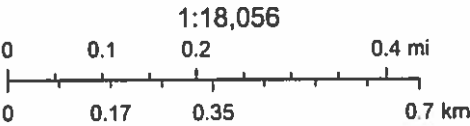
END OF STAFF REPORT

C.U.P. 15-06 Shoreline Chalets



10/25/2021, 4:22:14 PM

- Parcel Boundaries
- COLLECTOR
- All Road Labels
- URBAN/RURAL
- Roads
- PRIVATE
- MAJOR



Maxar

RECEIVED

OCT 13 2021

To Valley County Planning and Zoning,

This letter is to request an extension for the conditional use permit C.U.P. 15-06 for Shoreline Chalets.

The original plan was to convert 45 campsites into two- and three-bedroom cabins by December 31, 2021. The extension is needed due to delays in engineering for sewer upgrades in relation to North Lakes Sewer District. The progress by the end of the year will be 5 cabins completed with 4 more under construction as well as six, 2-bedroom park model units. New completion date will be December 31st of 2026. Moving forward the plan will stay as it was before, building four to five cabins at a time to facilitate utility upgrades.

Sincerely,

William M Rhoads



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

Instrument # 392079

VALLEY COUNTY, CASCADE, IDAHO
6-24-2015 12:30:37 PM No. of Pages: 2
Recorded for : PLANNING & ZONING
DOUGLAS A. MILLER
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

Date June 23, 2015
Approved by Gyda Harsid

**CONDITIONAL USE PERMIT
NO. 15-06
Shoreline Chalets**

Issued to: William Rhoads
146 Maxton Lane
Williamsburg, VA 23188

Property Location: Located on RP16N03E160158 in Section 16, T. 16N, R. 03E, B.M., Valley County, Idaho, and is 3 acres of a 7 acre holding. The site is currently addressed at 1140 West Roseberry Road, Donnelly, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of June 11, 2015. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 15-06 with Conditions for 45 tiny houses as described in the application, staff report, and minutes.

The effective date of this permit is June 23, 2015. The use must be established according to the phasing plan or a permit extension in compliance with the Valley County Land Use and Development Ordinance will be required.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development

Ordinance are all made a part of this permit as if written in full herein.

2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use must be established and all building constructed by December 31, 2021.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Lighting must comply with the Valley County Lighting Ordinance.
6. Shall place addressing numbers on each unit.
7. Shall have a building permit for each unit.
8. Prior to issuance of the sixth building permit there will be a buried storage tank per fire code standards.

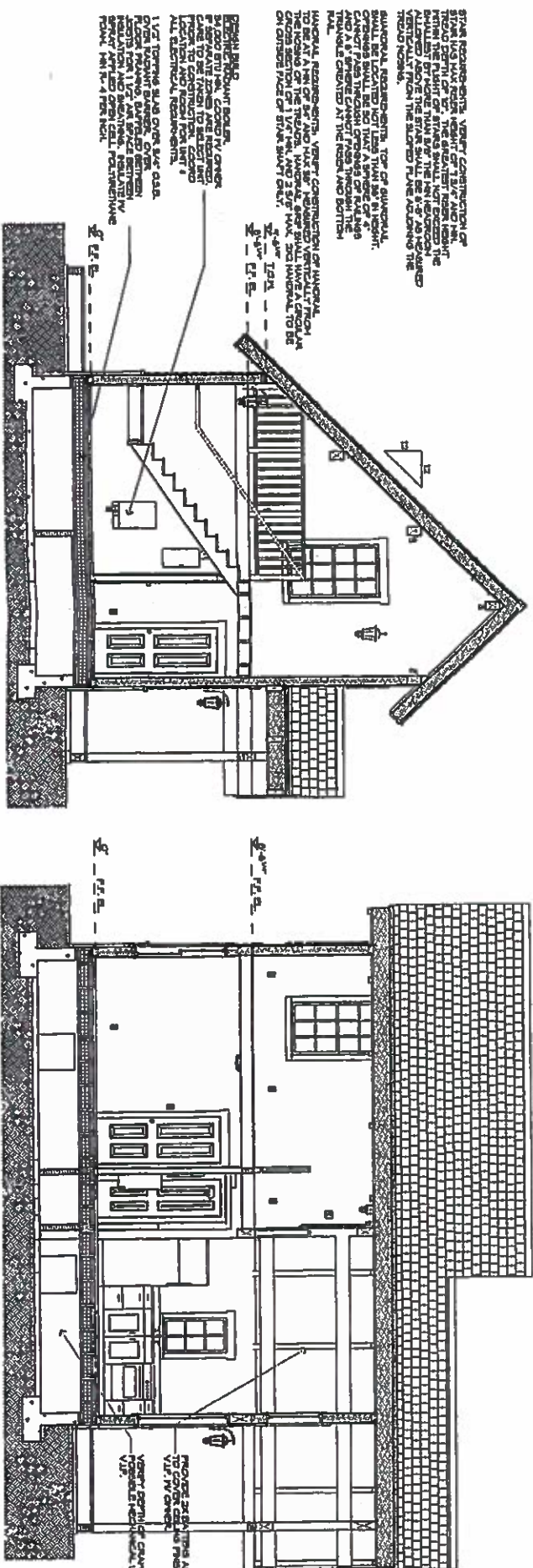
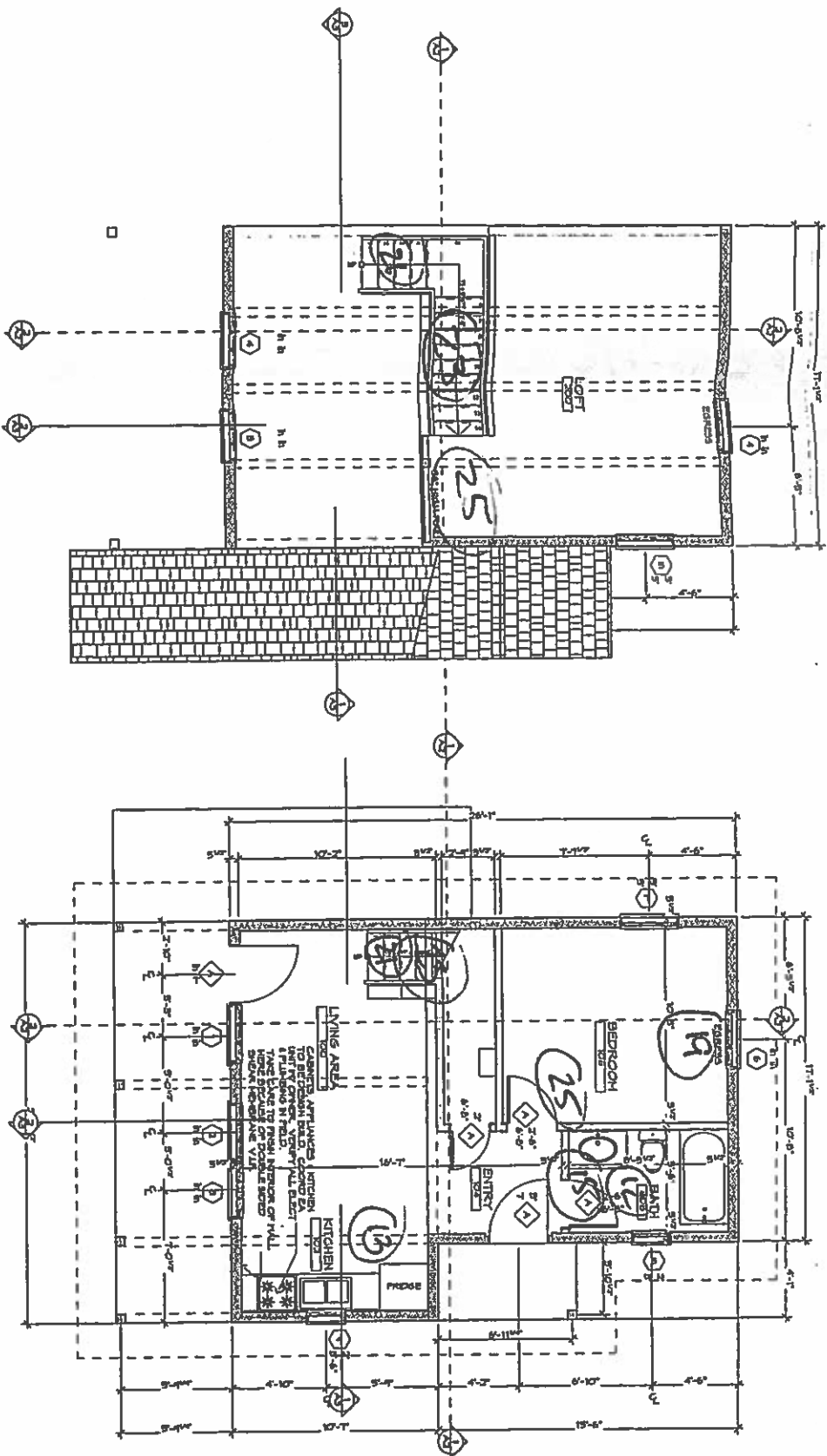
END – CONDITIONAL USE PERMIT

PROPOSED SUMMARY
FINISH FLOOR LEVEL - 4415 SF
GRADE LEVEL - 2112 SF
TOTAL - 653 SF

GENERAL NOTES

1. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL & BOTTOM SHALL BE A MINIMUM OF 24" BELOW EXISTING GRADE
2. ALL STRUCTURAL LUMBER AND LUMBER EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED (WOLMANIZED), INCLUDING PLWOOD, PICKING & TRIM. ALL FASTENERS, NAILS, STAPLES AND BOLTS SHALL BE CORROSION RESISTANT HOT DIPPED GALVANIZED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING & COORDINATING ALL DIMENSIONS, ELEVATIONS, CONDITIONS & REPORTING ANY DISCREPANCIES BEFORE CONSTRUCTION.
4. SLOPE ALL FINISH GRADES AWAY FROM BUILDING (TYP.)
5. DO NOT SCALE DRAWINGS
6. BACKFILL - CLEAN OUT ALL DEBRIS BEFORE BACKFILLING
7. REMOVE ALL SOFT SUBGRADE NOT CAPABLE OF COMPACTION BELOW ALL FOOTINGS AND SLABS AND PROVIDE NEW APPROVED COMPACTED BACKFILL AS REQUIRED.
8. ALL EXCAVATED AREAS SHALL BE REPLANTED WITH SUITABLE GROUND COVER TO PREVENT EROSION
9. ALL EXCESS EXCAVATION MATERIAL SHALL BE GRADED SURELY AROUND THE CONSTRUCTION SITE
10. ALL TREES WITH TRUNKS OF 12" OR MORE SHALL REMAIN ON THE SITE AND NOT BE CUT, UNLESS CALLED OUT ON PLAN.
11. ALL EXPOSED WOLMANIZED LUMBER SHALL BE 1" GRADE, DOUBLE OR SINGLE KAP HEDS.
12. CONTRACTOR TO VERIFY FRESH GRADE IN FIELD, VERIFY NO PORTION OF THE ROOF STRUCTURE EXTENDS BEYOND 36" FROM THE LOWEST POINT OF NATURAL GRADE AT THE BUILDING.
13. CONTRACTOR TO VERIFY EXACT LOCATION IN FIELD W/ OWNER. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION AND SETBACKS PRIOR TO CONSTRUCTION. IF LOCATION IS CHANGED, VERIFY SETBACK CALCULATION W/ ARCHITECT.
14. CONTRACTOR TO VERIFY BUILDING DATUM ELEVATION
15. ALL TREES W/ TRUNKS 6" OR GREATER TO REMAIN UNLESS LYING DIRECTLY IN THE FOOTPRINT OF BUILDING. CONTRACTOR TO MEET W/ OWNER ON BUILDING PLACEMENT TO DISCUSS WHICH TREES MAY NEED TO BE REMOVED.

BUILDING CODES:
2018 IRC
2018 RMC
2018 IECC



LAKE SIDE
CHALETs
WORKING DRAWINGS
DONNELLY, IDAHO

REVISIONS
ISSUE DATE: 3/21

PAGE
A2

SEAL







Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 15-06

Preliminary / Final / Short Plat Shoreline Chalets

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

☒ 14. CDH has no objection to the time extension.

Reviewed By: [Signature]

Date: 11/15/21



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

September 15, 2021

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

RE: C.U.P. 15-6 Mt View RV Park

After review, the Mountain View RV Park C.U.P. 15-06 has met all Donnelly Rural Fire Protection District requirements. Any future development shall require an additional plan review.

Please call 208-325-8619 with any questions.

Jess Ellis

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

Fire Marshal
Donnelly Fire Department



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

November 14, 2021

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 15-06 Shoreline Chalets – Extension request

All prior requirements shall remain in effect.

Please call 208-325-8619 with any questions.

Jess Ellis

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

Fire Marshal

Donnelly Fire Department



North Lake Recreational Sewer and Water District

435 South Eld Ln., PO Box 729 Donnelly, ID 83615 (208) 325-8958

June 4th, 2021

Bill Rhoads
Mountain View RV Park

Re: Conditions of Annexation

Mr. Rhoads:

North Lake Recreational Sewer and Water District received a Petition for Annexation for the Mountain View RV Park on or about June 21st 2020, Public Hearing was held September 11th 2020. Following the Public Hearing North Lake Recreational Sewer and Water District issued you the Conditions of Annexation on March 15th of 2021. On March 22nd you received an email requesting a confirmation that you had received the Conditions of Annexation documents to which you promptly replied with an email confirming receipt.

To date the Conditions of Annexation have yet to be addressed by the petitioner despite staff efforts. The Mountain View RV Park Development cannot be annexed by North Lake Recreational Sewer and Water District without the Conditions of Annexation being finalized. The District Board of Directors have requested that action be taken regarding the execution of the Conditions of Annexation or confirmation that the petitioner has withdrawn the petition. Please consider that North Lake Sewer Capacity will not be indefinitely reserved for your development.

Respectfully,

A handwritten signature in black ink, appearing to read "Travis Pryor", is written over a horizontal line.

Travis Pryor
NLRSD Manager of District Operations

cc: North Lake Rec Sewer and Water District Board of Directors
Cynda Herrick, Valley County

Residential Property construction NW of Donnelly Airstrip on Valley County Parcel #:
RP16N03E160158

Flo Ghighina <Flo.Ghighina@itd.idaho.gov>

Wed 12/1/2021 12:27 PM

To: Lori Hunter <lhunter@co.valley.id.us>

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

Hi Cynda (Valley Co P&Z),

I received your info and reviewed the developer's request about the above mentioned project. Under the authority of the Idaho Code 21-513 through 21-520 and Idaho Transportation Rule No. 39.04.02, the Division of Aeronautics has performed an aeronautical study/obstruction evaluation for the proposed project identified above. It is our determination that this residential construction, at the location given – 760' west of Rwy end18 of the Donnelly Airport (U84), will not be a hazard to air navigation or air traffic operations in the immediate surrounding area. Even though the State does not have any objections with the project, the FAA requests that you file the FAA 7460-1 – Notice of Proposed Construction or Alteration due to the close proximity to the airstrip. The form can be located at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> on the left side of the page under the "Information Resources/Forms" tab. If I can be of any further assistance to you, please don't hesitate to contact me at the info below. Thank you and have a great day.

Flo Ghighina

Flo Ghighina
Airport Inspector/Obstructions Evaluator
Division of Aeronautics
1390 West Gowen Rd.
Boise, ID 83705
Office: 208-334-8895
Fax: 208-334-8789



NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION

§ 77.7 Form and time of notice.

(a) If you are required to file notice under § 77.9, you must submit to the FAA a completed FAA Form 7460-1, Notice of Proposed Construction or Alteration. FAA Form 7460-1 is available at FAA regional offices and on the Internet.

(b) You must submit this form at least 45 days before the start date of the proposed construction or alteration or the date an application for a construction permit is filed, whichever is earliest.

(c) If you propose construction or alteration that is also subject to the licensing requirements of the Federal Communications Commission (FCC), you must submit notice to the FAA on or before the date that the application is filed with the FCC.

(d) If you propose construction or alteration to an existing structure that exceeds 2,000 ft. in height above ground level (AGL), the FAA presumes it to be a hazard to air navigation that results in an inefficient use of airspace. You must include details explaining both why the proposal would not constitute a hazard to air navigation and why it would not cause an inefficient use of airspace.

(e) The 45-day advance notice requirement is waived if immediate construction or alteration is required because of an emergency involving essential public services, public health, or public safety. You may provide notice to the FAA by any available, expeditious means. You must file a completed FAA Form 7460-1 within 5 days of the initial notice to the FAA. Outside normal business hours, the nearest flight service station will accept emergency notices.

§ 77.9 Construction or alteration requiring notice.

If requested by the FAA, or if you propose any of the following types of construction or alteration, you must file notice with the FAA of:

(a) Any construction or alteration that is more than 200 ft. AGL at its site.

(b) Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:

(1) 100 to 1 for a horizontal distance of 20,000 ft. from the nearest point of the nearest runway of each airport described in paragraph (d) of this section with its longest runway more than 3,200 ft. in actual length, excluding heliports.

(2) 50 to 1 for a horizontal distance of 10,000 ft. from the nearest point of the nearest runway of each airport described in paragraph (d) of this section with its longest runway no more than 3,200 ft. in actual length, excluding heliports.

(3) 25 to 1 for a horizontal distance of 5,000 ft. from the nearest point of the nearest landing and takeoff area of each heliport described in paragraph (d) of this section.

(c) Any highway, railroad, or other traverse way for mobile objects, of a height which, if adjusted upward 17 feet for an Interstate Highway that is part of the National System of Military and Interstate Highways where overcrossings are designed for a minimum of 17 feet vertical distance, 15 feet for any other public roadway, 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater, for a private road, 23 feet for a railroad, and for a waterway or any other traverse way not previously mentioned, an amount equal to the height of the highest mobile object that would normally traverse it, would exceed a standard of paragraph (a) or (b) of this section.

(d) Any construction or alteration on any of the following airports and heliports:

(1) A public use airport listed in the Airport/Facility Directory, Alaska Supplement, or Pacific Chart Supplement of the U.S. Government Flight Information Publications;

(2) A military airport under construction, or an airport under construction that will be available for public use;

(3) An airport operated by a Federal agency or the DOD.

(4) An airport or heliport with at least one FAA-approved instrument approach procedure.

(e) You do not need to file notice for construction or alteration of:

(1) Any object that will be shielded by existing structures of a permanent and substantial nature or by natural terrain or topographic features of equal or greater height, and will be located in the congested area of a city, town, or settlement where the shielded structure will not adversely affect safety in air navigation;

(2) Any air navigation facility, airport visual approach or landing aid, aircraft arresting device, or meteorological device meeting FAA-approved siting criteria or an appropriate military service siting criteria on military airports, the location and height of which are fixed by its functional purpose;

(3) Any construction or alteration for which notice is required by any other FAA regulation.

(4) Any antenna structure of 20 feet or less in height, except one that would increase the height of another antenna structure.

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177
Fax: (817) 222-5920

Website: <https://oeaaa.faa.gov>

INSTRUCTIONS FOR COMPLETING FAA FORM 7460-1

PLEASE TYPE or PRINT

ITEM #1. Please include the name, address and phone number of a personal contact point as well as the company name.

ITEM #2. Please include the name, address and phone number of a personal contact point as well as the company name.

ITEM #3. New Construction would be a structure that has not yet been built.

Alteration is a change to an existing structure such as the addition of a side mounted antenna, a change to the marking and lighting, a change to power and/or frequency, or a change to the height. The nature of the alteration shall be included in ITEM #21 "Complete Description of Proposal".

Existing would be a correction to the latitude and/or longitude, a correction to the height, or if filing on an existing structure which has never been studied by the FAA. The reason for the notice shall be included in ITEM #21 "Complete Description of Proposal".

ITEM #4. If Permanent, so indicate. If Temporary, such as a crane or drilling derrick, enters the estimated length of time the temporary structure will be up.

ITEM #5. Enter the date that construction is expected to start and the date that construction should be completed.

ITEM #6. Please indicate the type of structure. DO NOT LEAVE BLANK.

ITEM #7. In the event that obstruction marking and lighting is required, please indicate type desired. If no preference, check "other" and indicate "no preference" DO NOT LEAVE BLANK. NOTE: High Intensity lighting shall be used only for structures over 500' AGL. In the absence of high intensity lighting for structures over 500' AGL, marking is also required.

ITEM #8. If this is an existing tower that has been registered with the FCC, enter the FCC Antenna Structure Registration number here.

ITEM #9 and #10. Latitude and longitude must be geographic coordinates, accurate to within the nearest second or to the nearest hundredth of a second if known. Latitude and longitude derived solely from a hand-held G P S instrument is NOT acceptable. A hand-held GPS is only accurate to within 100 meters (328 feet) 95 percent of the time. This data, when plotted, should match the site depiction submitted under ITEM #20.

ITEM #11. NAD 83 is preferred; however, latitude and longitude may be submitted in NAD 27. Also, in some geographic areas where NAD 27 and NAD 83 are not available other datum may be used. It is important to know which datum is used. DO NOT LEAVE BLANK.

ITEM #12. Enter the name of the nearest city and state to the site. If the structure is or will be in a city, enter the name of that city and state.

ITEM #13. Enter the full name of the nearest public-use (not private-use) airport or heliport or military airport or heliport to the site.

ITEM #14. Enter the distance from the airport or heliport listed in #13 to the structure.

ITEM #15. Enter the direction from the airport or heliport listed in #13 to the structure.

ITEM #16. Enter the site elevation above mean sea level and expressed in whole feet rounded to the nearest foot (e.g. 17'3" rounds to 17', 17'6" rounds to 18'). This data should match the ground contour elevations for site depiction submitted under ITEM #20.

ITEM #17. Enter the total structure height above ground level in whole feet rounded to the next highest foot (e.g. 17'3" rounds to 18'). The total structure height shall include anything mounted on top of the structure, such as antennas, obstruction lights, lightning rods, etc.

ITEM #18. Enter the overall height above mean sea level and expressed in whole feet. This will be the total of ITEM #16 + ITEM #17.

ITEM #19. If an FAA aeronautical study was previously conducted, enter the previous study number.

ITEM #20. Enter the relationship of the structure to roads, airports, prominent terrain, existing structures, etc. Attach an 8-1/2" x 11" non-reduced copy of the appropriate 7.5 minute U.S. Geological Survey (USGS) Quadrangle Map MARKED WITH A PRECISE INDICATION OF THE SITE LOCATION. To obtain maps, contact USGS at 1-888-275-8747 or via internet at <http://store.usgs.gov>. If available, attach a copy of a documented site survey with the surveyor's certification stating the amount of vertical and horizontal accuracy in feet.

ITEM #21.

- For transmitting stations, include maximum effective radiated power (ERP) and all frequencies.
- For antennas, include the type of antenna and center of radiation (Attach the antenna pattern, if available).
- For microwave, include azimuth relative to true north.
- For overhead wires or transmission lines, include size and configuration of wires and their supporting structures (Attach depiction).
- For each pole/support, include coordinates, site elevation, and structure height above ground level or water.
- For buildings, include site orientation, coordinates of each corner, dimensions, and construction materials.
- For alterations, explain the alteration thoroughly.
- For existing structures, thoroughly explain the reason for notifying the FAA (e.g. corrections, no record or previous study, etc.).

Filing this information with the FAA does not relieve the sponsor of this construction or alteration from complying with any other federal, state or local rules or regulations. If you are not sure what other rules or regulations apply to your proposal, contact local/state aviation's and zoning authorities.

Paperwork Reduction Work Act Statement: A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection displays a currently valid OMB Control Number. The OMB control number for this information collection is 2120-0001. Public reporting for this collection of information is estimated to be approximately 19 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are mandatory for anyone proposing construction or alteration that meets the criteria contained in 14 CFR 77. This information is collected to evaluate the effect of proposed construction or alteration on air navigation and is not confidential. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Please Type or Print on This Form



Failure To Provide All Requested Information May Delay Processing of Your Notice

FOR FAA USE ONLY

Aeronautical Study Number

U.S. Department of Transportation
Federal Aviation Administration

Notice of Proposed Construction or Alteration

1. Sponsor (person, company, etc. proposing this action):

Attn. of

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

Fax: _____

2. Sponsor's Representative (if other than #1):

Attn. of

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

Fax: _____

3. Notice of: ☐ New Construction ☐ Alteration ☐ Existing

4. Duration: ☐ Permanent ☐ Temporary (____ months, ____ days)

5. Work Schedule: Beginning _____ End _____

6. Type: ☐ Antenna Tower ☐ Crane ☐ Building ☐ Power Line
☐ Landfill ☐ Water Tank ☐ Other _____

7. Marking/Painting and/or Lighting Preferred:

☐ Red Lights and Paint ☐ Dual - Red and Medium Intensity
☐ White-Medium Intensity ☐ Dual - Red and high Intensity
☐ White -High Intensity ☐ Other _____

8. FCC Antenna Structure Registration Number (if applicable): _____

9. Latitude: _____ ° _____ ' _____ "

10. Longitude: _____ ° _____ ' _____ "

11. Datum: ☐ NAD 83 ☐ NAD 27 ☐ Other _____

12. Nearest City: _____ State _____

13. Nearest **Public-use** (not private-use) or Military Airport or Heliport: _____

14. Distance from #13. to Structure: _____

15. Direction from #13. to Structure: _____

16. Site Elevation (AMSL): _____ ft.

17. Total Structure Height (AGL): _____ ft.

18. Overall Height (#16 + #17) (AMSL): _____ ft.

19. Previous FAA Aeronautical Study Number (if applicable): _____

-OE

20. Description of Location: (Attach a USGS 7.5 minute Quadrangle Map with the precise site marked and any certified survey)

21. Complete Description of Proposal:

Frequency/Power (kW)

Notice is required by 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718. Persons who knowingly and willingly violate the notice requirements of part 77 are subject to a civil penalty of \$1,000 per day until the notice is received, pursuant to 49 U.S.C., Section 46301(a)

I hereby certify that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to mark and/or light the structure in accordance with established marking & lighting standards as necessary.

Date

Typed or Printed Name and Title of Person Filing Notice

Signature

From: Jeff Mcfadden <jmcfadden@co.valley.id.us>
Sent: Wednesday, December 1, 2021 11:14 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Re: P&Z Matters :)

CUP 21-39

I have been on site at the proposed driveway and flagged an area that I would approve for the driveway approach onto Finn Church Lane. Mr. Carey has been approved for this access.

I have no comments on the other CUP's

From: Cynda Herrick <cherrick@co.valley.id.us>
Sent: Wednesday, December 1, 2021 8:44 AM
To: Jeff Mcfadden <jmcfadden@co.valley.id.us>
Cc: Sarah McFadden <SMcFadden@co.valley.id.us>; Mickee Ellis <mellis@co.valley.id.us>
Subject: P&Z Matters :)

Just a reminder that we have a bunch of new applications on the agenda for December 9. I have attached the agenda and I believe I sent you the RDA for Jug Mountain last week....

Staff Reports go out in tomorrow.

Thanks, Cynda

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

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

C.U.P. 15-06 Shoreline Chalets Extension Request (Public Comment)

Ron Keller <radarpapa182@yahoo.com>

Tue 11/30/2021 7:53 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

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

Cynda Herrick
P&Z Director
Valley County, Idaho

Thank you for the opportunity to comment on the C.U.P. 15-06.

I wish to present some input and perhaps some additional information concerning this request, that you may not have.

Given that Donnelly City Airport is a public use airport, and given the close proximity to the airport from the property at 1111 W. Roseberry Road, it seems that an obstruction evaluation request is required to be submitted to the Federal Aviation Administration (FAA). This requirement is set forth in 14CFR, Part 77.9. Donnelly City Airport has a single runway that is published as 2500 feet in length. Per the requirement, any construction within 10,000 feet laterally that would exceed a 50:1 slope clearance would require an obstruction evaluation. The completion of an obstruction evaluation is actually beneficial for the extension request. For example, the new cell phone tower at Donnelly had a completed obstruction evaluation. I could not find a completed evaluation for 1111 W. Roseberry Road. Perhaps this has already been accomplished, and I was unable to locate it.

I realize that there are likely some constructed buildings that did not have an obstruction evaluation, but these are mostly single homes or were in place before airport obstruction evaluations were enacted. The extension request is for 45 homes, so it is a major project. In addition, the address lies near or under the traffic pattern for Donnelly City Airport, aka Donald Coski Memorial. In general, the FAA and Idaho Aeronautics discourages housing developments under an airport traffic pattern. This is to mitigate the safety concerns and to mitigate noise issues.

I also realize there is a severe housing shortage in the area and the C.U.P. extension would help with that. However, as a pilot, Donnelly City Airport volunteer, and nearby property owner, I felt I needed to make you aware of the proper procedural steps that should be taken, so that there are no issues later on.

Thank you once again, for the chance to participate and comment on this request.

Regards,
Ron Keller
Property owner at 897 W. Roseberry Road