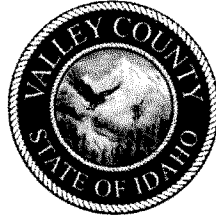


Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



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

STAFF REPORT: C.U.P. 26-004 Maxton Short-Term Rental
MEETING DATE: May 14, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Maxton Restoration Company LLC
651 Stockton DR, McCall, ID 836338
LOCATION: 761 Stockton Drive
West Place Subdivision Lot 6D Block 3, located in the SW ¼ Section 15,
T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE: 1.26 Acre Lot
REQUEST: Short-term rental of existing home and monthly rental of a 416-sqft
studio apartment
EXISTING LAND USE: Single-Family Residential Home with ADU permitted by City of
McCall

Maxton Restoration Company LLC is requesting a conditional use permit for short-term rental of the existing 1,200-sqft home and monthly rental of a 416-sqft Accessory Dwelling Unit (ADU) attached to a detached 2,300-sqft shop. The residences share an individual well and individual septic system.

This site is within the current McCall Impact Area. The studio apartment building permit was approved by the City of McCall on July 16, 2026. Prior to January 1, 2026, the area was administered by the City of McCall.

An ADU must be rented for a minimum of 30 days or more. In addition, ADUs are permitted only when one of the residences on the property is owner-occupied. (Valley County Code 9-4-7). **Therefore, a conditional use permit is required to rent both the home and apartment separately at this location.**

Access is from Stockton Drive, a public road. The home and apartment each have separate driveways and parking areas. The site plan shows parking to be 25+ feet from Stockton Drive. The application states that there is on-site parking to accommodate guests without requiring street parking or impacting neighboring properties.

The application states no commercial events, parties, or amplified outdoor activities are permitted at the site.

FINDINGS:

1. The application was submitted on February 17, 2026.

2. Potentially affected agencies were notified on March 10, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent March 10, 2026. The notice and application were posted online at www.co.valley.id.us on March 10, 2026.
3. The City of McCall was sent the application for review on March 10, 2026, and April 14, 2026. The application was emailed to City Clerk BessieJo Wagner, Community & Economic Development Director Michelle Groenevelt, City & Sustainability Planner Meredith Todd, Planning & Building Specialist Rachel Santiago-Govier, GIS Program Manager Yoram Terleth, and McCall Airport Manager Emily Hart.
4. The matter was postponed to May 14, 2026, per Valley County Code 7-1-9 which requires a minimum 45-day notice to the City of McCall for development requests within the McCall Area of Impact.
5. Legal notice was posted in the *Star News* on March 19, 2026; March 26, 2026; April 23, 2026; and April 30, 2026.
6. The applicant was notified of the postponement on March 12, 2026. Potentially affected agencies were notified of the postponement on March 12, 2026 (by email), and March 13, 2026 (by mail). Neighbors within 300 feet of the property line were notified of the postponement by mail sent March 13, 2026.
7. On April 22, 2026, the applicant, potentially affected agencies, the City of McCall, and neighbors within 300 feet of the property line were noticed that the meeting start time was 4:00 p.m.
8. The site was posted on April 21, 2026. The meeting time on the sign was corrected to 4:00 p.m. on April 22, 2026.

9. Agency comment received:

Brent Copes, Central District Health, has no objection. An accessory use application must be submitted to approve the maximum occupancy for the short-term rental. (March 27, 2026)

Ryan Garber, McCall Fire & EMS, has no comments or objections at this time. (April 17, 2026)

Emily Hart, McCall Airport Manager, stated the site is 1.15 miles from Runway 16/34. In Horizontal Surface. No airport recommendations at this time. (March 11, 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. (May 14, 2026)

No comment from the City of McCall.

Paul Ashton, Parametrix and Valley County Engineer, did not review the application. (March 31, 2026)

Brandon Flack, Idaho Dept of Fish and Game, had no comments. (May 6, 2026)

10. Public comment received:

Bob and Kathy O'Neil, 476 Ellis Road are opposed. Short-term rentals result in impacts to the neighborhood, including noise, traffic, and unleashed dogs. (May 4, 2026)

11. Physical characteristics of the site: The site is relatively flat and landscaped. Trees screen the site from adjacent properties.

12. The surrounding land use and zoning includes:

North: Single-Family Residential Lots (West Place Subdivision)

South: Single-Family Residential Lots (West Place Subdivision)

East: Single-Family Residential Lots (West Place Subdivision)

West: Single-Family Residential Lots (West Place Subdivision)

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 7-1 McCall Area of Impact, 9-4-7 9-4-10 Short-Term Rentals and Title 9 - Chapter 5 Conditional Uses should be done.

TITLE 7 AREAS OF CITY IMPACT - CHAPTER 1 McCALL AREA OF CITY IMPACT

7-1-7: ZONING:

The Valley County land use and development ordinance and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. All permits within the impact area including, but not necessarily limited to, zone changes, variances, records of survey, conditional use permits, special use permits, and planned unit developments, shall be reviewed by the Valley County planning and zoning commission with final approval authority resting with the Valley County board of commissioners.

7-1-9: JOINT REVIEW AND TIME LINES FOR ACTION:

- Upon receipt of any development request, permit application or discretionary action submitted to Valley County for developments within the City of McCall area of impact, the county shall deliver a copy of the completed application and supporting documents to the City of McCall at least forty five (45) days prior to any county public hearing or public meeting.
- The City of McCall will then have the opportunity to review the application and submit recommendations or opinions. These must be submitted in writing to the Valley County planning and zoning commission on official city letterhead at least seven (7) days prior to the county hearing or meeting date.
- All official communications between the city and county pertaining to a development proposal within the City of McCall impact area shall be in writing. If the city does not provide written comment on any particular proposal, then the note, "No comment from the City of McCall", will be entered into the official public record for the affected project.

TITLE 9 LAND USE AND DEVELOPMENT

9-1-10: DEFINITIONS:

ACCESSORY DWELLING UNIT (ADU): Secondary living unit on a single-family lot. An ADU contains its own kitchen, sleeping area, and bathroom facilities. ADUs can be attached or detached from the primary residential unit. ADUs are subordinate in size, location, and appearance to the primary dwelling unit. ADUs are commonly referred to as mother-in-law apartments, ECHO homes (elder cottage housing opportunities), guest cottages, caretaker cottages, garden cottages, carriage houses, or rental units.

SHORT-TERM RENTAL OR VACATION RENTAL: Any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or owner-occupied residential home that is offered for a fee and for thirty (30) days or less. Short-term rental or vacation rental does not include a unit that is used for any retail, restaurant, banquet space, event center, hotel/motel type lodging, or another similar use.

9-4-7: ACCESSORY DWELLING UNITS:

- G. Use As Long-term Rental Property: If used as a permitted residential rental property, an ADU must be rented for a minimum of more than thirty (30) days (not as a weekly or daily rental).
- H. Use as a Short-term Rental Property: If the ADU changes from a long term rental to a short term rental or constructed with the intent of being a short-term rental property of thirty (30) days or less then a conditional use permit will be required and must be in compliance with the rules of the state tax commission under Chapter 36, Title 63, Idaho Code.
- I. Occupation By Owner Required: ADUs are permitted only when one of the primary structures on the property is owner-occupied. Owner-occupied structure does not need to be the primary residence. Ownership cannot be fractional or timeshare ownerships.

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 + 29.

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

STAFF COMMENTS / QUESTIONS:

- 1. Governor Brad Little signed House Bill 583 (HB 583) into law significantly limiting local government regulation of short-term rentals (STRs) starting **July 1, 2026**. This new law will require cities and counties to treat STRs the same as traditional, long-term residential housing. Localities can still enforce consistent health and safety standards for both short- and long-term rentals, including:
 - Smoke detectors, carbon monoxide detectors, and fire extinguishers,

- Occupancy limits based on building codes, and
 - Emergency contact information.
2. This site is within the McCall Impact Area, McCall Fire District, and Water District 65 boundaries. It is not within an irrigation district nor herd district.
 3. When the building permit for the shop was approved by the City of McCall in 2025, an ADU was required to increase the available housing supply.
 4. Existing density of residences is 1.5 homes per acre.
 5. The applicant should confirm that adequate on-site snow storage exists.
 6. **What is the use of the shop?** The application says it is for personal storage, but the applicant is Maxton Restoration Company LLC. Will the restoration company be using the shop for commercial use?

Question to P&Z Commission:

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

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

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

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff

- Location Map
- Aerial Map
- Google Map – Aerial View
- Photos taken April 21, 2026, and April 22, 2026
- Assessor Plat – T.18N R.3E Section 15
- West Place Subdivision – Assessor’s Annotated Plat
- Record of Survey 15-067
- Site Plan
- AirBNB advertisement – April 17, 2026
- State of Idaho - House Bill 583
- Responses
- Septic Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Must comply with requirements of Central District Health.
7. Smoke detectors and carbon monoxide detectors should be installed in all sleeping areas within both homes.
8. Removable escape ladders shall be available in all sleeping areas with a window that is located above the ground floor.
9. 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.
10. If allowed, campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
11. No parking allowed in the setback areas or within the road right-of-way.
12. Quiet hours are 10:00 p.m. to 7:00 a.m.
13. All noxious weeds on the property must be controlled.
14. Property lines should be marked and visible to guests.
15. No events are allowed; this includes small weddings, etc. that would create noise impacts and increase traffic.

16. Must comply with payment of sales tax in accordance with Idaho State Code Title 63 Chapter 36 and Statute 63-1804
17. An easily accessible information handout should be available to tenants describing the location of exits (e.g. emergency exit plan), the location of fire extinguishers, the location of any supplied first aid kits, and a phone number to contact the owner or manager of the short-term rental in the case of an emergency.
18. There is a maximum occupancy of four (4) rental guests; the maximum occupancy must be reflected in all advertisements.
19. 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.
20. Pets shall be contained to the property and not allowed to roam
21. Shall maintain addressing numbers on the home and the apartment.
22. Shall obtain a sign permit from Valley County prior to placement of any advertising signs.
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.

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 USES	1. AGRICULTURAL		+2	-1	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2		
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	-1	+2	+1	-2		+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	
	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	
	5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	+1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	
	6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	+1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	
	7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	+1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	
CIVIC or COMMUNITY SERVICE USES	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1		+1	+1	-1	+2	-2		-1	-1	+2	+1	+1	-1	+1	-2	-1	8	
	9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2		-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	+2	+2	10	
	11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1	+2	-1		+1	+1	+1	+2	+1	+1	+1	+1	-1	+1	11
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+1		+1	+1	+1	+1	+1	+1	+1	+2	+1	+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	+2	13
COMMERCIAL USES	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1		+1	+1	+2	+1	+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	-2		+1	-2	+1		+1	-1	+1	+1	-2	-2	17
	18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2		+2	+2	+2	+1		+2	+2		+1	+1	21
INDUST. USES	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
	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+1	+2	+2			+1	+1	21
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	+1	+2		-1	-1	-1	-1	-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	-2	-1	-2	+1	+1	+2	23	

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #5 Multi-Family Residential

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +1 X 4 +4

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

S.F. Subdivision

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

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

See 1

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

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

See 1 and Commercial within 3 miles

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

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?

Yes, it is large and wooded

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

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

Yes - S.F. Residential

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

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

Yes

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

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

Maybe extra noise

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

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?

Yes

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

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

Sub-Total (+) 29

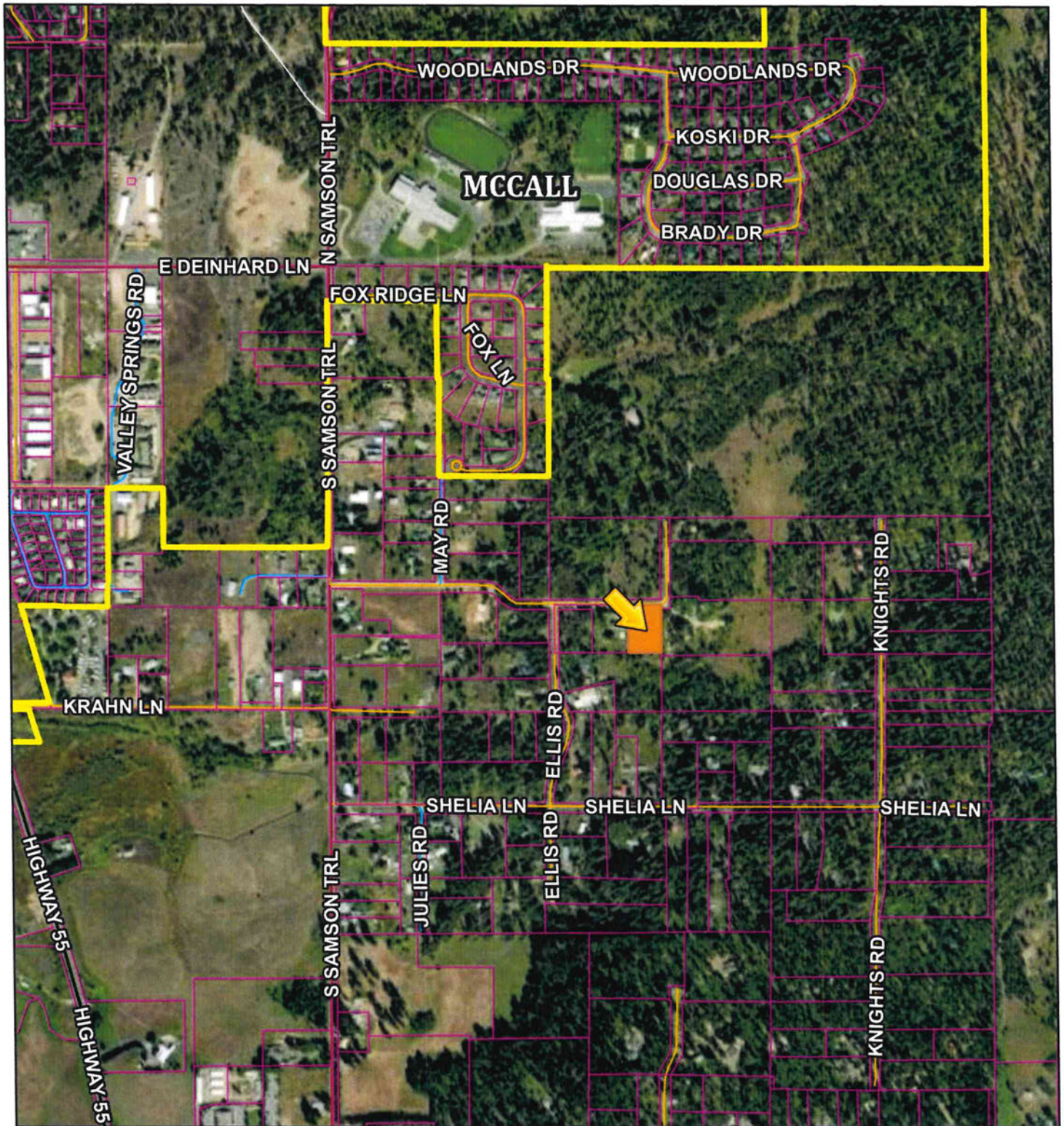
↑ Revenue

Sub-Total (-) _____












Total Score +29

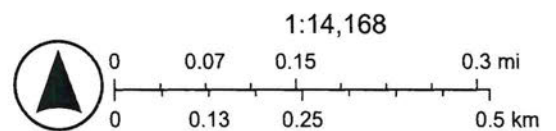
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 26-004 Location Map



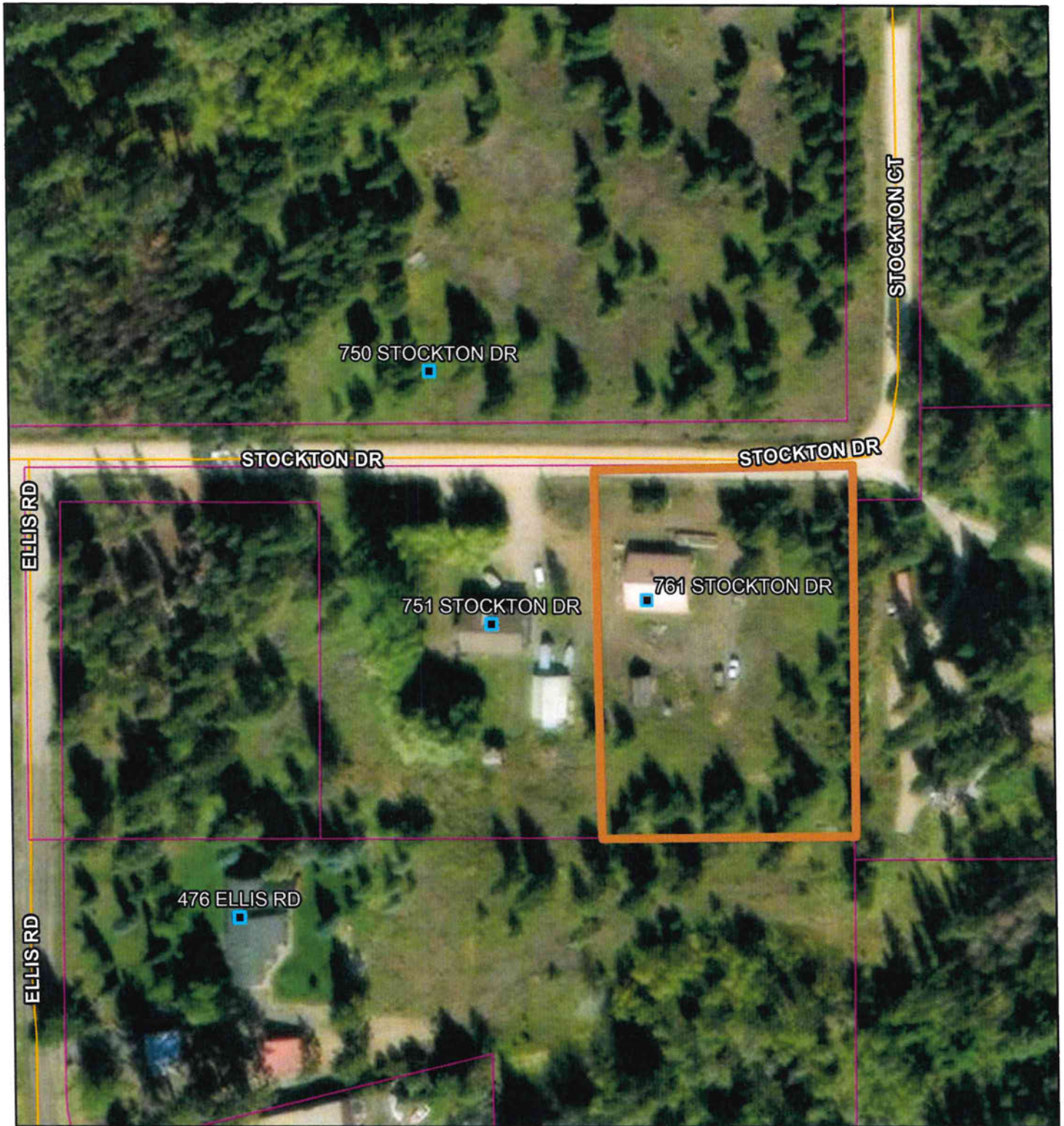
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|---|----------------------|---|-------------|
|  | Airstrips |  | COLLECTOR |
|  | Municipal Boundaries |  | URBAN/RURAL |
|  | Parcel Boundaries |  | USFS |
| Roads | |  | PRIVATE |
|  | MAJOR |  | OTHER |
|  | MINOR COLLECTOR |  | Other |

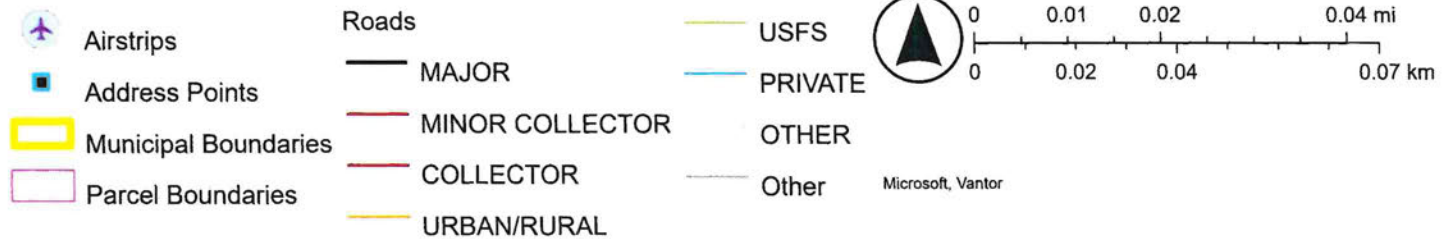


Vantor

C.U.P. 26-004 Aerial Map

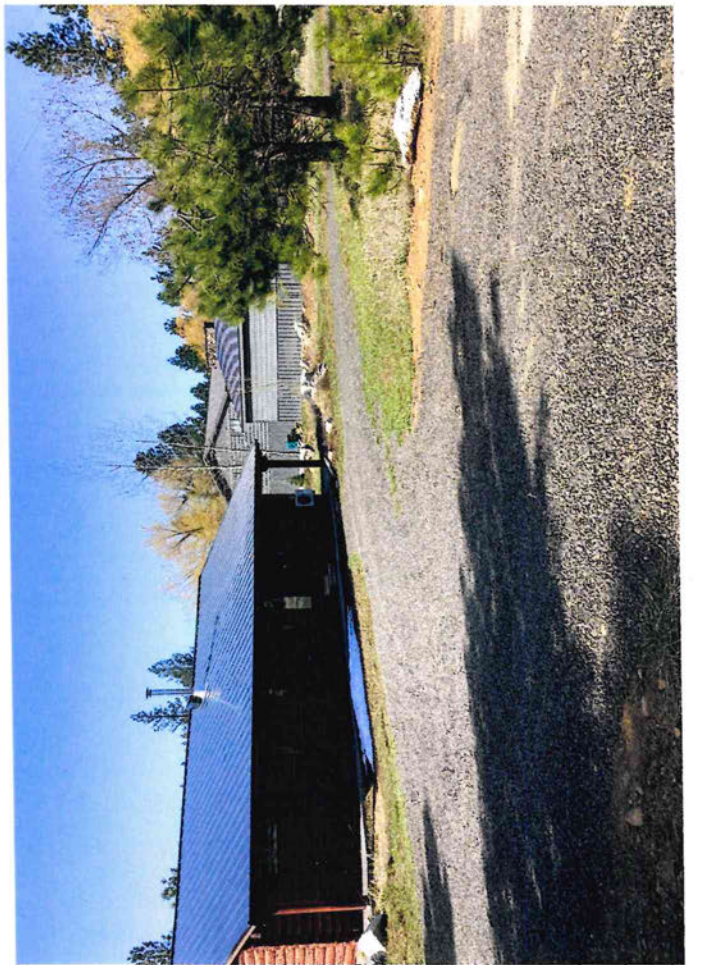
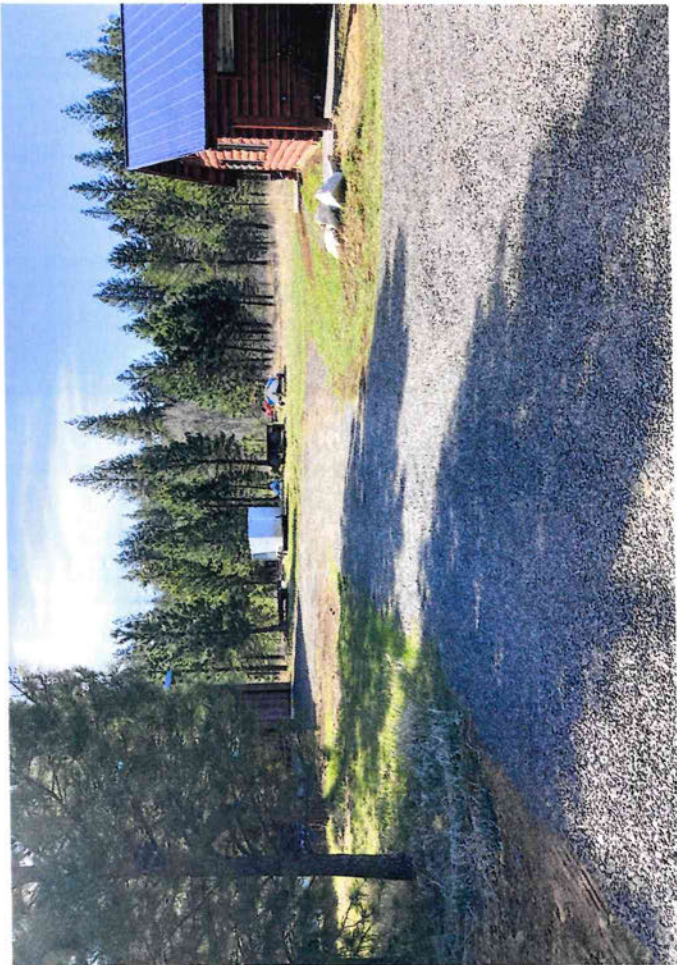


2/26/2026, 11:47:18 AM



Google Maps – Aerial View

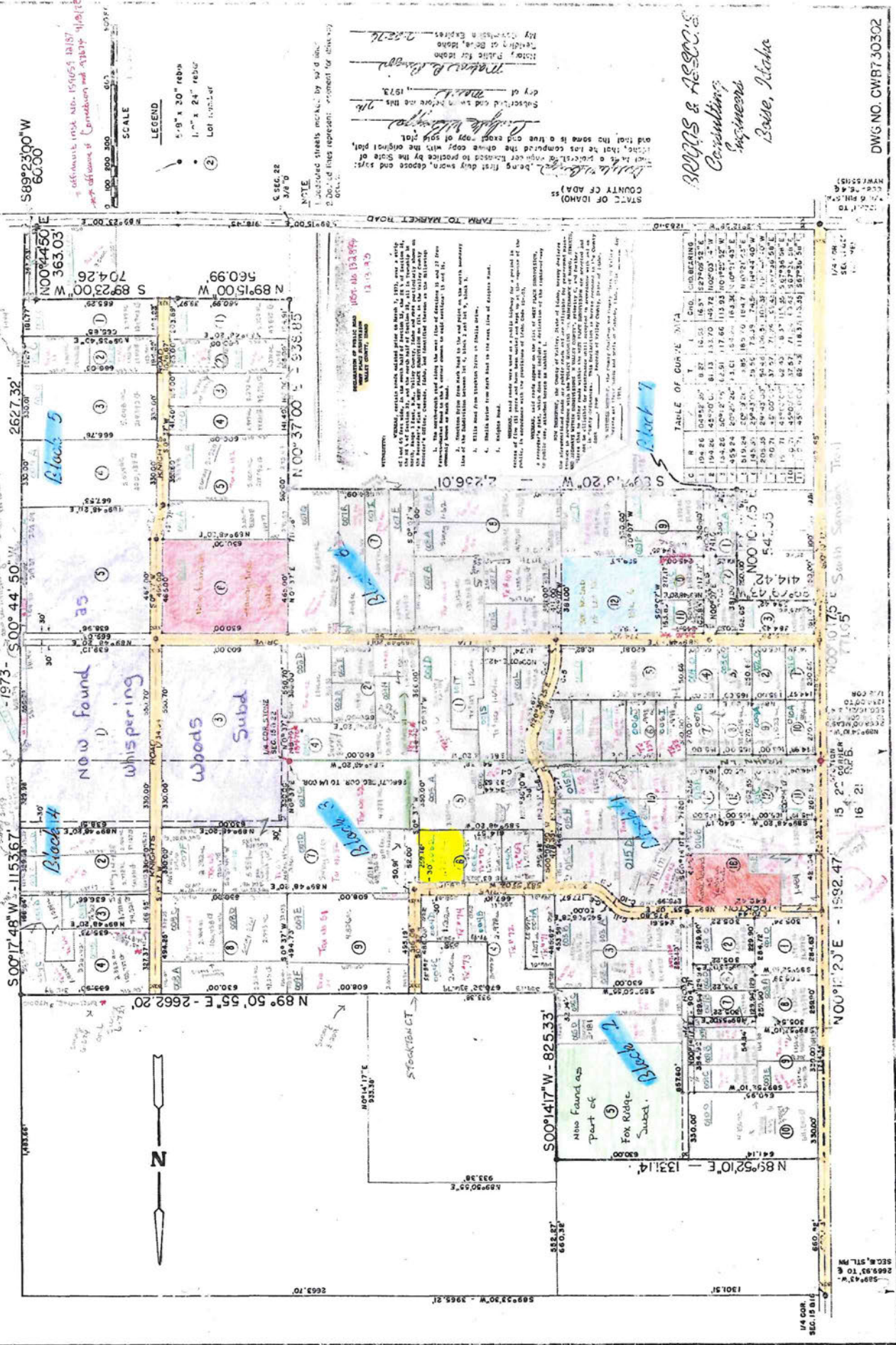




RP 00288

RECORDERS PLAT OF WEST PLACE SUBDIVISION

Located in SECTIONS 15 & 22 - T.18N. - R.3E. - B.M. - VALLEY COUNTY, IDAHO



S89°23'00"W
60.00'

attest my hand and seal of my office this 15th day of August 1973
Notary Public for Idaho
My Commission Expires 11/15/76

LEGEND
5" x 20" red
1" x 24" red
Lot 1-10-14

SCALE
0 100 200 300 400 500 600 700 800 900 1000

NOTE
1. DISTRICT STRAITS MEASUREMENTS BY S.D. LINE
2. DISTRICT STRAITS MEASUREMENTS BY S.D. LINE
3. DISTRICT STRAITS MEASUREMENTS BY S.D. LINE

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BOYDS & ASSOC.
Consulting
Engineers
Boise, Idaho

DWG NO. CWB7.30502

TABLE OF CURVE DATA

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
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STATE OF IDAHO
COUNTY OF ADA
NOTARY PUBLIC
My Commission Expires 11/15/76

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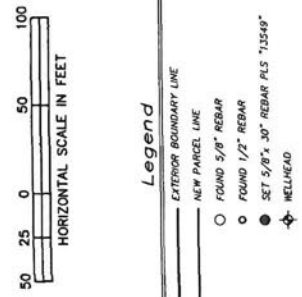
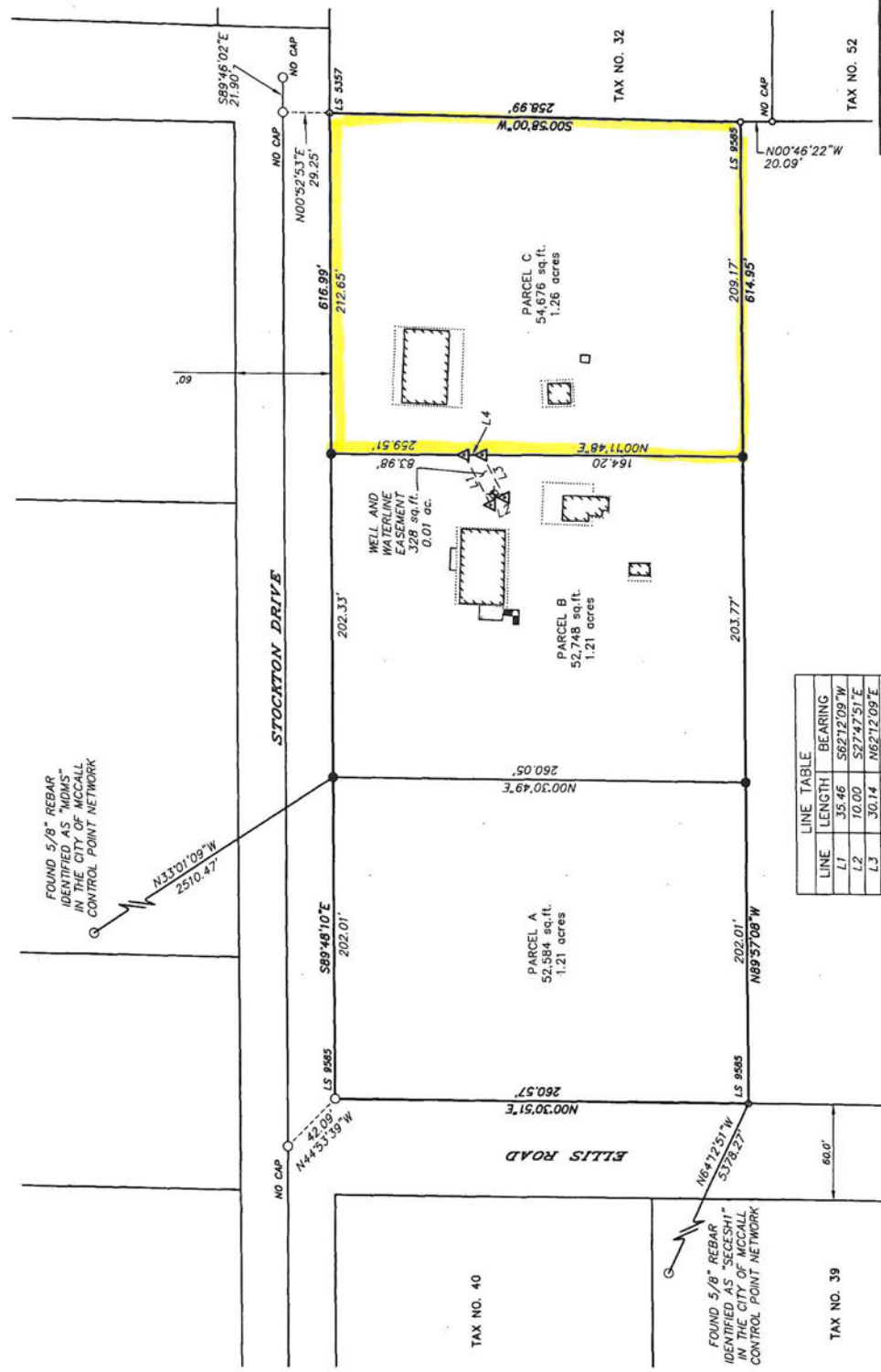
Boad 1467

INSTRUMENT # 2024-18518
 Valley County, Oregon
 Douglas Hillier, Surveyor
 Douglas Hillier, Inc.
 1000 N. 1st Street, Suite 100
 Medford, Oregon 97504
 Phone: (531) 426-1111

RECORD OF SURVEY

For Maxton Restoration Co., LLC

Located in Lot 6, Block 3
 West Place Subdivision (Recorder's Plat)
 In the SW1/4 of Section 15, T.18 N., R. 9 E., B.M.,
 City of McCall, Valley County, Idaho



Notes
 Control datum based on McCall Modified Grid Coordinate System
 Distances shown are ground distances.
 r to Record of Survey BK. 2, pg. 173, Inst. No. 159623
 r to Record of Survey BK. 5, pg. 322, Inst. No. 211484
 r to Record of Survey BK. 6, pg. 742, Inst. No. 250197
 r to Record of Survey BK. 8, pg. 210, Inst. No. 298057
 r to Record of Survey BK. 9, pg. 21, Inst. No. 304169
 r to Record of Survey BK. 11, pg. 27, Inst. No. 342634
 r to Record of Survey BK. 12, pg. 89, Inst. No. 383264

Survey Narrative
 Purpose of this survey was to divide Lot 6, Block 3 as shown. All monuments were accepted.

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 purposes of City Ordinances. If this Record of Survey combines lots shown on a plat or survey of record, separate sale of such separate lots will constitute an illegal subdivision under the McCall City Code.

Accepted and approved this 29 day of October, 2024 by the City of McCall.

Barbara J. Bowers
 McCall City Clerk



CERTIFICATE OF SURVEYOR

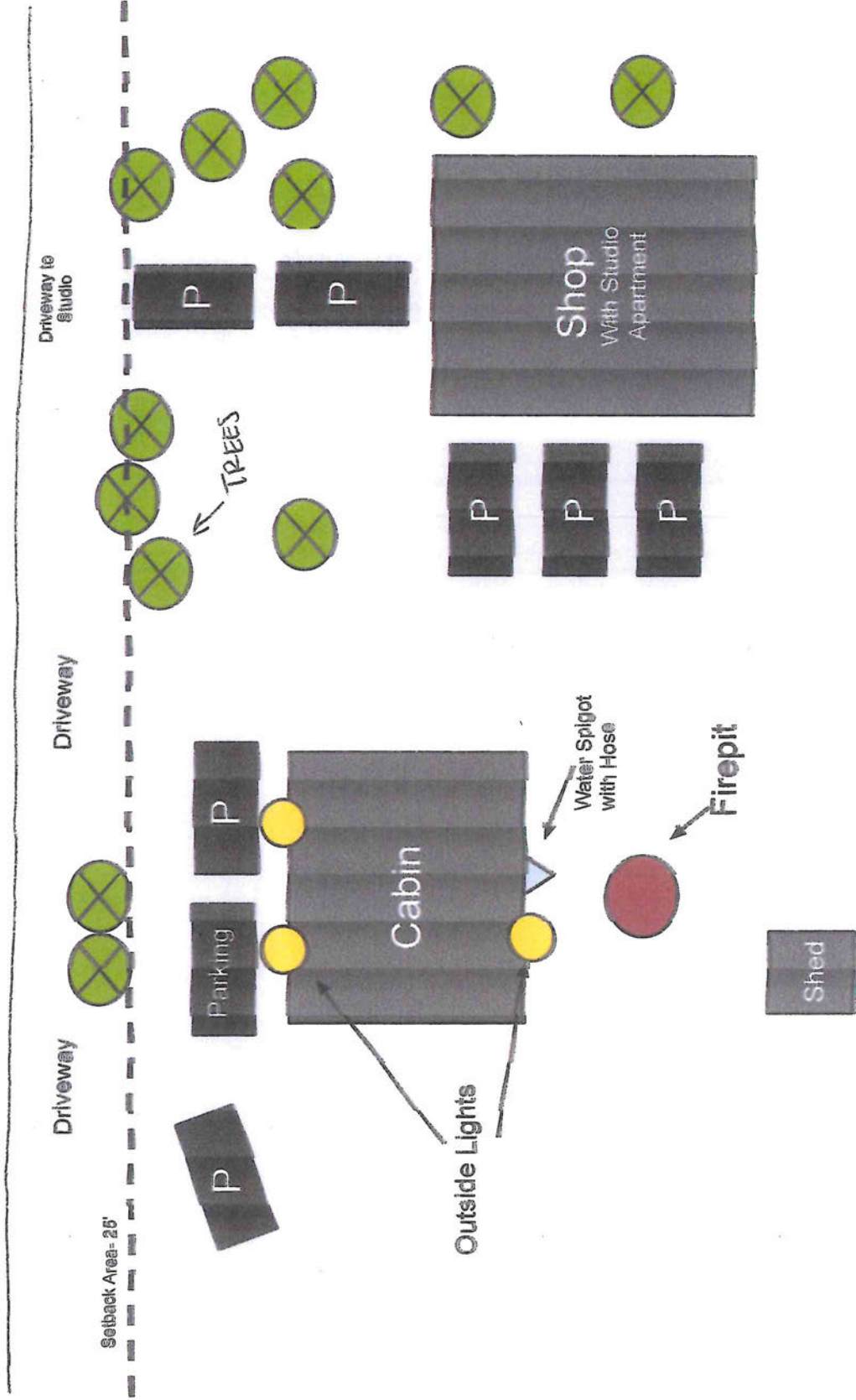
I, George J. Bowers IV, do hereby certify that I am a registered Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground by me or under my supervision, and that this map is an accurate representation of said survey, and is in conformity with the current laws of the State of Idaho pertaining to plats and surveys, including Title 55, Chapter 16, Corner Perpetuation and Filing.

LINE	LENGTH	BEARING
L1	35.46	S82°12'09"W
L2	10.00	S27°14'25"E
L3	30.14	N62°12'09"E
L4	11.33	N00°11'48"E



SHEET 1 OF 1
 25 COYOTE TRAIL
 CASCADE, ID 83611
 PHONE: (208) 634-6896
 WWW.DUNNLANDSURVEYS.COM

Stockton Dr.



Cozy McCall Cabin

RECEIVED
APR 17 2026
AIRBNB.COM
BY:

[Share](#) [Save](#)



Entire cabin in McCall, Idaho

4 guests · 2 bedrooms · 3 beds · 2 baths

\$1,119 for 5 nights

Guest favorite

4.91
★★★★★

11
Reviews

CHECK-IN 4/17/2026	CHECKOUT 4/22/2026
GUESTS 1 guest	



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Superhost · 6 years hosting

Reserve

You won't be charged yet



Exceptional check-in experience

Recent guests gave the check-in process a 5-star rating.



Self check-in

Check yourself in with the keypad.



Alison At Blue Flag Realty is a Superhost

Superhosts are experienced, highly rated Hosts.

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IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 583

BY BUSINESS COMMITTEE

AN ACT

RELATING TO SHORT-TERM RENTALS; AMENDING SECTION 67-6539, IDAHO CODE, TO REVISE PROVISIONS REGARDING LIMITATIONS ON REGULATION OF SHORT-TERM RENTALS; AMENDING SECTION 63-1804, IDAHO CODE, TO REVISE PROVISIONS REGARDING LIMITING TAX DUTIES OF SHORT-TERM RENTAL MARKETPLACES; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Section 67-6539, Idaho Code, be, and the same is hereby amended to read as follows:

67-6539. LIMITATIONS ON REGULATION OF SHORT-TERM RENTALS AND VACATION RENTALS. (1) Neither a county nor a city ~~may~~ shall enact or enforce any ordinance that has the express or practical effect of prohibiting any type of short-term rentals or vacation rentals in the county or city. A county or city may ~~implement~~ enact or enforce such reasonable regulations as ~~it deems~~ are necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods in which short-term rentals or vacation rentals operate and safety as long as the reasonable regulations do not impose different restrictions or obligations on short-term rentals than are imposed on single-family dwellings or similar structures not used as short-term rentals, or unless the regulations are permitted by this section. A short-term rental ~~or vacation rental~~ shall be classified as a non-transient residential land use for zoning and building code purposes and be subject to all zoning requirements applicable thereto and only to building codes adopted by the Idaho building code board.

(2) (a) For purposes of this section, "different restrictions or obligations" means any requirement or regulation that would not be imposed but for a property's use as a short-term rental and specifically includes but is not limited to the following:

- (i) Requiring owner occupation for any amount of time;
- (ii) Requiring professional property management;
- (iii) Requiring additional insurance;
- (iv) Requiring reporting of use or other statistics;
- (v) Requiring additional fire protection or fire sprinklers;
- (vi) Requiring additional or improved means of ingress and egress;
- (vii) Requiring additional parking;
- (viii) Requiring modification to the physical structure of the property;
- (ix) Requiring inspections;
- (x) Requiring internal or external signage, notices, or diagrams;
- (xi) Imposing a limit on the days a property can be rented;

- 1 (xii) Requiring notices to neighboring properties;
 2 (xiii) Requiring increased sewer or other utility capacity;
 3 (xiv) Requiring a conditional use permit in a residential zone;
 4 (xv) Limiting proximity to other short-term rentals;
 5 (xvi) Restricting the number of short-term rentals in a county or
 6 city; or
 7 (xvii) Requiring the property to be improved to meet current
 8 building codes unless the same would be required without regard to
 9 the short-term rental use.
 10 (b) The terms defined in section 63-1803, Idaho Code, shall apply to
 11 this section.
 12 (3) A county or city may, by ordinance, require an owner of a short-term
 13 rental to implement the following requirements only:
 14 (a) That all sleeping areas in a short-term rental, including when ap-
 15 licable, basements, living rooms, and family rooms, be equipped with
 16 functioning smoke alarms;
 17 (b) That the short-term rental be equipped with a functioning fire ex-
 18 tinguisher and a functioning carbon monoxide detector on each floor;
 19 (c) That removable escape ladders be available in all sleeping areas
 20 with a window that are located above the ground floor;
 21 (d) That maximum occupancy limits for short-term rentals do not exceed
 22 those non-transient residential limits as contained in the interna-
 23 tional building codes as adopted by the Idaho building code board; and
 24 (e) That an easily accessible informational handout be available to
 25 tenants describing the location of exits, the location of fire ex-
 26 tinguishers, the location of any supplied first aid kits, and a phone
 27 number to contact the owner or manager of the short-term rental in the
 28 case of an emergency.
 29 (4) No county or city shall enact or enforce any covenant, condition,
 30 restriction, or contract that regulates a short-term rental except as al-
 31 lowed in this section.
 32 (5) No county or city shall require a license, fee, permit, certifica-
 33 tion, or registration to operate a short-term rental.
 34 (6) All short-term rental properties along with their owners and ten-
 35 ants shall be subject to all other county and city ordinances and penalties
 36 that apply to other non-short-term rental residential uses, including but
 37 not limited to noise, parking, nuisance, curfew, and traffic regulations.
 38 ~~(2)~~ (7) Neither a county nor a city shall regulate the operation of
 39 a short-term rental marketplace in accordance with the provisions of chapter
 40 18, title 63, Idaho Code.

41 SECTION 2. That Section 63-1804, Idaho Code, be, and the same is hereby
 42 amended to read as follows:

43 63-1804. LIMITING TAX DUTIES OF SHORT-TERM RENTAL MARKETPLACES AND
 44 OWNERS -- COLLECTION OF TAX. (1) A local government may not levy a sales,
 45 use, franchise, receipts, or other similar tax or fee on the business of
 46 operating a short-term rental marketplace.

47 (2) A short-term rental marketplace shall register with the state
 48 tax commission for collection, reporting, and payment of sales and use and
 49 travel and convention taxes levied by this state and any applicable local

1 government taxes administered by the state tax commission on short-term
2 rentals and vacation rentals due from a lodging operator on any lodging
3 transaction facilitated by the short-term rental marketplace.

4 (3) A short-term rental marketplace shall collect, report, and pay
5 taxes imposed on the lodging operator or occupant of a short-term rental or
6 vacation rental by any local government.

7 (4) Any local government that has levied a tax pursuant to statutory au-
8 thorization, may contract with the state tax commission for the collection
9 and administration of such taxes in like manner and under definitions and
10 rules of the state tax commission for the collection and administration of
11 the state sales or use tax under chapter 36, title 63, Idaho Code. Alterna-
12 tively, such local government shall have authority to administer and collect
13 such tax. All revenues collected on behalf of the local governments by the
14 state tax commission pursuant to this chapter shall be distributed as fol-
15 lows: An amount of money shall be distributed to the state refund fund suffi-
16 cient to pay current refund claims. All refunds authorized by the commission
17 to be paid shall be paid through the state refund fund and those moneys are
18 continuously appropriated. The state tax commission may retain an amount
19 of money equal to such fee as may be agreed upon between the state tax com-
20 mission and such local government for the actual cost of the collection and
21 administration of the tax. The amount retained by the commission shall not
22 exceed the amount authorized to be expended by appropriation by the legis-
23 lature. Any unencumbered balance in excess of the actual cost at the end of
24 each fiscal year shall be distributed as provided in this section. All re-
25 maining moneys received pursuant to this chapter shall be placed in a fund
26 designated by the state controller and remitted monthly to the local govern-
27 ment levying such tax.

28 (5) If an owner of a short-term rental offers a short-term rental or va-
29 cation rental directly to an occupant without the use of a short-term rental
30 marketplace, such owner shall comply with all the requirements provided in
31 this section applicable to a short-term rental marketplace.

32 ~~(5)~~ (6) A short-term rental marketplace that has not facilitated a
33 lodging transaction in Idaho shall have forty-five (45) days to comply with
34 this section upon completion of their first lodging transaction in Idaho.

35 SECTION 3. An emergency existing therefor, which emergency is hereby
36 declared to exist, this act shall be in full force and effect on and after
37 July 1, 2026.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP Maxten Short Term Rental

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. CDH has no objection to the CUP. An accessory use application must be submitted to our office to approve the maximum occupancy for the short term rental. Reviewed By: Burt W. Cooper Date: 3/27/26

From: Ryan Garber <ryan@mccallfire.com>
Sent: Friday, April 17, 2026 11:13 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Mike Bertrand <mike@mccallfire.com>
Subject: C.U.P. 26-004 Maxton Short-Term Rental

Lori,

McCall Fire Protection District has reviewed the submittal for fire department access and water supply. Based on the information provided, we have no comments or objections at this time.

This determination is based on the materials submitted and remains subject to applicable codes and field verification.

Sincerely,
Ryan

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
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](#)



Sign up for Emergency Notifications


 **CodeRED™**

Keeping citizens informed.

[Please click to sign up for CodeRED!](#)

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: Wednesday, March 11, 2026 1:33 PM

To: Lori Hunter <lhunter@valleycountyid.gov>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; BessieJo Wagner <bwagner@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>; Yoram Terleth <yterleth@mccallidus.onmicrosoft.com>

Subject: RE: VC PZ Commission - April 9, 2026

Lori,

SUB 26-004 Orange Sky Subdivision: 651 Stockton Dr. is 4000' from Runway 16/34. In the Horizontal Surface. Recommend pre-screening for required FAA 7460-1 submission <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> for both proposed lots/building envelopes and notice of proximity to McCall Municipal Airport.

SUB 26-005 Pine Creek Ranch South Subdivision: 389 Stockton Ct is 1.16 miles from end of Rwy 16. East edge of proposed development 1.4 miles from end of Rwy 16. Development Parcels 1, 2, 3 and 4 all in Horizontal Surface. Recommend pre-screening required FAA 7460-1 submission <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> for both proposed lots/building envelopes and notice of proximity to McCall Municipal Airport.

CUP 26-004 Maxton Restoration STR Application: 761 Stockton Dr. is 1.15 miles from Runway 16/34. In Horizontal Surface. No Airport Recommendations at this time.

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



May 4, 2026

Lori Hunter, Planner II
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
lhunter@valleycountyid.gov

Subject: Valley County May 14 2026 Letter Response

Dear Lori Hunter:

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 (C1, C2, D4)

- 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.

2. 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.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- 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.

4. SURFACE WATER

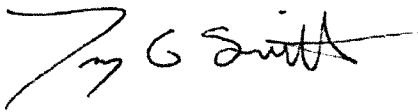
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
 - For questions, contact 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.
- 5. 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.

6. 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 fluid and cursive, with a long horizontal stroke extending to the right.

Troy Smith
Regional Administrator

From: Flack,Brandon <brandon.flack@idfg.idaho.gov>
Sent: Wednesday, May 6, 2026 12:29 PM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Public Hearing Notice - VC PZ Commission - May 14, 2026

Hi Lori,

No comments from IDFG on these items.

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



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: April 9, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed in the April 9, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. C.U.P. 25-032 McClellan/Smith Solar Panels

Not reviewed (No information attached).

2. SUB 25-021 Hummingbird Haven Subdivision – Preliminary and Final Plat

Not reviewed (No information attached).

New Business:

1. SUB 26-003 Green Acres Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements to Vickery Court and Green Acres Drive (both private roads) 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.

All proposed roadways within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. The proposed 26-foot width for Green Acres Drive does not meet the 28-foot minimum required by the Valley County Road Standards; therefore, a variance will be required.

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.

2. C.U.P. 26-003 Lamon Solar Panels

The solar panels have already been installed so there are no new changes to site topography and no impacts to roads. Not reviewed.

3. C.U.P. 26-004 Maxton Short-Term Rental

Not reviewed (Postponed to May 14, 2026)



4. **C.U.P. 21-07 Jug Mountain Ranch Storage Units – Extension Request**
Extension request. Original CUP conditions and review apply.
5. **SUB 26-004 Orange Sky Subdivision – Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
6. **SUB 26-005 Pine Creek Ranck South Subdivision – Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
7. **C.U.P. 21-05 Lake Fork Industrial Center – Extension Request**
Extension request. Original CUP conditions and review apply.
8. **C.U.P. 26-005 Amendment to C.U.P. 25-025 Intermountain Sports Rentals and Repair**
Placement of the containers does not require site grading and drainage plans. No further review required.

Final Plats:

1. **C.U.P. 24-13 Saddle Rock Subdivision Phase 4 – Final Plat**
Further review not required.
2. **C.U.P. 24-02 River Fork Ranch – Final Plat**
Further review not required.
3. **SUB 25-04 Herrick North – Final Plat**
Further review not required.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE



From: O'Neil [REDACTED]
Sent: Monday, May 4, 2026 2:21 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-004 Maxton Short Term Rental @761 Stockton Dr.

Dear Cynda,

We are writing to express our sincere concerns regarding the above referenced Application for Short-Term Rental.

The Maxton Restoration Company (commercial entity not a private individual) lot is located on the NE corner of our property at 476 Ellis Rd. We have lived here for over 25 years and have witnessed the demise of mountain living due to continued traffic, road maintenance and dust issues, noise and abuse of this beautiful place we call "Home." There are two short-term rentals across the street from us. One being 475 Ellis Rd. which I believe is also an "ADU."

When the "short-term" people show up at all hours, yelling, unpacking and gearing up for their vacation time in the mountains, things get loud. The short-termers that rent ADU's usual bring four or five cars, boats, ATV, trailers, RVs and whatever else they need to enjoy their time with "nature." We have seen family reunions with more than 15 people (and their dogs) at a time. Yes, dogs are allowed on vacation too. Unleashed, barking and running all around the neighborhood chasing other dogs and the wildlife (mostly deer).

Back and forth to town they go in separate cars to the Lake, to wherever they may go which over the course of their stay causes an undue amount of dust. They don't care as they will be leaving soon. They are **party people** who have no regard for the neighbors or wildlife.

When one of the residences on the property is not owner-occupied (Valley Co. Code 9-4-7), anything goes!

Thank you for considering our concerns and our regrets about living in a neighborhood of short-term rentals.

Bob and Kathy O'Neil
476 Ellis Rd.