

Valley County Planning and Zoning

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STAFF REPORT: C.U.P. 26-006 Idaho Tree Equipment Storage and Employee Housing
MEETING DATE: May 14, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Idaho Tree & Utility Solutions, c/o Lucas Quinn
14049 Morell RD, McCall, ID 83638
PROPERTY OWNER: Jeffrey and Debra Bitton
13706 Highway 55, McCall ID 83638
LOCATION: 13480 Gunsmoke Road
Big Valley Estates Lots 2 and 3 in the SE ¼ Section 27, T.17N, R.3E,
Boise Meridian, Valley County, Idaho
SIZE: 5.6 acres
REQUEST: Area Businesses and Employee Housing
EXISTING LAND USE: Single-Family Residential Lots – Bare Ground

Idaho Tree and Utility Solutions is requesting a conditional use permit for storage of equipment, materials, parking, an approximate 6,000-sqft shop, and two (2) approximately 1,200-sqft employee houses for employees. RVs would be used for housing until structures are built. Construction would occur within five (5) years of approval.

Idaho Tree and Utility Solutions are a tree service and power line utility service that performs power line tree trimming and removal for Idaho Power. They also provide tree services for ITD to make highways safer. They also provide power line installation for construction. Jobs are off-site so there will be less impact to the surrounding lots.

An individual well and individual septic system are proposed.

Two access sites are proposed:

- A 70-ft wide shared-access easement from Highway 55 currently used by C.U.P. 19-28 and 20-27 Ed Staub and Sons, and
- Gunsmoke Road, a private road within a public road right-of-way.

There are existing conifer trees along the property boundaries. Other trees will be cleared. No additional landscaping is proposed. The site will be fenced.

FINDINGS:

1. The application was submitted on March 25, 2026.
2. Legal notice was posted in the *Star News* on April 23, 2026; and April 30, 2026. Potentially affected agencies were notified on April 14, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent April 16, 2026. The notice and application request were posted online at www.co.valley.id.us on April 14, 2026.
3. On April 22, 2026, the applicant, property owner, potentially affected agencies, and neighbors within 300 feet of the property line were noticed that the meeting start time was 4:00 p.m.
4. 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.
5. Agency comment received:

Brent Copes, Central District Health, has no objections. Septic permits are required for any building generating wastewater. RVs must capture wastewater and dispose of properly or possibly discharge into installed septic system. A speculative site evaluation, test holes, and ground water monitoring has been completed. (April 14, 2026)

Kendra Conder, Idaho Transportation Department, requested a trip generation estimate and stated ITD reserves the right to make further comments upon review. (May 6, 2026)

Jerry Holenbeck, Donnelly Fire Marshal, listed requirements for fire apparatus access; WUI mitigation; fire suppression water supply; and building and life safety requirements. (May 6, 2026)

Brandon Flack, Idaho Department of Fish and Game, had no comments. (May 6, 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 4, 2026)

6. Public comment received:

Scott and Donna Keithly are concerned about the change from a residential subdivision to a commercial subdivision. The site is along the Scenic Byway; natural landscaping should be preserved. The culdesacs for turning around, snow storage, and fire truck turn-around have not been constructed at the end of Gunsmoke Road nor between Lots 3 and 4. Vehicles are currently using the Keithly's driveway to turn around. How many employees and parking spots will be at the site? What is the phasing plan and timeline? The applicant should request a new conditional use permit when ready to build as regulations could change. The site plan should have a 50-ft for commercial use, not 10-ft. If approved, their home and property value will decrease. (May 6, 2026)

7. Physical characteristics of the site: Relatively flat with lodgepole trees.
8. The surrounding land use and zoning includes:
 - North: Single-Family Residential Lot with Home (previously approved bunk house for employee housing, CUP 06-36)
 - South: Ed Staub & Sons Propane (CUPs 12-02, 19-28, and 20-27); ITD Site
 - East: Highway 55; Agricultural (Irrigated)
 - West: Single Family Residential Parcel with Home; Agricultural (Timber) with Home

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 5. Commercial Uses (d) Area Business
- 2. Residential Uses (j) Multiple residences on One Parcel

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

TITLE 9 LAND USE AND DEVELOPMENT

9-1-10 DEFINITIONS

Lot Coverage: That portion of a lot that is occupied by the principal building and its accessory buildings, including overhangs, along with any structures requiring a building permit, and other impervious surfaces, such as driveways, patios, and accessory structures.

9-5-3: STANDARDS:

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

A. Lot Areas:

2. Minimum Lot Size And Configuration: The minimum lot size and configuration for any use shall be at least sufficient to accommodate water supply facilities, sewage disposal facilities, replacement sewage disposal facilities, buildings, parking areas, streets or driveways, stormwater containment, snow storage, open areas, accessory structures, and setbacks in accordance with provisions herein. All lots shall have a reasonable building site and access to that site.
3. Direct Frontage Along Public Or Private Road: All lots or parcels for conditional uses shall have direct frontage along a public or private road with minimum frontage distance as specified in the site or development standards for the specific use.

B. Setbacks:

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

TABLE 5-A STANDARDS FOR CONDITIONAL USES

Use Description	Building Setbacks (feet)				Max. Lot Cover	Minimum Street Frontage	Max. Building Height	Minimum Parking Spaces
	Front	Side	Side Street	Rear				
Commercial uses: Area business	30	10	30	30	40 %	75 ft	35 ft	1+1/250 square feet

9-5A SITE IMPROVEMENTS

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.

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

9-5A-2: ROADS AND DRIVEWAYS:

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

9-5A-4: LANDSCAPING:

- A. Purpose And General Regulations:

- 3. General Regulations

- d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
 - f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.

- 4. Maintenance:

- a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
 - b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
 - c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.

- d. Maintained In Accordance With Site and/or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
 - e. Modification and/or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
 - f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
 - g. Sight Obscuring Landscape Features: Sight obscuring landscape features such as hedges shall be maintained in such a manner that vision necessary for safe operation of motor vehicles or bicycles along or entering public roadways is not obstructed.
- B. Landscaping; Standards Of Design:
- 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
 - 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
 - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
 - 7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
 - 8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
 - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
 - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
 - 9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
 - 10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
 - 11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

9-5A-5: FENCING:

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

approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.

- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5B PERFORMANCE STANDARDS

9-5B-1: NOISE:

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

9-5B-2: LIGHTING:

9-5B-3: ELECTRICAL INTERFERENCE:

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

9-5B-4: EMISSIONS:

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

9-5B-5: DUST:

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

9-5B-6: OPEN STORAGE:

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

9-5B-7: FIRE PROTECTION:

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

9-5C. RESIDENTIAL USES

9-5C-2.C

- C. Frontage On Public Or Private Road: Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90'). A PUD, condominium, or other cluster development may contain lots without

frontage on a road and widths less than ninety feet (90') in accordance with the approved development plan or plat.

9-5C-4: MAXIMUM BUILDING HEIGHT AND FLOOR AREA:

- A. Maximum Height: Building heights, except as may be modified by a PUD, shall not exceed thirty five feet (35') above the lower of existing or finished grade.
- B. Building Size Or Floor Area: The building size or floor area, except as may be modified by a PUD, shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
- C. Lot Coverage: No structure or combination of structures, except as may be modified by a PUD, may cover more than forty percent (40%) of the lot or parcel.

9-5C-5: SITE IMPROVEMENT:

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

9-5C-6: DENSITY:

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation.

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

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

- A. Minimum Lot Area:
 - 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
- B. Minimum Setbacks:
 - 1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
 - 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
 - 3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
- C. Maximum Building Height And Floor Area:
 - 1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
 - 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
 - 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
- D. Site Improvements:
 - 1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
 - 2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.

SUMMARY:

Staff's compatibility rating is a + 22.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the Donnelly Fire District, Water District 65K, and a herd district.
2. Trees along Highway 55 under the power lines have been recently thinned.
3. There is a 30-ft access easement along the western property line. This is not properly shown on the site plan. The eaves of the buildings do not appear to be 30-ft from the rear property line on the site plan.
4. There is a 12-ft utility and drainage easement centered on all lot lines. The applicant has not requested a vacation of these easements.
5. The applicant should clarify the maximum number and locations of RVs.
6. Has the applicant contacted ITD?
7. What style of fencing is proposed? Fencing greater than 6-ft high will require a building permit.
8. Is there an active Homeowners' Association for maintaining Gunsmoke Road? See Plat Note 4 and attached CCRs page 7. Staff did not find one on the Idaho Secretary of State website.
9. Staff would recommend the covered parking be turned so entrance is from the north or south side of the structure, with trees on the east side of the building for screening.
10. Where in the gravel areas will all of the product be stored? Product such as power poles, etc.
11. How much equipment will be stored on-site? What is the lot coverage?
12. Will refuse from other sites be brought to this site or does it go directly to the materials recover facility, i.e., dead trees and old power poles?
13. This is on the Payette River National Scenic Byway. Staff recommends that appropriate design of the shop and covered parking area be considered.

Question to P&Z Commission:

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

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).

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

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

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Google Maps – Aerial View
- Photos Taken April 21, 2026, and April 22, 2026
- Assessor Plat – T.17N R.3E Section 27
- Big Valley Estates – Assessor's Annotated Plat
- Big Valley Estates – Recorded CCRs
- Site Plan Submitted with Application
- Responses
- Lighting Handout
- 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 uses shall be established within five years, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work, leveling of ground, or placement of gravel on-site.
7. Must comply with requirements of Central District Health. Central District Health approval is required for each building permit. Property owner shall maintain septic system and drainfields as required.
8. Must comply with the requirements of the Donnelly Fire District.
9. Shall clearly post the addresses at the driveway entrance and residences. Different addresses for each residence shall be assigned.
10. Shall not block the easement on the west side of the property; no buildings within the easement.
11. No parking or storage allowed in the setback areas: 30 feet from the front and rear property lines; 10-ft from the west side property line, and 100-ft from the property line along Highway 55.
12. Snow must be stored on-site.
13. The site must be kept in a neat and orderly manner.
14. Shall obtain a sign permit from Valley County prior to installation of any sign.
15. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
16. Building permits will be required for any fencing over 6-ft in height.
17. Landscaping shall be maintained along property lines. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation. Natural vegetation should be maintained along State Highway 55.
18. 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	+1		
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	+1	+1	+1	-2	-2		
	3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	+2	-2	-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	-2	
	5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	+1	+1	-2	-2	-2	
	6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	+1	+1	-2	-2	-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	-2	-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	+2	+1	+1	-1	+1	-2	-1	-1	
	9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	+1	+1	-2	-2	-2	
	10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	+1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2	
	11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1	+2	-1	+2	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1	+1
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1
	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	+2
COMMERCIAL USES	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1	+1	
	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	+1	
	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	-2		+1	-2	+1	+2	+2	+1	+2	+2	-1	-1	-1
	17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	-1	+1	+1	-2	-2	-2
	18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+2	+2	+2		+1	+1	+1
	19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	-2	+1	+1	-2	+2	-1	+2	+2	+1	+2	-2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1	+2	+2	-2	+1	+1	
INDUST. USES																									
	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+1	+2	+2	+2		+1	+1	+1
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	+2	-1	-1	-1	-1	-2	-1	-2	-2	+1	+2	+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+2	+2	+1	+1	-1	-1	-2	-1	-2	-1	+1	+2	+2	

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 19 25 Prepared by: CH

Area Business and Multiple Residence

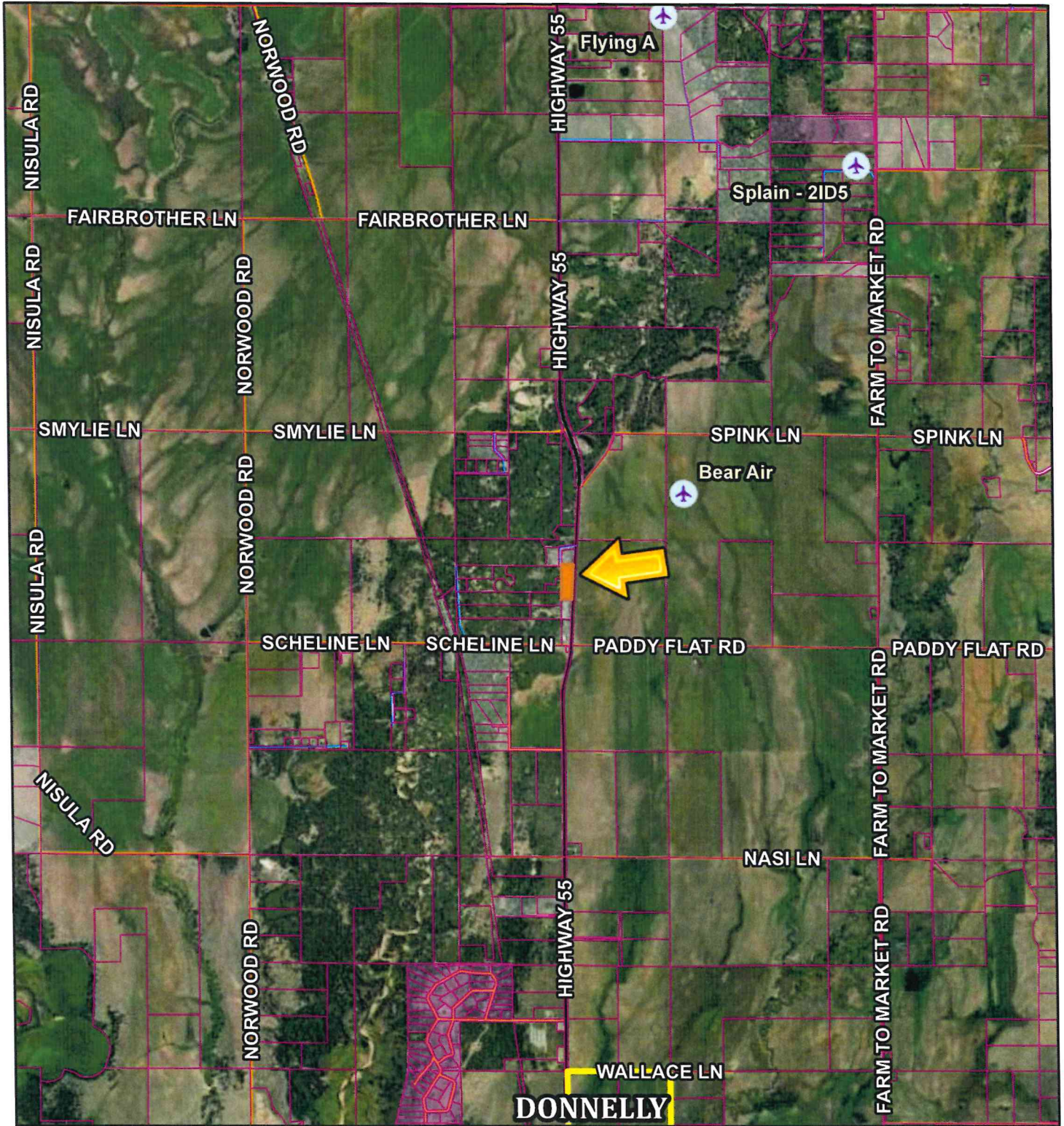
YES/NO	X	Response Value	
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(+2/-2)	<u>+2</u>	X 2	<u>+4</u>
(+2/-2)	<u>-1</u>	X 1	<u>-1</u>
(+2/-2)	<u>+1</u>	X 3	<u>+3</u>
(+2/-2)	<u>+2</u>	X 1	<u>+2</u>
(+2/-2)	<u>+2</u>	X 2	<u>+4</u>
(+2/-2)	<u>+1</u>	X 2	<u>+2</u>
(+2/-2)	<u>+2</u>	X 2	<u>+4</u>
(+2/-2)	<u>+2</u>	X 2	<u>+4</u>
Sub-Total	(+)		<u>23</u>
Sub-Total	(--)		<u>-1</u>
Total Score			<u>+22</u>

Use Matrix Values:

1. Is the proposed use compatible with the dominant adjacent land use?
Residential
2. Is the proposed use compatible with the other adjacent land uses (total and average)?
Area Business
3. Is the proposed use generally compatible with the overall land use in the local vicinity?
Mostly Agricultural and Residential, Spotty Area Businesses
Site Specific Evaluation (Impacts and Proposed Mitigation)
4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?
It is large enough and commercial activity is off-site. This is storage.
5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?
Yes - propane and residential
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 to propane company on lot
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?
Will be some usual impact
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 - off-site activity and on highway for good access
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?
Revenue

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

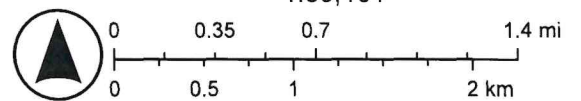
C.U.P. 26-006 Location Map



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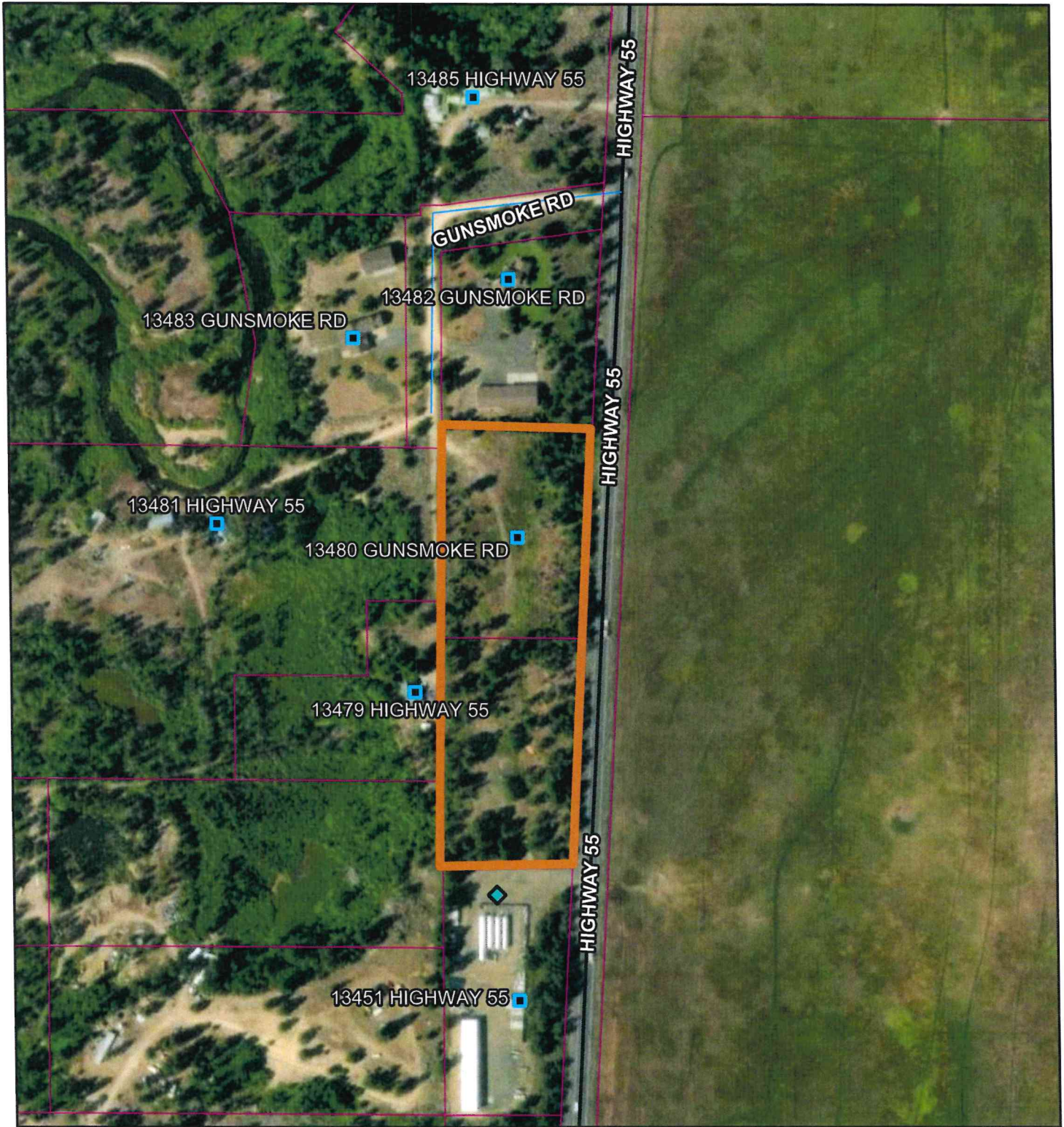
1:59,101

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



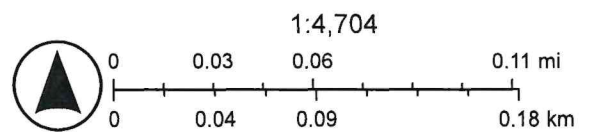
Earthstar Geographics

CUP 26-006 Aerial Map



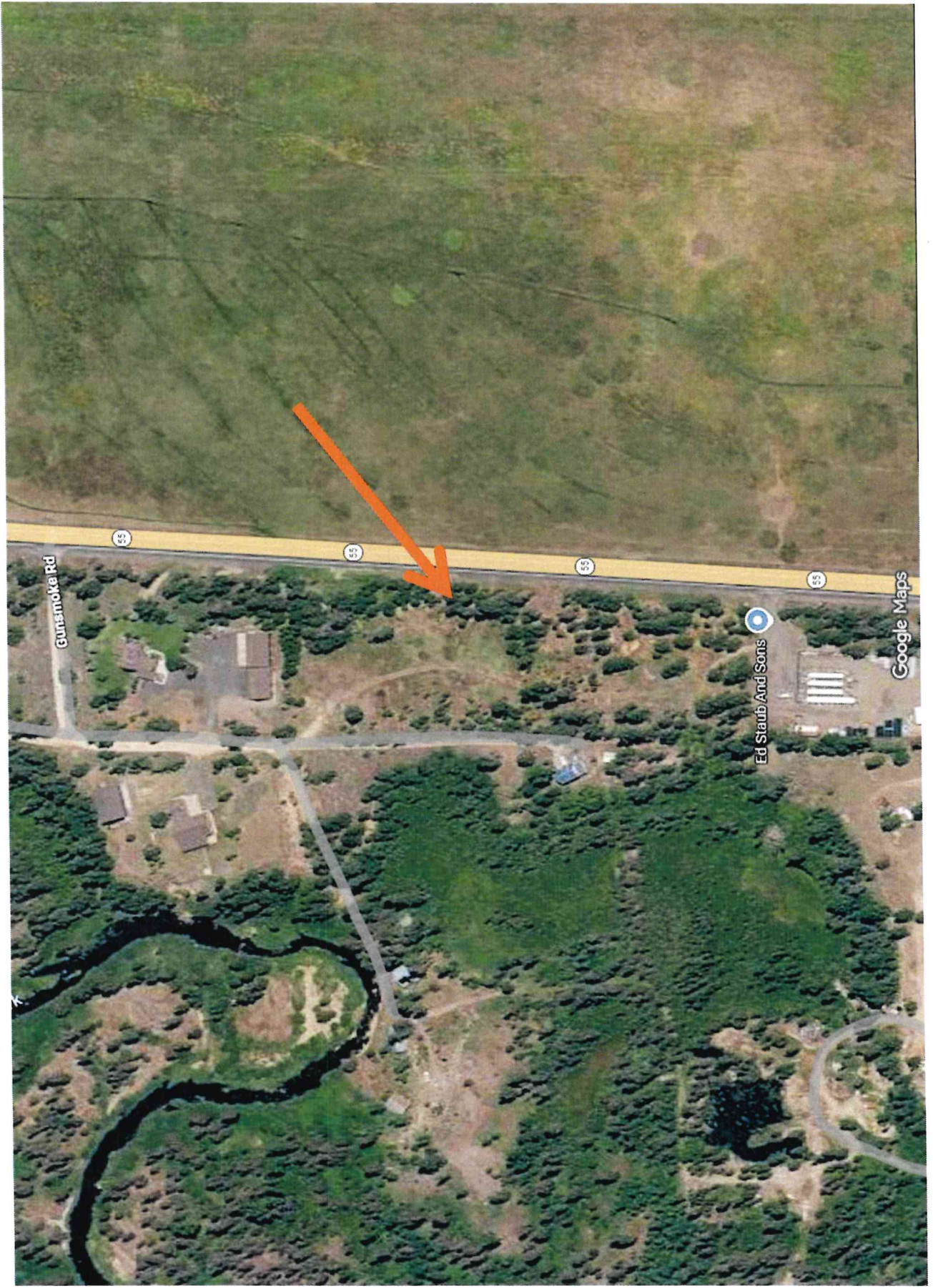
4/6/2026, 2:38:04 PM

- | | | | |
|---------|-------|------------------------|---------------|
| Permits | ◆ RVC | ○ Undefined | — COLLECTOR |
| ◆ CUP | ◆ STR | ✈ Airstrips | — URBAN/RURAL |
| ◆ ADU | ◆ STS | ■ Address Points | — USFS |
| ◆ FP | ◆ VAC | ▭ Municipal Boundaries | — PRIVATE |
| ◆ GF | ◆ VAR | ▭ Parcel Boundaries | — OTHER |
| ◆ EXC | ◆ PSP | — Roads | — Other |
| ◆ Privy | ◆ HBB | — MAJOR | |
| ◆ RES | | — MINOR COLLECTOR | |



Vantor

Google Maps - Aerial View




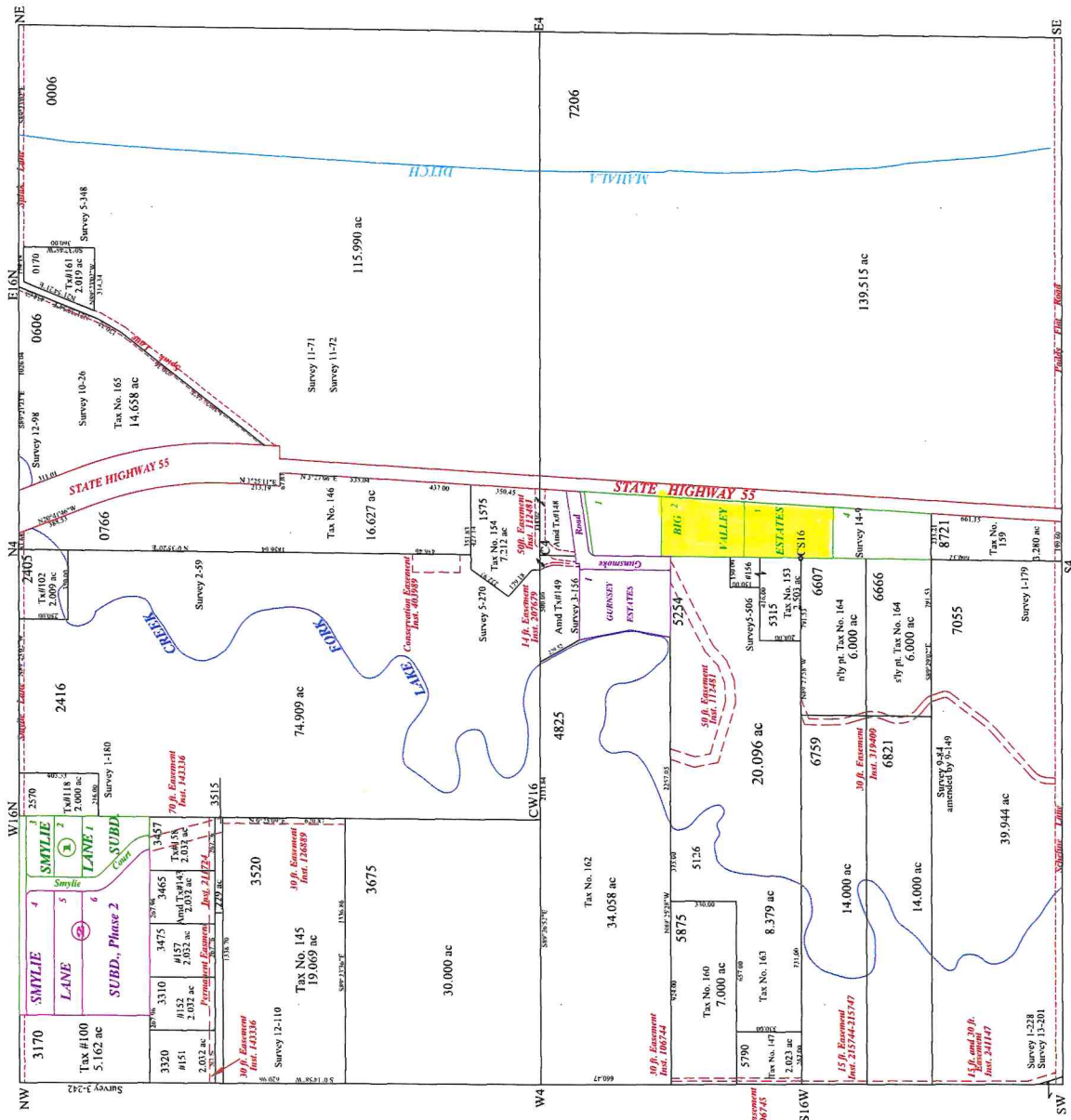


PLAT TITLE

TWP. 17N ROSE SEC. 27

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

Filename:
Valley County Base Map
Scale: 
Date: 6/26/2025
Drawn by: L. Frederick



This drawing is to be used for Reference Purpose ONLY. The County is NOT Responsible for any Unconforming Contained Herein.

Book 10, Page 4
 CC# 15 308176

Instrument # 308174
 VALLEY COUNTY, IDAHO
 Recorded for: DOW, et al
 ELLIOTT G. HEINRICH
 County Recorder
 3/17/06

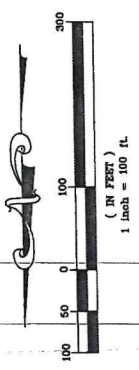
A PLAT SHOWING BIG VALLEY ESTATES PART OF THE SW 1/4 OF SECTION 27, T. 17 N., R. 3 E., B.M. VALLEY COUNTY, IDAHO 2006

CURVE TABLE

CURVE	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH	BEARING	CHORD BEARING
C1	40.00'	21.53' AS	15.29'	41.89'	N11°33'08"E	15.19'
C2	40.00'	60.00' OS	41.89'	N52°30'01"E	40.00'	40.00'
C3	40.00'	81°53'45"	57.18'	N41°33'08"E	52.43'	52.43'

LINE TABLE

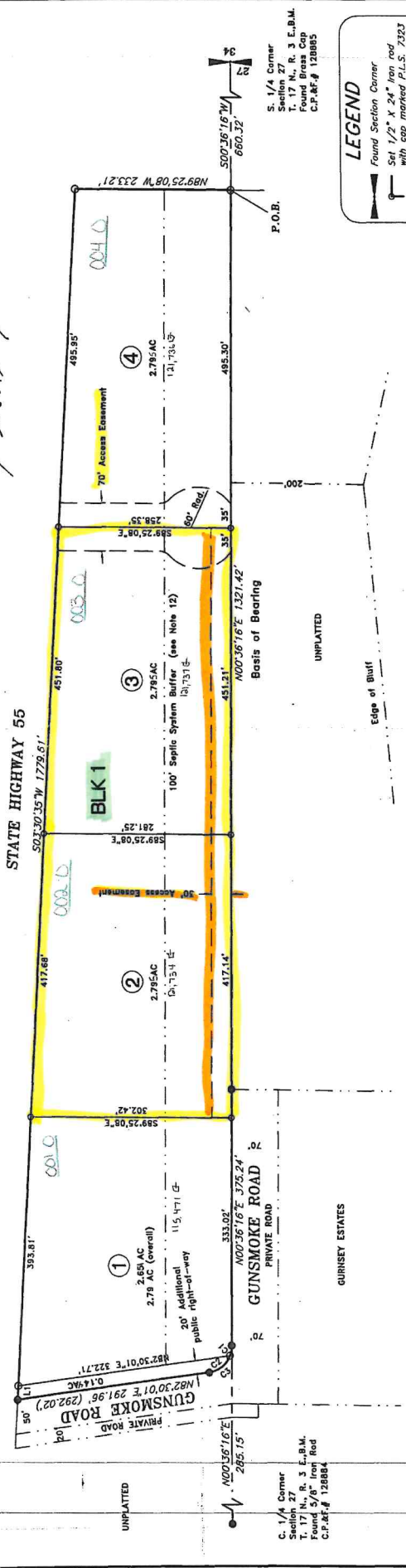
LINE	BEARING	DISTANCE
L1	S03°30'35"W	20.37'



CENTRAL DISTRICT HEALTH
 DEPARTMENT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTION MAY BE RE-IMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

[Signature]
 DISTRICT HEALTH DEPARTMENT, EHS
 3/17/06
 DATE



LEGEND

- Found Section Corner
- Set 1/2" x 24" Iron rod with cap marked P.L.S. 7323
- Found 5/8" Iron Rod
- Set 5/8" x 30" Iron rod with cap marked P.L.S. 7323
- P.O.B. Point of Beginning
- () Record Measurement
- Boundary Line
- Section Line
- Easement Line
- Centerline
- Lot Line
- Parcel Line



ARR Land Surveying, Inc.
 LAND SURVEYING AND CIVIL ENGINEERING, INC.
 1121 E. STATE STREET SUITE 105, SAGE, IDAHO 83816
 (208) 233-7525 FAX (208)353-7521

**FINAL PLAT OF
 BIG VALLEY ESTATES**

SEC. 27, T. 17 N., R. 3 E., B.M.

DATE	BY	OF	OF
3-17-06	WARREN R. LETT	PLAT	1
		RECORDED	2

- NOTES**
- Any Re-Subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
 - This development recognizes Section 22-4503 of the Idaho Code, Right to Farm Act, which states: "No agricultural operation on an appropriate parcel shall be or become a nuisance under the conditions and conditions in operation for more than (1) year, when the operation was not a nuisance at the time the operation began; provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
 - Utility and drainage easement about all public right-of-way and subdivision boundaries and centered on all lot lines.
 - The private road shall remain private property dedicated to the public use forever as a public right-of-way. Valley County shall have no responsibility for construction or maintenance of the private road shown herein. The private road shall be maintained by the Homeowner's Association as described in the CCR's.
 - Reference is made to public health letter on file regarding additional restrictions.
 - No direct lot access to State Highway 55 shall be permitted. Lots 2, 3, & 4, Blk 1 shall own and maintain a 30' access easement as shown on the face of the plat.
 - This subdivision shall comply with Idaho Code Section 31-3805, relating to the transfer of water rights.
 - The utility and drainage easement along the road may be used as a road easement and for snow storage.
 - Irrigation/Drainage waters shall not be impeded by any construction on site.
 - No additional domestic water supplies shall be installed beyond the water system approved in sanitary restriction release and shall comply with Idaho Code 50-1334.
 - Lots shall not be reduced in size without the prior approval of appropriate health authority and the Valley County Commissioners.
 - No septic systems are allowed between the West property line and the 100' septic system buffer. However, structures are allowed within the buffer area and shall meet building setback requirements.

308177

Instrument # 308176

VALLEY COUNTY, CASCADE, IDAHO
2006-04-26 10:23:10 No. of Pages: 8

Recorded for : TRACY DOYLE
LELAND G. HEINRICH Fee: 24.00

Ex-Officio Recorder Deputy
Index to RESTRICTIVE COVENANT

Big Valley Estates

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This declaration is made by Big Valley Estates LLC, by and through its managing members Chris Doyle and Tracy Doyle, hereinafter the declarant, and is based on the following facts:

RECITALS

Declarant is the owner of certain real property located in Valley County, Idaho, which is more particularly described in Exhibit 1 hereto "Big Valley Estates" or "property". Declarant to establish on the property, a residential business community, which is designed to maximize the use of available land and which contains residential dwelling units and other buildings as allowed by Valley County ordinances.

NOW THEREFORE, Declarant hereby declares that all of the property above described, shall be held, sold and conveyed upon and subject to the easements, conditions, covenants, restrictions and reservations hereinafter set forth, each of which shall run with the properties and shall be binding on all parties now and hereafter having any right, title or interest therein or to any part thereof, and shall insure to the benefit of each Owner thereof.

**ARTICLE I
Definitions**

"Dwelling Unit" means that portion or part of any structure intended to be occupied by one family as a dwelling unit, together with the vehicular parking garage next thereto.

"Household" mean all persons residing in a Dwelling unit.

"Lot or Parcel" means all lot or parcels within and shown upon any plat or record of survey of any of the properties subject hereto.

"Owner" means the owner of the record, whether one or more persons or entities, of fee simple title to any lot or parcel, but excluding those having an interest merely as security for the performance of an obligation.

"Plat" means any official recorded plat for Big Valley Estates or any portions thereof, amendments or additions thereto.

"Property" means all of the property constituting Big Valley Estates, described above and according to the deed, plats, and records of survey as described in Exhibit 1.

"Single Family Residence" means a detached building constructed on a permanent foundation designed to provide complete living facilities for one family and constituting one dwelling unit.

“Residential Business” means a business owned and operated by the occupant of a residence, located on the same lot or parcel as the residence, which retains the residential character. Restrictions will be applied to ensure the residential character is retained. Restrictions may include:

- a) Limit on the number of employees working on the premises;
- b) Limit on working hours;
- c) Operational requirements to lessen impacts on nearby properties, such as requiring doors and windows to be closed to lessen noise;
- d) Limit on heavy truck traffic;
- e) Limit on traffic volume;
- f) Limit on the total square feet or on the percentage of the total property that can be devoted to business use;
- g) Limit or prohibition of outdoor storage or display; and,
- h) Limit on size or bulk of buildings.

ARTICLE II GENERAL RESTRICTIONS

Covenant: The declaration hereby covenants for all of said property. Each owner, whether by ratification of this Declaration or by acceptance of a deed or contract of purchase, whether or not these covenants, conditions and restrictions are expressly set forth in any such deed or other conveyance or agreement for conveyance is deemed to covenant and agrees to comply with and abide by these covenants, conditions and restrictions and agrees for the Owner or Owners, the Owners(s) heirs, administrators, degrees or assigned to be personally bound by each of these covenants, restrictions and reservations and servitudes, and as may be amended from time to time.

Mortgages or Deeds of Trust Not Invalidated: The breach of any of the covenants, conditions and restrictions or any repurchase by reason of such breach, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for a value as to any lot or parcels or portions of lot or parcels in such premises, but shall be binding upon and effective against any such mortgage or trustee or owner therefore, whose title is or was acquired by foreclosure, trustee’s sale, or otherwise.

Sales of Lots: Property owners of Big Valley Estates agree not to participate in any opposition of a Commercial Conditional Use Permit or rezoning of lot 4 of Big Valley Estates.

ARTICLE III
CONSTRUCTION RESTRICTIONS

Antennae: Antennae, satellite receivers or radio aerials may be on the lot or parcel or parcels, provided any such item that is installed is contained within rear or side yard of the residence or within any outbuilding or garage. No antennae's may exceed building height restrictions.

Building Design: Minimum square footage of main home to be no less than 1500 square feet. Homes must be stick built on site. Exterior architectural features such as a variety of siding types dormers, gables, bay windows and porches are encouraged.

Building Type Restrictions: Building's constructed on any lot or parcel include one (1) single family dwelling and attached garage as well as approved outbuildings or other approved structures. Main house shall be of brick, frame, or stone construction on exterior.

Colors: Exterior colors shall be of earth tones.

Commencement and completion of construction. Construction of any dwelling unit shall be commenced after the original purchase of the lot or parcel. Construction shall be diligently pursued after commencement and shall be completed no later than 12 months after commencing construction. From the date of purchase, through the completion of landscaping, all lots or parcels shall be kept free of rubbish and garbage, reasonably clean and weed free.

Driveways: Driveways shall be graveled or paved. Garage aprons shall be of concrete and shall be of sufficient size for off-street parking for three (3) standard size automobiles. Any driveway constructed on any lot or parcel shall have a pipe or conduit or culvert (herein collectively pipes) there under at least twelve (12) inches in diameter, near the street line of the lot or parcel and at any point where the driveway crosses any ditch or pipe or drainage area so as to permit the movement of waters for drainage. The pipes may be made of tile or concrete or any other materials, such as iron or steel. All pipe installations made within a dedicated right for way shall be made only after plans have been submitted to and approved by the appropriate highway district or county authority having jurisdiction over the roadways.

Fences: Fences are required on boundaries between lots. Pole fencing is encouraged. All fences must be maintained in a neat appearance. They must be painted, stained or replacements of broken parts at least annually. No fence may exceed six (6) feet in height.

Floor Area Minimums: Floor area should be exclusive of eaves, steps, porches, entrances, patios and garages. The floor area of a one-story house shall have not less than 1500 square feet on the ground floor. Two story houses shall have not less than 1200 square feet on the ground floor and not less than eight hundred (800) square feet on the second floor.

Garages: Each main dwelling shall include a minimum two (2) car enclosed garage that is an integral part of the unit structure.

Height Restrictions: No residence shall be in excess of either two (2) stories or thirty (30) feet above ground, no out buildings, including storage shed, play houses and play equipments consisting of walls and roof, shall exceed a height of twenty-five (25) feet unless approved by Valley County Planning.

Landscaping: Front and rear landscaping will encompass a minimum fifty (50) feet area surrounding the house, and must be completed 1 year from substantial completion of the home. Landscaping shall be maintained in a neat and orderly manner. Owner shall take all necessary efforts to keep parcel weed free.

Nothing shall be placed within the drainage easements that will interfere with drainage. Nothing, other than grass, may be planted within the drainage easements.

Lighting: Any building lights shall not be bright or cause unreasonable glare. All such lights should have light guards that result in the light shining directly downward and not unreasonably toward any neighboring properties. Lighting per lot must comply with Valley County light ordinance.

Outbuildings: Barns, shops, loafing sheds or other outbuildings appropriate to a rural acreage residential/home based business are allowed. All outbuildings shall be constructed of quality building materials, completely finished on the outside with exterior roofing colors to blend in with dwelling. They shall be of quality and character that will be in harmony with other buildings on said properties. All outbuildings shall be well maintained, including painting or other appropriate maintenance. Any outbuilding or structure shall be placed in compliance with applicable setback requirements.

Roofs: Roofs shall be at least "6in12" pitch. No gravel roofs shall be permitted. Bay window, broken rooflines, gables, hip roofs, etc are encouraged to provide architectural variety. Shingle shall be a minimum twenty-five (25) year architectural. Metal roofs are encouraged. Earth tone colors shall be used in roofing material.

Setbacks: No above ground improvements may be constructed or maintained on a lot or parcel closer than:

****Thirty (30) feet from the west, north and south property line.** Existing tree cover shall be maintained to provide vegetative buffer along these lines.

****One hundred (100) feet from property lines along State Highway 55,** except as provided for sewage drain fields.

****County approved signs may be placed within this 100 foot setback along State Highway 55.**

All measurements shall be measured at the closest point of any structure, including eaves, steps open porches and bays.

Sewage Disposal/Sewer Locations: No sewage disposal system is provided by Declarant. Each lot or parcel shall be served by an individual sewage disposal system to be designed, located and constructed at owner's sole expense in accordance with the requirements, standards and recommendations of the Central District Health Dept. All drainage fields shall be constructed within the 100 foot setback area next to State Highway 55. No more than 20% of the tree vegetation may be removed to allow for the drainage fields. All bathrooms, sink, and toilet facilities shall be located inside the dwelling unit(s), or if approved by the respective jurisdiction, within an accessory structure or out-building and shall be connected by underground pipe directly with the approved sewage disposal system.

Site Maintenance during Construction: All owners, builders and sub-contractors must operate a clean site during the construction period. Debris shall be placed in an enclosure that will ensure that no debris will be blown around the site or off the lot or parcel. The enclosure shall be emptied not less frequently than every two (2) weeks. No burning or disposal of construction materials shall be allowed on site. Builder shall have placed and maintained a portable toilet. The toilet must be available on the first day on which material are delivered to the site and removed immediately after construction is completed.

Solar Access and Facilities: No building or structure shall be placed on said properties so as to obstruct the windows or light of any adjoining property owner. Solar collection equipment may be allowed by Valley County Ordinance.

Telephones and electric service: Power is provided to each lot at the distribution line. All lots shall be served by underground electrical and telephone lines. All services shall be installed in road or easement right of ways as platted. Each owner agrees to the owner's sole expense to pay for costs and hook-on charges as established by the respective utility, as a condition precedent to connection thereto.

Temporary Buildings: Temporary outbuilding or structure may be erected or placed on any lot or parcel only for the purpose and time frames to construct buildings.

Water Supply: Declarant provides no domestic water. Owners shall be responsible for development of their individual domestic water supply and all other equipment facilities or services required for service to their respective wells. Declarant makes no warranties as to the owner ability to obtain a well permit, license or claim. At the time of installation, each well shall be tested by a facility approved by the State of Idaho.

ARTICLE IV

Property Use Restrictions

Animals: No more than four (4) each dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose, incidental sales of such animals excepted. All livestock kept on any lot or parcel shall not exceed more than two (2) animals per acre or fractional share therefore of any combination of the following: horses, cows, sheep, or llamas. No other animals, including but not limited to swine, goats, or birds of any species may be kept.

Any animals outside a dwelling unit or fenced area must be on a leash or otherwise under physical control of either the owner or someone authorized by the owner. All animals shall be fed and cared for. Fenced areas shall be screened from the street view and shall be constructed of materials adequate to keep the animal(s) from annoying or trespassing on the property of others. All areas which animals are kept, including barns, corrals and kennels, shall be maintained. Dog runs must be not more than six(6) feet height, not located in front yard, meet the set-back requirements set forth above and shall be screened from view.

Wood burning stoves: One (1) wood burning device is allowed per dwelling unit. Recreational wood burning campfire pit may be a part of landscaping of a dwelling.

Garbage and Refuse Disposal: No part of any lot or parcel shall be used or maintained as a dumping ground for rubbish, trash or other waste materials. No garbage, trash or other waste shall be kept or maintained on any part of any lot or parcel except in a garbage container. Any equipment for storage or disposal of such material must not violate setback restrictions and must be enclosed with an aesthetic screen or fence and shall be kept in a clean and sanitary condition. No incinerators shall be allowed. All garbage containers must be bear proof.

Residential business: Residential business owners are encouraged to provide additional dwelling units that meet the county ordinances for low income housing. All such units must be approved by the Valley County Planning and Zoning. All units should blend in with the buildings on site and must be within the setbacks. No retail business shall be established or operated from lot or parcels. Outside storage of equipment and commercial

Homeowner's Association: The lot owners will form a Homeowner's Association for the maintenance of the road right of way for access to said lots including snow removal.

**ARTICLE V
Miscellaneous**

Severability: Invalidation of any one of these covenants or restrictions by judgement or court order shall not invalidate or affect any other provisions hereof, which shall remain in full force and effect.

Binding Effect: The covenants and restrictions of this declaration and any amendment hereto shall run with and bind to the land. These covenants shall run with and bind to the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten years unless amended in accordance with paragraph C below.

Amendment: This declaration except the easements herein granted may be amended by 100% agreement of the lot owners of Big Valley Estates. Amendments may take place at any time, but must comply with current Valley County Ordinances.

IN WITNESS WHEREOF, the declarant has executed this instrument on the date following the signature below.

**BIG VALLEY ESTATES
Managing Members**

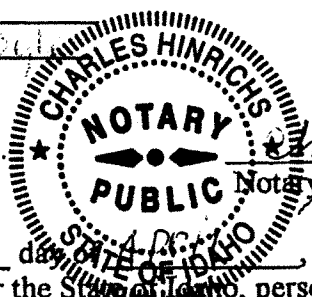
By: [Signature]
print Chris Doyle

DATE: 4-21-06
print _____

By: [Signature]
Print Tracy Doyle

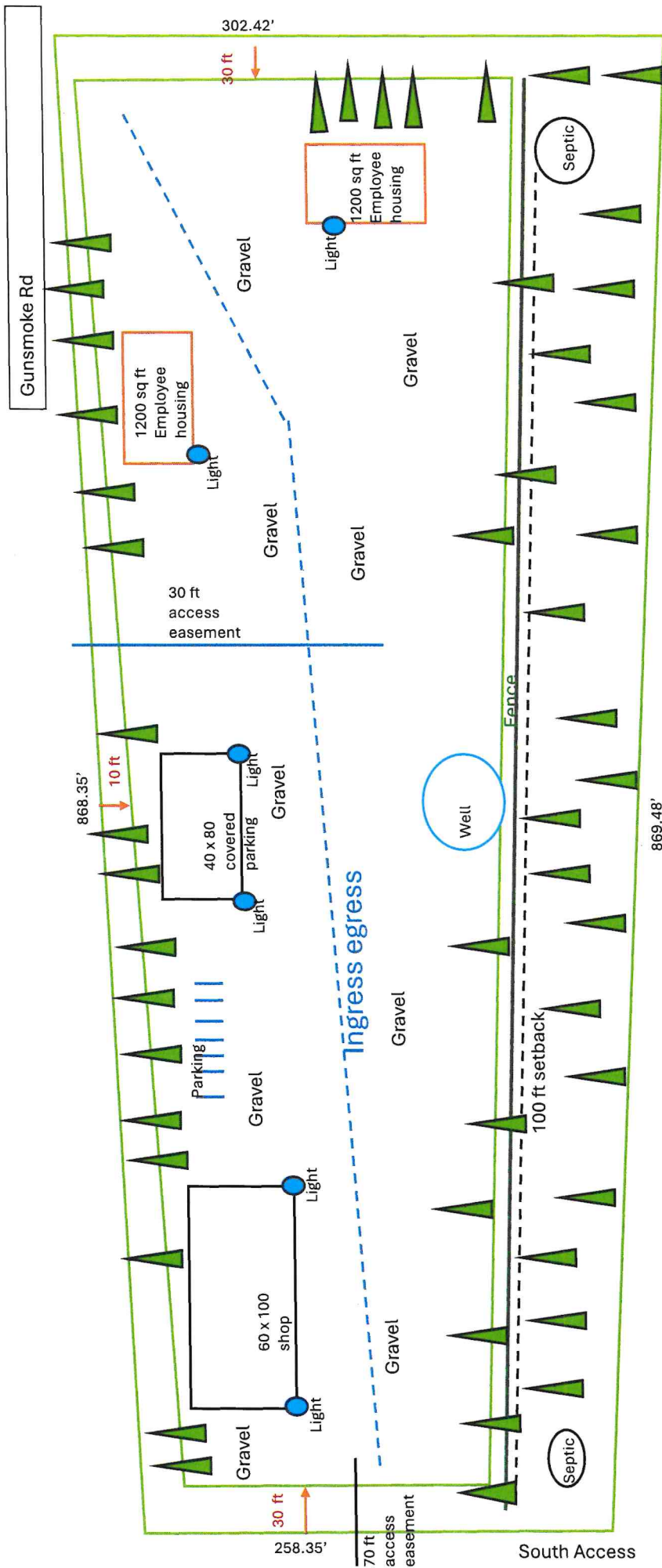
DATE: 4-21-06
print _____

STATE OF IDAHO)
) ss.
County of: Canyon)



Charles Hinrichs
Notary Public
My Commission Expires 5/21/08

On this 21 day of April, 2006 before me the undersigned, a Notary Public in and for the State of Idaho, personally appeared **Chris E. Doyle and Tracy Doyle** known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that (s)he was authorized to and executed it on behalf of the limited liability company named above.



Hwy 55



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 26-006 Idaho Tree Equipment

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. Septic permits required for any building generating wastewater. RV's must capture wastewater and dispose of properly or possibly discharge into installed septic system. A speculative site evaluation, test holes, and ground water monitoring has been completed. Reviewed By: Brian Coper Date: 4/14/26



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

May 6, 2026

Cynda Herrick
Planning & Zoning Administrator
Valley County Planning & Zoning

VIA EMAIL

Development Application	CUP 26-006
Project Name	Idaho Tree Storage and Employee Housing
Project Location	13480 Gunsmoke Road
Project Description	CUP for storage, materials, and employee housing
Applicant	Jeff & Debra Bitton

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. Please provide ITD with a trip generation estimate for this site.
2. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov



**Donnelly Fire Department
Fire Marshals Office**

P.O. Box 1178 Donnelly, Idaho 83615
208-325-8619 Fax 208-325-5081

May 6th, 2026

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

RE: C.U.P. 26-006 Idaho Tree Equipment Storage and Employee Housing

As the Fire Marshal for the Donnelly Fire Department, I have reviewed the application materials for CUP 26-006 and will require the following.

1. Fire Apparatus Access (IFC Chapter 5)

- All roads shall be built to Valley County Road and Donnelly Fire Department standards.
- Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turn around provisions in accordance with table D103.4
- Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
- All surfaces must be all-weather and capable of supporting fire apparatus loads. Gradients shall not exceed 10% unless otherwise approved.
- All roads and driveways shall be inspected and approved by the Donnelly Fire Department prior to final plat.

2. Wildland-Urban Interface (WUI) Mitigation

- Submit a complete WUI Fire Mitigation Plan (short or full form as required by Valley County) for review and approval.

3. Fire Suppression Water Supply (IFC Section 507 & Appendix B)

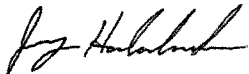
- The approved fire protection water supply will be a 20,000-gallon underground water storage tank; water tank shall be connected to a well and have automatic fill capability. Fire Department connections shall be a minimum of 4-inch diameter pipe and have a 5-inch Storz connector.

- Tank size is determined by fire flow calculation based on building size, construction type, occupancy hazard, and sprinkler status. NFPA 22 standards apply.
- Provide a fire department drafting connection (dry hydrant) accessible to apparatus, with appropriate signage, and maintenance plan.
- Water tank shall be installed in an approved location. Tank design and specifications shall be submitted for review prior to installation.
- Water supply shall be inspected and approved by the Donnelly Fire Department prior to final plat.
- Automatic sprinkler systems (NFPA 13 for the shop; NFPA 13D/13R for housing) are strongly encouraged to reduce required fire flow and tank size.

4. Building and Life Safety Requirements

- Temporary RV use is permitted only during the approved phasing period (maximum 5 years). RVs must maintain proper fire separations.
- Fuel storage, flammable liquids, and compressed gases must comply with IFC Chapters 57 and 31.

Sincerely,



Jerry Holenbeck
Fire Marshal
Donnelly Fire Department
firemarshal@donnellyfire.net
Cell: (208) 849-2438

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





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. WATEWATER 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.

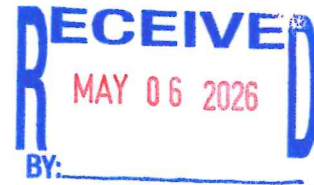
We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

Scott & Donna Keithley
13479 Hwy 55 House next to Lots # 3 & 4
13485 Hwy 55 House next to Lot # 1
McCall ID 83638



C.U.P. 26-006 Idaho Tree Equipment Storage and Employee Housing

They are questioning this C.U.P. in a Residential Subdivision located at 13480 Gunsmoke Road.

Valley County's Comprehensive Plan clearly states the purpose of the ordinance is to protect our property rights , property values and discourage urban sprawl . This property is located on highway 55 on the Payette River Scenic Byway . We need to start protecting it and try to keep the natural landscaping of the valley.

Currently Lot #1 and Lot #4 both have commercial C.U.P.'s . If this request is approved, then this would change the Residential Subdivision into a Commercial Subdivision and create a commercial hub between Donnelly and Lake Fork . I feel this will see a precedent for additional commercial business along the Highway in the section. Most of the area between Donnelly and Lake Fork is agricultural land. The speed limit is 65 MPR and this is a dangerous section on the highway , where cars often pass. Several large businesses have been built along the highway going into McCall and it has changed the scenic views . For public safety , I feel that we need to reduce the number of times we have to stop and start within the 10-mile drive into McCall .

The application states that they will access lot # 2 from Gunsmoke road. This is a dead-in- road and requires Cul-de-sac for turning around, and snow storage and the Fire Truck turn around. This has not been built . Currently cars will turn around on our property , large trucks will back up down our driveway , until they can get turned around . The large trucks will enter off the highway 55 between Lot # 3 & Lot #4. The Subdivision Plot Plan shows the required " Fire Truck " turn around at this location. This has not been built yet, but is much needed , There is a fence that runs down the center of this area. This is a safety concern and should be addressed and finished before the application is accepted. Lot #4 is ED Staub & Sons Propane storage yard and close to our house. . This subdivision was developed in 2006, but the roads and infrastructure were never completed . I brought this safety concern up , each time to the P & Z , when they were reviewing C.U.P. 's for Lot #1 and Lot #4. I was told that they would be completed when lot # 2 & lot #3 were developed .

The application letter states that they will be purchasing these 2 lots but does not give a date . It also states that they plan to build 2 working housing units that will be 1200 sq ft. each. It does not show how many parking spots they will need and where they will be located on the property. In the application, he does not state how many employees he currently employs and how many of them are in need of working housing . The application letter states that they will be used for his employees but then on the form he has listed they will also be used for the Valley County residents. . On the form he has marked stick buildings , manufactures homes ans tiny homes. I feel he needs to clarify this information and makes me wonder if he plans to add additional building to this site at a later date. This was a problem on Lot #1 . Dusty Bitton from Pine Top Custom Homes , stated that he was building a large shop on his property for his business use, but he changed his plans and built 6 apartments for working housing without a C.U.P. We asked the P & Z to have him submit an application and go through the correct process, but it really did not matter , because the building was already completed .The

application states that they will not start building for 3-5 years., but they will use RV 's for working housing . When will this start? I feel that they need to come back and request the C.U,P when they are ready to build , because this time the zoning regulations could change. Most C.U.P.s are finished within one year. or need to be updated.

The site plan is not marked to show Gunsmoke road as the front of the property , but this is the access point on the Subdivision plot plan . The site plan they submitted does not show their driveway coming off of Gunsmoke road. Gunsmoke road , dead ends at the top upper right corner of the property. The site plan shows only a 10 Ft set back on the property line ,but this should be 50 ft for commercial use and as it also goes along our driveway road . I also feel that they are removing too many trees and not replacing any landscape. The plan shows it will be covered in gravel .

I feel if this application is approved and it turns into a commercial hub; this will decrease our house and property value .
Thank you for reviewing our concerns ,
Scott & Donna Keithley