Valley County Planning and Zoning Department

700 S. Main ST | PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115

Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT ☑ Check # _____ or ☐ Cash or ☐ Card

FILE # CUP 26-29 FEE $ 250-

ACCEPTED BY _____ DEPOSIT _____

CROSS REFERENCE FILE(S): 18-14, 18-05, 19-09, 24-01 DATE 10-23-2026

PROPOSED USE: Amend CUP 19-09

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: _____ **Date:** 10/23/2026

By signing, you are agreeing to allow County staff to inspect the property identified in the application.

The following must be completed and submitted with the conditional use permit application:

- ☑ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☑ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☑ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☑ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☑ A **lighting plan**.
- ☑ **Names and addresses of property owners within 300 feet of the property lines.** Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required. Staff may notice more than 300 feet based on adjacent ownership and potential for impacts.
- ☑ **Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☑ **A Development Agreement may be required**. Possible road mitigation should be discussed with the Valley County Road and Bridge Director, 208-382-7195.

We recommend you review the Valley County Code online at www.co.valley.id.us or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

Date of Pre-Application Meeting with Staff: 10/15/2026

Staff Name(s): Cynda Herrick

CONTACT INFORMATION

APPLICANT The Retreat McCall LLC / Colby Rampton PHONE 208-315-7248

Owner ☑ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS PO Box 2481, McCall ID ZIP 83638

EMAIL crampton@theretreatmccall.com

PROPERTY OWNER same

MAILING ADDRESS _____ ZIP _____

EMAIL _____

AGENT / REPRESENTATIVE same PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) same

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 1400 Boulder Lake Road, McCall ID 83638

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

_____

TAX PARCEL NUMBER(S) *RP* RP18N04E198555, RP18N04E198403

Quarter E1/2 SW 1/4 Section 19 Township 18N Range 4E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☑ Industrial ☐
2. SIZE OF PROPERTY 40 Acres ☑ or Square Feet ☐
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
   Lodging, events
4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: n/a
5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
   North state land
   South private land
   East state land
   West state land

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 35

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
   Number of Proposed Structures: 2 Number of Existing Structures: 1

Proposed Gross Square Feet		Existing Gross Square Feet	
1st Floor	6290	1st Floor	4307
2nd Floor	0	2nd Floor	3702
Total	6290	Total	8009

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ _____

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:
   Percentage of site devoted to building coverage: <1%
   Percentage of site devoted to landscaping: 8%
   Percentage of site devoted to roads or driveways: 5%
   Percentage of site devoted to other uses: 86%, describe: natural landscaping
   Total: 100%

10. PARKING (If applicable):

		Office Use Only
a. Handicapped spaces proposed:	4	Handicapped spaces required: _____
b. Parking spaces proposed:	80	Parking spaces required: _____
c. Number of compact spaces proposed:	_____	Number of compact spaces allowed: _____
d. Restricted parking spaces proposed:	_____	
e. Are you proposing off-site parking:	_____	

11. SETBACKS:

	BUILDING Proposed	Office Use Only Required	PARKING Proposed	Office Use Only Required
Front	within approx 50 feet	_____	within approx 50 feet	_____
Rear	within approx 50 feet	_____	within approx 50 feet	_____
Side	within approx 50 feet	_____	within approx 50 feet	_____
Side Street	within approx 50 feet	_____	within approx 50 feet	_____

12. ROADS USED TO ACCESS SITE:
    Describe how the site will be accessed: 2 existing driveways that already connect to Boulder Lake Road

Existing roads are: Publicly maintained? ☐ Privately Maintained? ☑ or Combination of both? ☐
Existing road construction: Gravel ☑ Paved ☐ or Combination of both? ☐

Primarily heavy truck traffic? Yes ☐ No ☑ Combination ☐

Anticipated Trip Generation by passenger vehicles: 100 Per Day ☐ Per Week ☑

Anticipated Trip Generation by heavy equipment: _____ Per Day ☐ Per Week ☑

The rates shown are recommended for general traffic estimation. Trip generation rates are subject to approval by the Valley County Engineer. Source: ITE – Trip Generation Manual

Roadway capacities and Levels of Service shall be evaluated according to the recommendation of the Transportation Research Board – Highway Capacity Manual, current edition. A level of service rating of C or better is required for all County roads.

Valley County Minimum Standards for Road Design and Construction - ITE – Trip Generation Manual		
Land Use	Unit	Average Daily Traffic Vehicle Per Day
Residential	Dwelling Unit	8
Retail	1000 sqft	40
Industrial	1000 sqft	10

13. DRIVEWAYS:

Will a new access point to a road be created? Yes ☐ No ☑ If so, who owns the road? _____

Must show access points, driveways, and internal roadways on site plan.

Are shared driveways proposed? If so, please explain why. Yes ☐ No ☑

_____

14. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
electricity

15. PROPOSED UTILITIES: _____

Proposed utility easement widths _____ Locations _____

16. SEWAGE WASTE DISPOSAL METHOD: Septic ☑ Central Sewage Treatment Facility ☐
If central sewer: North Lake RSWD ☐ Payette Lakes RWSD ☐ OTHER: _____

17. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individua Well: ☑

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well adjacent parcel Depth 190 feet Flow 10gpm

18. DRAINAGE (Proposed method of on-site retention): to be submitted with building plans

Any special drains? no (Please attach map)

Soil type(s): C1
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

19. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☑

20. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☑ No ☐

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☑

22. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.
Yes ☑ No ☐

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☑ No ☐
If yes, explain:
All structures will be built on relatively flat areas of the lot, so minimal site grading is anticipated.
Same goes with parking. Site grading plans will be submitted with building plans.

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☑
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☑
If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and/or are in an irrigation district.

24c. SUBMIT LETTER FROM IRRIGATION DISTRICT if you are in an irrigation district.

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT

27. COMPETE ATTACHED IMPACT REPORT

Valley County Property Tax Exemption Program
Eligibility Guide for New and Expanding Businesses

New and expanding businesses *may qualify* for a property tax exemption of up to **5 years** by meeting the requirements of Idaho Code § 63-602NN. Applications must be filed with the Valley County Assessor's Office prior to the commencement of construction.

ELIGIBILITY REQUIREMENTS
To be considered for this exemption, applicants must meet the following requirements:
- Submit a completed application before any construction activity begins, including building permits, excavation, or site preparation.
- The exemption period may not exceed 5 years and is subject to approval by the Valley County Board of Commissioners.
- Retail sales businesses are not eligible for this exemption.
- Mixed-use developments may qualify; however, retail sales areas are excluded from eligibility.

WORKFORCE HOUSING ELIGIBILITY
Housing developments may qualify provided all of the following criteria are met:
- Each multi-family structure contains at least five (5) dwelling units; or
- Multiple structures are constructed as one project totaling at least five (5) dwelling units.
- The project provides local workforce housing.
- Short-term rental use is prohibited.
- Dwelling units may not be individually sold (for example, condominium developments are not eligible).

REMODELS AND ADDITIONS
For existing businesses:
- Only the newly constructed or remodeled portion of the property may qualify for the exemption.
- Retail sales remodels and additions are not eligible.

CONTACT INFORMATION
For questions regarding eligibility, application requirements, or the exemption process under Idaho Code § 63-602NN, please contact the Valley County Assessor's Office at 208-382-7126.

Irrigation Plan

(Idaho Code 31-3805)

This land: □ Has water rights available to it
□ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity … **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or

B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:

   1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.

   2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? _____ Yes _____ No

2. What is the name of the irrigation district/company and drainage entities servicing the property?

   Irrigation: _____

   Drainage: _____

3. How many acres is the property being subdivided? _____

4. What percentage of this property has water? _____

5. How many inches of water are available to the property? _____

6. How is the land currently irrigated? □ surface □ sprinkler □ irrigation well
   □ above ground pipe □ underground pipe

7. How is the land to be irrigated after it is subdivided? □ surface □ sprinkler □ irrigation well
   □ above ground pipe □ underground pipe

8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

   _____

   _____

9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

_____

_____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

_____

_____

_____

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction ⟶).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

==========Applicant Acknowledgement==========

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: _____ Date: _____/_____/_____

Applicant

VALLEY COUNTY

WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By:_____
Applicant

By: *Valley County Weed Supervisor*

Date: 10/23/2026

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- **An impact report shall be required for all proposed Conditional Uses.**
- **Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.**
- **The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:**

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

   In total, it should not change traffic hardly at all, as we are not requesting larger group sizes. We are simply requesting to be able to park them onsite rather than 1,000 feet down the main road.

2. Provision for the mitigation of impacts on housing affordability.

   n/a

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

   Noise levels of course increase during construction. However, since there are currently no inhabitants in the surrounding area, impact would be minimal. Commercial activities already include use of temporary speakers for music and PA.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

   Structures, vehicles, and lighting will all sit below the general treeline and out of view of others.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

   We are off of Boulder Lake Road. It's a dirt road, there will be some dust. The proposed changes should not affect the dust amount.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

   Water will by supplied by well and discharged via septic system. Perc tests have come back favorably on multiple test sites so far. There are no surface water/wetland/flood prone areas close to the building site.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

According to McCall Fire, our proposed use of the land poses a small fire risk because of the placement of fire rings and lack of other sources of combustion within the structures. Venue structure will likely require sprinkler systems and some form of onsite water storage.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

The goal is to maintain as much of the existing character of the land as possible. We will use BMPs to re-vegetate disturbed soils and allow for regrowth of natural foilage. Since minimal site grading is required, impact on soils/slopes/embankments will be low.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

See above

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

See above

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

See above

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

Proposed structure will be screened from Boulder Lake Road.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

Proposed venue location has a pleasant view.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

As a venue that will generally cater to guests from outside Valley County, we will help support increased local expenditures for food, activities, etc. We will also provide onsite employment for local residents and increased patrons to existing local businesses. Based off projected guest counts at the venue, we anticipate our guests would spend tens and potentially in the hundreds of thousands of dollars in the local economy.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

No change from current CUP scope

16. State how the proposed development will impact existing developments providing the same or similar products or services.

No change from current CUP scope

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

No change from current CUP scope

18. What will be the impacts of a project abandoned at partial completion?

It will look ugly. But it won't be seen by anybody except trespassers since it will be in the middle of a forested private lot.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

1 building for lodging (already completed), 1 building for meeting space, 14300 sf total

20. Stages of development in geographic terms and proposed construction time schedule.

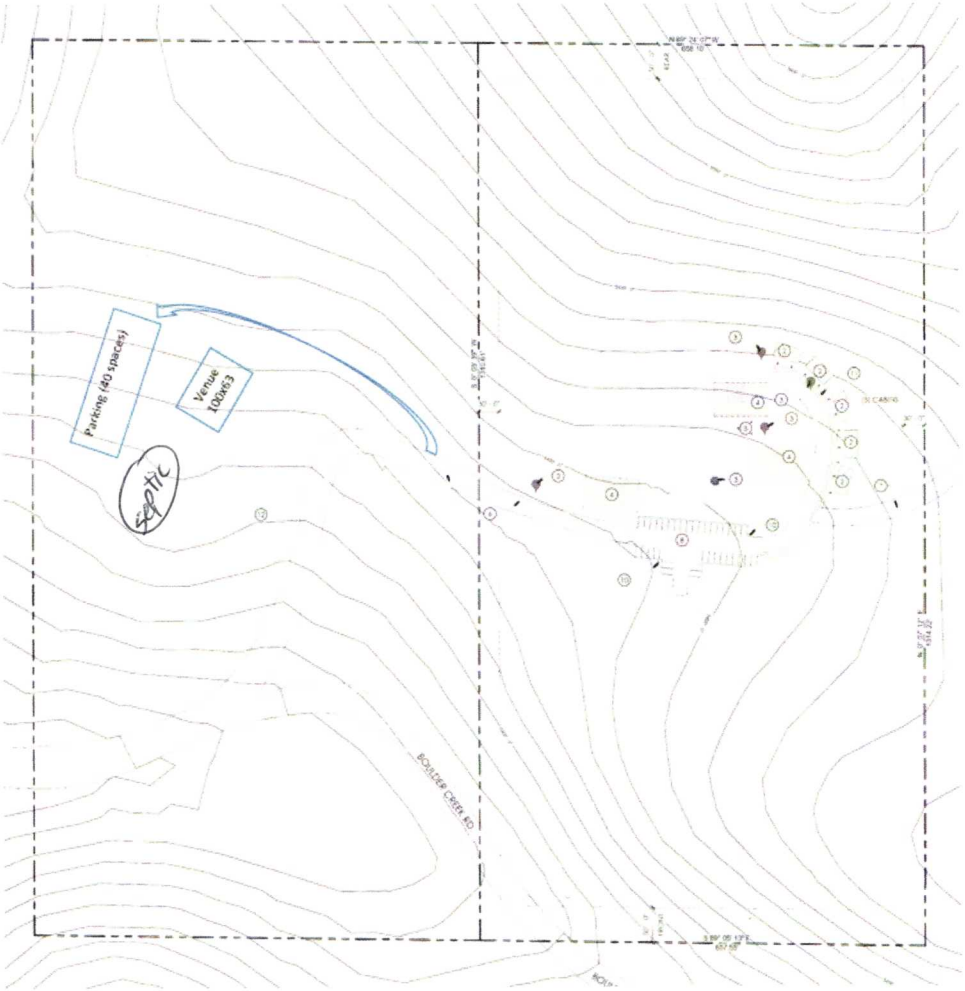
We anticipate starting construction in 2027 or 2028. No later than starting in 2029.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

n/a

Moving the venue (meeting space) building

We are requesting to move the venue (meeting space) building about 550 feet west from the original site plan placement. Total square footage for final buildout will remain the same, at 14,300 sf total for all structures. The venue structure will be at about 6,300 sf.



Parking spaces

We would like to add an additional 40 parking spaces on the backside of that venue building.

Currently we have about 40 parking spaces by the lodging building. We are permitted to do events of up to 120 people. When we run out of parking spaces there, we direct them to park ¼ mile down the road at Turkey Track on IDL land (highlighted yellow below) and then shuttle them up from there.

It would seem sensible that we have enough parking onsite to accommodate all guests rather than just parking them down the road. It is not changing the number of cars already coming onto Boulder Lake Road; if anything it probably slightly reduces trips on the road because you're not shuttling them up to the property and then back down again.

Most events average about 2 people per car. There is about 1,000 feet between the existing lodging and proposed venue space location, so it would make sense to have parking available at the venue space so that people can move their cars back and forth as needed on the property.

Most of the time, our events are between 20-100 people, but we do occasionally bump up near the 120 mark.



Landscaping Plan

The landscaping plan is extremely simple. We want to preserve the "woodsy" feel of the venue; hence, we will use/keep naturally-occurring trees and vegetation wherever possible. In areas that are clear and simply have brush piles/stumps/weeds growing, or when trees may be removed for building purposes, we will plant native meadow grass or trees, similar to what has already been done for the lodging structure.

Site Grading Plan

Generally in Valley County a site grading plan has been submitted at the same time as building plans, and the project does not move forward until those approvals have been granted. We anticipate the same treatment here. We plan on implementing necessary BMPs (Best Management Practices) for stormwater management. We will create specific construction/site grading plans upon approval of the CUP. The construction/site grading plans and drawings will be engineered and approved by Valley County.

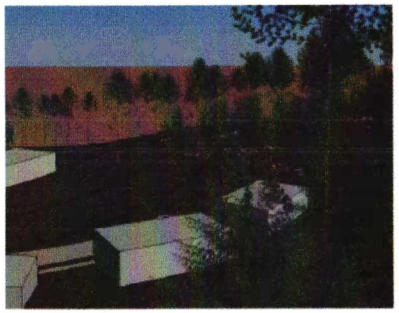
Lighting Plan

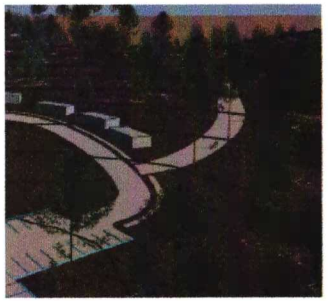
The lighting plan will be organized along two guiding principles: to ensure safety of guests, and to ensure visibility of the night sky. Hence, we anticipate we will have lighting in the parking area, along pathways, and at entrances to structures. Lighting will be shielded and downward-facing in accordance with Dark Sky guidelines and similar to what has already been done on the lodging building.

Names and addresses of property owners within 300 feet

Ken and Leslie Egli
7926 W Rockhaven Dr
Eagle, ID 83616

Original site plan

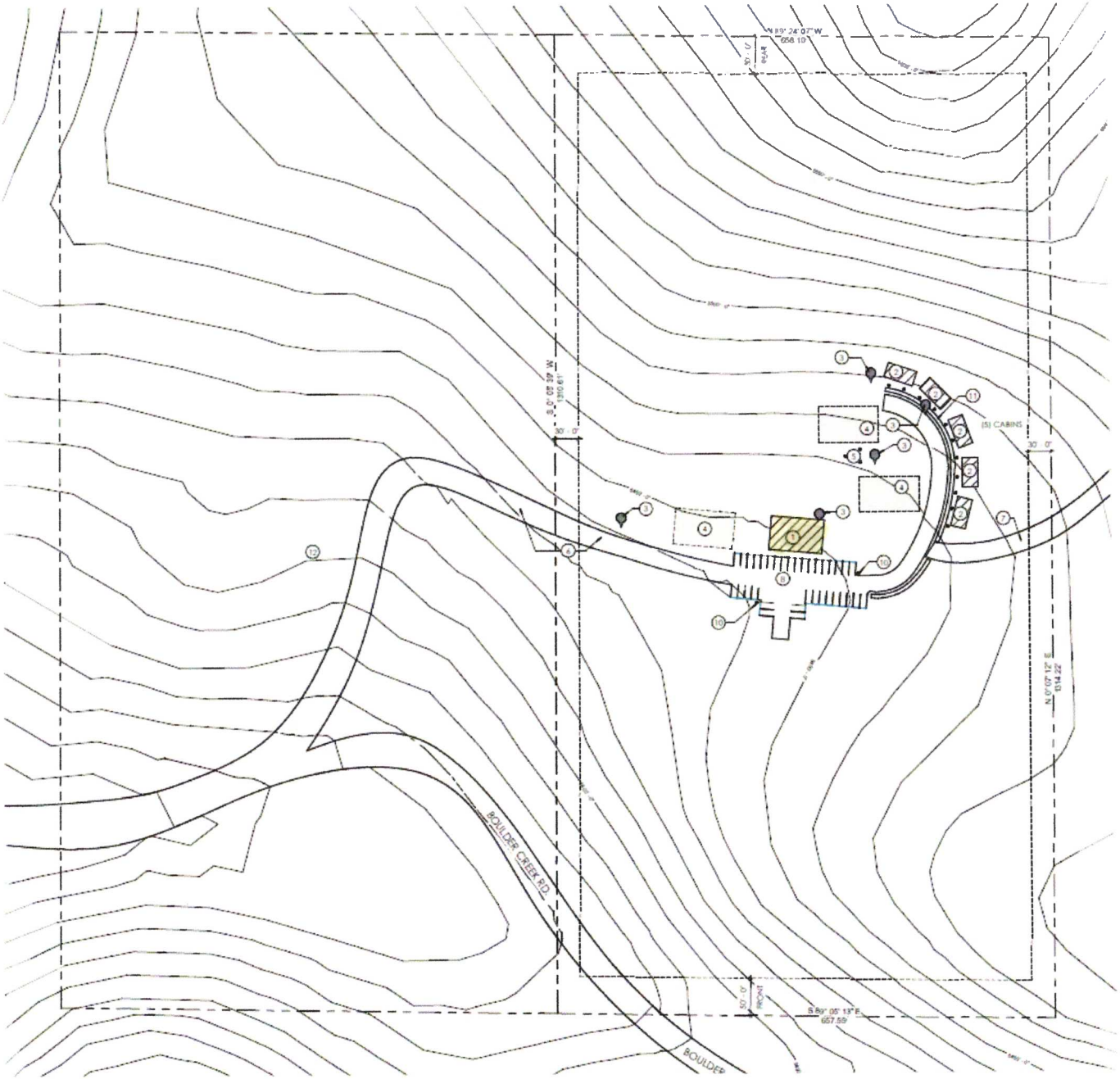




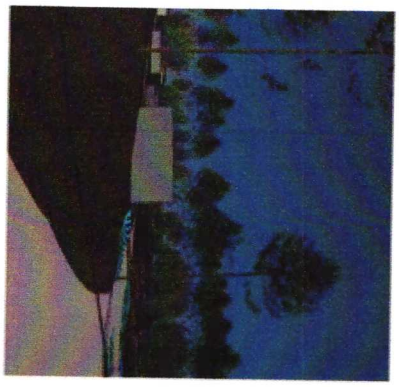


SITE NOTES

#	Note
1	VENUE BUILDING 70FT x 65FT
2	CABIN DUPLEX 40FT x 20FT
3	SOIL PERCOLATION TEST SITE
4	DRAIN FIELD
5	OPEN GREEN SPACE WITH 3 FIRE PITS
6	MAINTAIN EXISTING AS FIRE ACCESS FROM WEST PARCEL
7	TMPD FIRE ACCESS (SNOW TRAIL) CONNECT TO POORMAN CREEK
8	PARKING & TRUCK TURN AROUND
10	PARKING AREA LIGHTING
11	WALK PATH W/ PATH LIGHTING 20FT O.C.
12	ACCESS FROM WEST LOT (NO CHANGE ON PROPERTY)

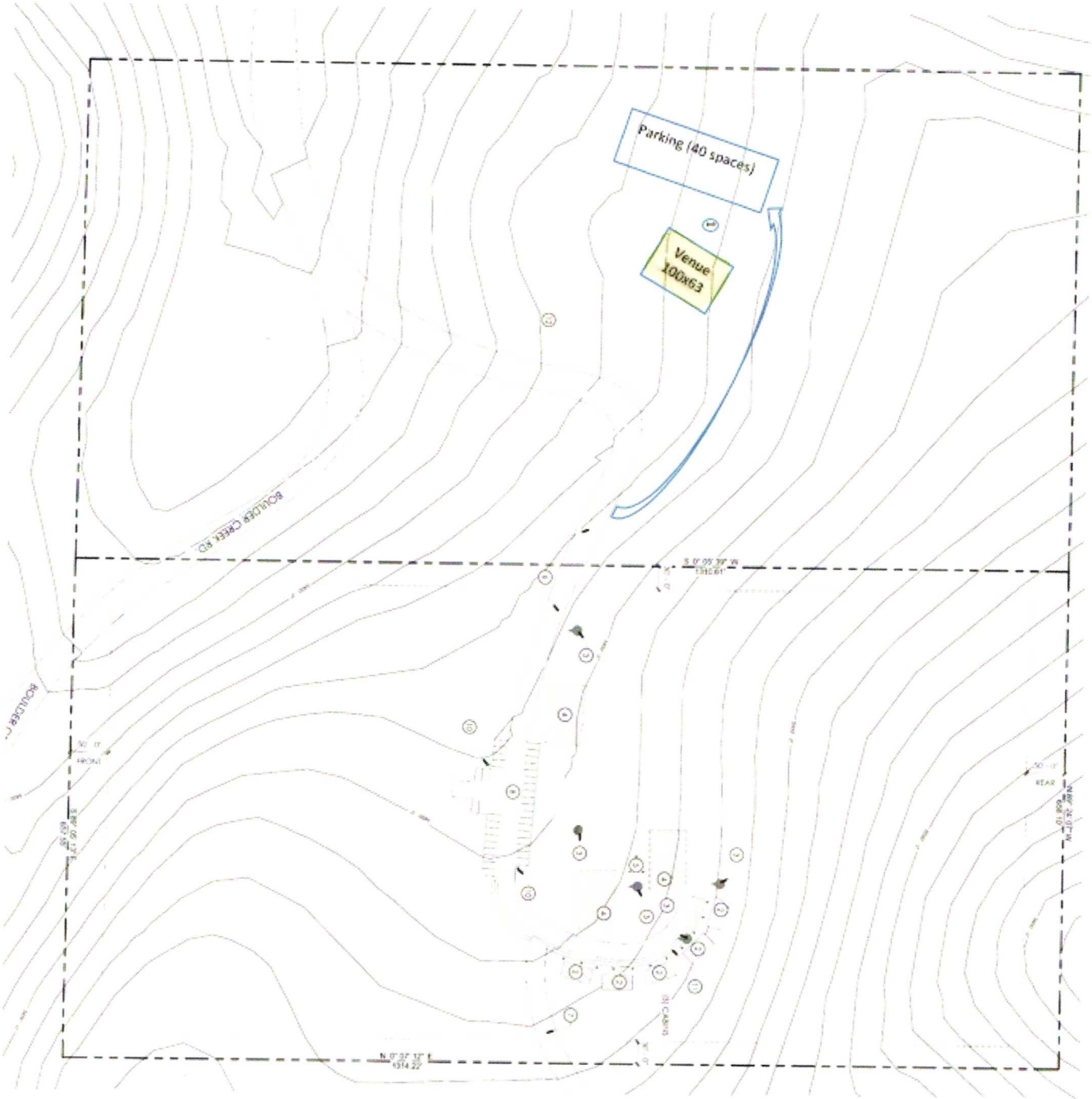


New site plan









Statement of Intent for Central District Health

There are no changes being proposed for the venue building other than the location, so we are including this just as a reminder of what was approved in 2019.

The main venue space will host groups between 30-120 people, depending on the type of event. Generally these events will be business retreats, family reunions, or weddings. Business retreats and family reunions will generally be around 25-40 people. Most destination weddings in McCall are between 75-100 guests. The venue space will not have any shower or commercial kitchen facilities; just standard bathrooms. There will be a warming kitchen for caterers to use to stage their food at. A washer and dryer will also be located in the venue to launder bedding and towels at the end of a group's stay. Soil tests from Lot 2 have come back as C1 soils. Several additional perc tests are in place and have come back with acceptable water level readings.