

Valley County Planning and Zoning

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STAFF REPORT: CUP 26-026 Hazzard Bunkhouse Rental
MEETING DATE: October 8, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Kelsey Hazzard, 156 Boulder PL, Donnelly ID 83615
Kelsey Jordan Hazzard, 5685 E Deer Ridge ST, Boise ID 83716
LOCATION: 56 Boulder Place
Boulder Creek Meadows Sub Lot 81 in the SWSW Section 22,
T.16N, R.3E, Boise Meridian, Valley County, Idaho
SIZE 0.46 acres
REQUEST: Short-Term Rental of a Bunkhouse
EXISTING LAND USE: 1,156-sqft Single-Family Residential Home

Kelsey Hazzard is requesting a conditional use permit to short-term rent a bunkhouse. The proposed structure would be an approximately 500-sqft detached A-frame on the rear portion of a lot. The existing 1,156-sqft home is also being rented for short-term periods. The lot is 0.46 acres.

The bunkhouse structure would be expected to accommodate 2-4 guests.

The bunkhouse would contain a bathroom, a sleeping area, and potentially a sleeping loft. There would be no full-size kitchen, full-size kitchen appliances, a permanent range, oven, nor cooktop.

On-site parking would be provided for the bunkhouse guests by extending the driveway.

Access would be from an existing driveway onto Boulder Place, a public road. Both the home and bunkhouse would share the same driveway.

Existing water, sewer, and electrical services would be extended to the bunkhouse.

FINDINGS:

1. A pre-application meeting was held with Staff on August 19, 2026.
2. The application was submitted on August 21, 2026.
3. Legal notice was posted in the *Star News* on September 17, 2026, and September 24, 2026. The applicant was notified by letter on September 8, 2026. Potentially affected

agencies were notified on September 8, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on September 8, 2026. The notice was posted online at www.co.valley.id.us on September 8, 2026. The site was posted on September 17, 2026.

4. Agency comment received:

Jerry Holenbeck, Donnelly Fire Marshal, listed requirements regarding driveways, addressing, and wildfire mitigation. A dimensioned site plan showing the exact measured driveway length from the edge of Boulder Place to the farthest exterior wall of the proposed bunkhouse is required. If greater than 150 feet, an approved turnaround will be necessary. Final constructed driveway must be inspected and approved by Donnelly Fire prior to building permit being issued. Must maintain defensible space around both residences, to the extent practical. (September 23, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated detailed site grading and drainage plans are not required. However, any additional stormwater runoff generated by the new structure must be retained on site. The retention measures are not required to be engineered. (September 29, 2026)

Brent Copes, Central District Health, stated CDH has no record of a septic system on this property. (September 30, 2026). *Staff Comment – the property has central sewer.*

5. Public comment received: *none*

6. Physical characteristics of the site: Relatively flat, contains both manicured lawn and conifers.

7. The surrounding land use and zoning includes:

North: Single-family Residential Parcels with Homes

South: Single-family Residential Lots (Boulder Creek Meadows Subdivision)

East: Single-family Residential Lots (Boulder Creek Meadows Subdivision)

West: Single-family Residential Lots (Boulder Creek Meadows Subdivision)

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

- 2. Residential Uses
- 5. Commercial Uses (c) Service Business (Motel, hotel, apartments, resorts, bed and breakfast, or lodge)

Review of Title 9 should be done.

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.

9-4-3-2: SETBACKS:

- A. Buildings Exceeding Three Feet In Height: The setbacks for all buildings exceeding three feet (3') in height shall be in accordance with section 9-4-8, table 4-A of this chapter.
- B. Setback From Highway 55: All buildings 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.
- C. High Water Lines And Ditches: All residential buildings shall be set back at least fifty feet (50') from

high water lines and ditches. All other buildings shall be set back at least one hundred feet (100') from high water lines and ditches.

1. The setback shall be from the base flood elevation if there is a determined flood elevation or a high-water line where vegetation is denuded.
 2. In order to provide for ecological function and ensure water quality benefits are preserved, a minimum twenty-five (25') area adjacent to the waterbody must be maintained to reduce erosion and enhance habitat protection. This area may consist of a vegetative buffer, bank stabilization measures, or a combination thereof.
 3. Vegetation shall be native.
 4. No vegetation can be planted that requires fertilizers. Fertilizer shall not be used in the setback area.
 5. A five feet (5') permeable pathway will be allowed to access through the vegetative buffer. The pathway cannot cause water to flow directly into the waterbody without proper filtration.
 6. See requirements in VCC 9-6-6 Riparian Area Overlay.
- D. Front Yard: Front yard shall be determined by the structure establishing the principal use on the property and the access street or road.
- E. Encroachment By Other Structures: No other structures may encroach on the yards determined for the structure establishing the principal use.
- F. Measurement: Setbacks shall be measured horizontally, perpendicular to the property line, to the nearest corner or projections or overhang.
- G. Adjustment Of Front Or Rear Yard Setbacks: The minimum front or rear yard setbacks may be adjusted to allow a proposed principal use building to conform with the average setback of existing similar buildings on adjoining properties within the same block; however, no setback may be less than seven and one-half feet (7.5').

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.

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.
- C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- 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.
- H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

9-5A-2: ROADS AND DRIVEWAYS:

9-5A-4: LANDSCAPING:

9-5A-5: FENCING:

9-5B-2: LIGHTING:

9-5B-4: EMISSIONS:

- 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-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-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.

SUMMARY:

Staff's compatibility rating is +27.

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, Northlake Sewer and Water District, Water District 65D, and a herd district. It is not within an irrigation district.
2. Question for the applicant:
 - Do wood-burning devices exist or are proposed for the home or bunkhouse?
 - Is there adequate parking for the main residence without blocking access to the bunkhouse? (Maximum lot coverage is 40% - impervious areas.)

We are not allowed to require permits for short-term rentals per Idaho Code. However, the bunkhouse is not a residence, it is more like a motel room or lodge. If it had a kitchen, it could be a residence and qualify as a short-term rental. However, the lot is not large enough to provide for density requirements of 2.5 dwelling units per acre.

IC 63-1803 "Short-term rental" or "vacation rental" means any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or owner-occupied residential home that is offered for a fee and for thirty (30) days or less. Short-term rental or vacation rental does not include a unit that is used for any retail, restaurant, banquet space, event center or another similar use.

IC 67-6539 (5) No county or city shall require a license, fee, permit, certification, or registration to operate a short-term rental.

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.

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 and Street View
- Assessor Plat – T.16N R.3E Section 22
- Boulder Creek Meadows Subdivision – Annotated Plat
- Pictures Taken September 17, 2026
- Site Plan
- Responses
- Outdoor Lighting Flyer

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within two years, or a permit extension will be required.
5. A building permit will be required for the bunkhouse.
6. North Lake Recreational Sewer and Water District approval is required for a building permit.
7. A letter of approval is required from Donnelly Fire Department prior to issuance of the building permit.

8. Any additional stormwater runoff generated by the new structure must be retained on site.
9. Shall clearly post the address on both the house and bunkhouse. Different addresses for each building shall be assigned.
10. 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.
11. All noxious weeds on the property must be eradicated.
12. Guests must restrain pets and not allow them to roam off the property.
13. Must retain vegetative screening along east, west, and north property lines.
14. Snow must be stored on-site.
15. Must remove dead trees and debris to reduce fire risk.
16. Maximum number of guests for bunkhouse is 2 guests and 1 vehicle.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

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?

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

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?

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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?

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

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
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	-1	+2	-1	-2	+1	+2	+1
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1	+1	-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
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
8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	-1	+2	+1	+1	-1	+1	-2	-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
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1		+1	+1		+1	+1	-1	+1	+1	+1	+1	+1	+1	+1	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2		-1	-1	+1	+2	-1	+1	+1	+1	+1	+1	+1	+1	+1	-1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1		+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR PLANT	+1	-2	-2	-2	-2	-2	-2		-2	-2	-1	+1		-1	-1	-1	-2	-2	-2	-1	+2	+2	+2
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
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
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1		+2	+1	+1	+1	-2		+1	-2	+1	+2	+2	+1	+2	-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
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1		+1	+1	+1	+2	+2		+2	+2	+1		+2	+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1		+1	+1	+1	+1	-2		+1	-2	+2	-1		+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1		-1	-1	+1	+1	-1		+2	-2	+1	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1		+1	+1	+1	+2	+2		+2	+2	+2	+2	+2			+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2		-2	-2	-1	+1	+2		-1	-1	-1	-2	-1	-2	-2		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2		-1	-2	+2	+1	+1	+2	+1	+1	-1	-2	-1	-2	+1	+1	+2

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 18
Service

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

S.F. Subdivision

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

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

S.F. Residential

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

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

See 1+2 with RV Park

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

It is large enough (1/2 acre) and has trees.

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

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

Yes

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

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?

More recreation oriented.

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

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

May generate noise and frivolity.

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

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Yes

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

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

Yes

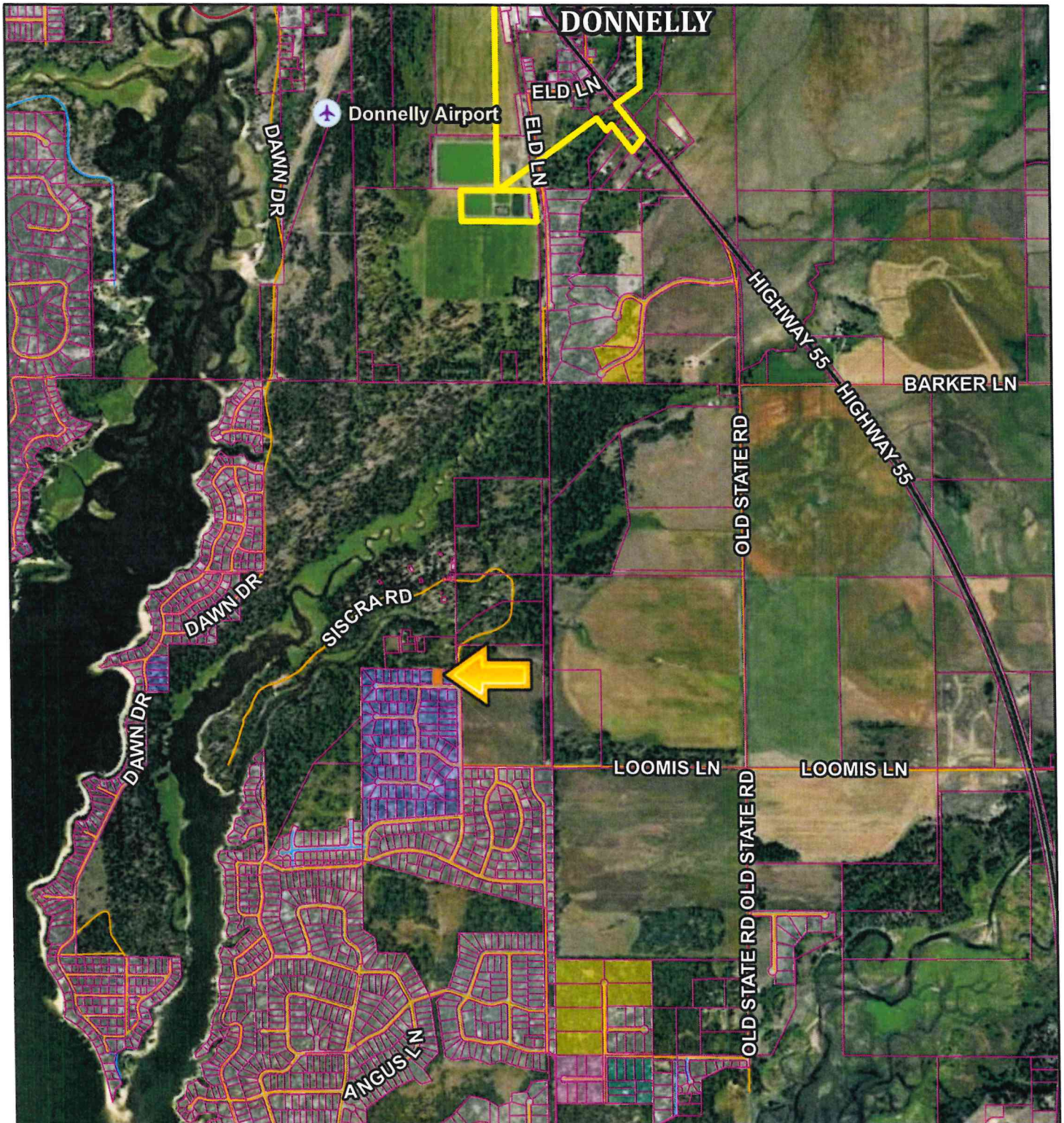
Sub-Total (+) 27

Sub-Total (--) -

Total Score +27

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

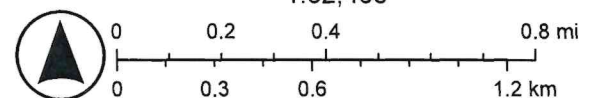
CUP 26-026 Location Map



8/27/2026, 1:56:42 PM

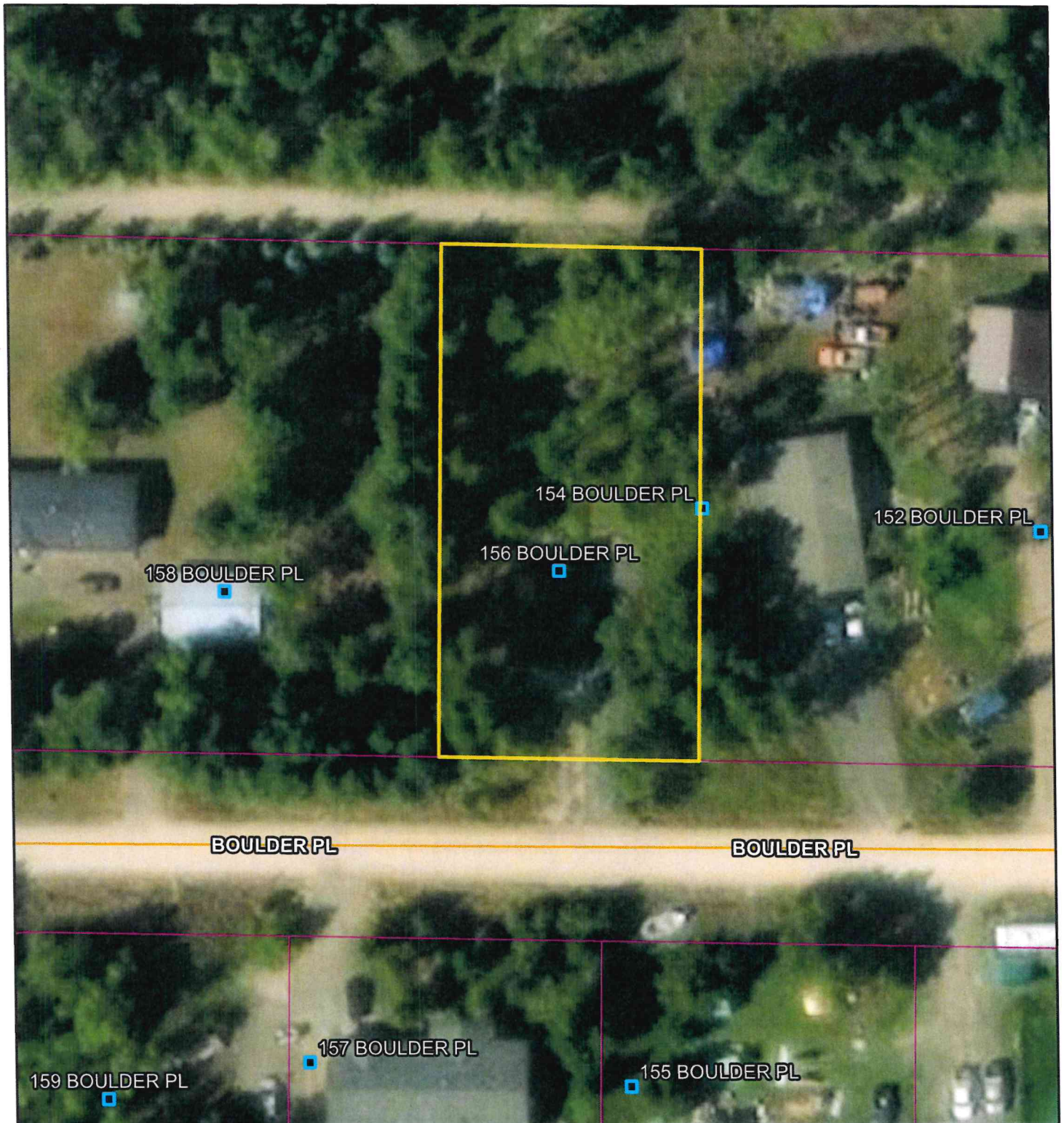
1:32,468

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



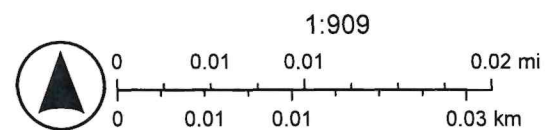
Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Vantor

CUP 26-026 Aerial



8/27/2026, 1:41:12 PM

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

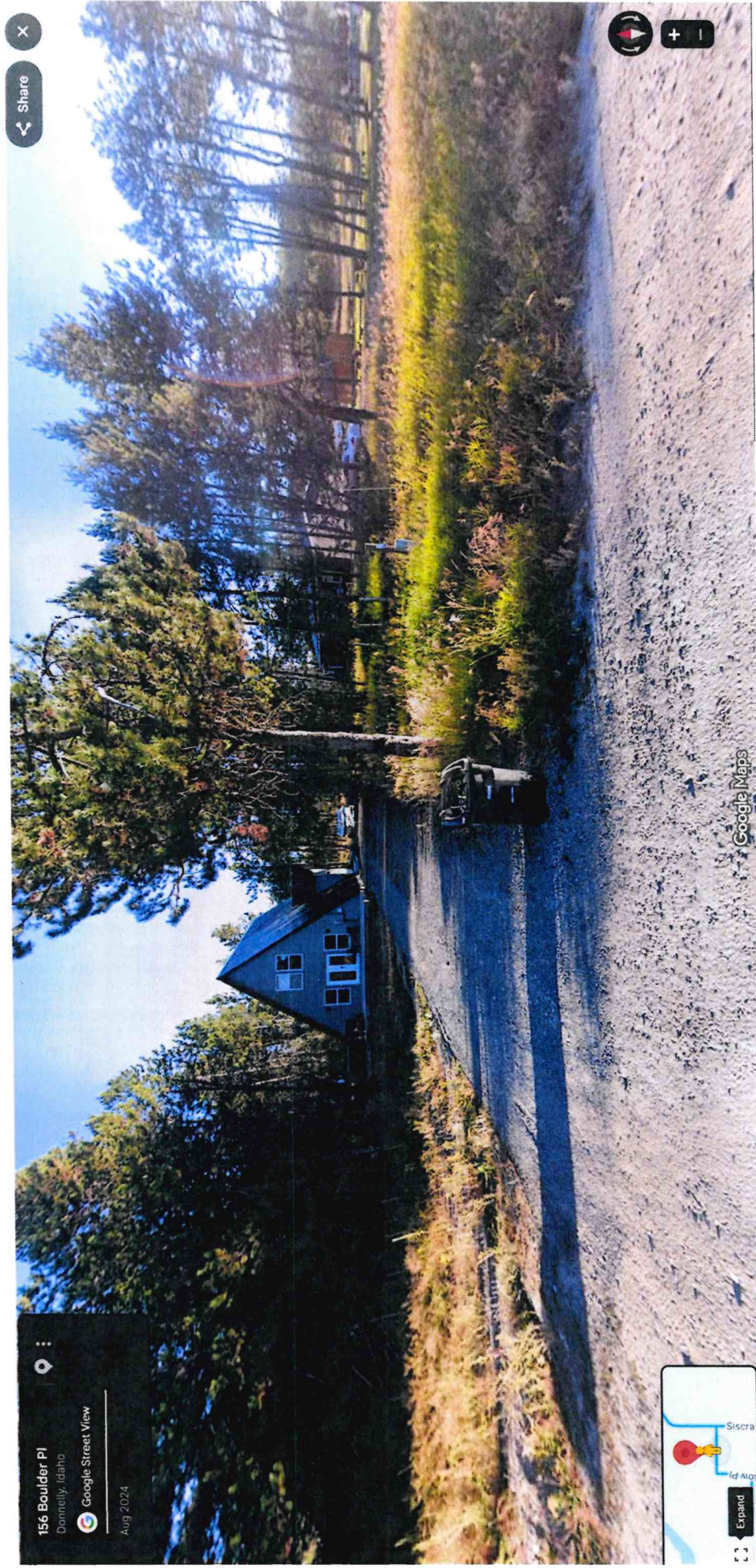


Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Microsoft, Vantor

Google Maps – Aerial View



Looking Northerly from Boulder Place
(Source Google Maps – Street View, August 2024)

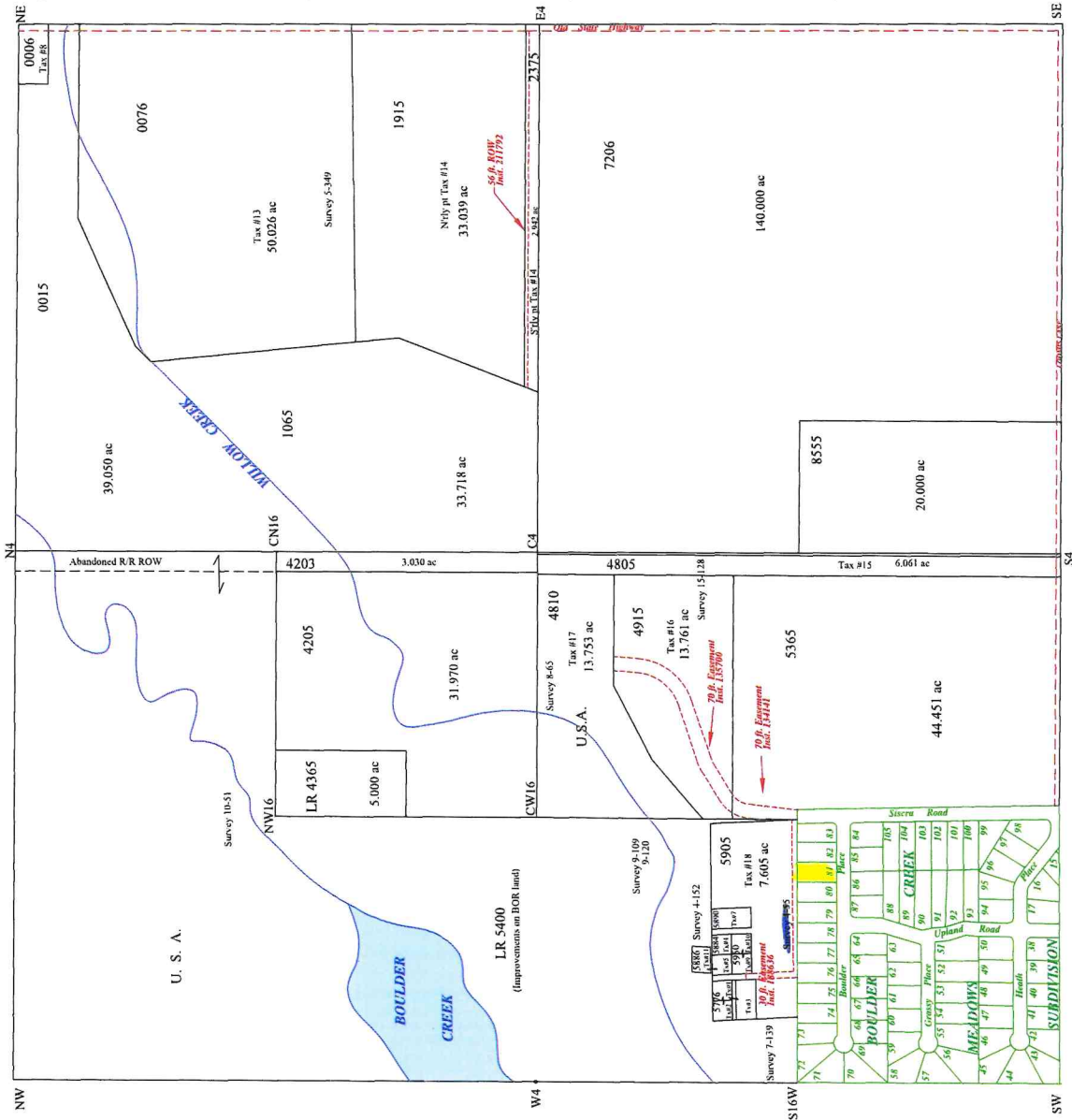


PLAT TITLE

T W P . 1 6 N R O 3 E S E C . 2 2

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

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 7/28/2025
Drawn by: L. Frederick

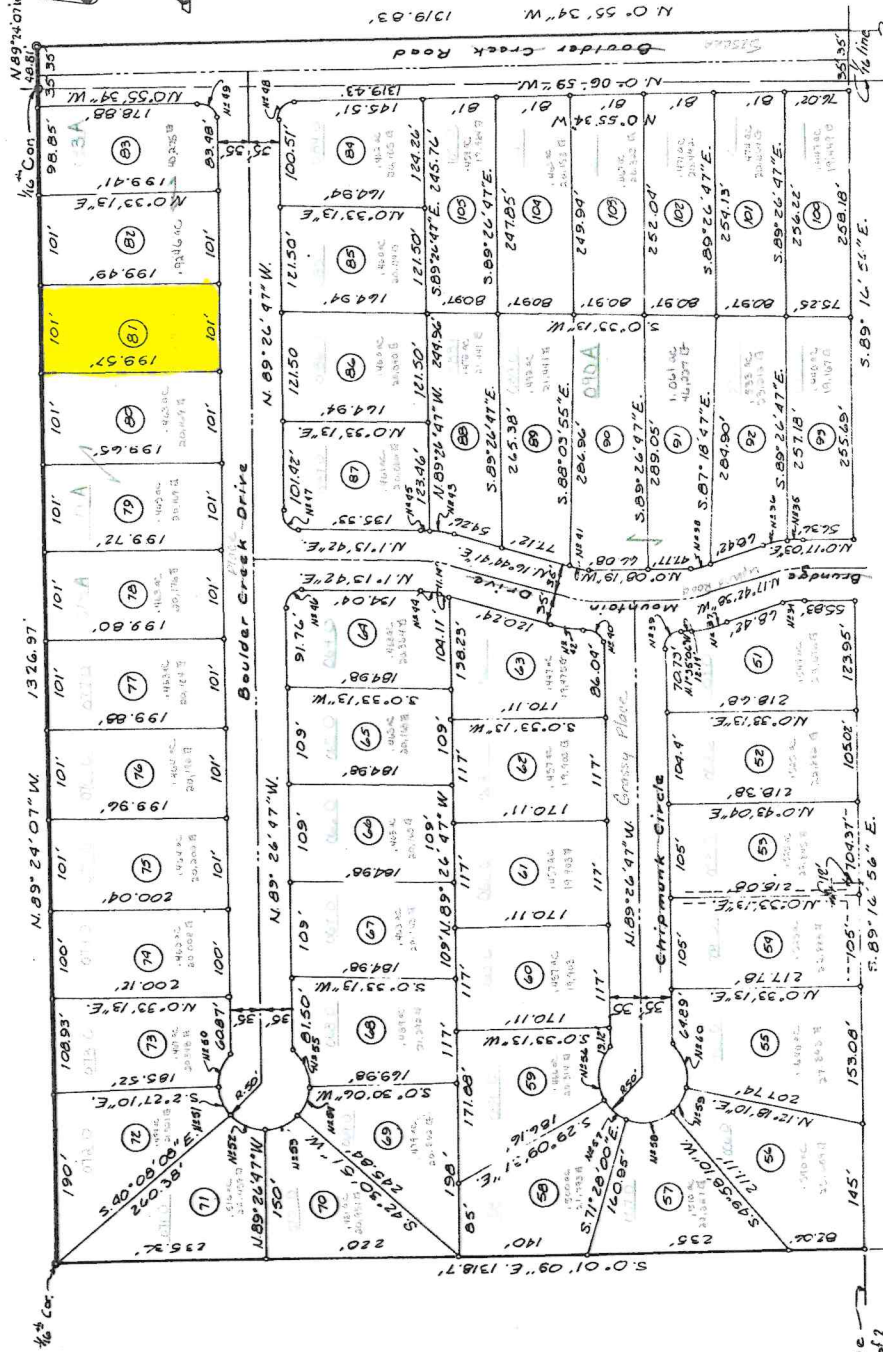


BOULDER CREEK MEADOWS SUBDIVISION

A PORTION OF THE NW 1/4 OF SECTION 27 & SW 1/4 OF SECTION 22 - T.16N. - R.3E. - B.M.
ENGINEERS: SMITH & MONROE ENGINEERS INC.
VALLEY COUNTY, IDAHO

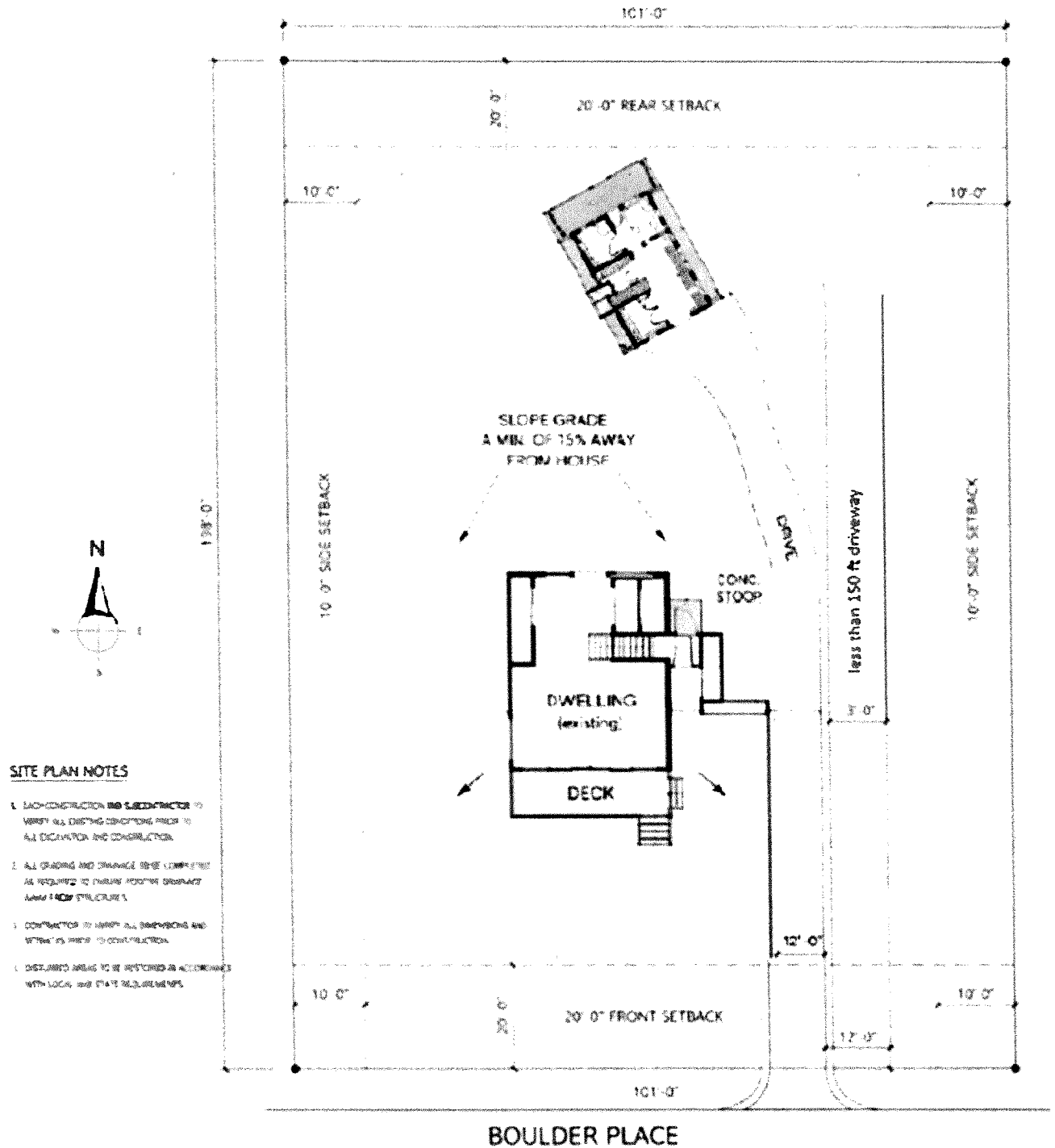
LEGEND

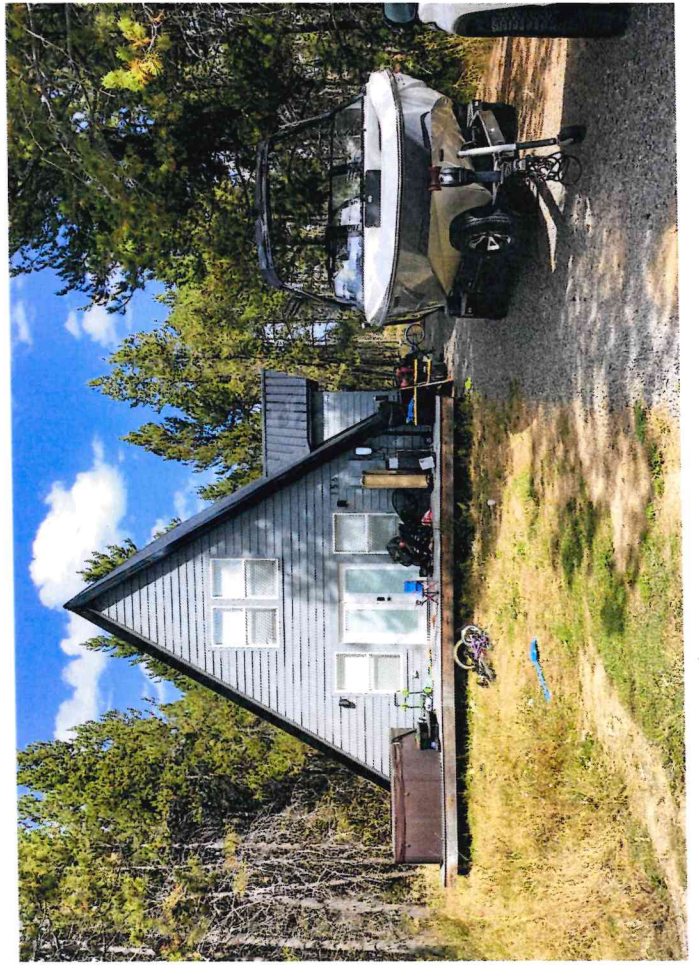
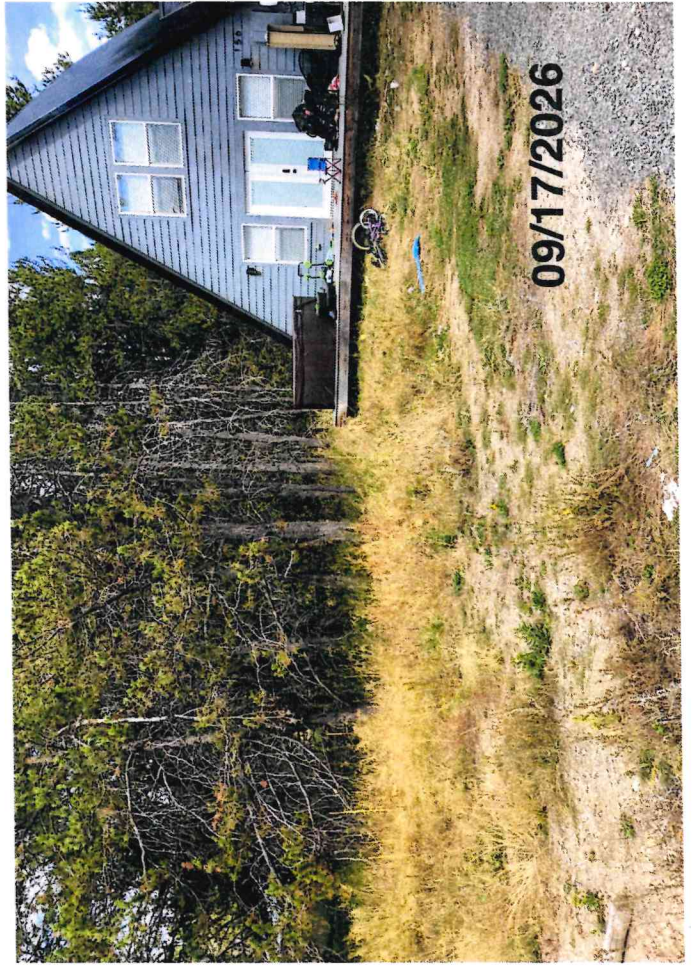
- 5/8" x 30" steel pins at angle points on boundary.
- 1/2" x 24" steel pins at lot corners and points of curvature.
- Lot number
- Utility easement 12' inside all front & rear lot lines 12' centered on all interior lot lines. No permanent buildings permitted within easements.



CURVE		DATA	
No.	Δ°	Radius	Length
34	17° 59' 41"	75.00'	23.56'
35	77° 11' 44"	145.00'	18.21'
36	10° 47' 57"	145.00'	87.33'
37	17° 34' 19"	145.00'	44.47'
38	17° 34' 19"	75.00'	23.00'
39	87° 51' 41"	20.00'	30.67'
40	87° 52' 16"	12.94'	19.84'
41	16° 53' 00"	75.00'	22.10'
42	16° 53' 00"	145.00'	42.73'
43	11° 36' 56"	145.00'	29.40'
44	15° 30' 58"	75.00'	20.31'
45	3° 54' 02"	145.00'	9.87'
46	90° 40' 29"	20.00'	31.25'
47	89° 19' 30"	20.00'	31.19'
48	89° 31' 13"	20.00'	30.00'
49	91° 23' 47"	20.00'	31.93'
50	48° 30' 56"	50.00'	42.39'
51	37° 40' 58"	50.00'	52.88'
52	49° 13' 40"	50.00'	43.03'
53	48° 02' 22"	50.00'	41.92'
54	42° 00' 45"	50.00'	36.66'
55	45° 31' 16"	50.00'	39.72'
56	75° 17' 06"	50.00'	65.70'
57	42° 18' 29"	50.00'	36.92'
58	58° 33' 51"	50.00'	51.11'
59	37° 40' 00"	50.00'	52.67'
60	57° 19' 19"	50.00'	50.06'

Site Grading and Plot Plan







**Donnelly Fire Department
Fire Marshals Office**

P.O. Box 1178 Donnelly, Idaho 83615
Office: 208-325-8619 Cell: 208-849-2438

September 23rd, 2026

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

RE: CUP 26-026 – Hazzard Bunkhouse Requirements Letter

After review, the Donnelly Rural Fire Protection District will require the following.

Fire Apparatus Access / Driveway (IFC §503.7 / IDAPA 18.08.01)

- Submit a dimensioned site plan showing the exact measured driveway length from the edge of Boulder Place (fire apparatus access road) to the farthest exterior wall of the first story of the proposed bunkhouse.
- If any portion of an exterior wall of the first story is more than 150 feet from the fire apparatus access road, provide an approved turnaround (IFC Appendix D / IDAPA 18.08.01 §503.7.2). Minimum inside turning radius 30 ft / outside radius 45 ft (or equivalent approved configuration per Appendix D, Figure D103.1).
- Minimum unobstructed driving width: 12 feet.
- Minimum unobstructed vertical clearance: 13 feet 6 inches (maintain for the full length of the driveway).
- Maximum grade: 10% unless specifically approved by the Fire Code Official.
- Driving surface: all-weather surface capable of supporting the imposed loads of local responding fire apparatus (IFC §503.7.8).
- Driveway must be in place and accessible prior to vertical construction and maintained throughout construction.
- Final constructed driveway must be inspected and approved by DRFPD prior to building permit being issued.

Addressing (IFC §503.7.5)

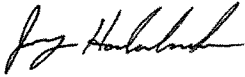
- Permanently posted address identification at the driveway entrance, visible from both directions of travel on Boulder Place.
- Address shall be posted at the beginning of construction and maintained thereafter.
- Address numbers/letters shall contrast with their background and be of sufficient size and reflectivity for night visibility.

Vegetation / Defensible Space & Wildfire Mitigation

- Maintain defensible space around both the existing residence and the proposed bunkhouse by removing ladder fuels, dead timber, and excessive slash within the immediate zone, to the extent practical while preserving trees shown to remain on the landscaping plan.
- Driveway width and vertical clearance shall not be compromised by vegetation growth after construction.

Please call if you have any questions.

Sincerely,



Jerry Holenbeck
Fire Marshal
Donnelly Fire Department
firemarshal@donnellyfire.net
Office: (208) 352-8619
Cell: (208) 849-2438

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
700 South Main Street
PO Box 1350
Cascade, ID 83611

Re: October 8, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

We have reviewed the items you requested us to review as listed on the October 8, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

New Business:

1. VAR 26-008 Babineau Setback Variance

If the replacement deck is constructed within the same footprint as the existing deck, as described by the applicant, it is unlikely to generate additional stormwater runoff; therefore, stormwater retention measures will not be required. However, because the work will occur within the Riparian Area Overlay (RAO) established by VCC 9-6-6 and will involve minor excavation, the applicant must implement erosion and sediment control measures, including Best Management Practices (BMPs), to prevent sediment from reaching the lake. In accordance with the RAO policy, the applicant must submit the proposed measures to Valley County for review and designate a certified Responsible Person to monitor them.

2. CUP 26-025 Fluegel Multiple Residences

Detailed site grading and drainage plans and supporting drainage design documentation are not required for this home addition. However, any additional stormwater runoff generated by the addition must be retained on site. The retention measures are not required to be engineered.

If any construction will occur within 150 feet of the high-water line of Lake Cascade, the project must comply with the Riparian Area Overlay (RAO) requirements established by VCC 9-6-6. The applicant should verify the distance between the proposed construction and the lake's high-water line.

3. VAC 26-002 Hazzard Bunkhouse Rental

Detailed site grading and drainage plans and supporting drainage design documentation are not required for this bunkhouse construction. However, any additional stormwater runoff generated by the new structure must be retained on site. The retention measures are not required to be engineered.





Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 26-026 Hazard Bankhouse Rental

Preliminary / Final / Short Plat _____

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- | | |
|--|---|
| ☐ high seasonal ground water | ☐ waste flow characteristics |
| ☐ bedrock from original grade | ☐ other _____ |
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
- | | | |
|--|--|---|
| ☐ central sewage | ☐ community sewage system | ☐ community water well |
| ☐ interim sewage | ☐ central water | |
| ☐ individual sewage | ☐ individual water | |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- | | | |
|---|--|--|
| ☐ central sewage | ☐ community sewage system | ☐ community water |
| ☐ sewage dry lines | ☐ central water | |
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
- | | | |
|---|---|--|
| ☐ food establishment | ☐ swimming pools or spas | ☐ child care center |
| ☐ beverage establishment | ☐ grocery store | |
- ☒ 14. C.D.H. has no record of the septic system for this property. The existing septic may need to be measured to determine square footage of the drain field; an accessory use application will need to be submitted after measuring. If the drain field and tank are not large enough, a septic permit will need to be obtained to enlarge the system.
- Reviewed By: Beth W. Pope
Date: 9/30/26

The installation of mercury vapor lamps is prohibited.

Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This shall not be construed so as to prohibit holiday lights during the holiday season.

Sensor activated lights It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way, set to only go on when activated and to go off within five (5) minutes after activation. The lights shall not be triggered by activity off the property.

Uplighting for flags is allowed provided the flag is of a government and the maximum lumen output is 1300 lumens. Flags are encouraged to be taken down at sunset to avoid the need for lighting. LED lighting shall not exceed 3000 degrees Kelvin.

Tod Costello Code Compliance
208-382-7145 ext., 1390

ALL OTHER OUTDOOR LIGHTING SHALL MEET THE FOLLOWING STANDARDS

The height of any light fixture or illumination source shall not exceed thirty feet (30').

All lighting or illumination units or sources **shall be hooded or shielded in a downward direction** so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section Valley County Code 6-2-7.

Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property.

Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.

All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.



Outdoor Lighting Dark Sky Compliance

Valley County Code 6-2-5
PURPOSE

The purpose is to promote the health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting.

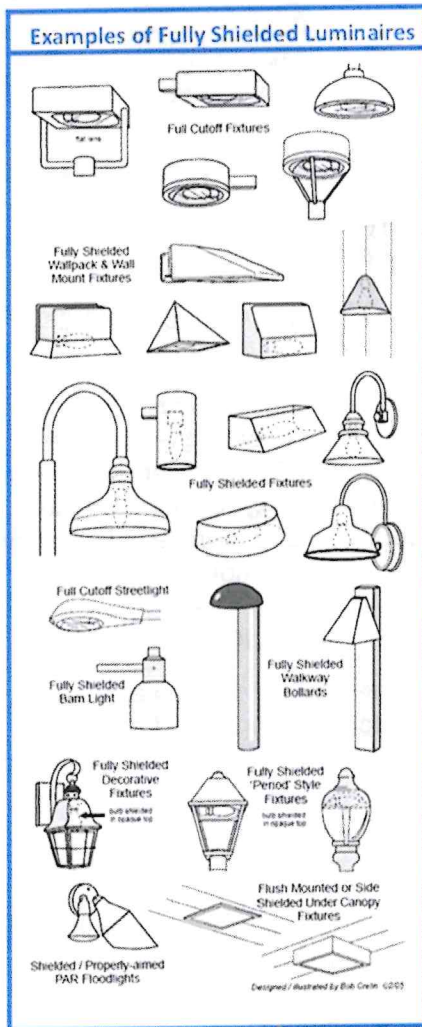
APPLICABILITY

These standards shall apply to all outdoor lighting including, but not limited to, search, spot, or flood light.

PERFORMANCE STANDARDS

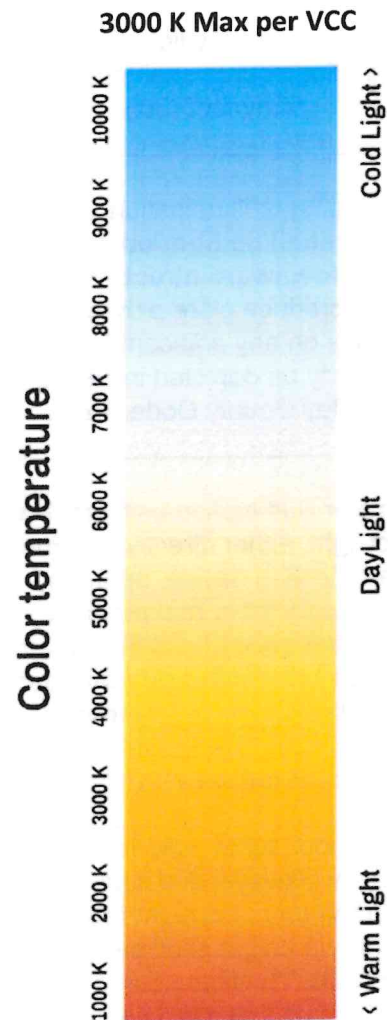
All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

Examples of Shielded Lights



NOTE : "Cannot See the Bulb"

Basic LED Colors/Kelvin Temperatures



Here are some examples of options to bring your lights into Dark Sky Compliance

