



Cynda Herrick, AICP, CRM
VALLEY COUNTY
IDAHO

PO Box 1350
219 North Main Street
Cascade, Idaho 83611-1350

Planning & Zoning Administrator
Floodplain Coordinator

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STAFF REPORT
Conditional Use Permit Application 20-07
Valley County Recycling Site

HEARING DATE: June 11, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Valley County
PO Box 1350
Cascade, ID 83611
LOCATION: Parcel RP17N03E038406 located in the SWSE Section 3, T.17N,
R.3E, Boise Meridian, Valley County, Idaho.
SIZE: 5 acres
REQUEST: Public Storage Facility
EXISTING LAND USE: Bare Ground

BACKGROUND:

A centralized recycling site is proposed to eliminate the current issues at the drop-off sites within McCall, Donnelly, and Cascade and increase the amount of material that can be recycled instead of being sent to the landfill due to contamination. The site will have operating hours between 8:00 a.m. and 7:00 p.m. and will be Monday through Saturday, with no Sundays. There will be one employee per shift.

The 5-acre site is directly west of another Valley County owned parcel that is addressed as 50 E Lake Fork Road. That parcel currently has multiple structures used by the V.C. Road Department (CUP 04-15) and a recycling baling facility (CUP 94-2). (Attached CUP 94-2 and site plan for CUP 04-15).

A 400 sq. ft. portable office building is proposed. The building site is level and will be graded to a 1% slope to assist with drainage. A septic permit will be obtained prior to installation of the structure if there is a restroom. Electricity will be ran to the site.

Initial construction will begin in June of 2020 and Phase 1 will be completed in July of 2020. Concrete pads may be used to place recycle containers on. Fencing will include a 100ft x 100 ft chain-link fence that is 8 ft in height. Eco blocks will be placed around the perimeter of the

fence. Vehicle gates will be on the north and south ends. Small evergreen trees currently exist near the road; additional trees will be planted for screening. A fabric-covered span structure, 100 ft x 72 ft x 35 ft high, may be installed over the recycling bins in the second phase.

Lighting will be dark-sky compliant in accordance with the Valley County Code.

Access is from East Lake Fork, a public road.

The Valley County Board of County Commissioners have been working on an acceptable recycling program for Valley County for a number of years. They have approached each community about the current recycling centers. Each community confirmed they are in favor of the recycling being centrally located.

FINDINGS:

1. Application was made to Planning and Zoning on May 5, 2020.
2. Legal notice was posted in the *Star News* on May 21, and May 28, 2020. Potentially affected agencies were notified on May 12, 2020. Neighbors within 300 feet of the property line were notified by fact sheet sent May 14, 2020. The site was posted on May 20, 2020.
3. Agency comment received:

Central District Health replied in a Review Sheet. If restroom facilities are installed, a sewage system must be installed to meet Idaho State Sewage Regulations. (May 13, 2020)

West Central Mountains Economic Development Council made a statement of fact (May 21, 2020):

- Lake Fork is central to the majority of Valley County residents.
- Recycling resources are limited.
- Site has space to expand.
- A manned facility would likely remediate the contamination and trash overflow issues at the current recycling sites.

Garrett de Jong, Fire Chief, McCall Fire & EMS, responded with the following comments (June 2, 2020):

- The fabric-covered structure would need to be noncombustible per IFC.
- If there is a fabric-covered structure, there would need to be adequate fire extinguishers provided in a certain distance.
- If there are gates a Knox Box or Knox Pad Lock will be required.

4. Neighbor comment received:

Dan Anderson, 123 E Lake Fork Road, supports the location and the presence of an attendant. (May 19, 2020)

Bonnie Glick, 80 Elkhorn Ranch RD, made the following comments in an e-mail dated June 4, 2020:

- Concerned that the distance from McCall and Cascade will reduce the overall recycling in Valley County.
- Concerned about increased traffic on an already-shot county road.
- Would like to see East Lake Fork RD fixed.

Jim Stroo, 923 Strawberry LN, McCall, made the following comments in an e-mail dated June 3, 2020:

- What are the quantitative analysis source used to determine the traffic volume will increase slightly? Was there a traffic study done?
- Questions who will spend the extra time to drive to this facility. Have there been any surveys done to determine if the site will be used?

5. Physical characteristics of the site: flat land

6. The surrounding land use includes:

North: Single-family Residential Rural Parcels

South: Gilbert Excavating, Meckel Excavating, Seubert Gravel Pit, and C.U.P. 17-15 Gilbert Storage

East: Valley County Equipment and Materials Storage

West: L.C. Hess Construction

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

- 3. Civic or Community Service Uses (h) Equipment or materials storage yards

The Commission should review the standards in Title 9, Chapter 5.

9-5D CIVIC OR COMMUNITY SERVICE USES

9-5D-1: SITE OR DEVELOPMENT STANDARDS: Civic or community service uses shall meet the following site or development standards:

A. Minimum Lot Areas:

1. Hospitals, sanatoriums, retirement homes, government administration buildings, cemeteries, and similar uses shall be located on lots or parcels of minimum area as computed from subsection 9-5-3A2 of this chapter but shall not be less than one acre.
2. Sanitary landfills for solid waste disposal sites shall be in accordance with federal and state standards and not be less than five (5) acres. Central sewage treatment facility sites shall not be less than two (2) acres. This minimum area does not apply to undesignated sewage treatment facilities.
3. Other uses in this category shall occur on sites of an area sufficient to accommodate the use, associated activities or uses, and to adequately contain adverse impacts.
4. Frontage along a public or private road shall not be less than seventy five feet (75').

B. Minimum Setbacks:

1. The minimum building setbacks shall be fifty feet (50') from front, rear, and side street property lines and thirty feet (30') from side property lines except the minimum setbacks for cemeteries shall be thirty feet (30') from front and side street property lines, ten feet (10') from side property lines and fifteen feet (15') from rear property lines. Central sewage treatment facilities shall be set back at least one hundred feet (100') from any property line.
2. Sanitary landfill sites shall be not less than one thousand feet (1,000') from residential developments, other civic or community service uses, or commercial uses. Central sewage treatment facilities shall be not less than three hundred feet (300') from the above listed uses.

C. Maximum Building Heights and Floor Area:

1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade. The building size or floor area may not exceed the limitations of subsections 9-5-3A and C of this chapter.
2. No structure or combination of structures may cover more than forty percent (40%) of the lot.

D. Site Improvements: Parking spaces shall be provided at the rate of one per two hundred fifty (250) square feet of floor area as applicable where buildings are a part of the use or as determined by the commission. (Ord. 10-06, 8-23-2010)

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +18.

Staff Questions/Comments:

- 1) The landscaping plan should be embellished. How many trees will be planted? What kind of trees will be planted? And, where will the trees be located? Landscaping should be one tree per every 25' and can be clustered for attractive landscaping clusters.
- 2) Are you proposing to place a sign at the entrance? A sign permit would be required.
- 3) Will there be bathroom facilities for worker(s)? The application states there will be a septic but no water.
- 4) What will the fabric structure look like? Will it be white, tan, green, etc.?

ATTACHMENTS:

- Conditions of Approval
- Compatibility Evaluation
- Vicinity Map
- Aerial View

- Assessor's Plat
- Pictures of Site Taken May 20, 2020
- C.U.P. 94-2
- Site Plan for C.U.P. 04-15
- Responses

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within three years of the date of approval or this permit shall be null and void. The three years will allow for the second phase to be completed.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must comply with requirements of the McCall Fire District. A letter of approval is required.
6. Lighting must comply with Valley County Standards.
7. The site must be kept in a neat and orderly manner.
8. Any use other than recycling area will require an additional conditional use permit.
9. An 8-ft. high fence will require a building permit, engineering, and will need to comply with setbacks. A six-ft. high fence will not require a building permit, engineering, and can be on the property line.
10. Shall obtain Central District Health approval prior to construction of concrete slabs, fencing, and if a new septic is placed.
11. Landscaping shall be installed prior to July 1, 2021. If landscaping dies, it must be replaced.
12. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves.
13. Hours of operation are limited to 7:00 a.m. to 7:00 p.m. Gates will be locked when closed.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use:

9
*Fraternal or Govt
 s/b rated as
 industrial.*

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?

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

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

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

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

*Area Business
 Industrial
 Mostly 1 & 2 w/ some residential*

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +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? *The site is large, but flat with little existing vegetation*

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

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones? *Yes - road department shop*

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

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads? *East Lake Fork RD is a major collector - similar to road dept.*

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

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? *Yes*

(+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? *This use is a public service.*

(+2/-2) 0 X 2 0

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?

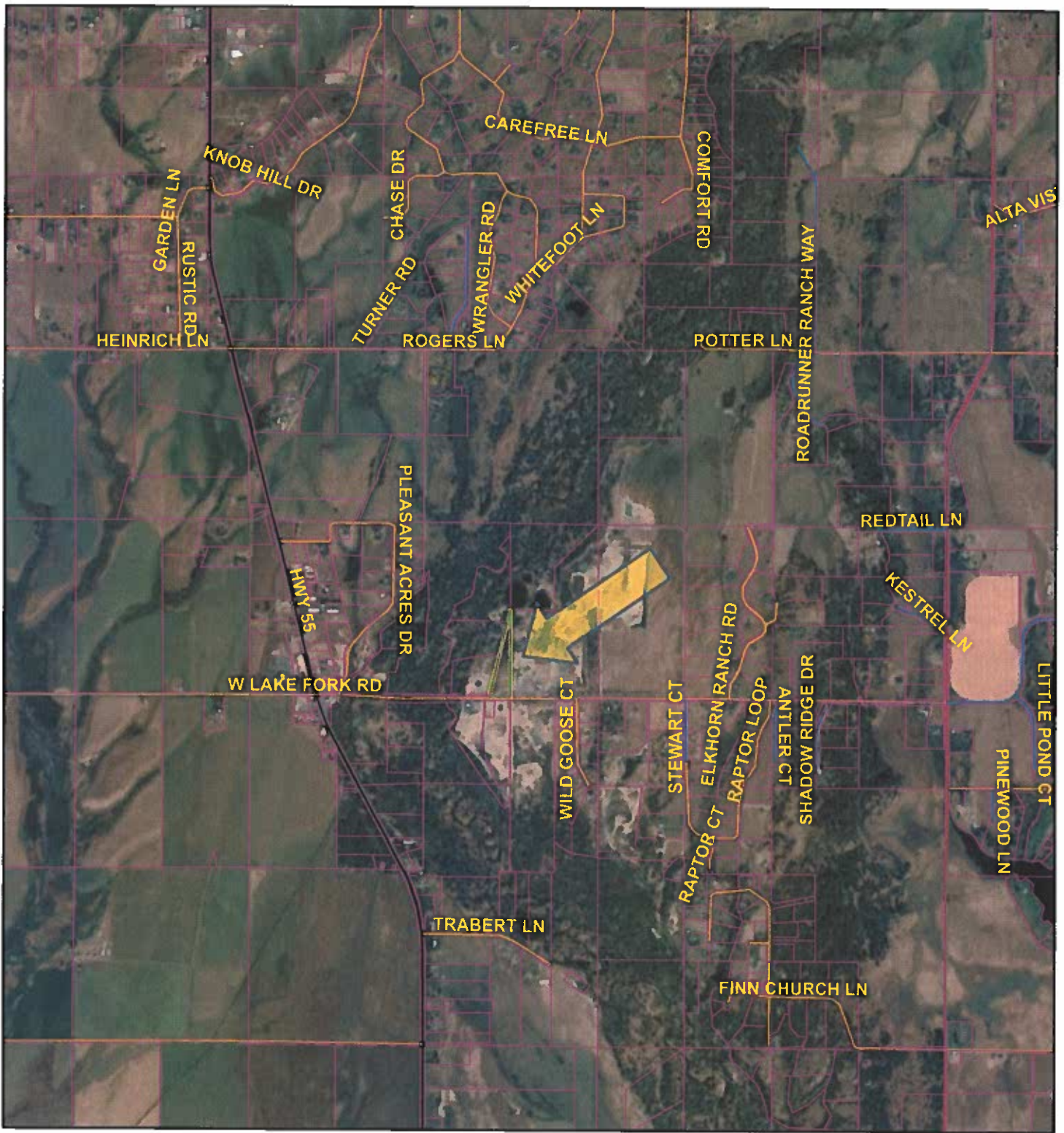
Sub-Total (+) 22

Sub-Total (-) 4

Total Score +18

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

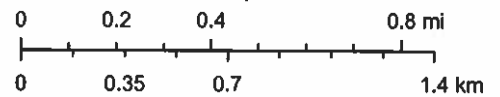
C.U.P. 20-07 at RP17N03E038406



5/5/2020 2:36:49 PM

1:36,112

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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Assessor's Map & Parcel Viewer



4/14/2020 4:02:02 PM

Valley County Boundary

1:2,257

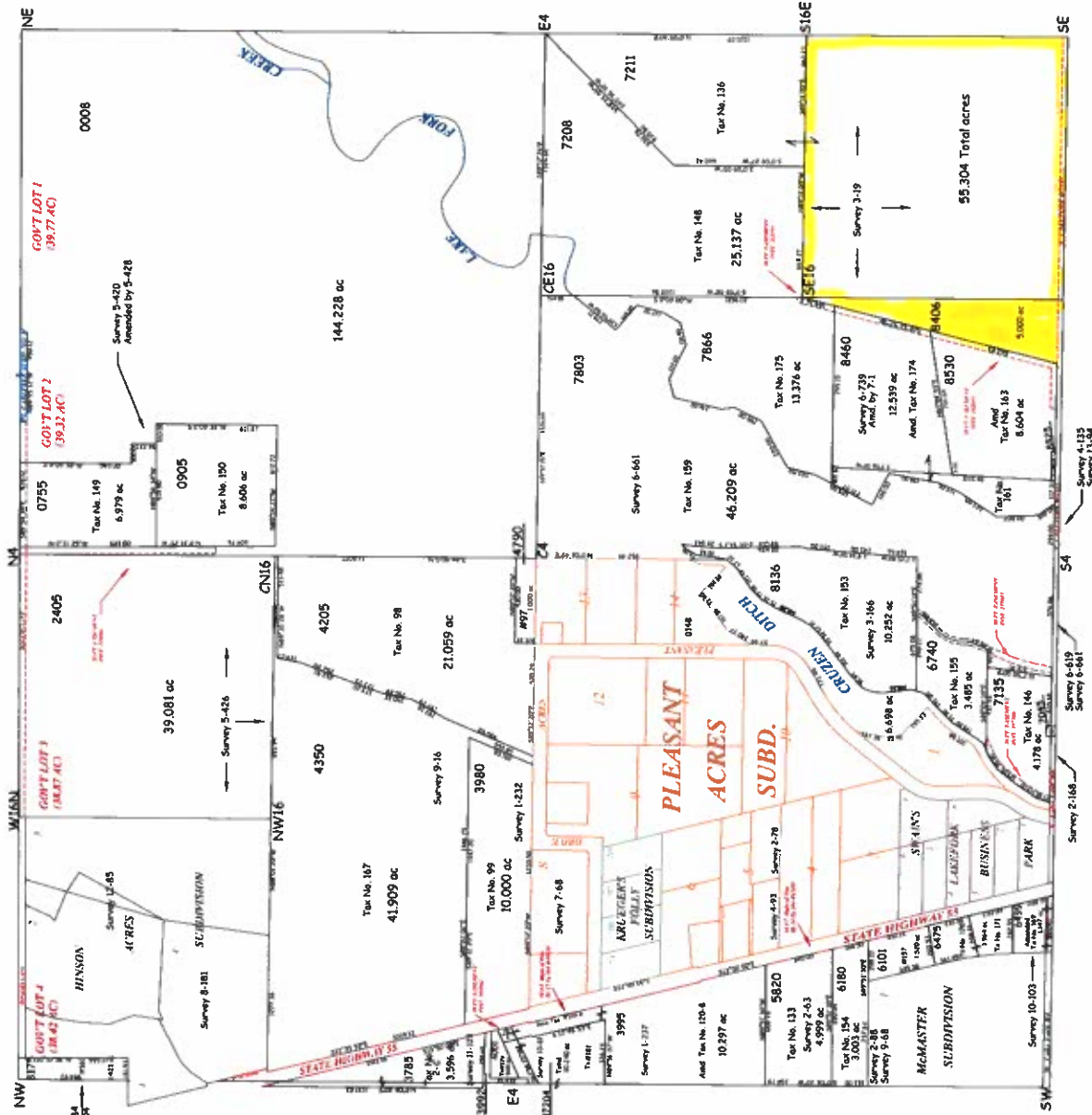
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

PLAT TITLE

TWP. 17N ROSE SEC. 03

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

Filename: 17N-17-03-03-0000 (Valley County Base Map)
Scale: 1" = 400 ft.
Date: 3/19/19
Drawn by: S Probst

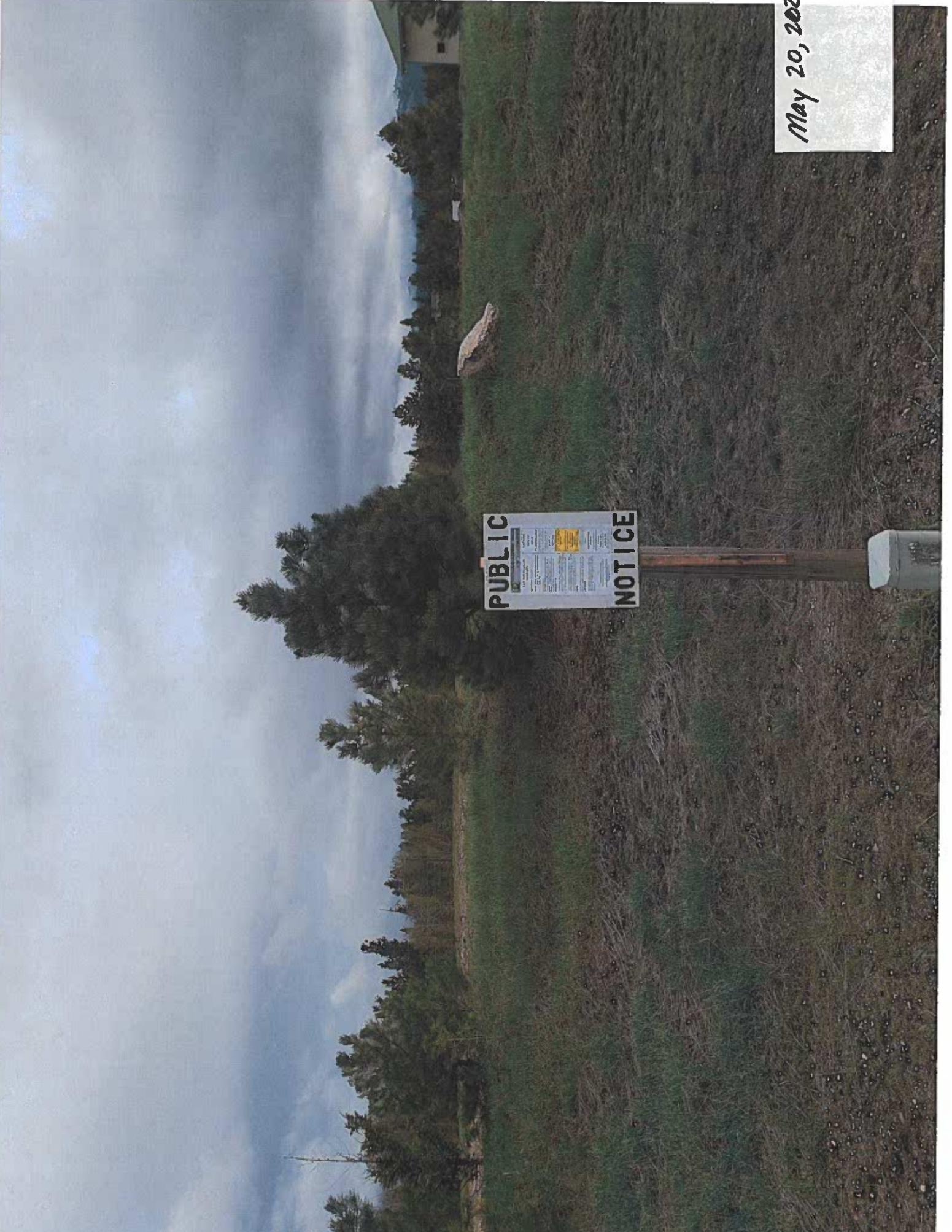


May 20, 2020

PUBLIC NOTICE

1. Project Name	2. Project Location
3. Project Description	4. Project Start Date
5. Project End Date	6. Project Contact Information
7. Project Website	8. Project Phone Number
9. Project Email Address	10. Project Fax Number
11. Project Mailing Address	12. Project City
13. Project State	14. Project Zip Code
15. Project County	16. Project District
17. Project Sub-District	18. Project Ward
19. Project Precinct	20. Project Census Tract
21. Project Congressional District	22. Project State Representative District
23. Project State Senator District	24. Project US Representative District
25. Project US Senator District	26. Project US Senate District
27. Project US House District	28. Project US House District
29. Project US House District	30. Project US House District

NOTICE



Valley County Planning and Zoning Commission

St
Solid waste
MPF

P.O. Box 737
Courthouse Building Annex



Cascade, Idaho 83611
Phone (208) 382-4251

Date March 21, 1994

Approved by Nancy Huff

CONDITIONAL USE PERMIT NO. 94 - 2

Issued to: Leslie L. Ankenman, P.E.
Valley County Solid Waste Department
P.O. Box 737
Cascade, ID 83611

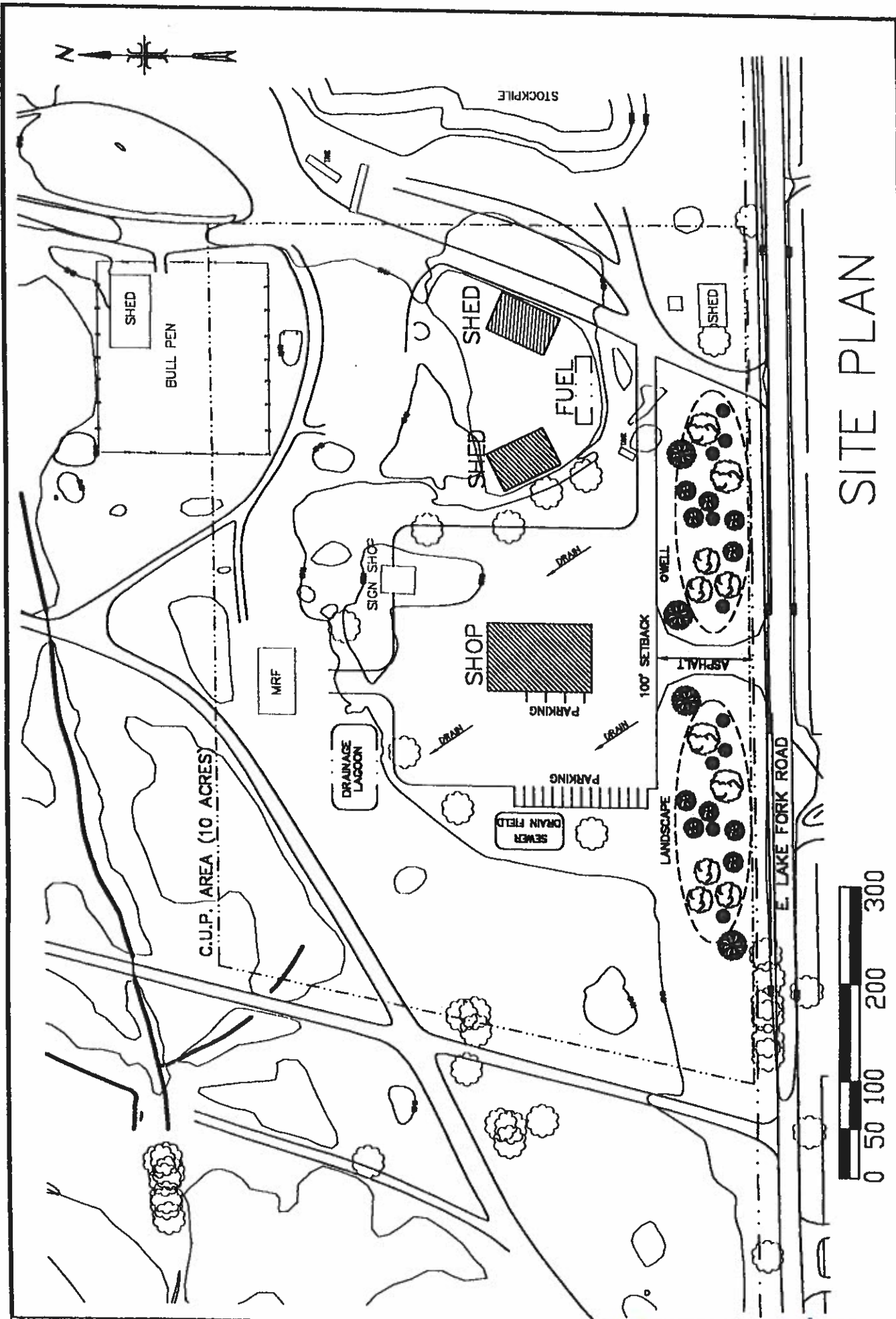
There have been no appeals of the Valley County Planning and Zoning Commission decision of March 10, 1994. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 94 - 2 with Conditions.

The effective date of this permit is March 21, 1994. This permit is effective for a period of one year from effective date. Any operations not completed within this period will require a new permit or a permit extension in compliance with the Land Use and Development Ordinance.

Conditions of Approval

1. The application, this report, and the provisions of the Land Use & Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of Land-Use activities shall require an additional Conditional Use Permit.
3. The proposed building and occupancies described in the application and in this report shall be constructed, established, and in use within one year of the date of approval or this permit shall be null and void.

4. The issuance of this permit and none of these conditions will relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. No residential occupancy shall be allowed on this property.
6. The Landscape and Grading Plan shall be strengthened to enhance the general area with defined natural growth areas and defined traffic and parking areas. A landscape mitigation plan shall be negotiated with Mr. Ron Reynolds.
7. Site access must meet the Standard Approach Policies of Valley County. The plan and construction of the road entrance must be approved by the County Engineer and Road Supervisor.
8. The applicant shall provide and maintain orderly and proper disposal of waste including by products of the operations such as solid waste, liquid waste and sanitary waste.
9. The applicant shall meet all the fire codes and requirements of the McCall Rural Fire District.
10. The applicant shall submit a current list of hazardous materials on-site to the Valley County Sheriff's office.
11. The applicant shall not allow the storage of any equipment or materials outside the enclosures or without landscape screening adequate to limit visibility from adjacent property or the road.
12. Building permits are required for each building prior to construction.
13. The applicant shall ensure the public is informed that the property is not a public recycling facility.



SITE PLAN





CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- Return to options: Cascade, Donnelly, McCall, McCall Impact, Valley County (checked)

Rezone # _____

Conditional Use # CUP 20-07

Preliminary / Final / Short Plat _____

506 LAKE FORK Rd. Valley County Recycling Site
Sec 3 T17N R3E

- 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, 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. _____

Reviewed By: [Signature]
Date: 5/18/20



WEST CENTRAL MOUNTAINS
ECONOMIC DEVELOPMENT COUNCIL
Valley County • Cascade • Donnelly • McCall • Meadows Valley

May 21, 2020
Valley County Planning & Zoning Commission
Recycling CUP: Lake Fork Site

To whom it may concern,

The West Central Mountains Economic Development Council follows a general policy of not supporting or opposing CUP applications. On occasion, we offer a letter of fact for projects pertinent to the regional community. The centralization of Valley County recycling efforts to the Lake Fork transfer site falls within our scope of interest, so we would like to offer the following neutral information for the good of the record. This letter should not be taken as support of opposition, but rather highlight various relevant facts:

- The majority of the population of Valley County resides outside of McCall, Donnelly, or Cascade City limits, with a significant portion of residents living between just south of Donnelly and the McCall impact area. Lake Fork is central to this population.
- Resources are limited for recycling, and centralizing facilities appears to reflect an opportunity to encourage "outpost" recycling programs at the city/municipal level.
- The Lake Fork transfer site has significant space to evolve and expand in the future, if the county moves forward with this CUP application.
- The current recycling sites in Donnelly, Cascade and McCall have seen tremendous issues with contamination and trash overflow, which has led to issues with effectiveness. Having a manned facility is likely to remediate many of these issues.

Sincerely,

Andrew Mentzer, on behalf of the West Central Mountains EDC board of directors
WCMEDC.org
208.703.0161

From: Garrett de Jong <garrett@mccallfire.com>
Sent: Tuesday, June 2, 2020 10:00 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP 20-06, 20-07, 20-08, 20-09

Hi Cynda,

CUP 20-06: Appel Subdivision:

- No comment

CUP 20-07: Valley County Recycling Site:

- In the event that a fabric-covered structure is used, Section 3102 of the International Building Code (IBC) requires these membrane materials to be noncombustible as described in IBC Section 703.5 or meet the fire propagation criteria of NFPA 701, (Chapter 31, 2015 International Fire Code).
- In the event that a fabric-covered structure is used, portable fire extinguishers shall be provided, 2-A minimum rated extinguisher, located within 75' of travel distance to each extinguisher, as required by Section 906.3 (2015 International Fire Code).
- In the event that a gate is installed, a Knox Box, or Knox Pad Lock shall be installed for fire district access.

CUP 20-08: RMC Equipment Storage:

- No comment

CUP 20-09 BP Equipment Storage:

- No comment

Have a great week!

Garrett

Garrett de Jong
Fire Chief
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
PH: 208.634.7070
FAX: 208.634.5360



Cynda Herrick

From: Dan Anderson <dkjkande@frontiernet.net>
Sent: Tuesday, May 19, 2020 8:45 PM
To: cherrick@co.valley.id.us
Subject: C.U.P. 20-07 Valley County Recycling Site

I would like to provide a few brief comments to be considered at the upcoming 11 June 2020 Planning & Zoning meeting in relation to C.U.P. 20-07. First I would like to fully support the recycling site move from McCall to the County property on East Lake Fork Road. The most obvious reason is that the new location is less than a half mile from my house. However, that is not the most important reason I support this change. I regularly use the site in McCall but am often frustrated with the condition of the bins used for holding the recyclables. Often they are filled to capacity and make adding new recyclables difficult, if not impossible. More than once I returned home with some or all of my recyclables because there was no place to put them. It is common to see bags of recyclables just left on the ground because the bins are full. This is especially true of the Plastic and Aluminum bins. I do not anticipate such a problem if the site is moved to Lake Fork and an attendant is on site. I also believe the quality of the recycled materials will be much greater due to the attendant helping to make sure only the proper materials are recycled. The presence of an attendant will also ensure a much cleaner site than currently exists in McCall.

Thank you for allowing me to comment.

Dan Anderson
123 E Lake Fork Rd
McCall ID

From: Bonnie Glick <bjglick5@gmail.com>
Sent: Thursday, June 4, 2020 9:24 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: C.U.P 20-07 Valley County Recycling Site

To Valley County Planning and Zoning:

I understand the reasons why Valley County is considering a centralized recycling center. However, I am concerned about the distances McCall and Cascade residents will have to travel and worry that it will reduce overall recycling in Valley County.

And since I live off of East Lake Fork Road, I am also concerned about the increased traffic on an already-shot county road. With big gravel trucks from the gravel pit, excavation and the county, our road is a mess. I would like to see the county find a way to fix E Lake Fork before it gives it more traffic.

Thank you for your consideration.

Bonnie Glick
80 Elkhorn Ranch Road
McCall, Idaho 83638

rom: jstroo@usinternet.com <jstroo@usinternet.com>

Sent: Wednesday, June 3, 2020 5:21 PM

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

Cc: Jan Schiedel <janschiedel@gmail.com>; Jon Glick <jon.glick@frontier.com>; Backcountryriverguides <backcountryriverguides@gmail.com>; Tammy <tammy@granite208.com>; Kuwhite <kuwhite@att.net>; Ppgreens27 <ppgreens27@yahoo.com>; Matt Groenig <matthewlgroenig@gmail.com>; Jgiuffre1 <jgiuffre1@gmail.com>; Julie Bouwens <rogerandjuliebouwens@gmail.com>; Katie Moser <ksmoser97@gmail.com>; Caroline Rennaker <carolinerennaker@gmail.com>; Bonnie Glick <bjglick5@gmail.com>

Subject: C.U.P 20-07 Valley County Recycling Site

Hello,

I have reviewed the application for proposing a centralized recycling site to be located off on E Lake Fork Rd and has several comments regarding the responses to the questions in Impact Report submitted with the application:

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 constructions and after completion. Include pedestrian, bicycle, auto, and truck traffic.

The applicant's response to this Impact question was - **Traffic volume will increase slightly on E Lake Fork Rd. once the recycle center is operations. Current traffic volume is light and the increase is not anticipated to be significant enough to require any modifications.**

My question regarding the response is:

- - What was quantitative analysis source used to determine that the **'traffic volume will increase slightly'**? Did the applicant perform a traffic study of the impacted area for current volume? Was a study performed on the traffic volume at the recycling sites in Cascade, Donnelly, and McCall in order to extrapolate what the potential traffic increase would be at the proposed Centralize site? I would request that the applicant be required to put some hard numbers to this question of traffic volumes

In order for a recycling program to be successful, it has to be convenient for the who is doing the recycling. It is my understanding the the Centralized recycling center is not a supplement but rather a replacement for those recycling stations in Cascade, Donnelley, and McCall. If this is the case, I would question how many people from Cascade who are

currently recycling would spend 52 minutes driving 46 miles round trip to recycle? How many people from Donnelly who are currently recycling would drive 16 minutes and 15 miles round trip to recycle? How many people from McCall who are currently recycling would drive 24 minutes and 15 miles round trip to recycle?

My question is :

- Has the applicant done a survey of residents of Cascade, Donnelly, and McCall in order to explain the impact of the Centralized Recycling Site proposal and whether the residents would be supportive and take the time to drive the additional distance to recycle? If the applicant has done a survey, I would request Planning and Zoning Commission have the applicant provide the survey results. If the applicant has not performed a survey, I would request Planning and Zoning Commission ask the application to perform a survey and publish the results.

In closing, I believe that for such a significant change that the applicant is proposing, they need to perform better due diligence in order to determine the merits of a Centralized Recycling Center. Therefore, I would request the Planning and Zoning Commission table the applicant's proposal until they can actual numbers for traffic and resident support.

Regards,
Jim Stoo
923 Strawberry Lane,
McCall, ID 83638