



Cynda Herrick, AICP, CFM  
VALLEY COUNTY  
IDAHO

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219 North Main Street  
Cascade, Idaho 83611

Planning & Zoning Administrator  
Floodplain Coordinator

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Web: [www.co.valley.id.us](http://www.co.valley.id.us)

**STAFF REPORT**  
Conditional Use Permit Application 21-02  
Hamblin Multiple Residence

**HEARING DATE:** March 11, 2021  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
**APPLICANT/OWNER:** James Hamblin and Melinda Voicu  
P.O. Box 3091  
McCall, ID 83638  
**LOCATION/SIZE:** TBD Norwood Road  
Approximately 32 acres that was a part of RP18N03E282405 and  
located in the SENW Section 28, T.18N, R.3E, Boise Meridian,  
Valley County, Idaho.  
**REQUEST:** Multiple Residences on One Parcel  
**EXISTING LAND USE:** Agricultural (Grazing)

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**BACKGROUND:**

James Hamblin and Melinda Voicu are requesting a conditional use permit for three residential homes on one parcel and a shop to support their home-based masonry business.

The residences will include a primary residence, mother-in-law residence, and a small home for guests. All buildings will be less than 25-ft tall due to Federal Aviation Administration (FAA) restrictions. All homes will be on the eastern side of the property. Construction is expected to take five years.

The home-based masonry business will have limited storage of equipment and materials. Most of the masonry activity will be repair of equipment in the detach shop. The actual masonry work is done off-site. There will be no customers coming to the site and employee may park on-site occasionally.

Wells and septic systems are proposed.

Access will be from a shared driveway and existing access easement onto Norwood Road, a

public road. The driveway will be built to McCall Fire Department specifications. The driveway will be outside of the ditch maintenance easement areas.

Construction is expected to be completed in 2026. Wells and septic systems are proposed.

**FINDINGS:**

1. Application was made to Planning and Zoning on January 25, 2021.
2. Legal notice was posted in the Star News on Feb. 18, 2021 and Feb. 25, 2021. Potentially affected agencies were notified on Feb. 9, 2021. Neighbors within 300 feet of the property lines were notified by fact sheet sent Feb. 10, 2021. The site was posted on Feb. 22, 2021, 2020. The application and notice were posted on the Valley County website "Public Hearing Information" on Feb. 9, 2021.

3. Agency comment received:

Central District Health stated that the applicants have submitted a speculative site evaluation application. Test holes still need to be conducted before septic suitability of the site can be determined. (Feb. 19, 2021)

Garrett de Jong, McCall Fire & EMS Fire Chief, said the driveway should be constructed to support fire apparatus and be no less than 12-feet wide. (Feb. 23, 2021)

4. Neighbor comments received:

Clay Szeliga owns Parcel 27 of the McCall Ranch property. The applicant will use the driveway and access easement which crosses Mr. Szeliga's property. He has no issues with the proposal. (Jan. 11, 2021)

Jason and Jennifer Porter, 14090 Highway 55, owns Parcel 27 of the McCall Ranch property. They have no issues with the proposal. (Jan. 10, 2021)

Tim Deinhard, Trustee of Lazy D Ranch, 14111 Highway 55, believes this is a wonderful project and would like to recommend the following:

- Applicant should be aware the fence does not represent the property line.
- Asks for a 30' setback from all property lines due to the amount of snow.

5. Physical characteristics of the site: slightly sloped.

6. The surrounding land use and zoning includes:

North: Single Family Residential and Agriculture (Grazing)

South: Single Family Residential and Agriculture (Grazing)

East: Single Family Residential and Agriculture (Grazing)

West: Single Family Residential and Agriculture (Grazing)

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

- 2. Residential Uses (j) Multiple Residences on One Parcel

Review of Title 9, Chapter 5 Conditional Uses should be done.

## **SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +10.

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

## **Staff Questions/Comments:**

Would the applicant be willing to make the west property line a 30' setback for all structures?

Will the storage area be enclosed or screened from adjacent properties?

Will there be daily use of the site by large vehicles such as dump trucks, etc?

## **ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation
- Staff's Compatibility Evaluation
- Vicinity Map
- Site Plan
- Assessor's Plat – T.18N R.3E Sec. 28
- Picture taken Feb. 22, 2021
- 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 by December 31, 2026, or a permit extension will be required.
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. Must comply with Central District Health requirements.
5. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Driveways shall be constructed to meet current McCall Fire Codes.
7. Shall clearly post the address(es) at the driveway entrance, at any intersections within the property, and on the buildings.
8. Renting any of the buildings for less than 30 days will require a conditional use permit.
9. Changing the size and scope of the home-based masonry business will require a conditional use permit; this includes employees working on site on a regular basis or customers coming to the site.

**END OF STAFF REPORT**

## 9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

### B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

### C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
  - Plus 2 - assigned for full compatibility (adjacency encouraged).
  - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
  - 0 - assigned if not applicable or neutral.
  - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
  - Minus 2 - assigned for no compatibility (adjacency not acceptable).
2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
  - x4 - indicates major relative importance.
  - x3 - indicates above average relative importance.
  - x2 - indicates below average relative importance.
  - x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

### E. Terms:

**DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed, and

1. Comprises at least one-half ( $1/2$ ) of the adjacent uses and one-fourth ( $1/4$ ) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

**LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

### F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING  
QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2	+1	+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	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+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	+1	+2	+2
11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+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	-2	-1	+1		-1	-1	-2	-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	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-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	+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	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+1		+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+2	-1	+2		+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+1	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-1	-2	-1	-2	+1	+1	+2

THE SOLID SQUARES AS +2

**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.

**Compatibility Questions and Evaluation**

Matrix Line # / Use: 5

Prepared by: CH

YES/NO      X      Response Value

Use Matrix Values:

(+2/-2) -2 X 4 -8

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

*Agricultural*

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

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?

*Same as 1 + 2*

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?

*Large, trees along east boundary*

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

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

*Yes - residential + shop*

(+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?

*Yes - but will be small increase.*

(+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 be some noise.*

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

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

*Yes*

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

*Increased values*

Sub-Total (+) 19

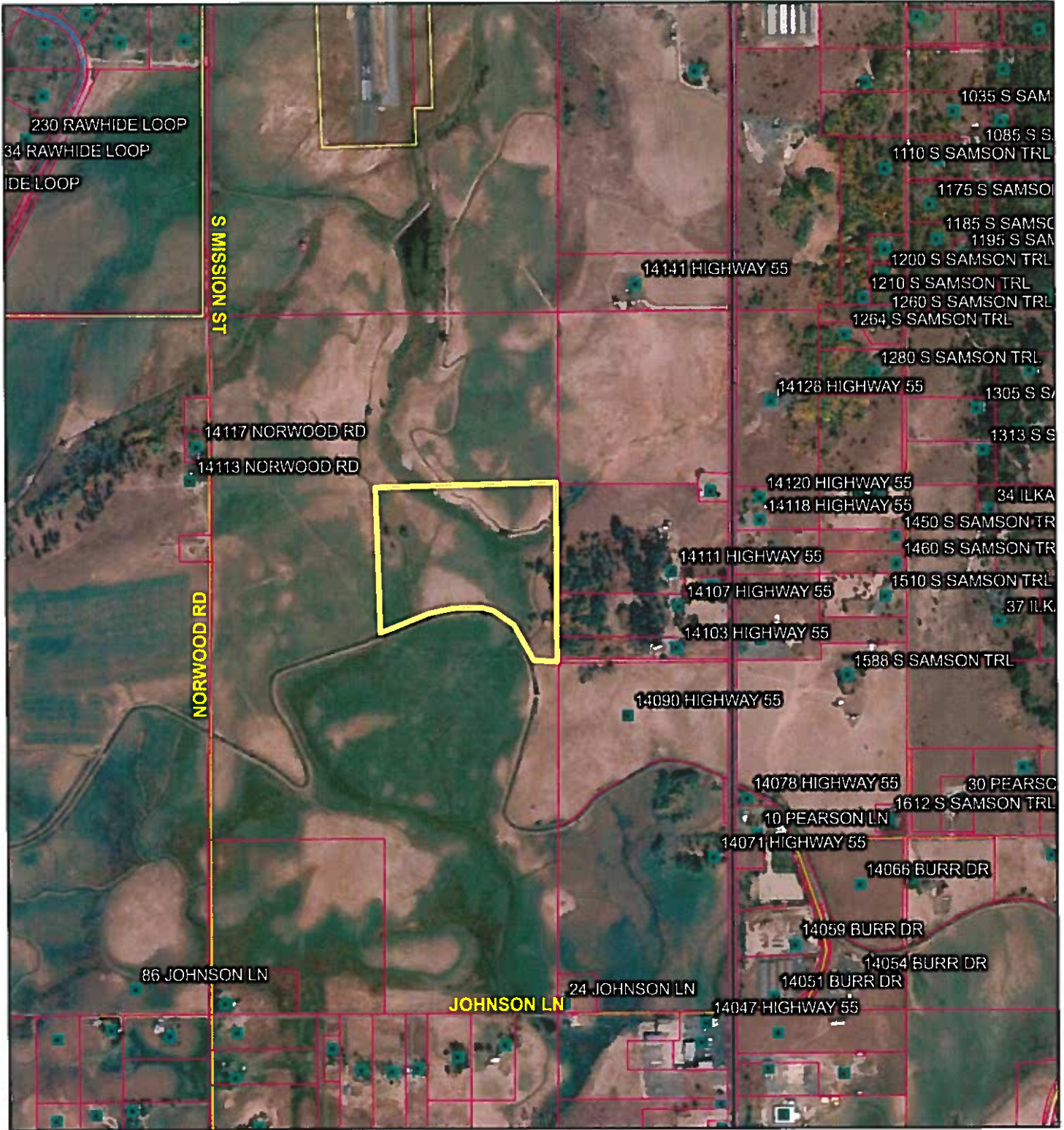
Sub-Total (-) 9

Total Score +10

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

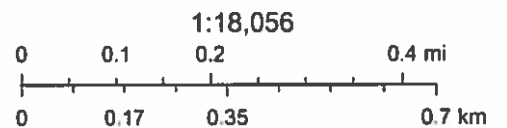


# C.U.P. 21-02 - Approximate Parcel Boundary

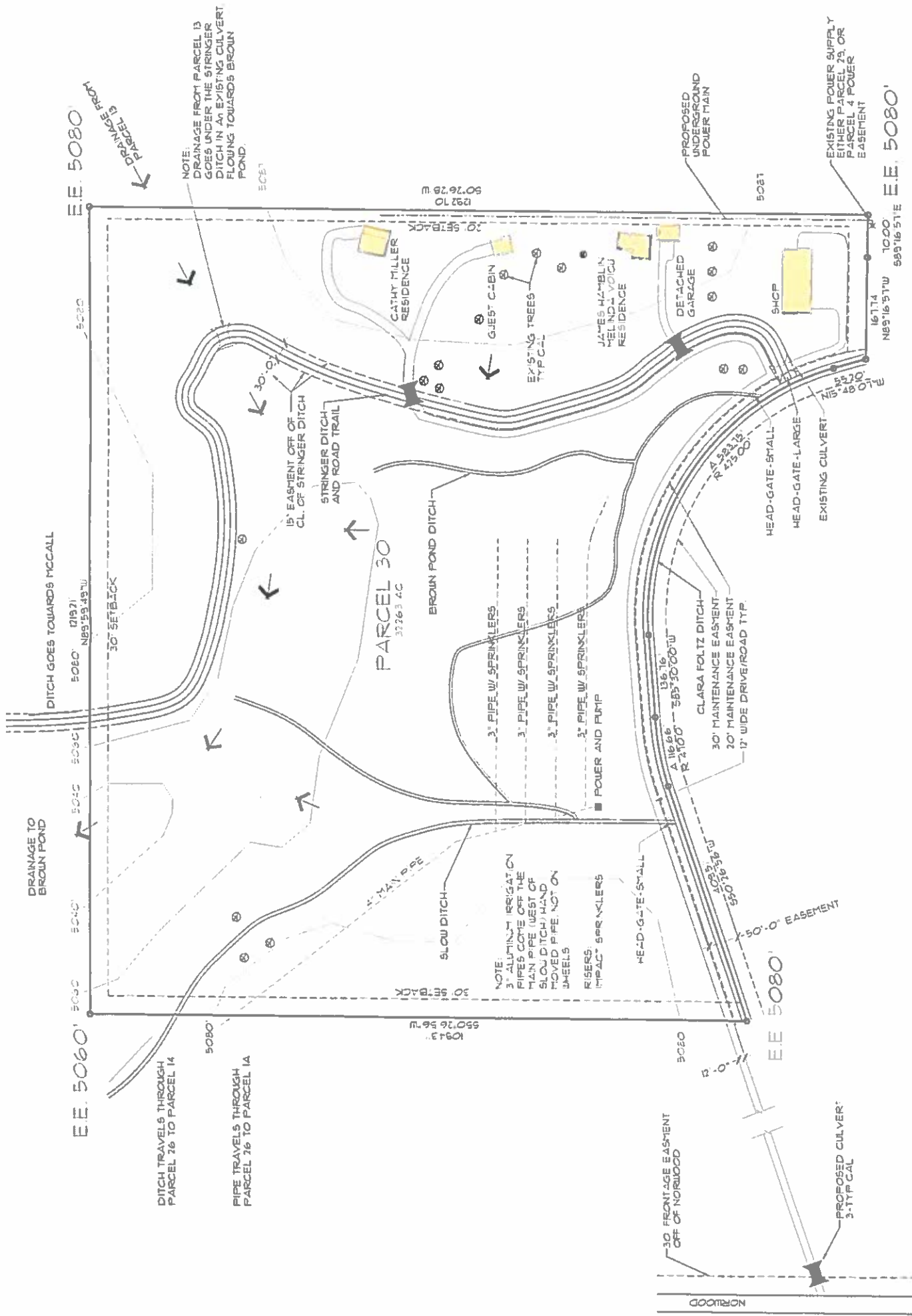


1/29/2021, 2:45:10 PM

- Municipalities
  - Parcel Boundaries
  - Addresses
  - All Road Labels
- | Roads   |             |
|---|-------------|
| <span style="border-bottom: 2px solid black; width: 20px; display: inline-block; margin-right: 5px;"></span>  | MAJOR       |
| <span style="border-bottom: 2px solid red; width: 20px; display: inline-block; margin-right: 5px;"></span>    | COLLECTOR   |
| <span style="border-bottom: 2px solid yellow; width: 20px; display: inline-block; margin-right: 5px;"></span> | URBAN/RURAL |
| <span style="border-bottom: 2px solid blue; width: 20px; display: inline-block; margin-right: 5px;"></span>   | PRIVATE     |



USDA FSA, GeoEye, Maxar



E.E. 5080

E.E. 5060

E.E. 5080

E.E. 5080

NOTE:  
DRAINAGE FROM PARCEL 13  
GOES UNDER THE STRINGER  
DITCH IN AN EXISTING CULVERT  
FLOWING TOWARDS BROWN  
POND.

NOTE:  
3\"/>

EXISTING POWER SUPPLY  
EITHER PARCEL 23 OR  
PARCEL 4 POWER  
EASEMENT

PROPOSED  
UNDERGROUND  
POWER MAIN

30' FRONTAGE EASEMENT  
OFF OF NORWOOD

PROPOSED CULVERT:  
3-TYPICAL

DITCH GOES TOWARDS MCCALL

DRAINAGE TO  
BROWN POND

DITCH TRAVELS THROUGH  
PARCEL 16 TO PARCEL 14

PIPE TRAVELS THROUGH  
PARCEL 16 TO PARCEL 14

PARCEL 30  
33263 4C

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

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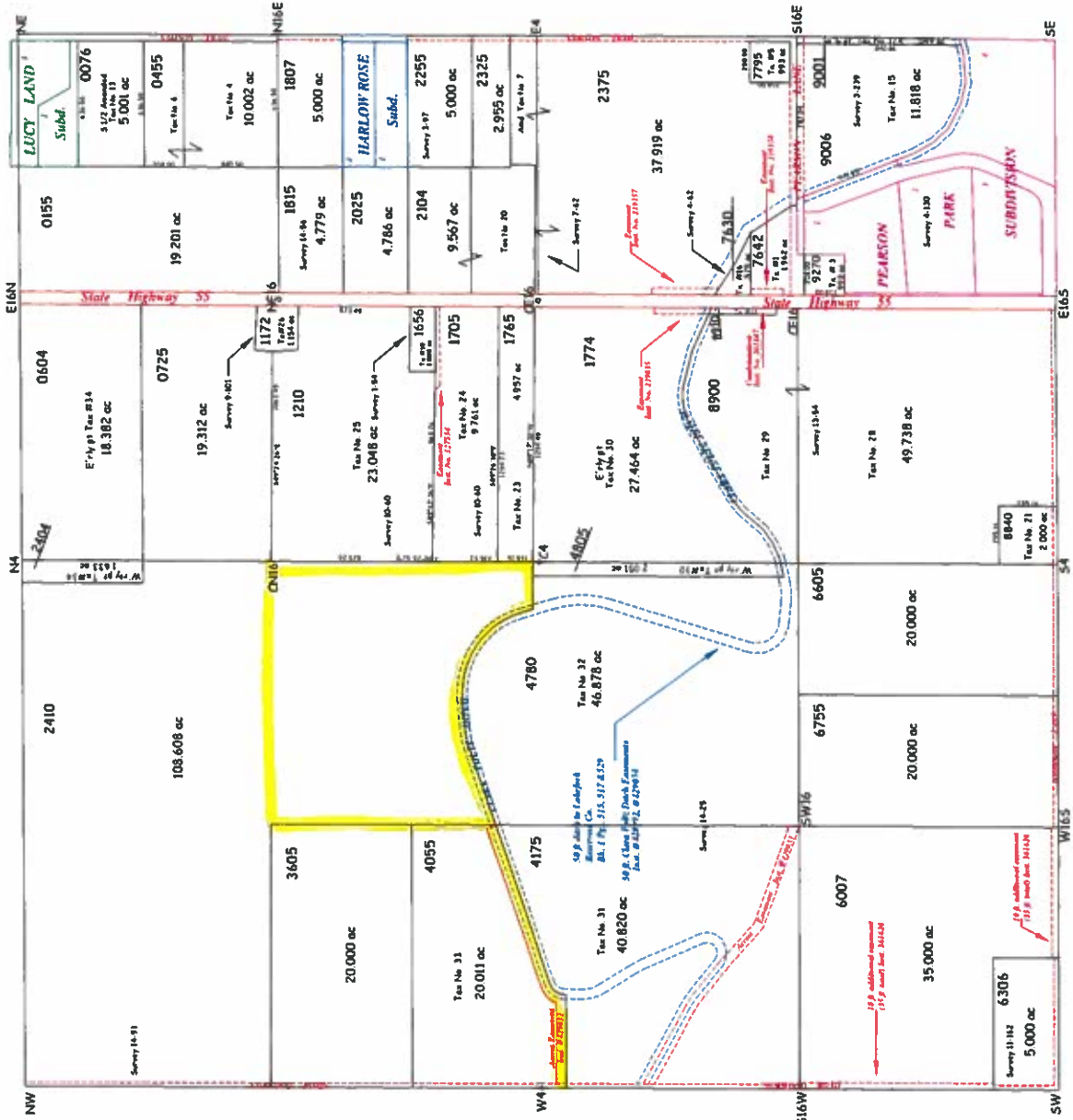
10' SETBACK

PLAT TITLE

T W P . 1 8 N R 0 3 E S E C . 2 8

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

Filename:  
Valley County Base Map  
Scale: 1" = 400 ft.  
Date: 12/18/2020  
Drawn by: L. Frederick



This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies or Omissions.

# PUBLIC

**Valley County Planning & Zoning Commission**  
Notice You to a PUBLIC HEARING

**CUP 71-03 Honolulu**  
**Subtype Revisions**

**Applicant:** JAMES HARRIS & FAMILY, LLC  
10000 S. 100th St., Suite 100  
Portland, OR 97224

**Public Hearing:** March 11, 2021  
6:00 p.m.  
Conference Room  
3rd Floor  
100 North Main Street  
Coeur d'Alene, ID

**Public Hearing:** The Planning & Zoning Commission will hold a public hearing on the proposed CUP 71-03 Honolulu Subtype Revisions. The hearing will be held on March 11, 2021, at 6:00 p.m. in the Conference Room, 3rd Floor, 100 North Main Street, Coeur d'Alene, ID. The hearing will be open to the public and anyone interested in the proposed revisions may attend and provide input. The hearing will be held in person and a virtual hearing will also be available. The hearing will be held in person and a virtual hearing will also be available. The hearing will be held in person and a virtual hearing will also be available.

# NOTICE

02/22/2021



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # CUP 21-02 Hamblus

Preliminary / Final / Short Plat \_\_\_\_\_

Sec 28

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center

14. Applicants have submitted a speculative Site Evaluation Application. Test holes still need to be conducted before septic sustainability of the site can be determined.

Reviewed By: [Signature]

Date: 2/19/21

**From:** Garrett de Jong <garrett@mccallfire.com>  
**Sent:** Tuesday, February 23, 2021 8:55 AM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** CUP 21-02 Hamblin Multiple Residence/ Residential Business

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## **CUP 21-02 Hamblin Multiple Residence/ Residential Business**

Hi Cynda,

The driveway should be constructed to support fire apparatus and be no less than 12 feet wide. The 2018 International Fire Code, as adopted by the State of Idaho for access roads, does not apply to driveways serving less than five single-family homes, per IDAPA 18.08.01.019.02.

Thank you,  
Garrett

**Garrett de Jong**  
**Fire Chief**  
**McCall Fire & EMS**  
201 Deinhard Lane  
McCall, ID 83638  
[www.mccallfire.com](http://www.mccallfire.com)  
PH: 208.634.7070  
FAX: 208.634.5360



Clay Szeliga  
200 Swiftwater Blvd.  
Cle Elum, WA 98922  
206 793 3733  
01/11/21  
clay@cnwcorp.com

Valley County Planning & Zoning  
Attn. Cynda Herrick, AICP, CFM  
219 N. Main  
P O Box 1350  
Cascade, ID 83611  
208-382-7115  
cherrick@co.valley.id.us

**Subject: Neighbor's Consideration of CUP Application.**

**Dear Valley County Planning & Zoning,**

I, (Clay Szeliga), own Parcel 27 of the McCall Ranch, which lies south of McCall. On the south edge of our parcel there lies a 50' driveway and utility easement for Parcel 30, which begins on Norwood Road and ends at the southeast corner of our parcel.

The owners of Parcel 30, James Hamblin and Melinda Voicu, have explained to us that they are applying for a Conditional Use Permit through your office. They called us to explain that they are applying for a 'multiple residences on one parcel' permit, as they will build a primary residence for themselves, a small home for Melinda's mother, and a small family guest cabin. They will have a home-based business on their parcel, with their business activity taking place off site.

We would like to state to Valley County Planning & Zoning that we have no issues with this plan.

Sincerely,

A handwritten signature in black ink, appearing to be the name 'Clay Szeliga', written in a cursive style.

Jason and Jennifer Porter  
14090 HWY 55  
McCall, ID 83638  
208-630-4492  
1-10-21  
Email: Notetojason@gmail.com

Valley County Planning & Zoning  
Attn. Cynda Herrick, AICP, CFM  
219 N. Main  
P O Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

**Subject: Neighbor's Consideration of CUP Application and Shop Location.**

Dear Valley County Planning & Zoning,

We, Jason and Jennifer Porter own Parcel 4 of the McCall Ranch which lies south of McCall. The northwest part of our parcel is adjacent to Parcel 30.

The owners of Parcel 30, James Hamblin and Melinda Voicu, have explained to us that they are applying for a Conditional Use Permit through your office. James called us to explain that they are applying for a 'multiple residences on one parcel' permit, as they will build a primary residence for themselves, a small home for Melinda's mother, and a small family guest cabin. They will have a home-based business with a large shop located in the corner of their property adjacent to the northwest corner of our property and have said they will design their shop and surrounding landscaping to fit the area so it is visually appealing from our property.

We will also be working towards using our property in a similar way for our family.

We are ok leaving the space between our properties natural and without fencing or berms to shield the view.

We are excited to have James and Melinda as our neighbors and look forward to working cooperatively for years to come.



We would like to state to Valley County Planning & Zoning Department that we have no issues with this plan.

Sincerely,

Jason and Jennifer Porter

23 FEB 2021

Valley County Planning and Zoning Commission  
PO BOX 1350  
Cascade, ID 83611-1350

RE: C.U.P.21-02 Hamblin Multiple Residence

Gentlemen:

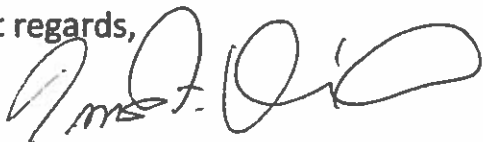
I welcome James Hamblin and Melinda Voicu to the neighborhood. It looks like they have a wonderful project planned for their 34 acres.

I have two comments for their development.

- 1) Please note that the existing fence bordering the Lazy D ranch (parcel 1210) is not representative of the property line. I believe the actual property line is somewhere about 20 feet to the WEST of the existing fence. There was a survey done in the 2008 or so time frame because many of the lot lines were off in terms of the fence placements. The delta was noted at that time with the previous owner and acknowledged in a legal document among the 4 or 5 property owners affected at the time. I have no interest in moving the fence (it was there for cattle containment only), but just wanted them to be aware of where the actual property boundary might be.
- 2) I note in the plot plan that their proposal uses a 30 foot set back around their property except for the property line that is adjacent to parcels, 1210, 1705 and 1765. I would respectfully ask if it would be possible to use a 30 foot set back along that property line as well. From the design, it looks like the only building that would be affected is the "detached garage". It might be beneficial in this snow country to have the extra ten feet of clearance.

My best wishes for a successful project. If I can be of any assistance, please let me know.

Best regards,



Signed Tim Deinhard, Trustee, Lazy D Ranch  
14111 Highway 55  
McCall, ID 83638  
(805) 407 6194