

Valley County Planning & Zoning
Cynda Herrick, Director

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STAFF REPORT

Conditional Use Permit Application No. 21-22
Binnion Short-Term Rental

HEARING DATE: September 9, 2021
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Dianna Lee Binnion
4060 Adams ST
Garden City, ID 83714
LOCATION/SIZE: The 0.46-acre site is addressed at 1907 Lone Tree RD, Units A & B, North Lake Subdivision No. 1, Lot 14 in the SW ¼ Section 8, T.15N, R.3E, Boise Meridian, Valley County, Idaho.
REQUEST: Use the Primary Residence as a Short-Term Rental
EXISTING LAND USE: Two Residences on One-Parcel (Home Plus Apartment)

BACKGROUND:

Dianna Lee Binnion is requesting approval to use the 3-bedroom, 2,200 sq. ft. primary residence as a short-term rental (STR). She would like to have a total of six bedrooms. Central District Health states she has applied for a 4th bedroom for a maximum of 8 guests in the STR.

The one-bedroom apartment on the second floor, approved by C.U.P. 19-23, would continue as a long-term rental.

The residences are served by an individual well and septic tank. Two parking spots are proposed on-site and two are proposed off-site. There is an active account with Lakeshore Disposal for garbage pickup.

FINDINGS:

1. Application was made to Planning and Zoning on July 21, 2021
2. Legal notice was posted in the *Star News* on August 19, 2021, and August 26, 2021.

Potentially affected agencies were notified on August 10, 2021. Neighbors within 300 feet of the property line were notified by fact sheet sent August 10, 2021. The site was posted on August 31, 2021. The notice and application were posted online at www.co.valley.id.us/public-hearing-information on August 10, 2021.

3. Agency comment received:

Central District Health stated the applicant is currently approved for a one-bedroom apartment and a three-bedroom home. She has an application on file dated 7/21/2021 to add one bedroom to the home. When permitted and installed, she would be approved for a one-bedroom full-time apartment and a four-bedroom vacation rental suitable for a maximum of eight short-term rental guests. (August 12, 2021.)

Amy Newcomb, Donnelly Fire Department, listed requirements for smoke detectors, driveways, landscaping, and burning. (August 16, 2021)

4. Neighbor comments received: none

5. Physical characteristics of the site: flat with existing two-story residence

6. The surrounding land use and zoning includes:

North: Single Family Residential – Northlake #1 Subdivision

South: Single Family Residential – Northlake #1 Subdivision & Pickens Subdivision

East: Single Family Residential – Northlake #1 Subdivision

West: Single Family Residential – unplatted portion of Tamarack Resort P.U.D.

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

- 5. Commercial Uses (c) Service Business (3) Motel, hotel, apartments, resort, bed and breakfast, or lodge.

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

Valley County Code:

9-4-1:DEFINITIONS:

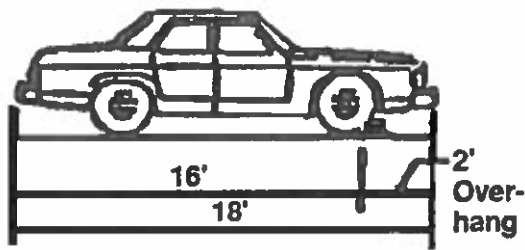
Short-term Rental or “vacation rental”: means any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or owner-occupied residential home that is offered for a fee and for thirty (30) days or less. Short-term rentals do not include a unit that is used for any retail, restaurant, banquet space, event center, hotel/motel type lodging, or another similar use. This does not include multiple family groups that are camping on holiday type of weekends. (VCC Title 9-1-10)

9-4-10: SHORT-TERM RENTALS:

One STR unit is allowed on a parcel with an administrative permit. More than one STR or more than one residential use on a parcel requires a conditional use permit in accordance with Valley County Code 9-5.

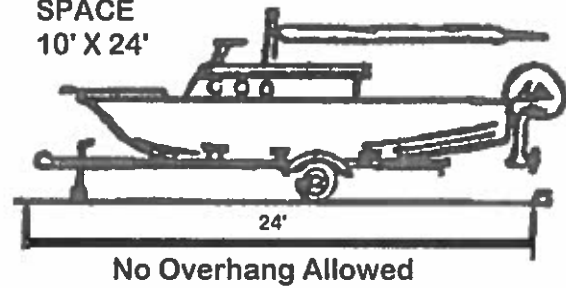
STANDARD PARKING SPACE

8'6" X 18'



C. VEHICLE OVERHANG

RECREATIONAL VEHICLE PARKING SPACE
10' X 24'



9-5A-3: PARKING AND OFF STREET LOADING FACILITIES:

A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.

B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.

C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.

D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes 1 :

1. Parking Area Dimensions:

a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').

b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').

c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').

2. End Parking Space Maneuvering: A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.

3. Vehicle Overhang:

a. Recreational Vehicles And Parking Spaces: Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.

b. Standard Size Parking Spaces:

(1) Landscaped Areas: Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.

(2) Sidewalks: Standard size parking spaces are allowed to overhang sidewalks only where the sidewalk is a minimum of six feet (6') in width.

c. Access To And From Streets: Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.

d. Driveways: All driveways shall be designed and constructed in accordance with the county approach policies.

e. Surface: Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.

f. Surface Water Drainage: Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.

g. Screening: Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.

h. Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.

i. Off Street Loading Facilities: Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +12.

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

Staff Questions/Comments/Recommendation:

- Residential use setbacks requiring a conditional use permit are thirty feet (30') from front, rear, and side street property lines and fifteen feet (15') from all side property lines. However, this is a conversion of an existing building.
- There are two parking sites according to the site plan and application. If there is one parking spot for the apartment that leaves one parking spot for the STR; where does overflow parking occur?
- The short-term rental will be managed by Frost Property Management.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation Form
- Compatibility Evaluation
- Vicinity Map
- Aerial Map
- Site Plan
- C.U.P. 19-23
- Picture taken August 31, 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 must be established within one year or this permit will be null and void.
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. All lighting must comply with the Valley County Lighting Ordinance.
6. Quiet hours shall be 10:00 p.m. to 8:00 a.m.
7. Smoke detectors and carbon monoxide detectors should be installed throughout the home.
8. There should be fire extinguishers on each level of the home and one near any outside LPG grills.
9. All fire rings should be no larger than 3-ft in diameter. Shall have shovel, bucket, and fire extinguisher available near fire pit.
10. Must comply with payment of sales tax in accordance with Idaho State Code, Chapter 36.
11. Parking shall be in designated parking spots and not in the public right-of-way.
12. Shall post rules and emergency contact information.
13. There is a maximum occupancy of 8 guests in the STR; the maximum occupancy must be reflected in all advertisements.
14. CUP 19-23 is still in effect as it pertains to the apartment, lighting, etc.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO	X	Response Value
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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	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2
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			+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	+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	+1	+1	+1	+1	+1	-1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+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	+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	+1	+1	+1	+1	+1	+2	+1	-1	+2	-2		+1	-2	+1		+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	+1		+2	+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	-2		+1	-2	+2	+2	+2	+2	+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	-1		+2	-2	+1	+1	+2	+2		+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	+2	+2	-1	-1	-1	-1	-2	-1	-2	-2	+1	+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+2	+2	+1	+1	-1	-1	-2	-1	-2	+1	+1	+2

THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 18

Prepared by: CH

YES/NO	X	Response Value
(+2/-2)	<u>+1</u>	X 4 <u>+4</u>
(+2/-2)	<u>-1</u>	X 2 <u>-2</u>
(+2/-2)	<u>+1</u>	X 1 <u>+1</u>
(+2/-2)	<u>+1</u>	X 3 <u>+3</u>
(+2/-2)	<u>+2</u>	X 1 <u>+2</u>
(+2/-2)	<u>+1</u>	X 2 <u>+2</u>
(+2/-2)	<u>-1</u>	X 2 <u>-2</u>
(+2/-2)	<u>+1</u>	X 2 <u>+2</u>
(+2/-2)	<u>+1</u>	X 2 <u>+2</u>
Sub-Total	(+)	<u>16</u>
Sub-Total	(-)	<u>4</u>
Total Score		<u>+12</u>

Use Matrix Values:

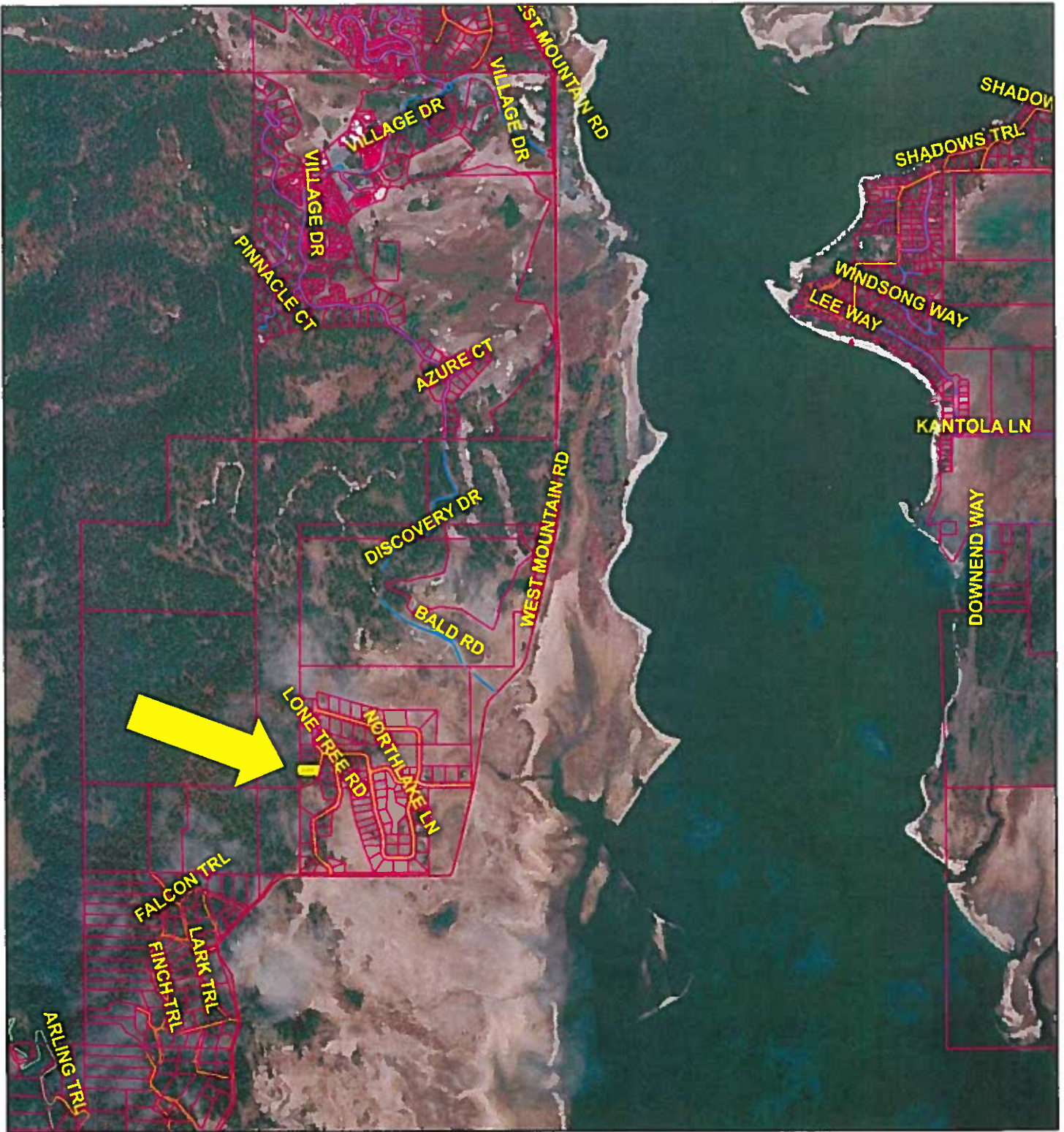
1. Is the proposed use compatible with the dominant adjacent land use?
S.F. Residential
2. Is the proposed use compatible with the other adjacent land uses (total and average)?
Ag - Timber
3. Is the proposed use generally compatible with the overall land use in the local vicinity?
See 1 and 2

Site Specific Evaluation (Impacts and Proposed Mitigation)

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?
Not very large, but has trees
5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?
Yes - S.F. Residences
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 - with some additional
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?
Could create noise
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
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?
The Same

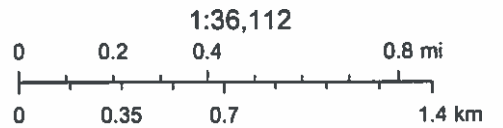
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 21-22



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- Parcel Boundaries
- All Road Labels
- Roads
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE



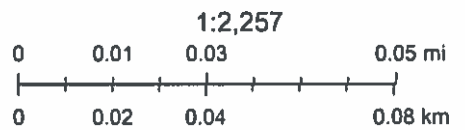
Maxar

C.U.P. 21-22

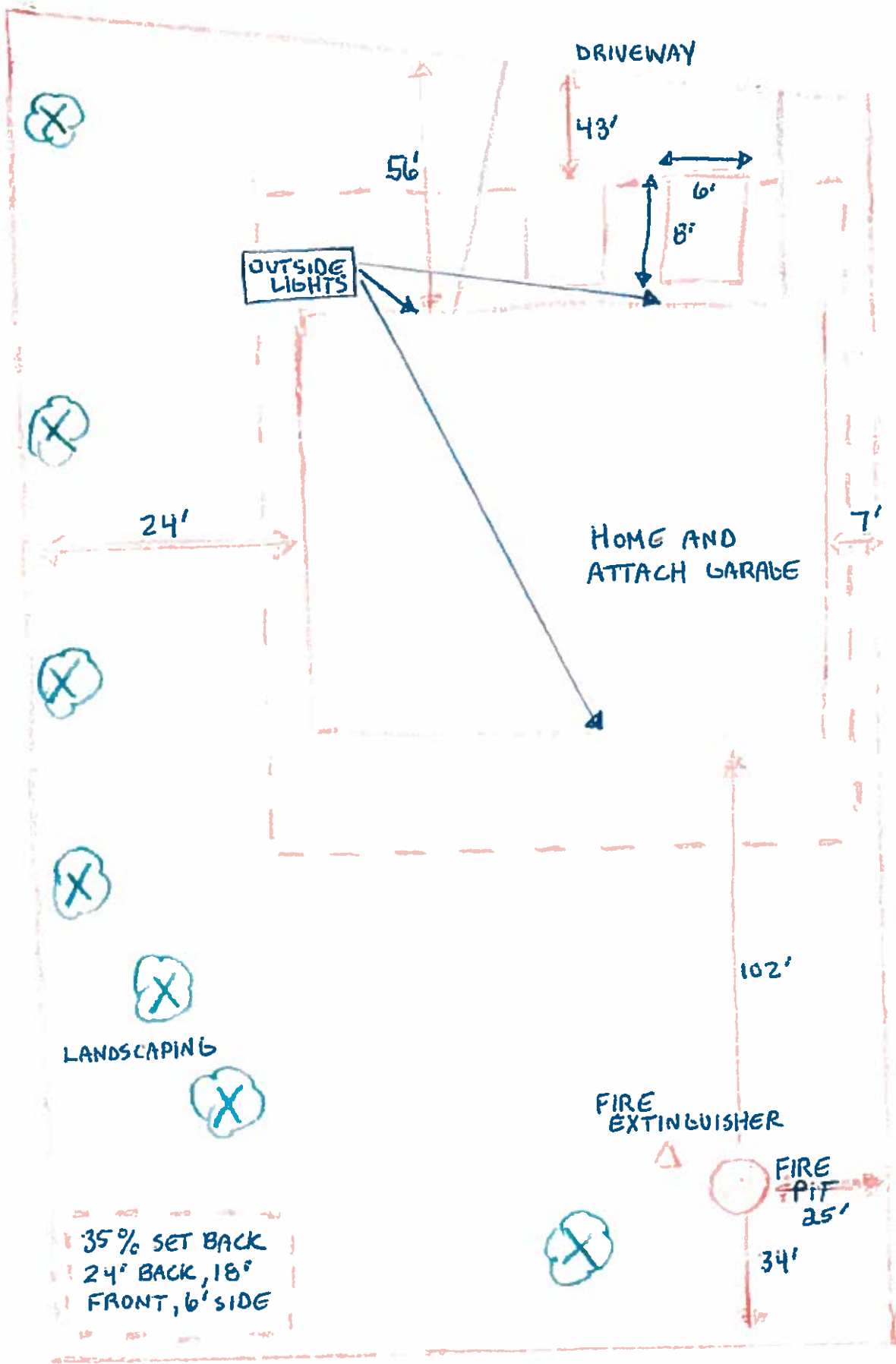


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- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- URBAN/RURAL
- PRIVATE



Maxar, Microsoft



1907 A LONE TREE RD

OCCUPANCY 10



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

Instrument # 423722

VALLEY COUNTY, CASCADE, IDAHO
9-24-2019 08:48:39 AM No. of Pages: 2
Recorded for : P & Z
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

CW

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

Date September 24, 2019

Approved by Jade David

**CONDITIONAL USE PERMIT
NO. 19-23
Binnion Multiple Residences
On One Parcel**

Issued to: D. Lee Binnion
Rattler Construction
4341 S. Silver Spur Ave.
Boise, ID 83709

Property Location: The 0.5 acre site, addressed at 1907 Lone Tree Road, is in Northlake Subdivision No. 1, Lot 14 in the SW ¼ Section 8, T.15N, R.3E, Boise Meridian, Valley County, Idaho

There have been no appeals of the Valley County Planning and Zoning Commission's decision of September 12, 2019. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 19-23 with Conditions for establishing multiple residences on one parcel as described in the application, staff report, and minutes.

The effective date of this permit is September 24, 2019.

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 one year of approval, or a permit extension will be

Conditional Use Permit

required.

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. All lights shall be fully shielded so that there is no upward or horizontal projection of lights.
6. Shall clearly post all address(es) on the building.

END CONDITIONAL USE PERMIT



08/31/2021



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 21-22

Preliminary / Final / Short Plat _____

Lot 14 Northlake Sub #1
1907 Lone TRBE

- 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. Applicant is currently approved for a (1) bedroom apartment and a (3) bedroom home
she has an application on file dated 7/21/21 to add (1) one bedroom to the (3) bed home.
when permitted and installed she would be approved
for a (1) bedroom full time apartment and a (4) bedroom vacation rental
suitable for a maximum of (8) eight short term rental guests.

Reviewed By: hr HR
Date: 8/12/21



Donnelly Rural Fire Protection District
P.O. Box 1178 Donnelly, Idaho 83615
208-325-8619 Fax 208-325-5081

August 16, 2021

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

RE: C.U.P. 21-22 Binnion Short Term Rental

After review the Donnelly Rural Fire Protection District approves C.U.P. 21-22 Binnion Short Term Rental with the following requirements.

- In accordance with **Section 907.2.10.7 IFC 2018** Smoke Detectors will be installed in all sleeping areas
- If propane appliances are utilized, all codes in **Ordinance 19-09 Valley County Liquid Petroleum Gas (LPG) Systems** shall be followed
- **Section 503.4 IFC 2018** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in **Sections 503.2.1 IFC 2018** and **503.2.2 IFC 2018** shall be maintained at all times
- **Section 503.2.1 IFC 2018** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with **Section 503.6 IFC 2018** and an unobstructed vertical clearance of not less than 13 feet 6 inches
- **Section 304.1.2 IFC 2018** Weeds, grass, vines or other growth that is capable of being ignited and endangering the property, shall be cut down and removed by the owner or the occupant of the premises. Vegetation clearance requirements in urbane-wildland interface areas shall be in accordance with the International Wildland-Urban Interface Code
- **Section 307.4.2 IFC 2018** Recreational fires shall not be conducted within 25 feet of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet of a structure shall be eliminated prior to ignition
- **Section 307.5 IFC 2018** Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization
- The Donnelly Rural Fire Protection District requires all fire rings to be of an approved nature, no larger than 3 feet in diameter. All fire rings shall also have a ten foot diameter of non-combustible material around fire pit

- Closed burning season is May 10th through October 20th and may be subject to burn restrictions as required by the State of Idaho. Check the daily status at www.burnpermits.idaho.gov or call SITPA at 208-634-2268

Please call 208-325-8619 with any questions.

Amy Newcomb

A handwritten signature in cursive script that reads "Amy Newcomb".

Deputy Fire Marshal

Donnelly Fire Department