

Clear Creek CUP Project Description

The Clear Creek Valley County property is a 4.5 acre parcel with a parking lot for recreational users in the summer and winter. Valley County grooms the Clear Creek Road in the winter as a connection to the Warm Lake area from the southern end of the valley. The Clear Creek project will add a total of 19 campsites, a vault toilet for the campsites, as well as power and water at the site. Each campsite will have parking for a vehicle, tent pad, picnic table and a metal firepit. The sites will be graded gravel. One site will be reserved for a campground host, 2 sites will be ADA accessible with ADA fixtures. In addition to the campground, Valley County Parks and Recreation improved the recreational parking lot that is in front of the site and addressed the bank erosion on the southern and eastern edges of the lot. A kiosk pay/station will be located near the campground access road to collect fees for camping and recreational parking.

The project will be funded by a combination of funds from Idaho Department of Parks and Recreation grants through the Recreational Vehicle Fund and Off Highway Vehicle Fund with match amounts provided by Valley County. Funds for this project would be available in late spring of 2024. Ongoing maintenance of the campground and parking area would be funded by user fees collected onsite.

The creation of designated camping with bathroom facilities will help address the problems that this area has faced from an abundance of dispersed camping sites with out any facilities. Creating a graveled area around the designated firepits and having water onsite will also help mitigate the hazard of a campfire starting a fire in the nearby forest. Finally, having a host onsite will help mitigate noise issues or other issues from campers when they arise. Cascade Fire approved the design with a requirement for a 20' access road through the campground to accommodate Fire and EMS vehicles.

If this application is approved this campground will provide a much-needed addition to the area. The plan is to finalize the build out of this project in 2024 as soon as the snow melts and funds are available.

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash
FILE # <u>23-48</u>	FEE \$ _____	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>10-24-2023</u>	
PROPOSED USE: <u>Valley County- Camground</u>		

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

Applicant's Signature: _____

PLR DIRECTOR

Date: 10-23

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

- ☐ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A lighting plan.
- ☐ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

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

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

CONTACT INFORMATION

APPLICANT Valley County **PHONE** [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS P.O. Box 1350 Cascade, ID **ZIP** 83611

EMAIL [REDACTED]

PROPERTY OWNER Valley County

MAILING ADDRESS P.O. Box 1350 Cascade, ID **ZIP** 83611

EMAIL [REDACTED]

AGENT / REPRESENTATIVE Larry Laxson **PHONE** [REDACTED]

MAILING ADDRESS P.O. 1350 Cascade, ID **ZIP** 83611

EMAIL [REDACTED]

CONTACT PERSON (if different from above) Same as above

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____ **PHONE** _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 289 Clear Creek Rd.

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

TAX PARCEL NUMBER(S) RP 12NO4E102705

Quarter W/2 E/2 NW Section 10 Township T12N Range R4E

1. **PROPOSED USE:** Residential ☐ Civic or Community ☒ Commercial ☐ Industrial ☐

2. **SIZE OF PROPERTY** 4.704 Acres ☒ or Square Feet ☐

3. **EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:**

Vacant, Forested land with an undeveloped recreational parking lot

4. **ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY** (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: No

5. **ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:**

North Bare Forest/ Productivity Forest Land

South Agricultural Homesite Land

East Agriculture/Bare Forest

West Bare Forest/ Vacant Residential Rural

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 12' 3 1/4"- Vault toilet vent, Roof is 9' 6"
7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
Number of Proposed Structures: 2 Number of Existing Structures: 0
Proposed Gross Square Feet Existing Gross Square Feet
1st Floor Toilet-159 SF, Pump house 24 SF 1st Floor _____
2nd Floor _____ 2nd Floor _____
Total _____ Total _____
- 8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐
- 8b. TYPE OF STRUCTURE: Stick-built ☒ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☒ Concrete
- 8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____
- 8d. DENSITY OF DWELLING UNITS PER ACRE: _____
9. SITE DESIGN:
Percentage of site devoted to building coverage: 1%
Percentage of site devoted to landscaping: _____
Percentage of site devoted to roads or driveways: 35.2 %
Percentage of site devoted to other uses: 63.8 %, describe: _____
Total: 100%
10. PARKING (If applicable):
a. Handicapped spaces proposed: _____ **Office Use Only** Handicapped spaces required: _____
b. Parking spaces proposed: _____ Parking spaces required: _____
c. Number of compact spaces proposed: _____ Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: _____
e. Are you proposing off-site parking: _____
11. SETBACKS:
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-----------------|------------------------|-----------------|------------------------|
| | <u>Proposed</u> | <u>Required</u> | <u>Proposed</u> | <u>Required</u> |
| Front | _____ | _____ | <u>50'</u> | _____ |
| Rear | _____ | _____ | <u>30'</u> | _____ |
| Side | _____ | _____ | <u>50'</u> | _____ |
| Side Street | _____ | _____ | <u>30'</u> | _____ |
12. NUMBER OF EXISTING ROADS: 0 Width: _____
Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐
Existing road construction: Gravel ☐ Paved ☐ or Combination of both? ☐
13. NUMBER OF PROPOSED ROADS: 1 Proposed width: 18'
Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☒
Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒
-
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
none
-
16. PROPOSED UTILITIES: Power, water
Proposed utility easement widths _____ Locations _____
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☐
Name: Vault privy
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☐
If individual, has a test well been drilled? no Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well 475 Depth 162 Flow not listed
19. DRAINAGE (Proposed method of on-site retention): _____
Any special drains? _____ (Please attach map)
Soil type(s): _____
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☒ No ☐
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐
If yes, explain:
Gravel loop road into campsite and gravel parking lot near entrance, excavation for vault privy and concrete pad. Reduction of slope going up to campground from the parking area.
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐
If yes, explain: _____
-
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

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

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

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

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

- 1. Are you within an area of negotiated City Impact? _____ Yes _____ No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: _____
Drainage: _____
- 3. How many acres is the property being subdivided? _____
- 4. What percentage of this property has water? _____
- 5. How many inches of water are available to the property? _____
- 6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

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

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

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

Irrigation Plan Map Requirements

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

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

Also, provide the following documentation:

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

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

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

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

Signed: _____
Applicant

Date: ____/____/____



VALLEY COUNTY WEED CONTROL AGREEMENT

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

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

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

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

By: _____
Applicant

By: Steve Anderson
Valley County Weed Control

Date: _____

Date: 10/23/2023

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

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

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
 1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

There will be some increase in RV traffic. There will also likely be an increase in recreational traffic(which is already occurring. This area is currently being used as an unofficial parking area for summer and winter recreation. The increase in traffic will likely be offset by having an official parking area and facilities available in an area that is already seeing recreational use.
 2. Provision for the mitigation of impacts on housing affordability.

No impact
 3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

Construction will require some heavy equipment and a short term increase in gravel truck traffic. Vault toilets will be constructed in 1 day. Well drilling will produce additional noise and vibration but this would be the same for any well being dug. There is currently summer and winter recreational vehicle use from multiple locations along Clear Creek Road, based on current recreation trends, this use will likely continue to increase whether the lot is built or not. This lot will provide a centralized location to stage from as well as providing off road parking and toilet facilities. Campground noise will be regulated with quite hours similar to IDPR(state) campgrounds. A campground host will also be onsite through the summer months.
 4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

The parcel is partially forested. During construction native trees will be left in place as much as possible to screen campers and vehicles in lot from the road and future residences on the surrounding parcels.
 5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

There will be some increase in smoke and fumes in the area near the parking lot. This will be caused by OSV and OHV staging area. This area is already being used to stage OSV and OHV so an increase will be incremental not drastic.
 6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

There will be a well onsite for the campground. Water will be piped to a centralized access spot rather than to the individual campsites. The lot is mostly flat and has no wetlands or flood prone areas. No change should occur from the proposed use.

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

This should not affect the property tax assessments, most of the nearby land is forest and agricultural or has been placed in a trust. Campground and parking lot maintenance will be provided by staff of Valley County Recreation Department which currently has 3 full time employees.

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

No impact, cost will be covered by grant funding. Maintenance costs will be funded by parking and camping fee collection.

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

There will be some competition to the Clear Creek RV park, this site will not provide hook ups or sites for large units. It could also have potential benefits by providing overflow parking during busy times.

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

No natural resources will be utilized to produce a product. Some trees will be removed during construction, otherwise not impact is expected.

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

It is unlikely that this project will be abandoned since the property is owned by Valley County and the facilities will be built by Valley County utilizing grant funding.

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

No residential buildings. 159 SF Vault privy and a 24 SF pump house.

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

This project will be split into 2 phases. Phase 1 will be the improvements to the parking area. Phase 2 will add the campground, power, well and toilet. Phase 1 of the project was completed in 2023, phase 2 will be completed during the summer of 2024.

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

Recreational parking will be free to registered OSV users in the winter and will cost \$5/day. Campground fees are \$10/night.

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

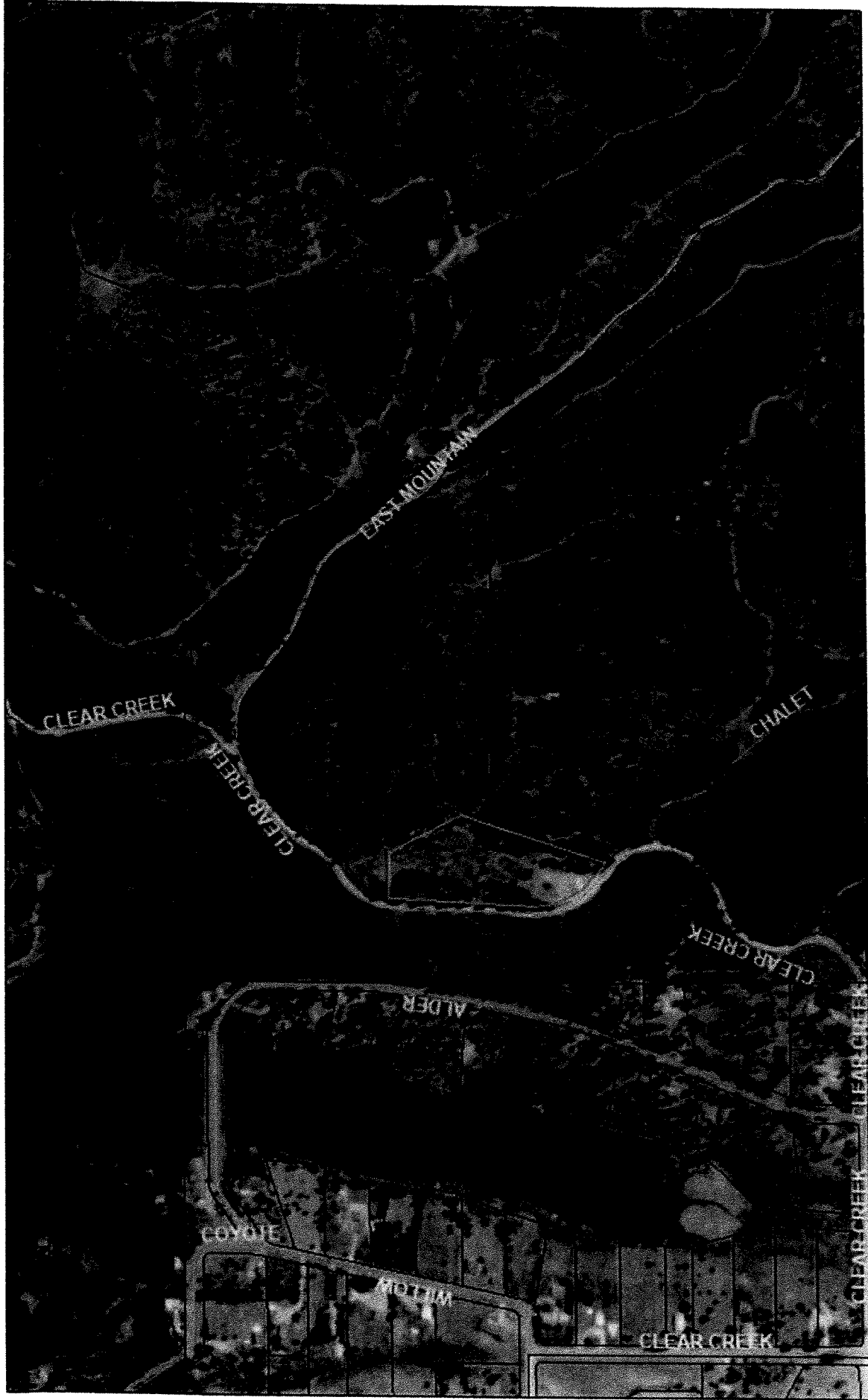
Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

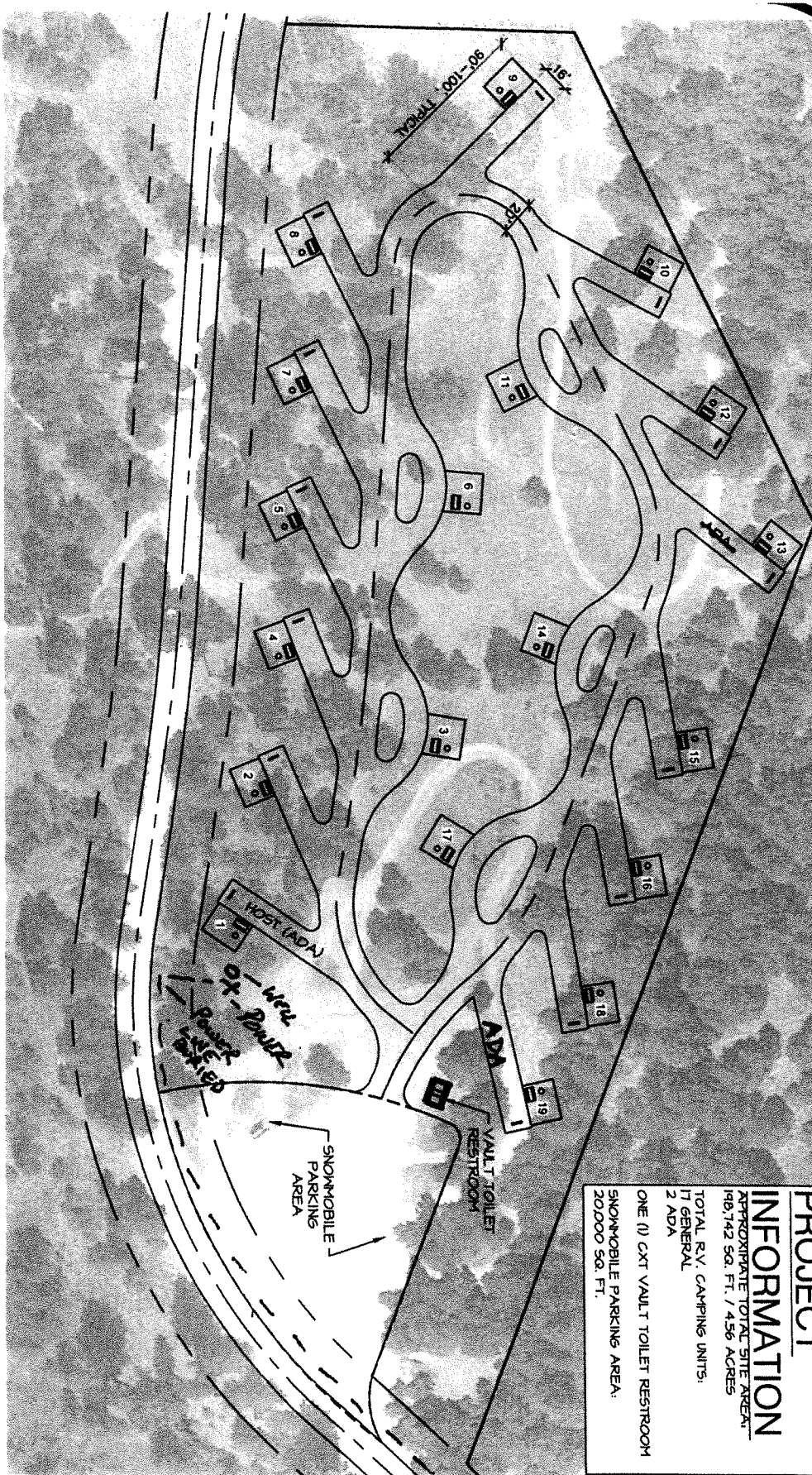
Valley County Planning and Zoning



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Parcel Boundaries Roads USFS URBAN/RURAL PRIVATE

Valley County Planning and Zoning



INFORMATION

APPROXIMATE TOTAL SITE AREA:
198,742 SQ. FT. / 4.56 ACRES

TOTAL R.V. CAMPING UNITS:

2 ADA

ONE (1) CXT VAULT TOILET RESTROOM

**SNOWMOBILE PARKING AREA:
20,000 SQ. FT.**



- Civil Engineering
- Landscape Architecture
- Erosion & Sediment Control
- Graphic Communication
- Irrigation Design
- Land Planning

www.sprinklerlandscapes.com
 Fax: [REDACTED]
 Phone: [REDACTED]

5681 North Glenwood Street
 Garden City, Idaho 83714

CLEAR CREEK CAMPGROUND
289 CLEAR CREEK ROAD
CASCADE, IDAHO

10/10/2023

21064

L1.00