

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

☒ Check # _____ or ☐ Cash or ☐ Card

FILE # C.U.P. 25-034

FEE \$ 250-

ACCEPTED BY _____

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE 11-21-2025

PROPOSED USE: RV site rental + dry camping tent

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: [Signature] Date: 6/3/25

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.
- ☒ A **Development Agreement may be required**. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

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 Lea + Wyatt Albright PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 3731 W. Mountain Road ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER Lea + Wyatt Albright

MAILING ADDRESS 3731 W. Mountain Rd ZIP 83638

EMAIL [REDACTED]

AGENT / REPRESENTATIVE N/A PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) N/A

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 3731 W Mountain Road

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

1 acre residence on 20 acre parcel & timber + aggr. use.

TAX PARCEL NUMBER(S) RP

Quarter _____ Section _____ Township _____ Range _____

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

2. SIZE OF PROPERTY 21 Acres ☒ or Square Feet ☐

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

1 single family home on 1 acre

Ag + timber on other 20 acres

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 Single Family

South Timber

East W. Mountain Road + Ranch

West Timber

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: NA

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable): NA

Number of Proposed Structures: _____

Number of Existing Structures: _____

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

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 ☐ _____

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): NA

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 2,000

8d. DENSITY OF DWELLING UNITS PER ACRE: 1 unit per 10 acres

9. SITE DESIGN:

Percentage of site devoted to building coverage: NA

Percentage of site devoted to landscaping: Already existing

Percentage of site devoted to roads or driveways: Already existing

Percentage of site devoted to other uses: NA, describe: _____

Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: 0

Handicapped spaces required: _____

b. Parking spaces proposed: 1

Parking spaces required: _____

c. Number of compact spaces proposed: 0

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: yes

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front NA

7100

Rear NA

7100

Side NA

730

Side Street NA

12. NUMBER OF EXISTING ROADS: 1 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: Same as above Proposed width: _____

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 ☐
Will use existing driveway that we use + maintain for our home.
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Water, Septic, electric
16. PROPOSED UTILITIES: permanant septic, water + power hook-ups
Proposed utility easement widths _____ Locations Next to camper pad
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
Name: _____
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒ *Already Established.*
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well 150' Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): No surface water use / drainage anticipated.
Any special drains? No (Please attach map)
Soil type(s): mixed dirt, native soil
(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: _____

- 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. N/A
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: NA
Drainage: NA
3. How many acres is the property being subdivided? NA
4. What percentage of this property has water? None
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? NA, No excess irrigation in use

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)

NA

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: NA - no new irrigation being proposed.

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=====

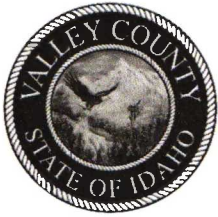
I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

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: 6/13/2025



VALLEY COUNTY

WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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: 210f
Applicant

By: Valley County Weed Supervisor

Date: 6/3/2025

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.**

❖ **Thoroughly 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.

1-2 extra cars using our driveway

2. Provision for the mitigation of impacts on housing affordability.

wanting to add camper space to increase places that local people can live affordably; and for guest use.

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.

NA

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.

No outdoor lights or perm. structures will be added.

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.

None

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.

will put in water line from main well and additional septic for drainage/waste.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

N/A.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Already thinned trees, cleared sage + made def. space.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

NA. Surrounding soils are Native

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

NA

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

NA, will continue planting trees on property

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

Minimal visibility on road. we already park our camper here and have had no issues.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

Close to home, uses existing driveway and will be able to stay on our 1-acre homestead

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

No new jobs. This will increase local housing

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

None

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

None that we are aware of.

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.

None

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

None. We already have open, graded driveway + camper/parking pad.

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

None.

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

Instal water, power line summer of 2025 or 2026
Instal Septic Summer 2025 or 2026

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.

N/A

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.

Project Description

Project Title: Camper Pad and 4 camp sites addition

Project Location: 3731 West Mountain Road, McCall

Applicant/Owner: Lea' and Wyatt Albright

Date: 11/19/2025

1. Project Overview

The proposed project consists of the approval of 1 camper pad with water and electrical, will have ~~sewer~~ *septic* pending approval from the Water Central Health District. The intent of this project is to provide functional and minimally invasive accommodations that align with the existing natural character of the site. The primary intent is to have 1 camper pad for both long and short term use.

There will be an addition of 4 tent camping sites for short term use located behind the primary residence. Each camp site will be set on a raised deck platform. No open fire pits will be allowed. The camping sites will be walk in with parking on the existing residential driveway. An outhouse will be provided with third party cleaning service. *porta-potty*

No site grading is needed for this plan. No tree removal, or landscaping alterations are planned. The proposal maintains the property's current aesthetic value, preserves existing vegetation, and minimizes disturbance to the natural environment. There is no current standing water, marsh areas or drainage to mitigate.

2. Site Description

Camper: The subject camper pad is currently developed and has been in use for primary residence. The terrain is generally level to gently sloping, with natural drainage patterns already established. The vegetation consists primarily of native grasses, and mature trees that provide natural screening and visual harmony with surrounding land uses. Access to the camper pad will be via the existing driveway, and already has gravel in place, as it has been used for personal camper parking. There will be no open fire pits allowed. This RV pad will meet current codes and minimum setback requirements.

Tent sites: Parking for the 4 tent sites will be on the current graveled parking that is used for the primary residence. This camping site will be walk-in only. There will be 4 raised tent pads for designated camping space. No grading or alteration of terrain is required.

3. Site Improvements

- **Camper Pads:** One gravel or compacted-surface camper pads sized appropriately for one standard camper and one vehicle parking.

- **Utilities:** Camper pad will be equipped with water, sewer (pending approval), and electrical hookups. All utilities will be installed in compliance with local code. If sewer is not approved, offsite disposal will be required.
- **Surface Treatment:** No pavement is proposed; the surface will consist of permeable material to allow natural drainage.

4. Landscape Plan

- **Objective:** Preserve and utilize existing vegetation.
- **Details:** No additional landscaping is proposed or required. The site is naturally vegetated with native plant species that provide adequate ground cover, erosion control, and aesthetic value.
- **Maintenance:** Existing vegetation will be maintained in its current condition with minimal disturbance during installation. No new irrigation systems will be installed.

5. Site Grading Plan

- **Objective:** Maintain existing topography.
- **Details:** No site grading is needed for tent sites, parking or camper pad. The camper pad is already in existence, level and graveled. The existing grade sufficiently supports drainage and access for the proposed camper pad.
- **Drainage:** Existing natural drainage patterns will remain undisturbed. No new drainage infrastructure is proposed.

6. Lighting Plan

- **Objective:** Preserve existing night sky conditions and rural character.
- **Details:** No new exterior lighting will be installed. The project will not introduce additional light sources or glare. Any temporary lighting from campers will be limited and directed downward per standard RV lighting use.

7. Environmental Considerations

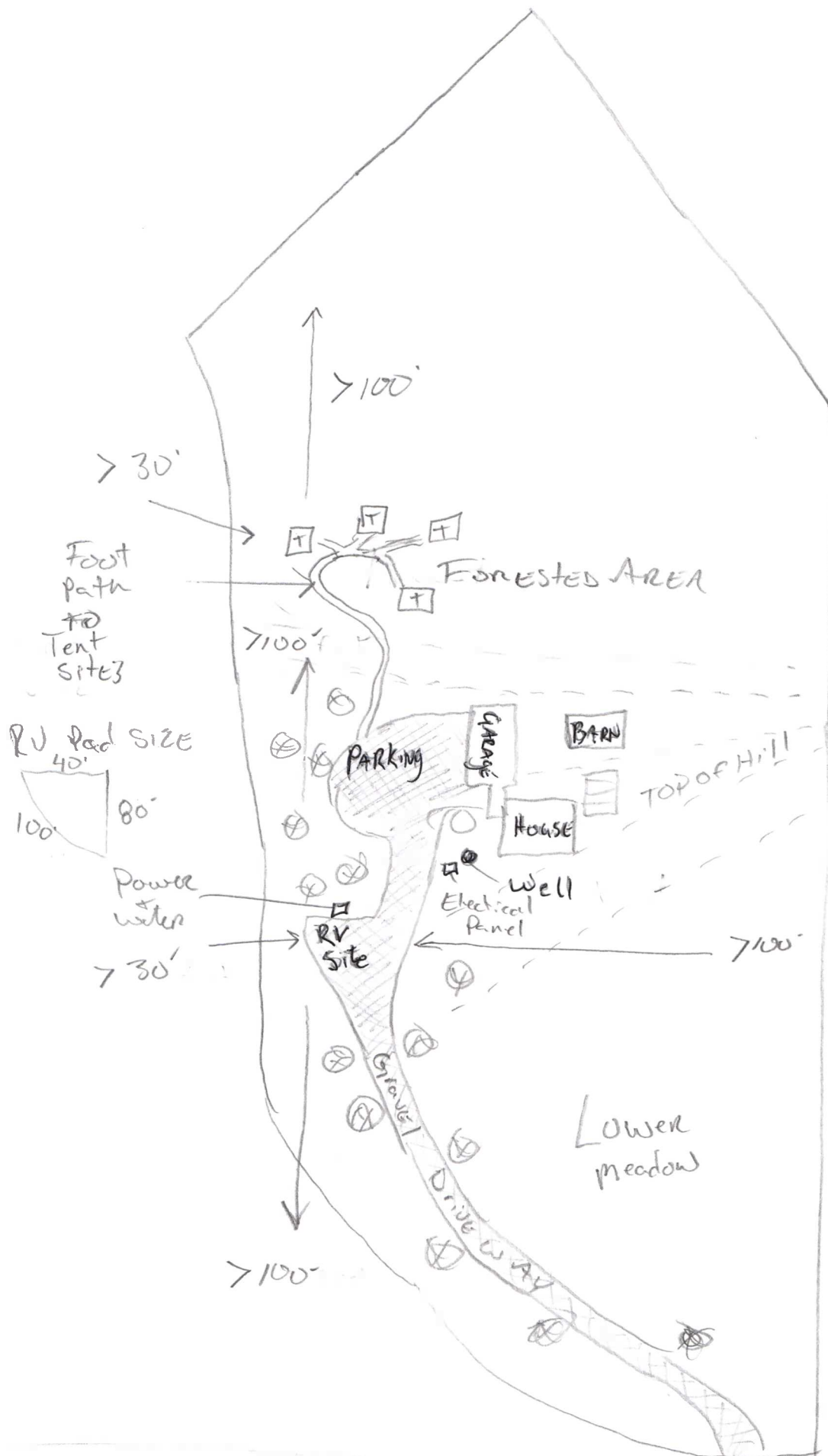
This project is designed to minimize environmental impact by:

- Preserving existing vegetation and soil stability.
- Avoiding any major or alteration of natural drainage
- Eliminating the need for artificial lighting and irrigation
- Using existing access routes and utilities where possible
- West Mountain Road is paved, and traffic will be coming from the McCall direction.

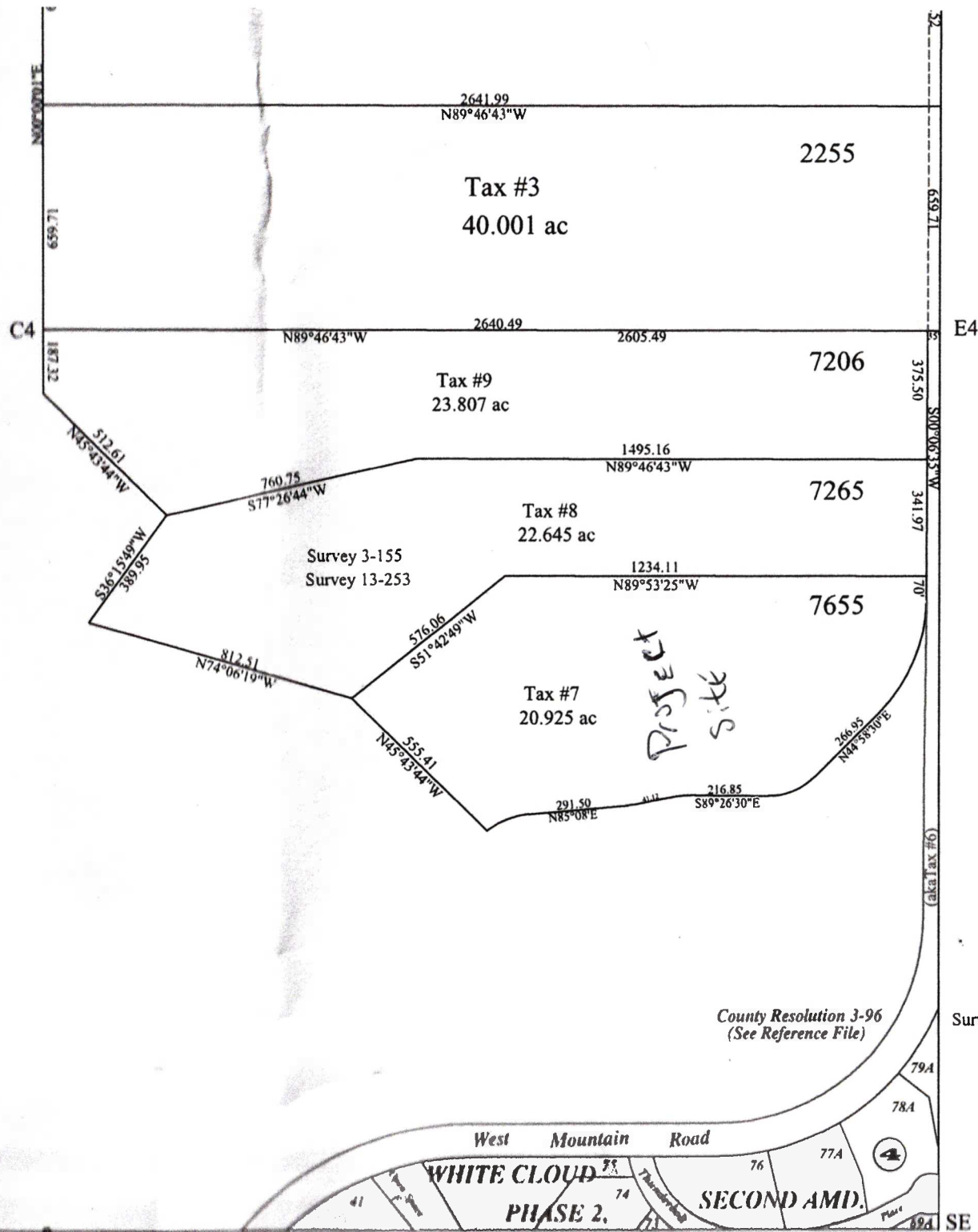
8. Summary

In summary, this project proposes a **low-impact improvement** to the property through the installation of one fully serviced camper pad that is currently maintained for personal use.

4 additional tent sites will be available behind the primary residence. The design respects the existing landscape, maintains natural features and aligns with the character of the surrounding environment. No landscaping, grading, or lighting changes are required or planned. We are full time residents and will be taking of the camper and tent sites on our property.



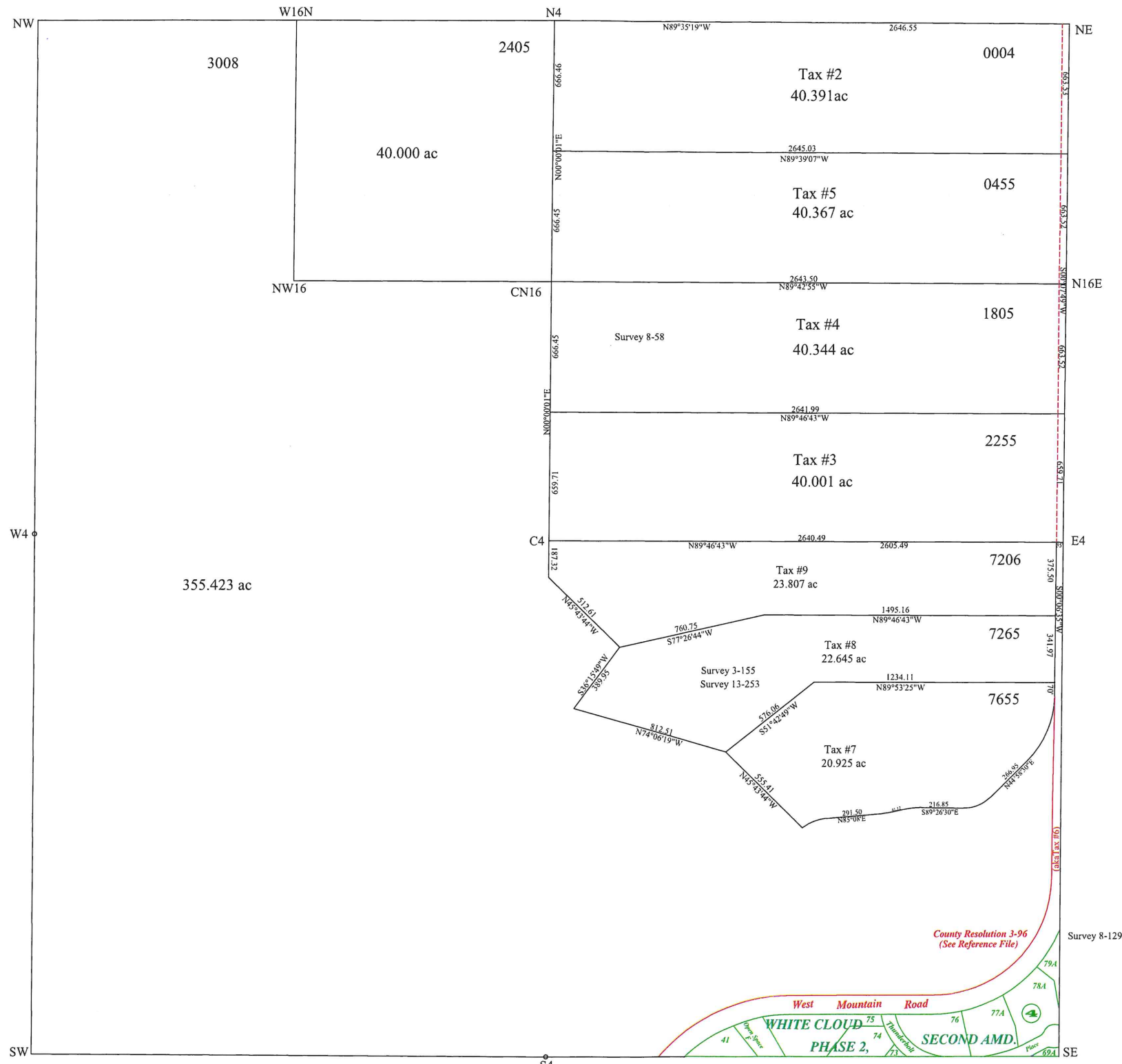
DAVES W. Mountain Rd. → McCall



02E SEC. 24

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

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 6/26/2025
Drawn by: L. Frederick



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

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 6/26/2025
Drawn by: L Frederick