

Valley County Planning & Zoning  
Cynda Herrick, Director

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**STAFF REPORT**  
C.U.P. 21-18  
Hidden Pines Event Venue

**MEETING DATE:** August 12, 2021  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
**APPLICANT /  
PURCHASER:** Eli and Kayla McClure  
& Danielle and Kenny Crawford  
2740 S Boise AVE  
Emmett, ID 83617  
**OWNER:** Reorganized Church Of Jesus Christ Of Latter Day Saints  
c/o Joanne Gose  
6741 N Glencrest Way  
Boise ID 83714  
**LOCATION/SIZE:** 130 Alpha Lane  
RP13N04E276606 and RP13N04E342405  
SESW Section 27 and the NENW Section 34, T.13N, R.4E,  
Boise Meridian, Valley County, Idaho.  
80-acres  
**REQUEST:** Event Venue  
**EXISTING LAND USE:** Camp Cascade Church Camp – Grandfathered Use and Timber Land

The applicants are requesting approval to establish an event venue. The cabins, other buildings, and property would be used for short-term rentals, vendors, and events such as weddings, camps, and retreats.

The site was previously called Camp Cascade. Currently there are 22 cabins, a dining hall, a large meeting hall, two shower buildings, 15 RV spots, and overnight horse and trailer accommodations. The application contains seasonal site plans and pictures of buildings.

Electricity, individual septic system, and a well exist at the site. The existing structures will be

used as dry cabins.

Access is via an existing gated driveway off Kennedy Road, a public road. The easement for the driveway is recorded Instrument No. 258058. The driveway crosses property owned by Alpha Cemetery. The address of the property should be changed to reflect this.

There are currently two off-premises signs directing people to Camp Cascade. These are located at the intersection of Alpha Lane and Kennedy Road and the driveway entrance along Kennedy Road. Historically there was a sign at Highway 55 and Alpha LN.

## **FINDINGS:**

1. The application was submitted on June 30, 2021.
2. Legal notice was posted in the *Star News* on July 22 and July 29, 2021. Potentially affected agencies were notified on July 13, 2021. Neighbors within 300 feet of the property line were notified by fact sheet sent July 13, 2021. The site was posted on July 14, 2021. The notice and application were posted online at [www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information) on July 13, 2021.

The public hearing was postponed to September 9, 2021. Legal notice was posted in the *Star News* on August 19, 2021, and August 26, 2021.

3. Agency comment received:

Central District Health replied that the applicant must submit an Accessory Use Authorization describing all uses, maximum occupancy, and proposed use of the kitchen. There are two septic systems on site currently sized for a maximum of 100 people. (August 30, 2021)

Jeff McFadden, Valley County Road Department Superintendent, spoke with the applicant. Due to the added traffic on Alpha Lane, it would be nice to see the applicant apply dust abatement/road stabilizer to Alpha Lane. (July 21, 2021)

Steven Hull, Cascade Rural Fire Protection District Fire Chief, responded on July 21, 2021:

- The driveway should be upgraded to a Fire Apparatus Road, meeting requirements of Section 503 of the International Fire Code (IFC).
- Recommends the applicant complete a Community Wildfire Protection Plan (CWPP)
- The dining hall kitchen will need upgraded to meet Code (Section 607 of IFC)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, hazardous waste, and ground water contamination. (July 22, 2021)

4. Neighbor comment received:

Brian and Judy Pierce, 107 Alpha Lane, submitted a comment for the withdrawn C.U.P. 21-17 which was for the same use and location. They request a 10:00 p.m. loud noise curfew. (June

15, 2021)

Richard and Lisa Castaneda, 10840 Kennedy Road, are opposed. An event venue would have more negative impacts compared to the previous use as of church camp. Noise, alcohol, vendors, equipment, lighting, and traffic are concerns. Road access is limited and narrow. Alpha Lane and Highway 55 intersection will be impacted. (July 28, 2021)

5. Physical characteristics of the site: Mostly timbered. Topography ranges from gently to strongly sloped.

6. The surrounding land use and zoning includes:

North: Single-family Residential and Agricultural (timber)

South: Agricultural (timber)

East: Agricultural (timber)

West: Single-family Residential and Agricultural (timber and grazing)

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

- 5. Commercial Uses: Service Business and Recreation Business

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

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## **9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS:**

Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

### **A. Minimum Lot Area:**

1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
2. Frontage on a public or private road shall not be less than seventy-five feet (75') for each lot or parcel.
3. No frontage is required for recreation business.

### **B. Minimum Setbacks:**

1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are

adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.

**C. Maximum Building Height And Floor Area:**

1. Building heights shall not exceed thirty-five feet (35') above the lower of the existing or finished grade.
2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.

**D. Site Improvements:**

4. Parking spaces for recreation businesses shall be provided at the rate of one per each four (4) occupants or as determined by the commission. (Ord. 10-06, 8-23-2010)
- 

**SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +14.

**Staff Questions/Comments/Recommendation:**

1. Are you proposing outdoor speakers or amplified music or public address systems of any kind?
2. Will you be serving alcohol?
3. Will there be "quiet" hours from 10:00 p.m. to 8:00 a.m.?
4. Will there be snowmobiling, ATV's, UTV's, etc.?
5. Access is via an existing driveway off Kennedy Road, a public road. The physical address of the property should be changed to reflect this.
6. How many guests will be allowed on-site for an event?
7. How many guests per cabin?

## **ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Map showing Nearby Addressing
- Aerial Map Showing Access and Camp Location
- Topographic Map of Site
- Record of Survey 7-61
- Assessor's Plats of T.13N R.4E Sections 27 and 34
- Pictures Taken July 14, 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. All lights shall be dark sky compliant.
6. There shall be no more than \_\_\_\_\_ guests on-site.
7. Shall obtain a sign permit prior to installation of a sign. Off-premise directional signs must be approved by Planning/Zoning, Road Department, and/or Idaho Transportation Dept.
8. Quiet hours shall be 10:00 p.m. to 8:00 a.m.
9. Smoke detectors, LP gas detectors, and carbon monoxide detectors should be installed throughout the buildings.
10. Shall submit a Community Wildfire Protection Plan to the fire department in collaboration with a fire professional.

11. Any structural changes will require a building permit. Any new structures will need to comply with current codes.
12. Must obtain proper permits for electrical and plumbing.
13. Must confirm with DEQ or Central District Health that the public water system is adequate.
14. There should be fire extinguishers available.
15. All fire rings should be no larger than 3-ft in diameter. Shall have shovel, bucket, and fire extinguisher available near fire pit.
16. Must comply with payment of sales tax in accordance with Idaho State Code, Chapter 36.
17. Parking shall be in designated parking spots and not in the right-of-way nor within the access easement.
18. Bear-proof trash cans are recommended.
19. Shall cooperate with the Valley County Road department in dust abatement each summer, as needed. If Alpha LN or Kennedy RD deteriorate, the applicant shall contribute a proportionate share of their impacts in fixing the road.

## **END OF STAFF REPORT**

## 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.

## 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	+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 GOV'T	+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	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2		+2	+2	+1	+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+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	+2	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	-1	-1	-1	-1	-1	-1	-2	-2	+1	+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-1	-1	-1	-2	+1	+2	+2

THE SOLID SQUARES AS +2

# Compatibility Questions and Evaluation

Matrix Line # / Use: 18

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -1 X 4 -4

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

Agricultural Timber

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

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

S.F. Residential

(+2/-2) 0 X 1 0

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

See 1+2 w/a cemetery

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?

Yes - it is large with trees

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

5.

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

Yes, cabins have been on-site for a long time

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

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Will be an impact

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

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Yes, but 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, but will be added traffic

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

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?

Will increase property taxes and add jobs.

Sub-Total (+) 22

Sub-Total (--) 8

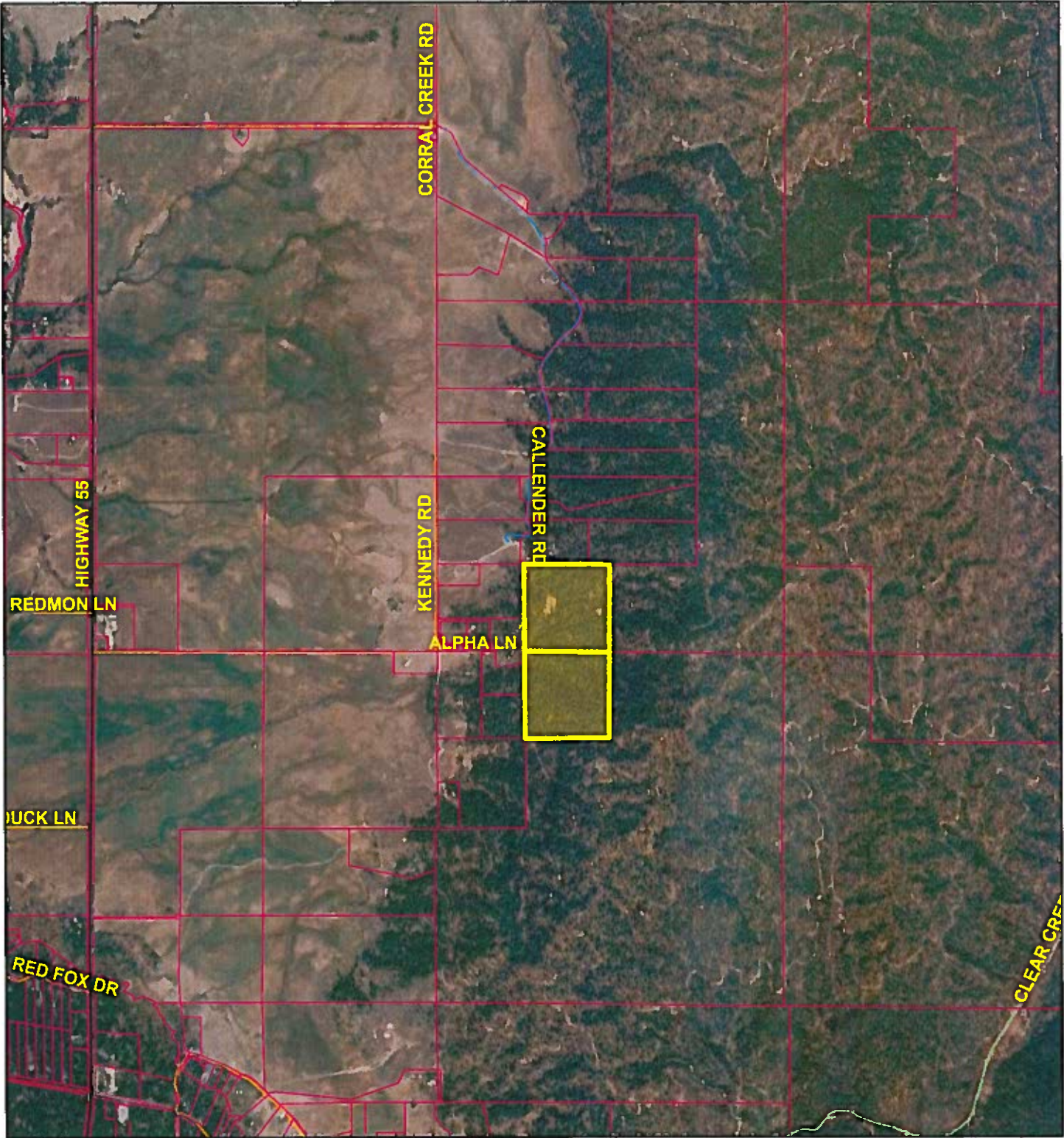
Total Score +14

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






(Existing Structures)

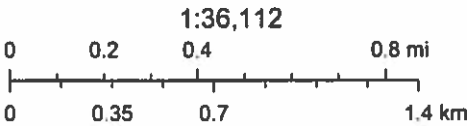


# C.U.P. 21-18 Hidden Pines Event Venue



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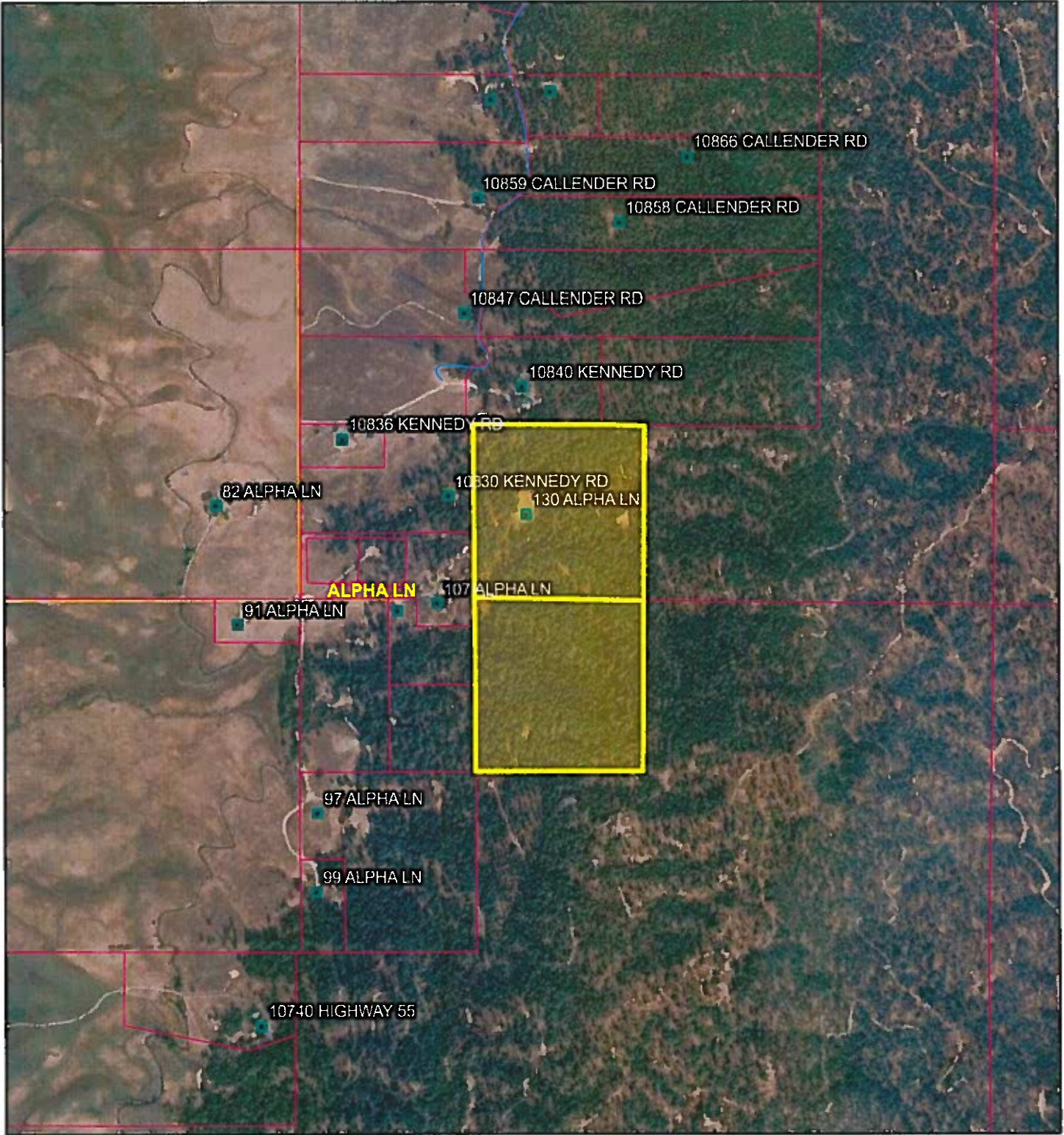
- |  |   |
|--|---|
|  Parcel Boundaries |  COLLECTOR   |
| All Road Labels  |  URBAN/RURAL |
| Roads  |  USFS        |
|  MAJOR             |  PRIVATE     |



Maxar

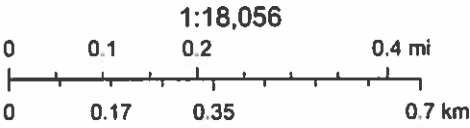


# C.U.P. 21-18 Hidden Pines Event Venue



6/30/2021, 3:11:00 PM

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



Maxar



# Valley County Planning and Zoning



7/15/2021, 2:53:48 PM

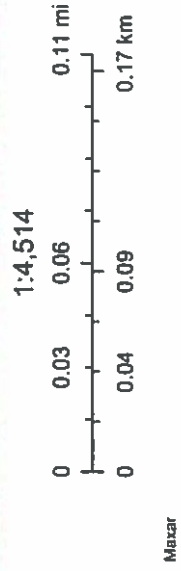
Parcel Boundaries

All Road Labels

Roads

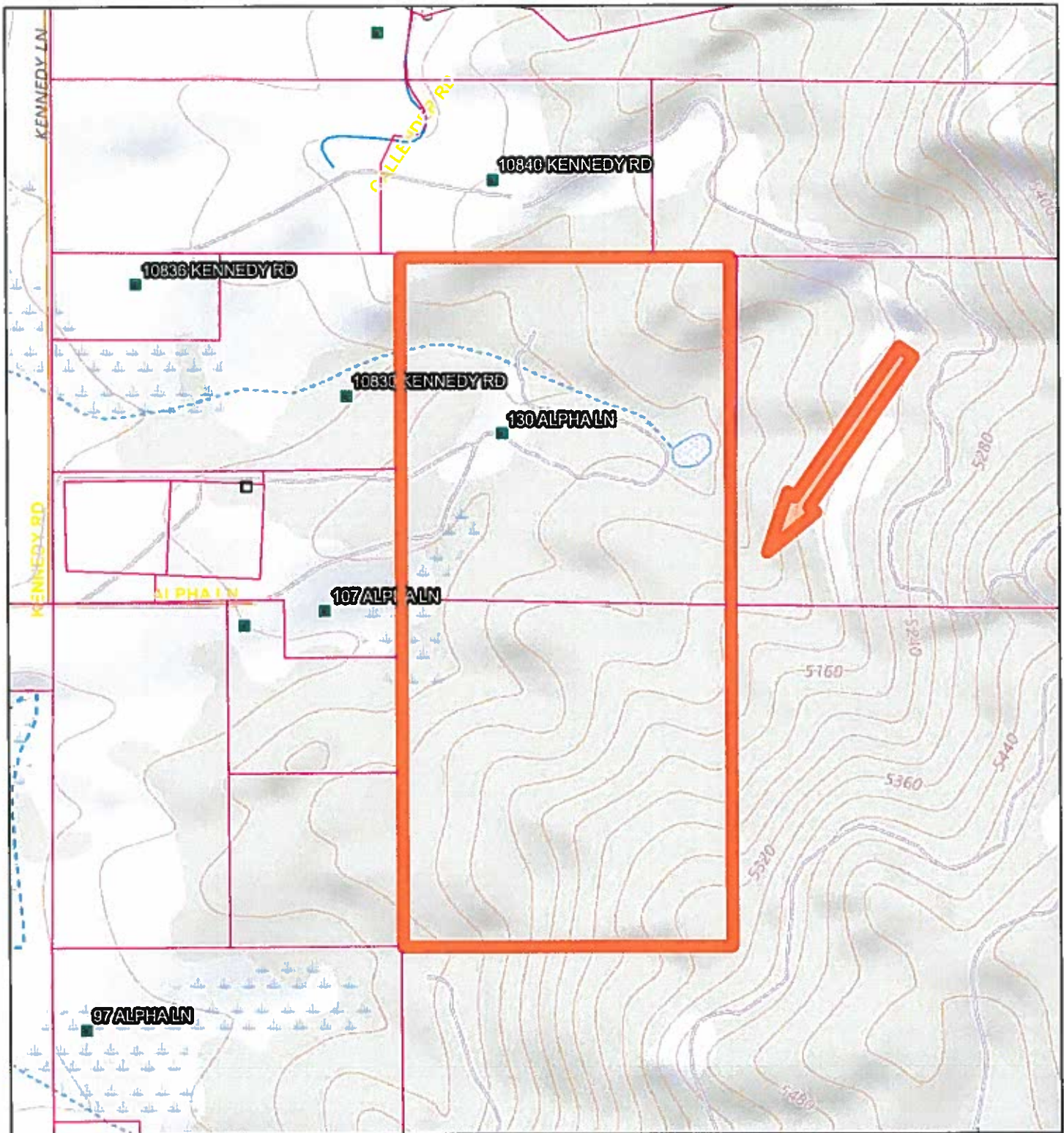
Addresses

URBAN/RURAL



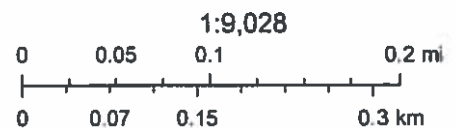


# C.U.P. 21-18 Topographic Map



7/15/2021, 3:19:51 PM

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



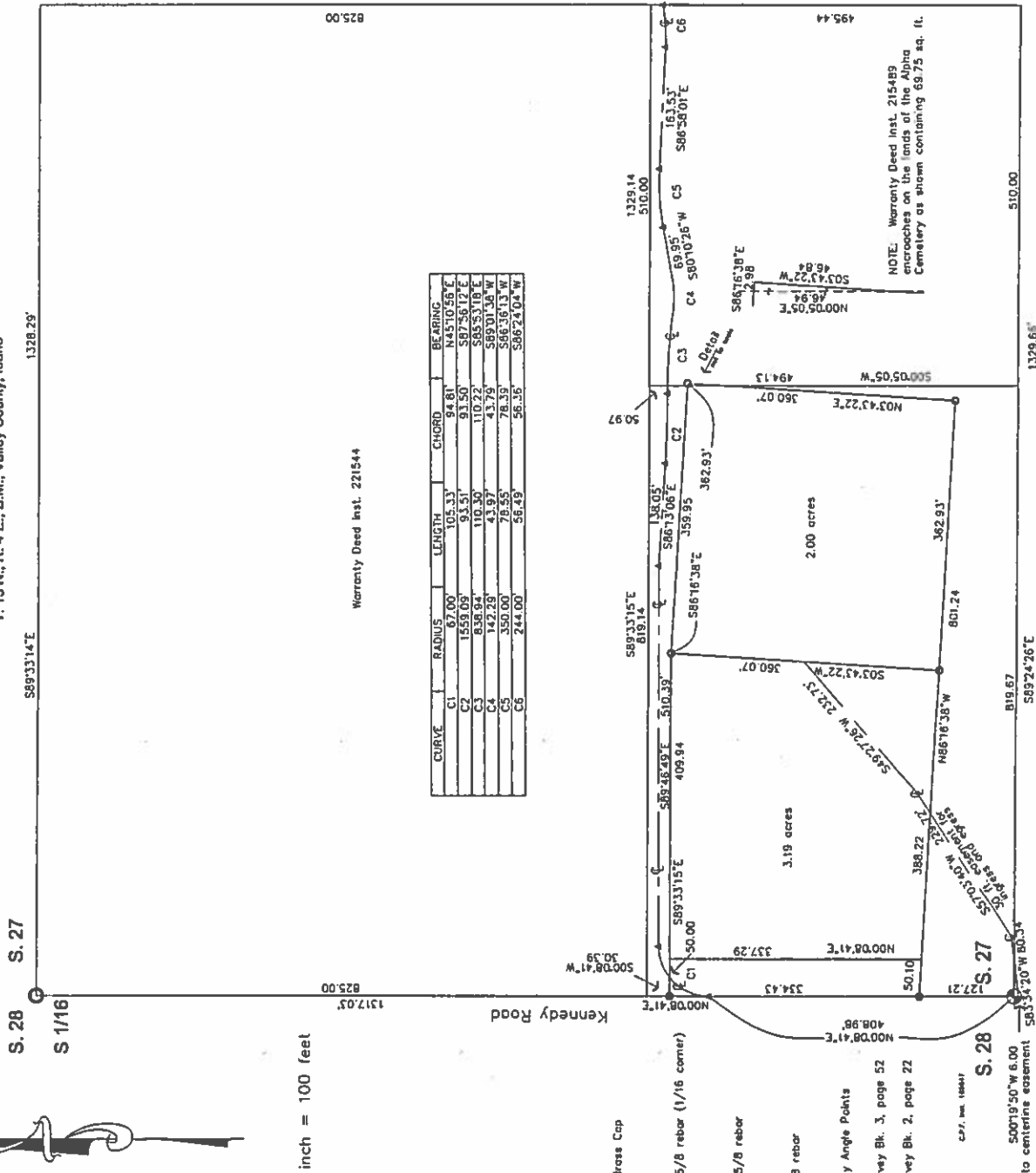
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census

518 7 pg 61

Instrument # 257416  
VALLEY COUNTY, CASCADE BLVD  
Recorded by: FODREA LAND SURVEYS, INC.  
EXAMINED & RECORDED  
DATE: 7/1/2001  
BY: [Signature]

# Record of Survey

For John VanDerWalker, Boise District President, Community of Christ Church  
The Centerline of a Roadway Easement Located in the  
**SW1/4SW1/4 of Section 27**  
T. 13N., R. 4E., B.M., Valley County, Idaho



I do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direction, and that this map is an accurate representation of said survey.

Robert W. Fodrea, P.L.S. 5518



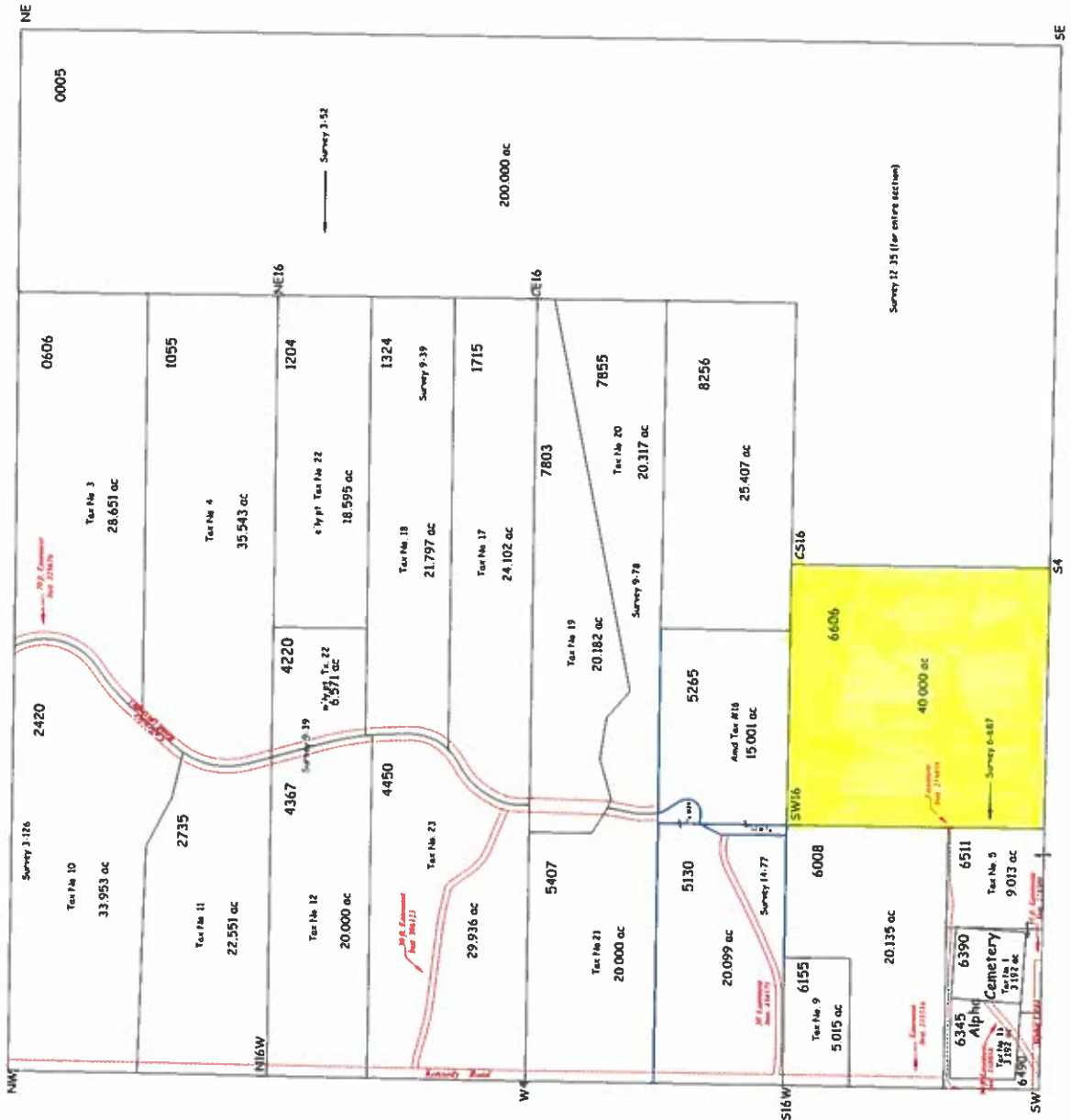
**Fodrea Land Surveys, Inc.**  
(200) 382-4802  
105 N. Main St.  
Cascadia, Idaho 83611  
Date: July, 2001  
Job Number: 2001-13

PLAT TITLE

T W P : 1 3 N R O 4 E S E C . 2 7

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

Filename:  
Valley County Base Map  
Scale: 1" = 400 ft.  
Date: 2/25/2021  
Drawn by: L. Frederick



This drawing is to be used for reference purposes only. The County is NOT responsible for any inaccuracies contained herein.



T W P. 13 N R O 4 E S E C. 34

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

**Filename:** H:\1st-2nd\Valley University Race Map  
**Scale:** 1" = 400 ft  
**Date:** 6-30-15  
**Drawn by:** L. Frederick









RE: P&Z public hearings - July 8, 2021

Mike Reno <MReno@cdh.idaho.gov>

Mon 8/30/2021 12:15 PM

To: Lori Hunter <lhunter@co.valley.id.us>

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.

Lori,

If they are proposing an event venue at that same location, then the comments would be the same. We would need to have that information to determine if the septic system at the location is adequately sized to accommodate what they propose.

Mike Reno



Connect with us!



**Mike Reno | Program Manager**  
Community & Environmental Health  
P. 208-327-8522 | M. 208-869-9144 | F. 208-327-8553  
E. [MReno@cdh.idaho.gov](mailto:MReno@cdh.idaho.gov) | W. [cdh.idaho.gov](http://cdh.idaho.gov)  
707 N. Armstrong Pl., Boise, ID 83704

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**From:** Lori Hunter [mailto:[lhunter@co.valley.id.us](mailto:lhunter@co.valley.id.us)]

**Sent:** Monday, August 30, 2021 12:05 PM

**To:** Mike Reno <MReno@cdh.idaho.gov>

**Subject:** [External Email] Re: P&Z public hearings - July 8, 2021

Mike - are your comments for C.U.P. 21-18 Hidden Pines Event Venue the same as you sent for C.U.P. 21-17 Still Pines?

130 Alpha Lane - different applicants

C.U.P. 21-17 was withdrawn



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

- ☐ Cascade  
☐ Donnelly  
☐ McCall  
☐ McCall Impact  
☒ Valley County

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

Conditional Use # CUP 21-17

Preliminary / Final / Short Plat Still Pines Event Venue

Sec 27 & 34

130 Alpha Lane

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☒ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:  
☐ high seasonal ground water ☐ waste flow characteristics  
☐ bedrock from original grade ☐ other \_\_\_\_\_
- ☐ 6. This office may require a study to assess the Impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:  
☐ central sewage ☐ community sewage system ☐ community water well  
☐ interim sewage ☐ central water  
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:  
☐ central sewage ☐ community sewage system ☐ community water  
☐ sewage dry lines ☐ central 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 ☐ swimming pools or spas ☐ child care center  
☐ beverage establishment ☐ grocery store

☒ 14. Applicant will be required to Submit an Accessory Use Authorization  
describing all uses, max occupancy, and proposed use of the kitchen.  
There are two septic systems on site Reviewed By: GHN  
Currently sized for a maximum occupancy of 100 people. Date: 6/8/21

**From:** Jeff Mcfadden <jmcfadden@co.valley.id.us>  
**Sent:** Wednesday, July 21, 2021 12:51 PM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** CUP

Cynda,

I would like to voice a couple of opinions from the packet I received.

V-1-21

If the setback is relaxed, will there be obstructions that will interfere with snow removal? Does this even effect the Right of Way? If not, I have nothing else to say.

CUP 21-18

I spoke with the person that is purchasing or has purchased the property. I mentioned with the added traffic on Alpha Lane, it would be nice to see the Event Venue apply dust abatement/road stabilizer to Alpha Lane.

Any questions on these, let me know. I was told I need to be a bigger part of the process, so I am trying to do as I'm told.

Thank you,

Jeff McFadden, Superintendent  
Valley County Road Department





**Cascade Rural Fire Protection District**  
**P. O. Box 825**  
**109 East Pine Street**  
**Cascade, Idaho 83611-0825**  
208.382.3200 – Phone  
208.382.4222 – Fax

July 21, 2021

To: Cynda Herrick  
Valley County Planning and Zoning

RE: CUP-21-18  
Hidden Pines Event Venue

I have reviewed the Conditional Use Permit for the proposed event venue located at 130 Alpha Lane. In the proposal there is an existing road off Kennedy Road to access the property. This driveway shall be upgraded to a Fire Apparatus Road. Section 503 of the International Fire Code defines this:

**Section 503**

- **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- **503.2.3 Surface.** Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
- **503.2.5 Dead ends.** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

**Appendix D**

- **D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade
- **D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.

The Cascade Rural Fire District also recommends the applicant complete a CWPP, Community Wildfire Protection Plan. Even though this property is not a proposed development, the existing building, topography and the amount of fuels on the ground have a high risk of wildfire. The CWPP will identify these hazards and then a plan can be put together to mitigate the hazardous fuels.

This property also has a dining hall, currently the kitchen does not have a commercial kitchen exhaust hood and will require an upgrade to meet code. Section 607 of the International Fire Code defines this:

**Section 607**

- **607.2 Where Required.** A Type I hood shall be installed at or above cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Please contact me with any questions

A handwritten signature in black ink, appearing to read "Steve Hull", written in a cursive style.

Steven Hull

Fire Chief

Cascade Rural Fire District

[steve@cascaderuralfire.com](mailto:steve@cascaderuralfire.com)





**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706  
(208) 373-0550

Brad Little, Governor  
Jess Byrne, Director

July 22, 2021

By e-mail: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

Valley County Planning & Zoning Commission  
P.O. Box 1350  
219 N Main St.  
Cascade, Idaho 83611-1350

Subject: Hidden Pines Event Venue, CUP 21-18

Dear Ms. Herrick

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

## 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

Response to Request for Comment

July 22, 2021

Page 5

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff  
Regional Administrator  
DEQ-Boise Regional Office

EDMS#: 2021AEK140

From: Brian Pierce <ebbrian1951@gmail.com>  
Sent: Tuesday, June 15, 2021 4:07 PM  
To: Cynda Herrick <cherrick@co.valley.id.us>  
Subject: C.U.P. 21-17 Still Pines Venue

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.

Dear Cynda,

My wife and I are one of the close neighbors (107 Alpha Lane) to Camp Cascade and have been here since 2014. I only have one request for the discussion concerning the operation, that there be a 10PM Loud noise curfew.

Thank you for your service

Sincerely

Brian & Judy Pierce

Richard and Lisa Castaneda

10840 Kennedy Road

Cascade, Idaho 83611

July 28<sup>th</sup>, 2021

Dear Cynda Herrick and Commission:

RE: C.U.P. 21-18, Hidden Pines Event Venue

Rich Castaneda and I (Lisa Castaneda), have purchased 20 acres on Kennedy Road last November. I am a teacher and my husband Rich is a Poultry Health Specialist. We are ecstatic to join the wonderful Cascade Community in our retirement as our permanent residence. We are getting the preliminaries started and look forward to building soon.

We have enjoyed getting to know some of our neighbors in this serene, beautiful valley. When we purchased the property, we knew of Camp Cascade. Diane Steinke said that occasionally she would hear some music and experience some traffic from the camp, but it was not very disruptive and ended early when the camp was active.

Recently, we were notified that the camp was now being considered for an event venue. Rich and I are very concerned about the impact this will have on this agricultural community. There are several drawbacks to consider.

First of all, the nature of a wedding/concert venue versus the nature of a church camp is very different. Weddings and concerts bring in many different elements. Alcohol, vendors, equipment, lighting and traffic coming into the property will change the whole dynamics of the area. Loud music on into the night, which could echo for miles, quickly take away the serenity of the valley. This could create several annoyances and new challenges to a quiet neighborhood. A lot of dust will be created from the traffic on the dirt roads. It's also probable that additional lighting would be added which would change the ambience of such a beautiful area.

Secondly, road access is very limited. The first road leading up to the property is Alpha is a very narrow road, making it almost impossible for two-way traffic. Kennedy Road, the second turn, and our road, is a private road, even narrower

than Alpha Road. When there is an event, it may be impossible for the local residents to get to Highway 55 or back home as traffic is coming into or leaving the event. This is especially concerning if there was a medical emergency.

Next, we are also concerned about fire and emergency vehicles being able to get through or us being able to evacuate in case of fire. This would impact not only the neighborhood, but event guests as well.

Coupled with that, Highway 55 would be impacted by lines turning on to Alpha Road. As the flow of traffic going 65mph could be held up creating a dangerous slow down or stop, both for those turning right onto the dirt road or those turning left, coming from the north.

Moreover, we do not believe this would be a significant economic boost to the area as most services would be brought in from other areas such as vendors, music and catering. We hope this does not move forward as it seems as if only very few local people will profit, but many will suffer.

Consequently, as you can see, we are vehemently opposed to this proposition and have much to lose. We are hoping this event venue vision will be stopped for the sake of the community. We are prepared to fight for our neighborhood.

Thank you for considering all these important concerns.

Sincerely,

*Richard and Lisa Castaneda*