

# Valley County Planning & Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
Phone 208-382-7115  
Fax 208-382-7119



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # 22-07

FEE \$ 150.00

ACCEPTED BY \_\_\_\_\_

DEPOSIT \$ —

CROSS REFERENCE FILE(S): \_\_\_\_\_

DATE 2-4-2022

PROPOSED USE: RV site rental

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: Joseph Chilton Date: 2/3/22

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.
- ❖ 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 Assessor's Office. 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 Codes online at [www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

## Conditional Use Permit Application

- I. **Project description.** My wife and I are hoping to gain permission from commissioners to use our existing campsite on our 13 acre property to, not only serve our friends and family, but to also serve our community. This proposal came as visitors to our community asked to use our sight because they were unable to find a site which they could use while waiting for full service RV sites to become available. Because of this expressed need it is, again, our hope to provide a short term fully self-contained space which will provide easy access to local seasonal activities of golfing, hiking, and mountain biking, while assisting visitors to enjoy the great qualities of our area while they wait for other services.
- II. **Plot Plan;** Again, our campsite is an existing 70' X 50' plot surrounded by acres of existing mature timber, natural foliage and grasses. Site has existing power and water provided. **(See attached.)**
- III. **Landscaping plan,** Landscape is all natural timber foliage and grasses, and are managed for fire safety, as well as park like presentation each and every season. **(See attached.)**
- IV. **Site grading,** existing with no additional site grading planned. All drainage is natural and intact.
- V. **Light plan,** Dark sky fully shielded, again by natural timber and foliage.
- VI. **Names of adjoining property owners;** (see attached)

APPLICANT Joseph and Grace Wilson

PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS PO Box 2430 McCall Idaho ZIP 83638

OWNER'S NAME Same

OWNER'S MAILING ADDRESS Same ZIP

AGENT/REPRESENTATIVE N/A

FAX N/A

PHONE

AGENT/REPRESENTATIVE ADDRESS

ZIP

CONTACT PERSON (if different from above)

N/A

CONTACT'S ADDRESS

ZIP

PHONE

ADDRESS OF SUBJECT PROPERTY 146 East Lake Fork Rd. McCall Idaho

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

Family home on 13.7 acre. Proposed conditional use is an existing family camp sight with power and water currently used for family and friends. (See attached

TAX PARCEL NUMBER RP17N03E028475

Quarter  Section 3 Township 17 Range

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

2. SIZE OF PROPERTY 13.7 Acres ☒ or Square Feet ☐

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

Family resident, guest cottage, garage, shop, barn, chicken house.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None

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

North 2 homes 900 and 1000 yds from campsite visibility blocked by trees and natural foliage

South 2 homes 200 yrds from campsite visibility of camp blocked by trees and natural foliage

East 1 summer cabin 150 yards with no water or power no year round residents. Vis blocked trees and foliage

West Open space. no visibility

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

7a. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (if applicable):

Number of Proposed Structures: N/A

Number of Existing Structures: None

Proposed Gross Square Feet

Existing Gross Square Feet

1<sup>st</sup> Floor N/A

1<sup>st</sup> Floor N/A

2<sup>nd</sup> Floor X

2<sup>nd</sup> Floor X

Total Plot total 70' X 50'

Total Same

- 8a. TYPE OF RESIDENTIAL USE (If applicable):  
Single family residence ☐ Mobile home for single family residence ☐ Multiple residences on one parcel ☐
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A  
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A
- 8c. DENSITY OF DWELLING UNITS PER ACRE: N/A
9. SITE DESIGN:  
Percentage of site devoted to building coverage: N/A  
Percentage of site devoted to landscaping: Natural existing see attached  
Percentage of site devoted to roads or driveways: 70'X50' 100%  
Percentage of site devoted to other uses: N/A, describe:  
**Total: 100%**
10. PARKING (If applicable): **Office Use Only**  
a. Handicapped spaces proposed: N/A Handicapped spaces required: \_\_\_\_\_  
b. Parking spaces proposed: 1 vehical & RV Parking spaces required: \_\_\_\_\_  
c. Number of compact spaces proposed: N/A Number of compact spaces allowed: \_\_\_\_\_  
d. Restricted parking spaces proposed: N/A  
e. Are you proposing off-site parking: N/A
11. SETBACKS:
- |             | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u>  | <u>Office Use Only</u> |
|-------------|-----------------|------------------------|-----------------|------------------------|
|             | Proposed        | Required               | Proposed        | Required               |
| Front       | <u>N/A</u>      | _____                  | <u>Existing</u> | _____                  |
| Rear        | <u>X</u>        | _____                  | _____           | _____                  |
| Side        | <u>X</u>        | _____                  | _____           | _____                  |
| Street Side | <u>X</u>        | _____                  | _____           | _____                  |
- 12a. NUMBER OF EXISTING ROADS: 1 Width: 18 ft Private or Public? private  
Are the existing road surfaces paved or graveled? Gravel
- 12b. NUMBER OF PROPOSED ROADS: N/A Proposed width: \_\_\_\_\_  
Will the proposed roads be publicly or privately maintained? privately  
Proposed road construction: Gravel ☐ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Power, water, septic see attached. RV required to be self contained with gray and black water  
taken off sight for discharge.
- 13b. PROPOSED UTILITIES: N/A exsisting  
Proposed utility easement width \_\_\_\_\_ Location \_\_\_\_\_
- 14a. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
- 14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒  
If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? yes see test result  
Nearest adjacent well at sight Depth 100 ft Flow 60 gal minute

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? N/A  
Are you proposing any alterations, improvements, extensions or new construction? \_\_\_\_\_  
If yes, Explain: NO  
\_\_\_\_\_  
\_\_\_\_\_
16. DRAINAGE (Proposed method of on-site retention): Natural drainage  
Any special drains? N/A (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): Sandy/Silty
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
(Information can be obtained from the Planning & Zoning Office) No
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? No If yes, Explain:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized. No known or anticipated economic or social impacts. Environmental waists will be required to be removed from sight to appropriate disposal centers by RV owner.



## 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.

#### COOPERATOR

JOSEPH C WILSON

146 E LAKE PARK RD.

MC CALL ID. 83638

By: *Joseph C Wilson*

Date: 2/3/22

By: \_\_\_\_\_  
Valley County Weed Control

Date: \_\_\_\_\_

## 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.
- ❖ 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. Access to campsite is an existing gravel road 18ft in width. Campsite is located approximately 42 yds from driveway entrance and is privately maintained year round but for this purpose June 1 of given year through November 1 of same year.
  2. Provision for the mitigation of impacts on housing affordability.

Proposal is for short term seasonal use only, and only for fully self-contained RV use. All gray and black water will be taken to appropriate disposal site by RV owner at their expense.
  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.

Because site is established there is no additional anticipation of indoor or outdoor day or night. This said, all activity will be closely monitored by owners at all times and dealt with on a case by case basis.
  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.

Area is naturally shaded with natural foliage which blocks disrupting glare and or lighting to environment to an acceptable degree.
  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. Other than an occasional campfire there is no anticipation of particulate emissions anticipated. Any and all campfires will be maintained in an established fire ring and will follow all requirements set by state and county fire codes. Special attention will be given to any and all fire rulings throughout the fire session.



6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal. Water demand will be provided by an existing water hydrant and will also serve for any fire risks. (See attached water test results.) All water use will be captured by RV and held until discharged at appropriate sight off property by RV owner, and at owner expense.
7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use. See Campfires above.
8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils. No disturbance of any kind anticipated. Site is in place with no plan for adjustment nor expansion.
9. Include practices that will be used to stabilize soils and restore or replace vegetation. Soils are stable with no grades or disruptive plans nor anticipation of disruptions.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping. N/A
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas. No grading, cuts, fills drainage changes. All sound and sight are currently buffered by natural timber and foliage



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 affect of shadows from new features on neighboring property. No visibility to public roads or adjoining properties. All views are blocked by timber and natural foliage.
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. Location is established and was chosen for its natural and secluded characteristics. Location is also within very short distance to community hiking, mountain biking, cross country skiing as well as snow shoeing. Local shops also offer fine dining, exceptional baked goods and food stuffs as well.
14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures. It is anticipated that we will gross approximately \$500.00 dollars per month for the 4month season of operation. As noted above, those staying will have close access to, recreational as well as food and fuel services.
15. Approximation of costs for additional public services, facilities, and other economic impacts.  
N/A
16. State how the proposed development will impact existing developments providing the same or similar products or services. To our knowledge there are no other products or services in our immediate area. This point is one which was brought to our attention when we were asked to consider provision, when RV owners could not find services which would help them remain in our community while waiting for other services to have openings.
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 anticipation of resource depletion associated with our service opportunity.

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

N/A

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

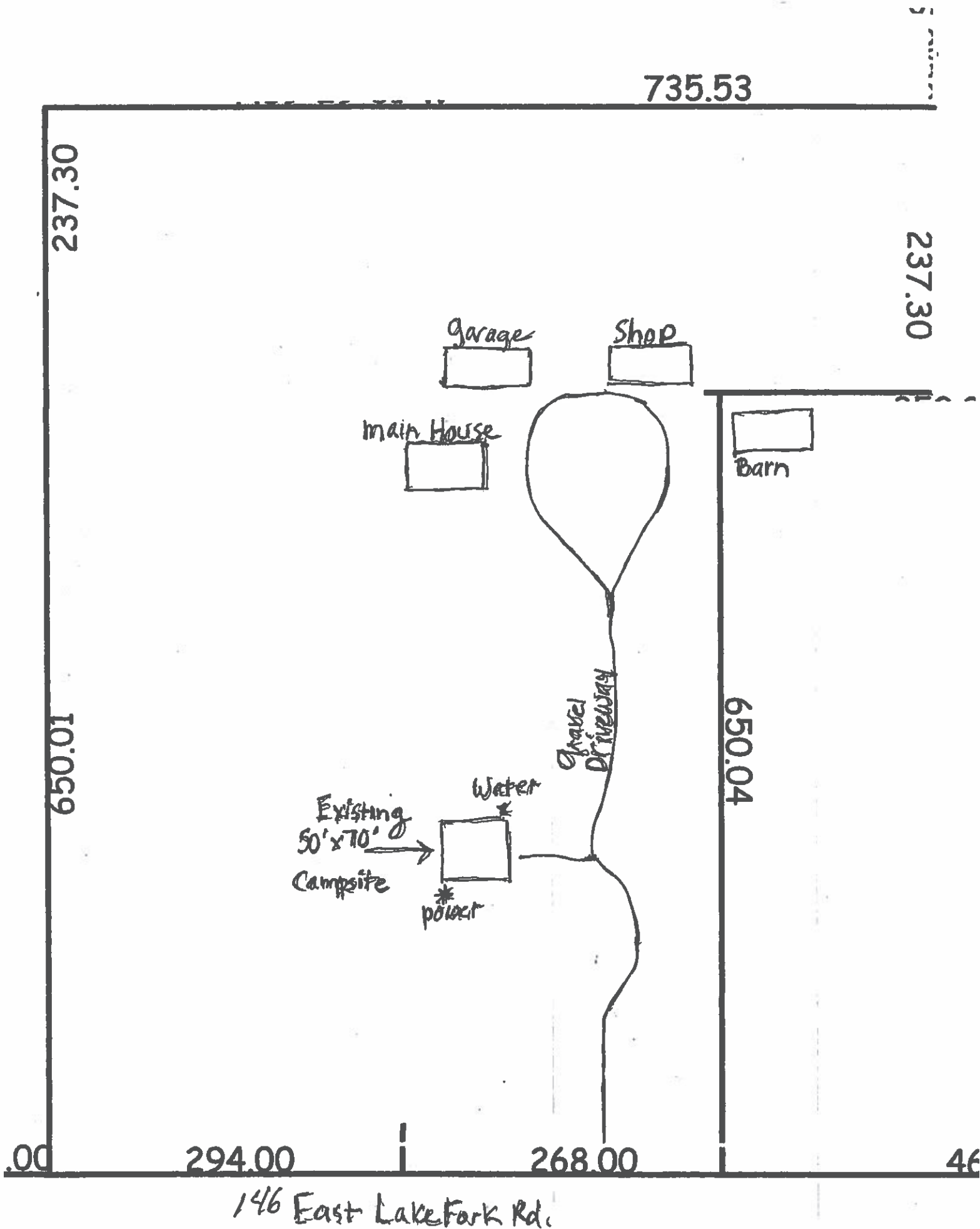
N/A

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

N/A

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







250 feet  
50 m

(<https://www.bing.com/maps?cp=44.83453518557495~-116.05355480455671&M=17&style=3a&FGP=BM&GGL=BM&GGL=BM>)





<b>SAMPLE TYPE CODE</b> S - Routine Sample P - Repeat sample (at original tap) E - Enforcement (chain of custody) U - Upstream repeat D - Downstream repeat X - Other Repeat W - Untreated V - Invalidated by Lab C - Construction / Special	<b>ANALYTICAL LABORATORIES, INC.</b> ID00020 1804 N. 33rd Street Boise, Idaho 83703 1-800-574-5773 1-208-342-5515 www.analyticallaboratories.com <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <span>Public Water Supply</span> <span>X Private Water Supply</span> <span>Other _____</span> </div>														
<b>NAME OF WATER SYSTEM</b> _____															
<b>COUNTY</b> VALLEY <b>PWS</b> _____															
<b>REPORT RESULTS TO:</b>  <div style="display: flex; justify-content: space-between;"> <div style="width: 65%;"> <b>JOSEPH WILSON</b>  <b>2430 EAST LAKE FORK RD</b>  <b>PO BOX 2430</b>  <b>MCCALL, ID 83638</b> </div> <div style="width: 30%; border: 1px solid black; padding: 5px;"> <b>DATE RECEIVED</b> 01/05/2022  <b>TIME RECEIVED</b> 11:00  <b>DATE ANALYZED</b> 01/05/2022  <b>TIME ANALYZED</b> 17:40         </div> </div>															
<b>SEND ADDITIONAL COPIES TO:</b> _____															
<b>e-mail:</b> _____															
<b>Phone</b> (208) 342-1007 <b>Ext</b> _____ <b>Fax</b> (208) 342-1007															
<b>COLLECTED BY:</b> _____ <b>TRANSPORTED BY:</b> USPS															
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">SAMPLE TYPE</th> <th style="width:15%;">COLLECTION DATE/TIME</th> <th style="width:30%;">Sampling Location</th> <th style="width:10%;">CI res</th> <th style="width:15%;">TOTAL COLIFORMS SM 9223</th> <th style="width:15%;">E. COLI SM 9223</th> <th style="width:15%;">HPC SM 9215</th> </tr> <tr> <td style="text-align: center;">C</td> <td style="text-align: center;">01/04/2022 17:00</td> <td>           LAB# 2200561            146 E. LAKE FORK RD. MCCALL ID         </td> <td></td> <td style="text-align: center;">ABSENCE</td> <td style="text-align: center;">ABSENCE</td> <td></td> </tr> </table>		SAMPLE TYPE	COLLECTION DATE/TIME	Sampling Location	CI res	TOTAL COLIFORMS SM 9223	E. COLI SM 9223	HPC SM 9215	C	01/04/2022 17:00	LAB# 2200561 146 E. LAKE FORK RD. MCCALL ID		ABSENCE	ABSENCE	
SAMPLE TYPE	COLLECTION DATE/TIME	Sampling Location	CI res	TOTAL COLIFORMS SM 9223	E. COLI SM 9223	HPC SM 9215									
C	01/04/2022 17:00	LAB# 2200561 146 E. LAKE FORK RD. MCCALL ID		ABSENCE	ABSENCE										

<b>REMARKS:</b>  <b>ANALYTICAL METHODS</b> <table style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <b>Total Coliforms</b>  <b>SM 9222</b> Membrane Filter Technique, Parts 909 and 909A, Standard Methods....16th ed., 1985  <b>SM 9221</b> Multiple Tube Fermentation, Parts 908 and 908A, and 908B, Standard Methods....16th ed., 1985  <b>SM 9223</b> MMO-MUG Test Per 40 CFR 141.21(f)(3)(IV) Reported as per 100 mL         </td> <td style="width:50%; vertical-align: top;"> <b>E. coli</b>            MUG Test Per 141.214(x)(7) and 40 CFR 141.21(f)(6)(III)  <b>HPC</b>            Pour Plate, Part 907, Standard Methods...., 16th ed., 1985 Reported as CFU/mL         </td> </tr> </table> <p>Records shall be retained and destroyed in accordance with IDAPA 58.01.08 and 40 CFR 141.33.          In general, records shall not be retained beyond prescribed retention times.</p>	<b>Total Coliforms</b> <b>SM 9222</b> Membrane Filter Technique, Parts 909 and 909A, Standard Methods....16th ed., 1985 <b>SM 9221</b> Multiple Tube Fermentation, Parts 908 and 908A, and 908B, Standard Methods....16th ed., 1985 <b>SM 9223</b> MMO-MUG Test Per 40 CFR 141.21(f)(3)(IV) Reported as per 100 mL	<b>E. coli</b> MUG Test Per 141.214(x)(7) and 40 CFR 141.21(f)(6)(III) <b>HPC</b> Pour Plate, Part 907, Standard Methods...., 16th ed., 1985 Reported as CFU/mL	<b>ANALYST:</b> TL/ZS <b>DATE PRINTED:</b> 01/06/2022  <div style="text-align: center;"> <b>Analytical Laboratories, Inc.</b>    <b>Brian McGovern</b> <span style="float: right;">Date</span>  <b>Laboratory Supervisor</b> </div>
<b>Total Coliforms</b> <b>SM 9222</b> Membrane Filter Technique, Parts 909 and 909A, Standard Methods....16th ed., 1985 <b>SM 9221</b> Multiple Tube Fermentation, Parts 908 and 908A, and 908B, Standard Methods....16th ed., 1985 <b>SM 9223</b> MMO-MUG Test Per 40 CFR 141.21(f)(3)(IV) Reported as per 100 mL	<b>E. coli</b> MUG Test Per 141.214(x)(7) and 40 CFR 141.21(f)(6)(III) <b>HPC</b> Pour Plate, Part 907, Standard Methods...., 16th ed., 1985 Reported as CFU/mL		