

Valley County Planning and Zoning Department

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



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input checked="" type="checkbox"/> Cash
FILE # <u>C.U.P. 22-39</u>	FEE \$ <u>150.00</u>	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>9.2.2022</u>	
PROPOSED USE: <u>glamping - vacation rental</u> <u>"The Bunkhouse"</u>		

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

Applicant's Signature: Kenna Mortensen-Pound

Date: 8-25-22

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

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

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

CONTACT INFORMATION

APPLICANT

Kecia A Mortenson-Pound ~~East~~
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

PHONE

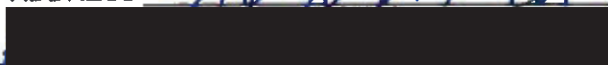


MAILING ADDRESS

716 N Pit Ln Nampa ID

ZIP 83687

EMAIL



PROPERTY OWNER

Kecia A Mortenson-Pound Living Trust

MAILING ADDRESS

716 N Pit Ln Nampa ID

ZIP 83687

EMAIL



AGENT / REPRESENTATIVE

Kecia Mortenson

PHONE



MAILING ADDRESS

716 N Pit Ln Nampa ID

ZIP 83687

EMAIL



CONTACT PERSON (if different from above)

MAILING ADDRESS

ZIP

EMAIL

PHONE

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY

26 Bull Pine PL Cascade ID 83611

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

TAX PARCEL NUMBER(S) RP

Quarter

Section

Township

Range

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

2. SIZE OF PROPERTY 20 Acres ☒ or Square Feet ☐

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

12x16 Tiny home/well house rented out for a glamping experience. Horse corral

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:

NONE

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

North

Residential home & land for camping

South

Residential home - 2 properties each w/ home

East

Residential home - 2 properties each w/ a home

West

Same home as to the South - also 20 acres

APPLICATION DETAILS

6. MAXIMUM ~~PROPOSED~~ STRUCTURE HEIGHT: EXISTING - 15 ft

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

Number of Proposed Structures: 0

Number of Existing Structures: 1

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor 192 #

2nd Floor _____

2nd Floor 100 # 10 ft

Total _____

Total 292

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): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 192 #

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: .0002

Percentage of site devoted to landscaping: 0

Percentage of site devoted to roads or driveways: .0017

Percentage of site devoted to other uses: .025, describe: Corral for horses

Total: 100% 99.97 vacant land

10. PARKING (If applicable):

a. Handicapped spaces proposed: NA

Office Use Only

Handicapped spaces required: _____

b. Parking spaces proposed: 2

Parking spaces required: _____

c. Number of compact spaces proposed: NA

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: NO

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	<u>Proposed</u>	<u>Required</u>	<u>Proposed</u>	<u>Required</u>
Front	_____	_____	_____	_____
Rear	_____	_____	_____	_____
Side	_____	_____	_____	_____
Side Street	_____	_____	_____	_____

12. NUMBER OF EXISTING ROADS: 1 Width: 28

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: NONE 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 ☒
-
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
well, septic + drainfield, power
16. PROPOSED UTILITIES: NA
Proposed utility easement widths _____ Locations _____
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
Name: _____
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): NA
Any special drains? NO (Please attach map)
Soil type(s): _____
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒
If yes, explain: _____

- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐
If yes, explain: _____

- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

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

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

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

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

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

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

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

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

Irrigation Plan Map Requirements

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

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

Also, provide the following documentation:

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

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

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

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

Signed: _____

Applicant

Date: _____

9 12 22



VALLEY COUNTY

WEED CONTROL AGREEMENT

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

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

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

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

By: *Kucin Morton*
Applicant

By: _____
Valley County Weed Control

Date: 9-22-22

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.
- ❖ 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.
Typical of Rural Residential neighborhood. access via 28' shared private driveway, existing
 2. Provision for the mitigation of impacts on housing affordability. *NA*
 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. *NA*
 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. *Road dust, smoke from fireplace but no more than normal residential use from full time resident*
 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.
no wetlands; fire ^{dept} approved shared driveway w/ room for firetruck turn-around

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use. *NA*
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. *NA*
9. Include practices that will be used to stabilize soils and restore or replace vegetation. *NA*
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.
*28' wide gravel Driveway per County Specs and
pincode.*
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. *Not visible from
public Rd*
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.
*topography flat and easy to add a road &
flat parking area. Some trees for privacy*

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures. *No new jobs; typical tourism traffic*
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. *no impact*
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. *NA*
18. What will be the impacts of a project abandoned at partial completion? *NA*
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available. */*
20. Stages of development in geographic terms and proposed construction time schedule. *completed*
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. *\$ 75-125 per night*

Property Tax Exemption

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

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

Protocols for qualifying property exemption in Valley County, Idaho:

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

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

Conditional Use Permit for 26 Bull Pine Place Cascade ID 83611

PROJECT DESCRIPTION:

The purpose for the application is to use the current building as a vacation rental on our 20 acre parcel. There is currently no home on the property, but improvements of well, septic, power and road were installed with the intent of building our retirement home in the future. The current building is 12x16 and was originally built as the pumphouse for the well and to add a 2nd toilet, shower and laundry as our personal cabin located at 21 Bull Pine Place does not have these. In addition to being connected to the current well, septic and power, it has a kitchenette with a sink and microwave and a loft. Access is via our 28 ft wide shared gravel driveway off of Bull Pine Place at the end of the cul-de-sac. Dust and noise would be minimal, less than, but certainly no more than would be created by with a full time resident.

PLOT PLAN: See exhibit A and B

LANDSCAPE: Original native landscape and terrain and a 20x20 firepit area surrounded by pea gravel

SITE GRADING PLAN: NA

LIGHTING: NONE

NAMES AND ADDRESSES OF PROPERTY OWNERS WITHIN 300 FT: See Exhibit D

4-bedroom septic

Exhibit A

51



- - location of Building
- - well location
- - ~~power~~ power lines underground & water lines
- - ~~sent~~ sent & drain field

RECORD OF SURVEY

for
**Cascade South, Inc.,
Cooper, and Mortenson-Pound**

Located in the
SW1/4 of the SE1/4 of Section 9,
T. 12 N., R. 4 E., B.M.,
Valley County, Idaho
2019

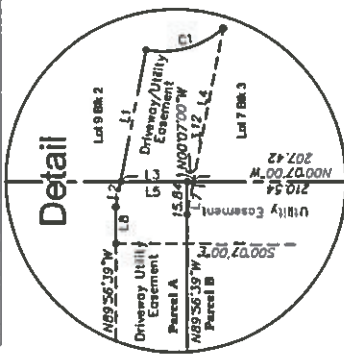
Instrument # 425587
VALLEY COUNTY CLERK
12-21-2019
DOUGLAS J. JENSEN
CLERK
E-6 Official Recorder
State of Idaho

- Legend**
- Set 5/8 inch Rebar
 - Found Monument as Noted
 - ⊙ Section corner, 1/4 corner, and 1/16 corners
 - Exterior Boundary Line
 - Parcel Line
 - Section Line
 - Easement Line



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	40.53	45.00	39.18	S15°20'18"E
C2	19.97	26.00	19.48	S86°03'21"W
C3	20.42	26.00	19.90	S67°26'39"E



CPF #131239
S. 9 S. 10
131.72
S. 16 S. 15
E. 1/16



HORIZONTAL SCALE IN FEET

S. 9
CS. 1/16

East Mountain Estates
Book 9 page 33
Lot 8 Bk 3

Lot 3 Bk 3
N89°57'56"E
655.04

Lot 1 Bk 3
N89°54'27"E
329.49

SE. 1/16

Lot 5 Bk 1

Parcel A
870.132 sq. ft.
19.98 acres

LINE TABLE

LINE	LENGTH	BEARING
L1	65.14	N78°48'00"W
L2	12.56	N78°48'00"W
L3	35.69	S00°07'00"E
L4	75.94	N78°48'00"W
L5	32.57	N00°07'00"W
L6	35.00	N00°03'21"E
L7	16.15	N78°48'00"W
L8	17.69	N89°56'19"W
L9	28.23	N44°56'39"W
L10	30.00	N45°03'31"E
L11	60.00	N44°56'39"W
L12	60.00	N46°03'21"E
L13	30.00	N43°56'39"W
L14	80.56	N46°03'21"E



See Detail

Lot 9 Bk 2

Lot 7 Bk 3

Lot 8 Bk 3

Lot 9 Bk 3

Lot 7 Bk 4

Lot 8 Bk 4

Lot 9 Bk 4

Lot 7 Bk 1

Lot 8 Bk 1

Lot 9 Bk 1

Lot 7 Bk 2

Lot 8 Bk 2

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Lot 9 Bk 2

Lot 7 Bk 3

Lot 8 Bk 3

Lot 9 Bk 3

Lot 7 Bk 4

Lot 8 Bk 4

Lot 9 Bk 4

Lot 7 Bk 1

Lot 8 Bk 1

Lot 9 Bk 1

Lot 7 Bk 2

Lot 8 Bk 2

Lot 9 Bk 2

Lot 7 Bk 3

Lot 8 Bk 3

Lot 9 Bk 3

Lot 7 Bk 4

Lot 8 Bk 4

Lot 9 Bk 4

Lot 7 Bk 1

Lot 8 Bk 1

Lot 9 Bk 1

Lot 7 Bk 2

Lot 8 Bk 2

Lot 9 Bk 2

Lot 7 Bk 3

Lot 8 Bk 3

Lot 9 Bk 3

Lot 7 Bk 4

Lot 8 Bk 4

Lot 9 Bk 4

Lot 7 Bk 1

Lot 8 Bk 1

Lot 9 Bk 1

Lot 7 Bk 2

Lot 8 Bk 2

Lot 9 Bk 2

Lot 7 Bk 3

Lot 8 Bk 3

Lot 9 Bk 3

Lot 7 Bk 4

Lot 8 Bk 4



Kecia Mortenson
208-724-4661
kecia@homesid.com
Silvercreek Realty Group

Exhibit B

MLS Tax SuiteTM
Powered by CRS Data

Map for Parcel Address: 26 Bull Pine Pl Cascade, ID 83611 Parcel ID: RP12N04E098405

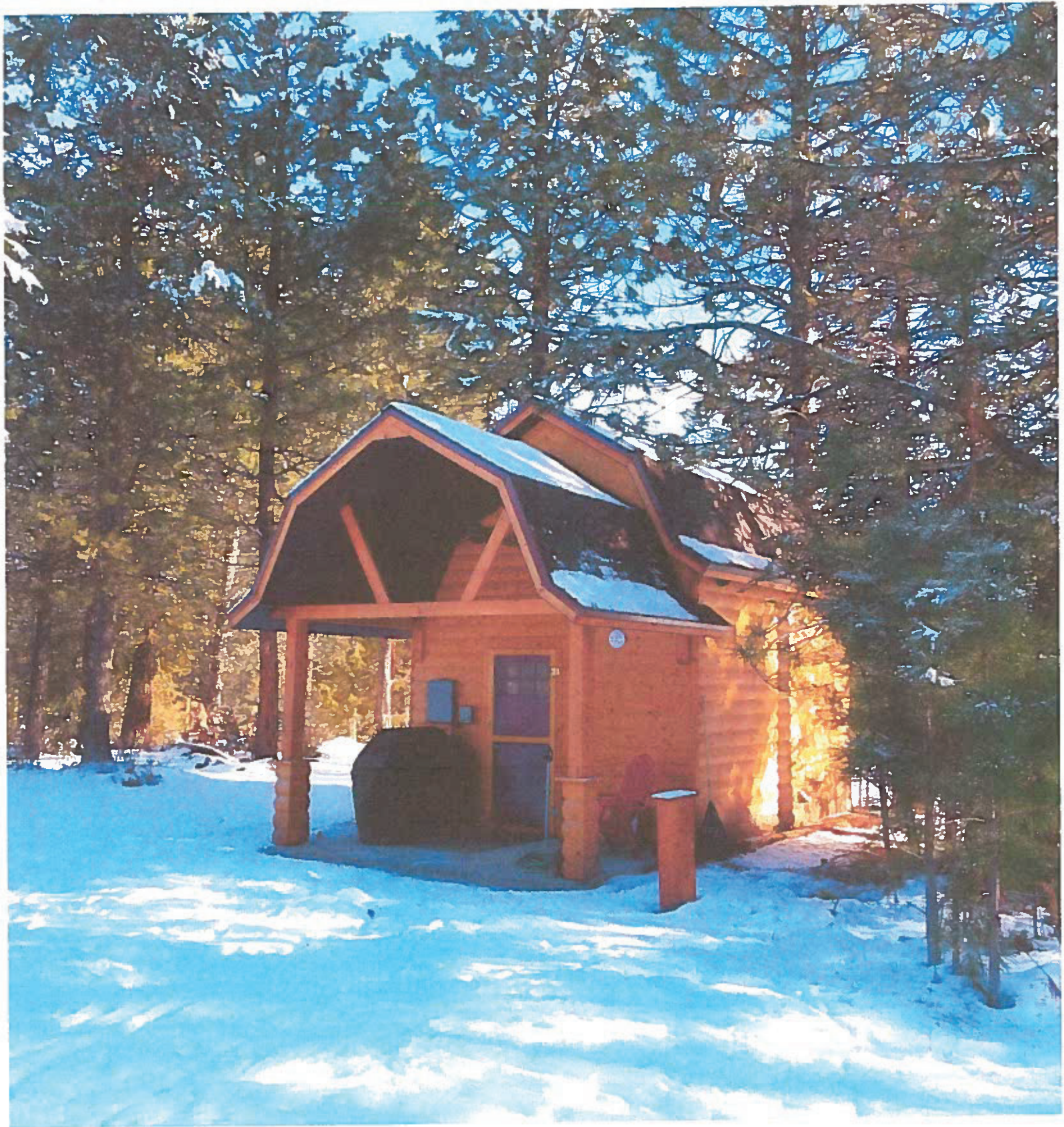


Neighbors w/ 300 ft
- Building
lot size is 19.98 acres

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Information Deemed Reliable But Not Guaranteed.

Exhibit C











Final/AS-BUILT-Subsurface Sewage Disposal



Public Health

Idaho Public Health Districts

Central District Health Department
707 N. Armstrong Place
Boise, ID 83704

File # 164890

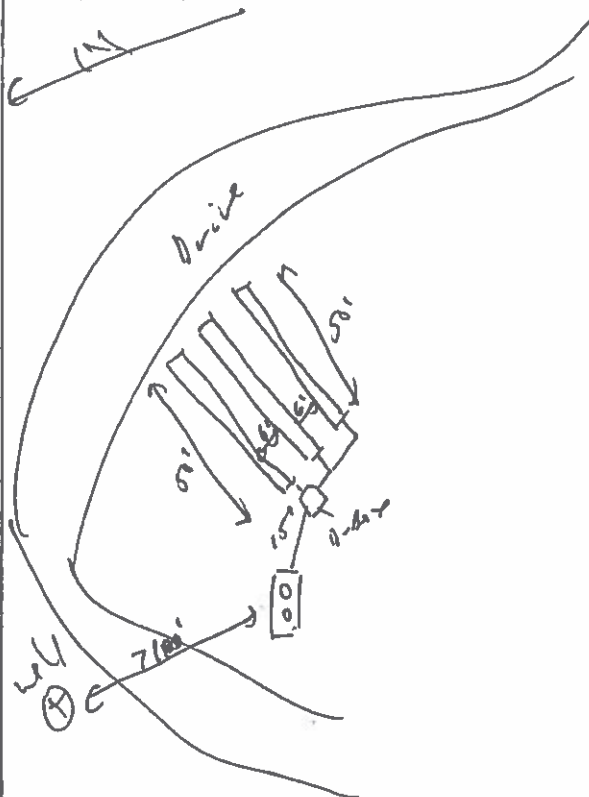


Owner's Name: Kecia Mortenson
Property Address: 26 Bull Pine Place
Cascade, ID 83611

Phone #

Legal Description: 1/4 1/4 Section: 09 Township: 12N Range: 04E
Subdivision: 0 No Subdivision Lot: Block: Size(acres) 20.00

As-built (not to scale)



System Type: Gravel (yards): 1 1/2
System Mfg: 152 Flow Sand (yards): 1 1/2
Septic/Trash Tank (Gal): 1000 System Depth (inches): 24
Septic/Trash Mfr: Owl by ll Rock Under Pipe (inches): 1 1/4
Depth to Manhole Lid (inches): 12 Date System Installed: 8/14/20
Standpipe/Riser (inches): 7 1/4 Drainfield Latitude: N. 44.22995
Pump Tank (Gal): 1500 Drainfield Longitude: W. 115.59156
Pump Tank Mfg: 15/10 Well Installed: ☒ Yes ☐ No
Drainfield Width (ft): 3 Distance to Tank (ft): 700'
Drainfield Length (ft): 150 Distance to Drainfield (ft): 700'
Drainfield Area (sq ft): 450 Valve: ☐ Yes ☒ No
(Installed sq ft): 450 Dist-Box: ☒ Yes ☐ No
(Effective sq ft): 600 Drop-Box: ☐ Yes ☒ No
Technical Allowance Granted: ☐
Number of Bedrooms: 4 Gallons Per Day: 700

Well: N. 44.23.019 W. 115.59.156

Notes/Conditions of Approval:

On-site wastewater systems installation approved: ☐

Installer Name: Owner Install
Installer Phone: 12/12
Installer Number: 12/12

Signature: _____
Date: _____

By signing above, I certify that all answers and statements on this Final/As-Built are true and complete to the best of my knowledge.

Official Use Only

☒ As-Built provided by EHS
☐ As-Built provided by Installer

EHS Final Inspection Signature EHS
Code: 042 Date: 8/14/20

LD007 Revision Date: 6/22/2019 EC

Valley County Planning & Zoning
Cynda Herrick, Director

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

September 13, 2022



Kecia A Mortenson-Pound
716 N Pit LN
Nampa, ID 83687

RE: CUP 22-39 Pound Glamping Site

Dear Applicant:

I have reviewed the application for the above referenced conditional use permit. The application is set to be heard at a public hearing with the Planning and Zoning Commission on October 20, 2022, at 6:00 p.m. at the Valley County Courthouse in Cascade, Idaho. I have determined that the application is substantially complete; however, the following items need to be addressed:

- Site Plan needs to show side setbacks, driveway, fire pit, etc. *-attached*
- Do you have a fire extinguisher on-site? *-YES*
- What are the maximum number of guests on-site? *12, including bunkhouse*
- Do you allow RV's, tents, etc? *YES, only as guests of bunkhouse*
- Need to provide building permit for the structure.
- Do you have solar panels? *NO*
- How many guests will be allowed? *4 in bunkhouse*
- Where will guests shower? *-shower in bunkhouse*

A Staff Report will be completed and mailed to you by this office prior to the public hearing. The report may have additional questions or information submittal requirements. The Valley County Planning and Zoning Commission, the Valley County Engineer or other agencies may also have additional information requirements.

If you have any questions, please do not hesitate to ask.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cynda Herrick".

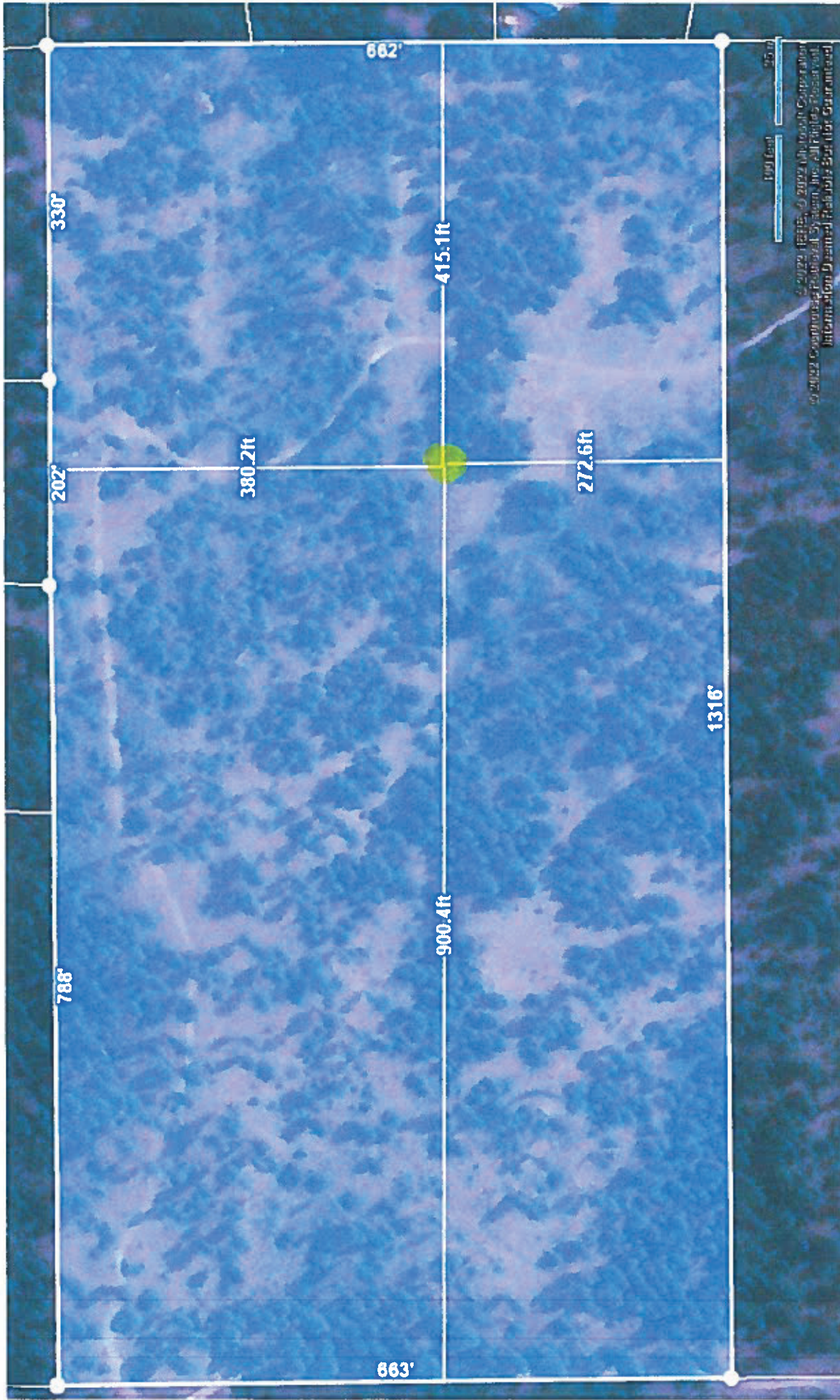
Cynda Herrick, AICP, CFM
Planning and Zoning Director

Kecia Mortenson
208-724-4661
kecia@homesID.com
Silvercreek Realty Group

Showing Set backs

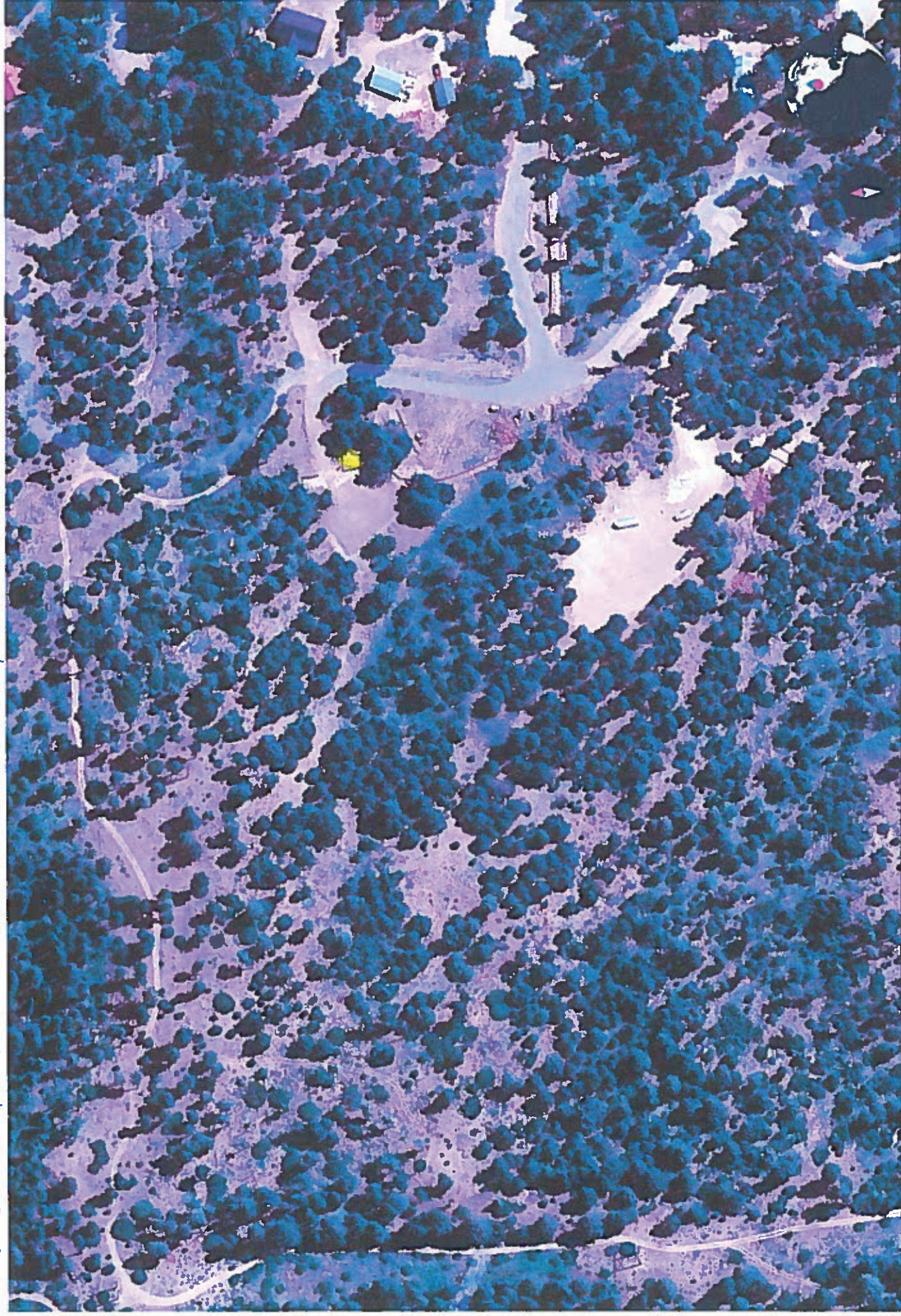
MLS Tax
Powered by CRS Data

Map for Parcel Address: 26 Bull Pine Pl Cascade, ID 83611 Parcel ID: RP12N04E0984D5



-Bunk house 12x16
minimum set back is appx 270 ft. 20 acres.

View of full 20 acre lot/aerial shows KCI



Google Earth

Imagery date: 8/3/19 - newer

90 m

Camera: 2,051 m 44°22'59"N 115°59'12"W 1,515 m

Shared DW off Bull Pine - 30 ft wide } installed in 2019 per
Private Dr to Antelope - 15 ft wide } Antelope Fine Code

Close up Detail for Rds, firepit, parking, bunkhouse



Google Earth Imagery date: 8/3/19 - newer

40 m

Camera: 1,774 m 44°22'59\"/>

1,501 m

- Bunkhouse 13' 1/2 ft in th
- firepit-graveled area
Close up Showing Rd.



fire pit
20 x 20
gravel



Private
Drive to
Bunkhouse



Parking
area
in front of
Bunkhouse