

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

FILE # CUP 22-30

ACCEPTED BY _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: Glamping Site

☒ Check # 1036 or ☐ Cash

FEE \$ 150.-

DEPOSIT _____

DATE 08-23-22

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: Whitney Hansen Date: 08-18-2022

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 Whitney Hansen and Tony Huynh **PHONE** [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐
MAILING ADDRESS 12006 W Honey Dew Dr **ZIP** 83709
EMAIL [REDACTED]

PROPERTY OWNER Same as applicant info
MAILING ADDRESS _____ **ZIP** _____
EMAIL _____

AGENT / REPRESENTATIVE N/A **PHONE** _____
MAILING ADDRESS _____ **ZIP** _____
EMAIL _____

CONTACT PERSON (if different from above) Same as applicant info
MAILING ADDRESS _____ **ZIP** _____
EMAIL _____ **PHONE** _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 23 Stanley Dr, Cascade, Idaho

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
.97 of an acre, rocky lot rural/residential subdivision with no CCRs, HOA off of Crown Point.
CROWN POINT SUBDIVISION NO. 9 LOT 19 BLOCK 3

TAX PARCEL NUMBER(S) RP 000560030190

Quarter _____ Section _____ Township _____ Range _____

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

2. **SIZE OF PROPERTY** .97 Acres ☒ or Square Feet ☐

3. **EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:**
Short term rental glamping dome tent (similar to a yurt)

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

5. **ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:**
North Parked RVs, and off grid mobile home
South BLM land
East Unimproved raw land
West Dry cabin

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 10 ft

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

Number of Proposed Structures: _____

Number of Existing Structures: 1

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor ~300 square ft

2nd Floor 0

Total 300

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 ☒ Tent

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

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

8d. DENSITY OF DWELLING UNITS PER ACRE: 1

9. SITE DESIGN:

Percentage of site devoted to building coverage: 20

Percentage of site devoted to landscaping: 70

Percentage of site devoted to roads or driveways: 10

Percentage of site devoted to other uses: 0, describe: _____

Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: 0

Handicapped spaces required: _____

b. Parking spaces proposed: 1 (driveway permit- 2021)

Parking spaces required: _____

c. Number of compact spaces proposed: 0

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: No

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front 20 ft

Rear 20 ft

Side 7.5 ft

Side Street 20 ft

12. NUMBER OF EXISTING ROADS: 1 Width: ~20 ft

Private plowing in winter

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: 0 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:

No utilities currently in place

16. PROPOSED UTILITIES: Eventually we hope to have electricity in Phase 2 (2023-2024)

Proposed utility easement widths _____ Locations _____

17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☐
Other ☒ Name: ASAP Portables (porta potty service)

18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒ Not drilled at this point
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well Neighbors at top of hill have well- 2022 Depth ~300 ft Flow 1.3 gpm

19. DRAINAGE (Proposed method of on-site retention): N/A: Drainage class: Somewhat excessively drained

Any special drains? _____ (Please attach map)

Soil type(s): loamy coarse sand, gravelly coarse sand, bedrock

(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:

We had a local excavation company come in and level a small pad for our deck in 2021. No additional grading is needed.

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: N/A
Drainage: N/A
3. How many acres is the property being subdivided? N/A
4. What percentage of this property has water? 0
5. How many inches of water are available to the property? 0
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.
N/A
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? _____

N/A: Drainage class: Somewhat excessively drained

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)

N/A

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: Matthew Haman
Applicant

Date: 08 / 18 / 2022



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: Whitney Haman
Applicant

By: _____
Valley County Weed Control

Date: 08/18/2022

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.

Construction is already done. The traffic volume of the glamp site would be minimal as it's a 2 person maximum occupancy site and 1 vehicle only. Estimated guests stay 2 nights per week, there would be less traffic than a traditional single family residence.

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

This glamp site does not take away any housing whatsoever. These lots are difficult for traditional single family homes and most in this area are used as "camp lots."

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.

No major concerns for noise. Property uses a solar generator (that makes no noise). We also do not allow for more than 2 people and remind people of quiet hours so noise would be minimal.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

The only glare that we can think of would be from a parked vehicle.

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.

Typical dust from normal traffic

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 well on the property. And no expectation of gray water as this is a camping site.

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

Wood stove in the dome and fire pit (Solo Stove). All areas with access to fire will have fire extinguisher visible and guests educated on how to use extinguishers AND how to ensure fires are out. Additionally, provided wood is hardwood variety as opposed to softwood prone to popping and sparking. Wood stove in dome equipped with spark arrestor.

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.

No vegetation will be removed. Native grasses and lot of tree roots exist and assist with soil stability.

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

Will assess if additional grasses need to be planted each season.

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. We have already consulted with engineers and complied with approved building permit for the deck the dome sits on.

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

We aren't aware of any current need for this.

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.

The dome is on a downhill slope and therefore, partially out of sight.

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.

We loved the huge boulders, secluded feel of the lot and this area is primarily used for weekend camping, RVs, and part time off grid properties.

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

Assessed property value was increased to \$135,000 in 1 year. With the permitted deck improvement, an additional \$15,000 in value has been added.

Additionally, we will be hiring 1 person to help maintain and clean the property. Because it is a glamping site with no kitchen, guests will be mostly dining out and supporting local businesses.

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

We intend on bringing electricity to the lot at some point (Idaho Power). We also have garbage service in place currently with Lakeshore Disposal.

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

No impact on single family housing. The glamp site also has a max occupancy of 2 people, so we suspect traditional short term rental homes will see little to no impact either.

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.

N/A

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

None, that I can identify.

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

300 sq ft- non residential

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

Phase 2 would be a small bathhouse with composting toilet or incinerator toilet when electricity is brought to the site. Expected- 2023-2024.

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

Dome would be rented for \$150/night to help us afford wages for our caretaker

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.

CASCADE DOME

Conditional Use Permit Application

August 20, 2022

Prepared by:
Whitney Hansen and Tony Huynh
12006 W Honey Dew Dr
Boise, ID 83709

We are excited to discuss the vision of Cascade Dome with you!

Our mission is to give guests a unique experience while being immersed in nature and support the local economy in every way possible—while being good stewards of the land.

Cascade Dome is a geodome, similar to a yurt, that allows guests to be immersed in nature and reconnect with their loved ones. Sometimes the idea of camping, bringing the tent, cooler, sleeping bag, sleeping pads, and finding a camp site is a bit intimidating to people and in some cases cost prohibitive. Cascade Dome aims to change that!

Cascade Dome makes it easy for people to hop in the car, save money on camping equipment and enjoy a really unique and fun outdoor experience in Cascade.

Cascade Dome sits on almost 1 acre in a rural/residential neighborhood with no CCRs and no HOA. The subdivision, Crown Point No. 9, was created in 1971 and is difficult (and expensive) to build traditional single family homes on, therefore a majority of lots are either unimproved, have yurts, dry cabins, parked RVs, or a tent on the ground.

The first time we toured this property, we fell in love with the massive boulders, quiet area, slightly tucked away from city feel (without being too remote). We built the dome for personal use and then realized how many people wanted to try geodome glamping. The geodome features a large panoramic “window” and gives guests a feeling of awe while stargazing from bed.

Cascade Dome supports local businesses in every way possible to help support economic development of Cascade. The dome does not have a kitchen and encourages guests to support local restaurants. We are also suggesting guests check out Lake Cascade State Park, rent equipment for fishing, recreational gear like paddle boards and kayaks, and even hike on our public lands.

This property also supports the local economy by employing great people. We will be directly supporting the local economy in 2 ways:

- 1) **Employing 1 ongoing caretaker.** We have already identified and started the conversation of employing an amazing caretaker with a lot of experience working in maintenance, volunteer firefighting, and a background in being a caretaker for the Idaho State Park yurts.
- 2) **Partnering with local businesses** aligned with guest interests (ie. Outfitters, restaurants, hot springs, and seasonal equipment rentals)

Cascade Dome is a single unit glamping site with a maximum occupancy of 2 people. We have no intention or desire to cram as many units as possible onto the site.

Our proposed project is to launch in the existing state with the geodome and porta-potty that is serviced weekly.

The dome sits on a permitted deck we built and had engineered to code in May 2022.

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The geodome is equipped with:

- EPA compliant wood stove
- Contained fire pit with an above ground "Solo Stove" fire pit
- Fire extinguishers
- Clean port-a-potty that is serviced weekly
- Clear signage for guest parking, and emergency access
- Solar lights that are shielded and in compliance with the dark sky ordinance

Future Utilities:

During Phase 2 of our project, we will be bringing in electricity from Idaho Power. We also anticipate building a small 100 square foot bathroom facility that would house a composting toilet or incinerator toilet (compliant with Central District Health requirements). Anticipated 2023-2024.

Water Source:

We will be providing guests with a couple gallons of water and encouraging them to bring their own as well. Due to the nature of this site, there won't be any gray water usage different than traditional camping as we don't provide showers, flushing toilet, or sinks.

Fire Management Plan:

Currently, we provide fire extinguisher near wood stove and the Solo Stove fire pit. These are in plain sight.

Guests will also be educated through Guide Book on how to ensure fires are completely extinguished, what fire bans might be in place, and how to properly start a fire. Cascade Dome will provide extensive education with pictures and tutorials.

In addition, we currently do a lot of site cleanup to remove debris around the property.

We also do not allow smoking on the property.

Property Accessibility and Traffic Volume:

With seasonal variability and limited number of guests, we expect minimal traffic (when compared to a full-time residence). Majority of the traffic Stanley Drive receives is from ATV, and off road vehicles.

Extrapolating estimates for the highest volume of traffic, we expect approximately 3 guests per week with guests staying 1-2 nights. The average daily trips would be 1 round trip and 2 trips to Cascade, visiting the lake, or other activities. The only access point is by turning off of Crown Point Parkway and directly onto Stanley Drive.

Noise/Disturbance Control:

To mitigate noise and be respectful of our neighbors we have posted quiet hours of 10 PM-7 AM. We have also purchased a small solar generator as opposed to a noisy gas generator to keep the noise levels down. Since the dome has a max occupancy of 2 people, we don't expect there to be any parties or excessive noise. However, we are prepared if there are any complaints or issues.

Quite a few of our neighbors have our cell phone numbers and our caretaker lives just 20 minutes away in Cascade.

CONDITIONAL USE PERMIT APPLICATION

We also provide guests with property corners in our Guest Book and remind them to respect our neighbors by not wandering on their land and encouraging them to take advantage of public places like hiking trails and The Strand.

Lighting:

Our property is equipped with solar lights that are shielded and in compliance with the Dark Sky ordinance. We have motion sensed solar lights for guest safety at the parking area.

Anticipated Rental Price:

We anticipate the rental price being in line with average rental glamp site in the area. Approximately \$120-\$150 per night + cleaning fee which goes fully to our caretaker.

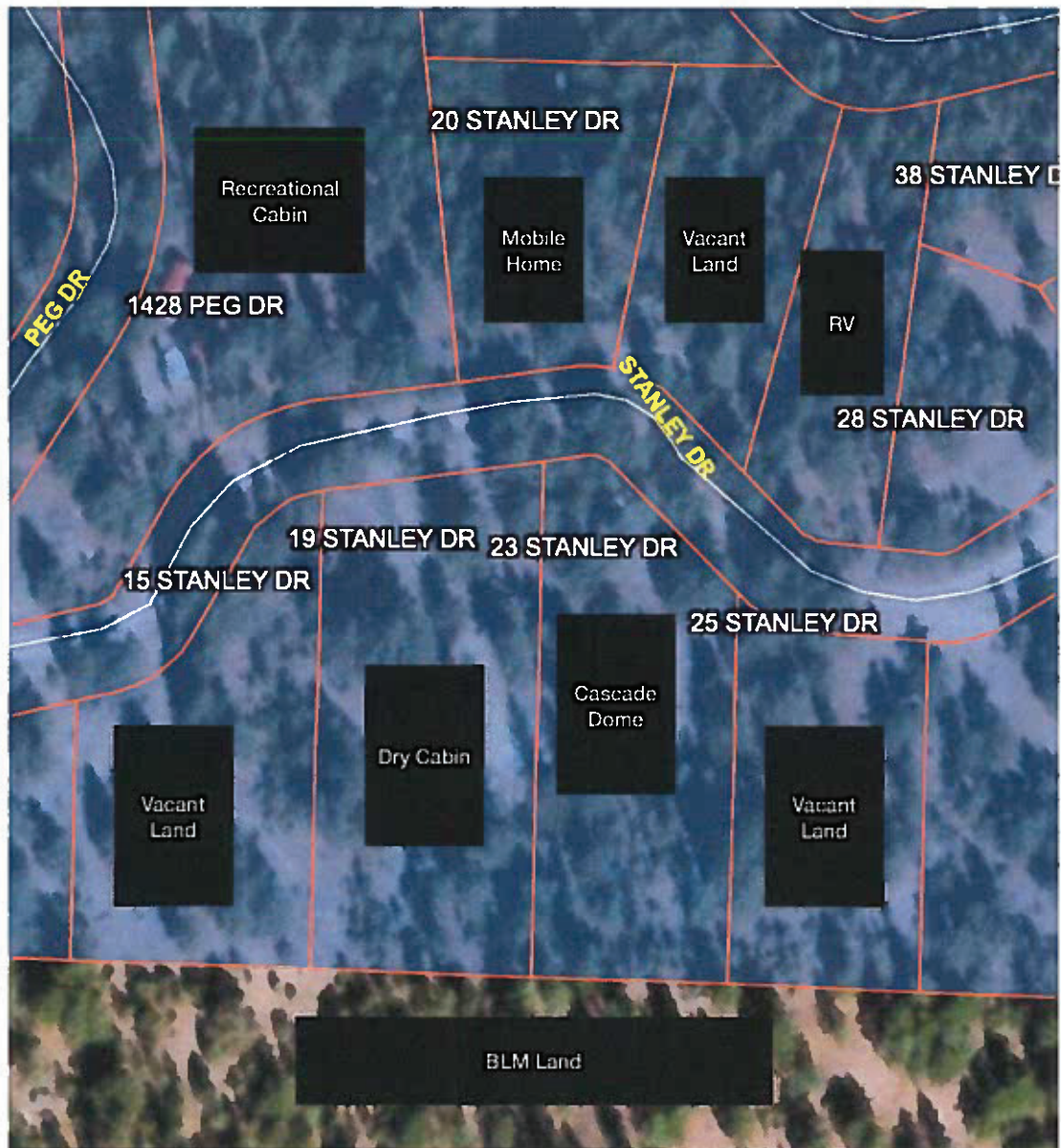
Other Good to Know Info:

We currently pay for trash service through Lakeshore Disposal.

While we hope to rent this property, we fully anticipate occasionally staying here ourselves.

Cascade Dome truly is a little slice of heaven and we are really excited about the possibility of having others experience geodome glamping while reconnecting with their loved one in Cascade!

APPENDIX 1:
Surrounding properties and site map



APPENDIX 2:
Email response to Planning and Zoning Letter

RE: C.U.P Required Commercial Use RP000560030190



Whitney Hansen

to cherrick

6:12 PM (0 minutes ago)



Hi Cynda,

Thank you for your time today!

As requested, here is an email stating that as of 8/18/2022, we have not rented our site at 23 Stanley Dr., in Cascade.

Warmest,

Whitney

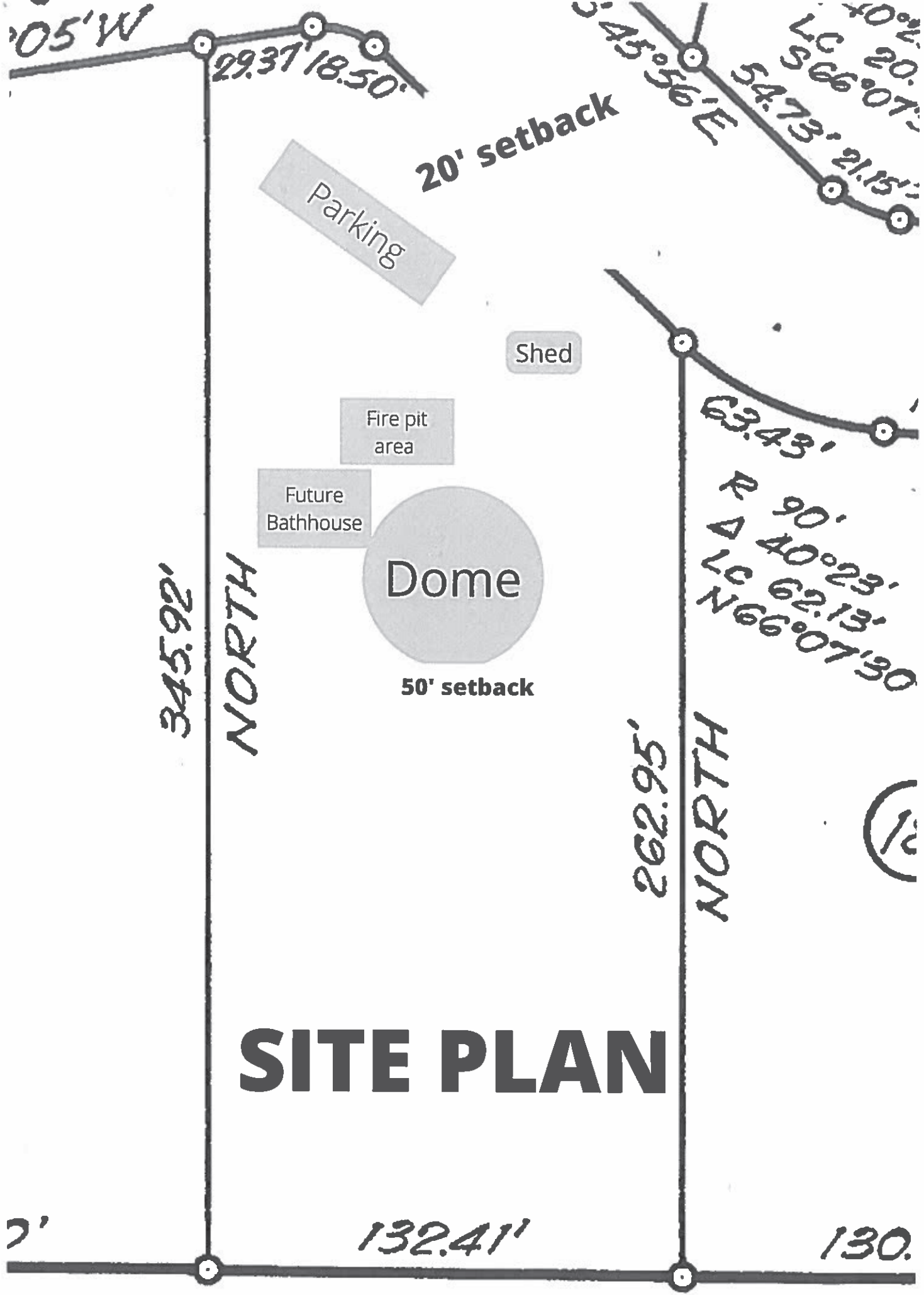
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Whitney Hansen

← Reply

→ Forward

CONDITIONAL USE PERMIT APPLICATION



SITE PLAN

LIGHTING

Along handrail and steps:

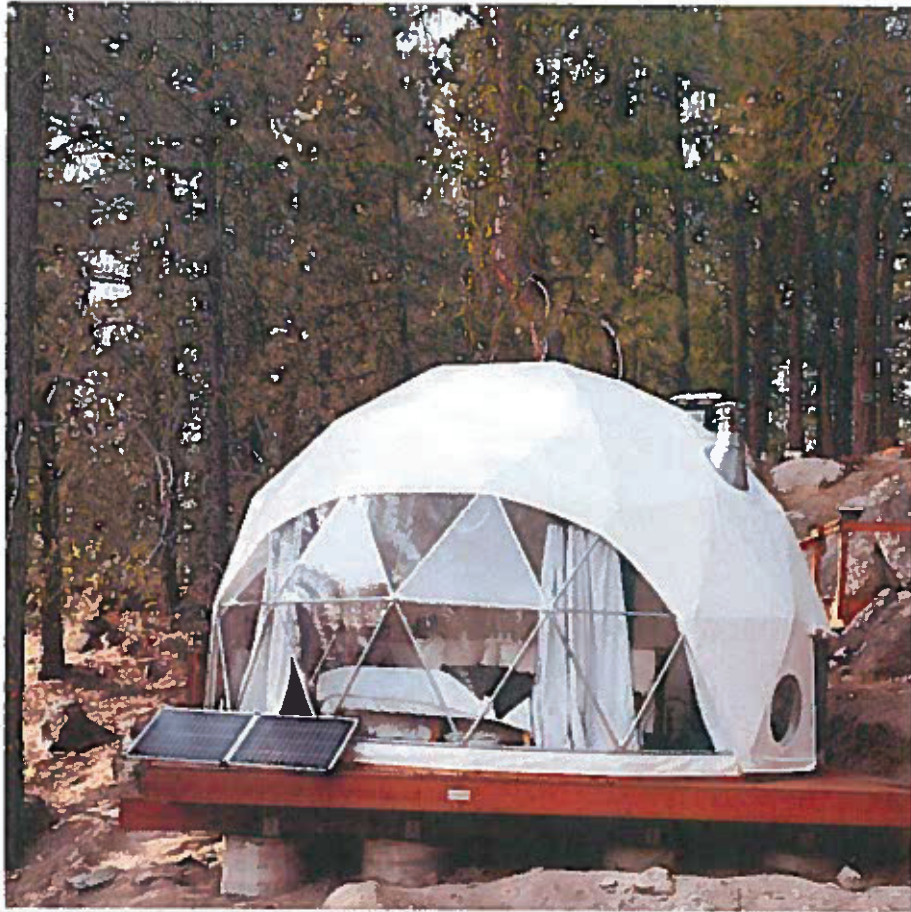


Top of lot (motion sensed) for safety:



Stock image
picture of the
light we have

DOME TENT



FIRE SAFETY



Outdoor firepit

Consulting with Fire Chief at Cascade Rural Fire District for safety, and recommendations. We will implement all suggestions he provides.

(Called 8/31/22)

In addition to fire extinguishers, we will provide water and a shovel to ensure fires are fully extinguished.