

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 checked="" type="checkbox"/> Check # <u>4791</u> or <input type="checkbox"/> Cash
FILE # <u>22-36</u>		FEE \$ <u>300.00</u>
ACCEPTED BY <u>CH</u>		DEPOSIT <u> </u>
CROSS REFERENCE FILE(S):		DATE <u>8-18-2022</u>
PROPOSED USE: <u>RV sites - personal / family use</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: [Signature] Date: 9/8/22

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.
- N/A ☒ 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.
- N/A ☒ 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.
grading completed in 2017 - see Plot & Site Plans attached
- N/A ☒ 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 Drewie Levi Hall PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 2153 S. Chipper Way, Eagle, ID ZIP 83616

EMAIL [REDACTED]

PROPERTY OWNER same

MAILING ADDRESS _____ ZIP _____

EMAIL _____

AGENT / REPRESENTATIVE Lena Gandiaga, P.E. PHONE [REDACTED]

MAILING ADDRESS 1759 S. Lincoln Ave., Boise, ID ZIP 83706

EMAIL [REDACTED]

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 999 Lost Basin Rd., 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) RP14N05E303445

Quarter _____ Tax No. 1 in _____ Section 30 Township 14N Range 5E
Gov't Lots 2 & 3 _____

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

2. SIZE OF PROPERTY 23.56 Acres ☒ or Square Feet ☐

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

land use: family camping

small storage shed (8'x10')

shade structure (15'x20')

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 private residence (NW) & undeveloped private parcels

South Campground (Idaho Dept of Fish & Game) & undeveloped private parcel

East Lost Basin & Pointes roads; private parcels, currently undeveloped and being developed

West open/undeveloped land & Horsethief Creek Campground (Idaho Dept of Fish & Game)

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A
7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
Number of Proposed Structures: 0 Number of Existing Structures: 2 small/axillary structs
Proposed Gross Square Feet Existing Gross Square Feet
1st Floor _____ 1st Floor _____
2nd Floor _____ 2nd Floor _____
Total _____ Total _____
- 8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐ N/A
8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ N/A
8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A
8d. 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: N/A
Percentage of site devoted to roads or driveways: <5%
Percentage of site devoted to other uses: >95%, describe: undeveloped/native vegetation
Total: 100%
10. PARKING (If applicable): N/A Office Use Only
a. Handicapped spaces proposed: _____ Handicapped spaces required: _____
b. Parking spaces proposed: _____ Parking spaces required: _____
c. Number of compact spaces proposed: _____ Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: _____
e. Are you proposing off-site parking: _____
11. SETBACKS: N/A BUILDING Office Use Only PARKING Office Use Only
Proposed Required Proposed Required
Front _____
Rear _____
Side _____
Side Street _____
12. NUMBER OF EXISTING ROADS: 3 + 1 abnd Width: 12'-24'
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:
water, sanitary sewer, power

16. PROPOSED UTILITIES: no additional utilities proposed

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): no modifications to pre-development hydrology

Any special drains? _____ (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 ☐
Riverine habitat (R5UBH) within channel of Horsethief Creek

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒
If yes, explain: _____

grading completed in 2019

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒

If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable. N/A

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT



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: Drew Hall
Applicant

By: _____
Valley County Weed Control

Date: 08/01/2022

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.
N/A
 2. Provision for the mitigation of impacts on housing affordability.
N/A
 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.
N/A
 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.
N/A
 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.
Evening campfires / controlled burn of dried and split logs in steel fire pan(s) - estimate 2-5 per week during peak season (early June - mid Sept).
 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.
Small domestic well serves up to 6 camp trailers and 6 hose bibs (non-potable use).
Primary discharge to septic tank and drainfield on site, with indictment discharge at grade adjacent to trailer pads. No discharge to surface waters, wetlands, or flood prone areas.

RE: CUP 22-35 - Impact Report Question 6

Gandiaga, Lena [REDACTED]

Wed 9/7/2022 4:00 PM

To:

- Lori Hunter [REDACTED]
- [REDACTED]

Lori –

Thanks for reaching out for clarification. Apologies for the typo, that should read “incidental” discharge at grade adjacent to trailer pads – referring to water spills at the hose bibs (primarily during filling of bottles, buckets, etc). Spills infiltration and/or evaporate in the adjacent vicinity and do not flow offsite. Let me know if you have any other questions – thanks!

Lena Gandiaga, P.E. | Jacobs | People & Places Solutions
Manager of Projects + Project Manager + Civil Engineer
[REDACTED]

999 West Main Street, suite 1200, Boise, Idaho, 83702
[REDACTED]

[Browse our jobs!](#)

From: Lori Hunter [REDACTED]
Sent: Wednesday, September 7, 2022 3:22 PM
To: Gandiaga, Lena [REDACTED]
Subject: [EXTERNAL] CUP 22-35 - Impact Report Question 6

See attached - #6

Please explain what you mean by "with indictment discharge at grade adjacent to trailer pads."

Thanks.

Lori Hunter
Valley County Planning & Zoning Assistant Planner
[REDACTED]

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Cascade, ID 83611

Service **T**ransparent **A**ccountable **R**esponsive

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
Fire hazards mitigated by individual property owners. On-site fire mitigation includes limiting burning to fire pans and putting fires 'dead out', keeping tree branches trimmed 12-ft high, cleaning debris from roads and campsites, mounting fire extinguishers on site and in vehicles, and ensuring shovels, water, and buckets are readily accessible.
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.
N/A - incidental removal of dead and dying trees performed by qualified tree contractor.

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

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.
N/A

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.
N/A

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.
Size, location, condition, utility access, and proximity to public lands and recreation opportunities.

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

N/A

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.

N/A

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?

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

Detailed Project Description

The purpose of our project was to establish a private camping area for our (the Property Owner's) families. This was not and will not ever be for commercial purposes. The strategy was to purchase private land and improve over a 5-year +/- timeline to establish camping areas for seasonal family use.

In 2015 we purchased the property and moved forward with annual improvement projects. The first project was to establish RV/trailer pads and an access drive from the already existing entry roadway. This work was done minimizing impact to our natural forest. We also installed a steel lined rock reinforced fire pit with a 30 ft circular gravel fire break.

In 2016 we added primary fencing around most of the property with a gate system to minimize cow intrusion. In that same year we worked with Fish and Game to create an easement contract that would allow them to continue use of the entry road. The two main components of that agreement are that they are responsible for road maintenance and that there must be a campground host at all times during the campgrounds use. Our relationship with Fish and Game has been outstanding, they have been great neighbors. We also applied for and were granted a septic permit.

In 2017 we obtained a Subsurface Sewage Disposal Permit from Central District Health Department (file # 163680) and had the sewer collection system, septic tank, and septic drainfield installed by a licensed contractor.

In 2018 Idaho Power installed power to our property at the same time Fish and Game requested an easement to run power through our property for the east campground. We granted that easement with only the stipulation that they attempt to minimize any disruption of the natural forest. Fish and Game was agreeable and proceeded to establish the power line while minimizing any impact to the property.

In 2019 we added a small 8'x10' storage unit and a 15'x20' shade structure.

In 2020, in order to control dust in our area we added magnesium chloride to all surfaces around our property. Fish and Game also agreed to participate in this dust control.

In 2021 we hired a licensed contractor to install water well (Well ID 460228). Additionally, we employed Richard Vandenburg to address any beetle issues, provide appropriate tree thinning, and replace some of the existing wire fence with new lodge pole fence to provide additional cow intrusion mitigation. This work has continued into 2022.

Additional fire mitigation includes all of our trees being trimmed up 12 feet from the surface. We also have fire extinguishers around the area as well as water buckets, shovels, and well water with hoses available.

Our noise is limited both by the fact that we are there for a limited time and only during summer months. We are typically inside before 10 pm, and we have significant distance from other sites to help provide sound dampening since we are on 23.5 acres.

Landscaping Plan

We are not changing any of the natural Forest and foliage. We will not be providing any ground cover other than the existing natural ground cover on the property. We will not do any grass seeding or shrub additions. Our entire property is fenced-in.

Site Grading Plan

Some site grading has been used to establish the drive and pads.

This was minimal using natural property grades. Dust was minimal and never affected any other properties.

Lighting Plan

There are no overhead or permanent lighting structures on the property. We use the porch lights on the camper trailers when needed, we also have some small solar lights used on the walkways. None of our lighting is visible off the property.

Names and addresses of property owners within 300 feet:

RP14N04E251205

OWNER(S)

FISH & GAME DEPT OF (C/B) STATE OF IDAHO

SITUS ADDRESS

MAILING ADDRESS

FISH & GAME DEPT OF (C/B)

PO BOX 25

BOISE ID 83707 USA

DESCRIPTIONS

452.04 Acre(s)

AMENDED TAX #15 IN R4F SEC 25 & 26 AND IN R5E SEC 30 INCLUDING TAX #10 IN R5E

700000 Exempt Properties

624 Public or exempt land

RP006730000010

OWNER(S)

WHITE KIRBY R

WHITE MARY L

SITUS ADDRESS

777 LOST BASIN RD

MAILING ADDRESS

WHITE KIRBY R

16588 HEMLOCK CT

NAMPA ID 83687 USA

DESCRIPTIONS

4.03 Acre(s)

HORSETHIEF HEIGHTS LOT 1

314300 Cascade Residential outofcity

515 Res Rural Sub Vacant

RP006730000030

OWNER(S)

SURJAN CHRISTIAN
SURJAN DEBORAH L

SITUS ADDRESS

800 LOST BASIN RD

MAILING ADDRESS

SURJAN CHRISTIAN
800 LOST BASIN RD
CASCADE ID 83611 USA

DESCRIPTIONS

9.24 Acre(s)
HORSETHIEF HEIGHTS LOT 3
314300 Cascade Residential outofcity
537 Res Impr on Cat 15

RP14N04E251804

OWNER(S)

SWANSON JOHNNY
SWANSON VALDEEN

SITUS ADDRESS

816 LOST BASIN RD

MAILING ADDRESS

SWANSON JOHNNY
PO BOX 43

KUNA ID 83634 USA

DESCRIPTIONS

11.52 Acre(s)
TAX NO 4 IN E 1/2 SE NE S25 & W 1/2 GOV'T LOT 2 IN S25 & S30 T14N R1E GOOD
314300 Cascade Residential outofcity
106 Productivity Forest Land

RP14N05E303607

OWNER(S)

WERNER COREY
WERNER HEATHER

SITUS ADDRESS

MAILING ADDRESS

WERNER COREY
15683 ECLIPSE DR
CALDWELL ID 83607 USA

DESCRIPTIONS

13.26 Acre(s)
TAX NO 2 IN GOV'T LOT 2 S30 T14N R5E GOOD CLASS TIMBER
300000 Cascade area Rural Investment
106 Productivity Forest Land

RP14N05E303664

OWNER(S)

ANDERSON JEREK
ANDERSON HOLLY

SITUS ADDRESS

830 LOST BASIN RD

MAILING ADDRESS

ANDERSON JEREK
10902 W TREELINE CT
BOISE ID 83713 USA

DESCRIPTIONS

20.00 Acre(s)

TAX NO 3 IN GOV'T LOTS 2 & 3 S30 T14N R5E MEDIUM CLASS TIMBER

300000 Cascade area Rural Investment

106 Productivity Forest Land

RP14N05E305409

OWNER(S)

DIMMETT ZEBULON J

DIMMETT SARAH M

SITUS ADDRESS

900 LOST BASIN RD

MAILING ADDRESS

DIMMETT ZEBULON J

9716 GOLDEN ROD CIR

ALBUQUERQUE NM 87116 USA

DESCRIPTIONS

8.15 Acre(s)

TAX NO 6 IN GOV'T LOT 3 S30 T14N R5E GOOD CLASS TIMBER

300000 Cascade area Rural Investment

107 Bare Forest Land

RP14N05E305911

OWNER(S)

FUNK SEAN

FUNK RHONDA

SITUS ADDRESS

220 POINTES RD

MAILING ADDRESS

FUNK SEAN

478 E ANTON ST

MERIDIAN ID 83646 USA

DESCRIPTIONS

6.59 Acre(s)

TAX NO 7 IN GOV'T LOTS 3 & 4 S30 T14N R5E MEDIUM CLASS TIMBER

314300 Cascade Residential outofcity

110 Agri homesite land

RP14N05E306029

OWNER(S)

GOOCH JEFFREY W

GOOCH VICTORIA M

SITUS ADDRESS

217 POINTES RD

MAILING ADDRESS

GOOCH JEFFREY W

12332 W OLDDHAM CT

BOISE ID 83709 USA

DESCRIPTIONS

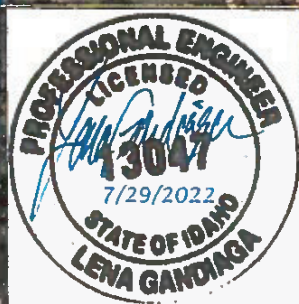
2.00 Acre(s)

AMENDED TAX #5 IN N/2 SW SW S30 T14N R5E

314300 Cascade Residential outofcity

512 Res Rural Tract Vacant





ENLARGED SITE PLAN
Approximate Locations
of Site Improvement

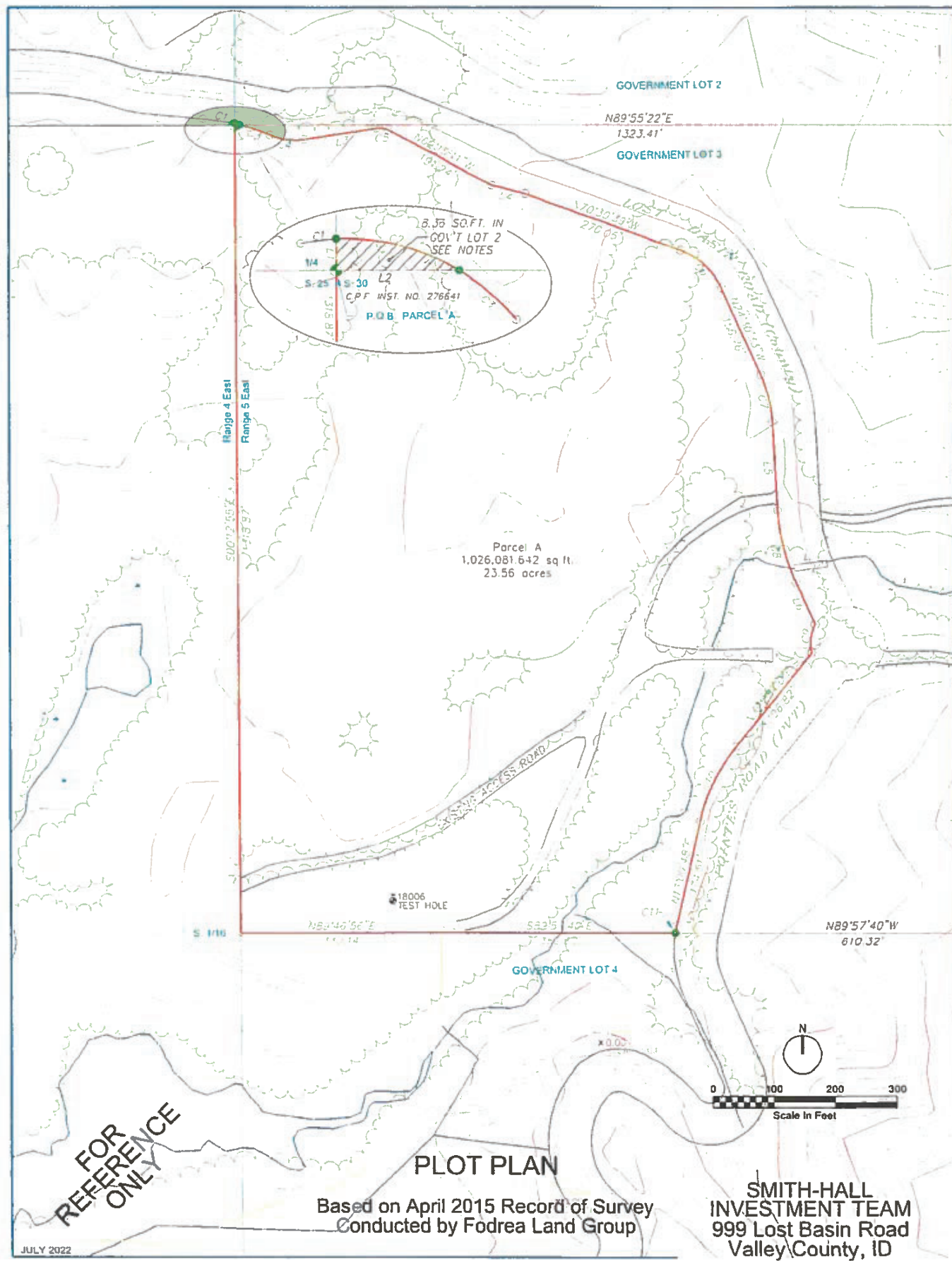




Photo 1: Storage Shed – looking east

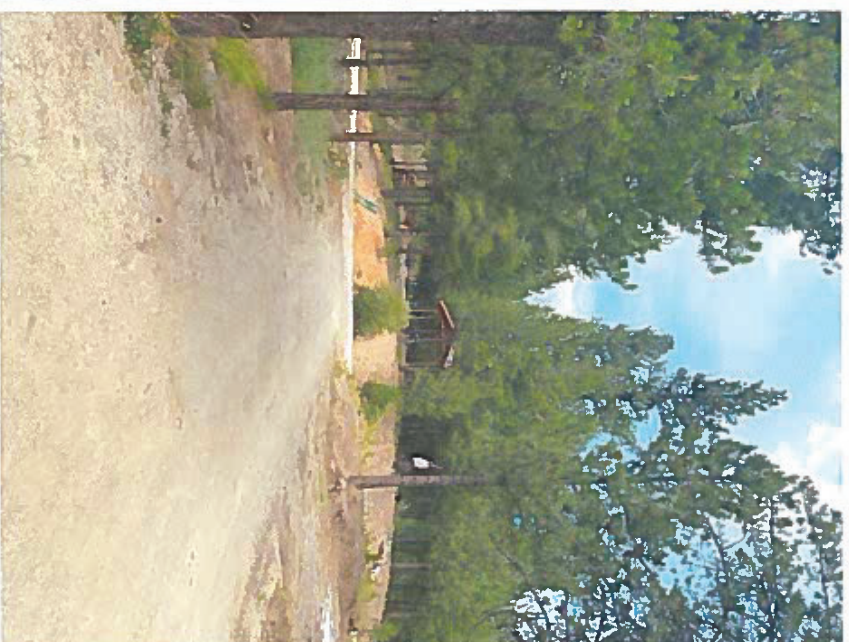


Photo 2: Shade Structure – looking north



Photo 3: Shade Structure – looking south

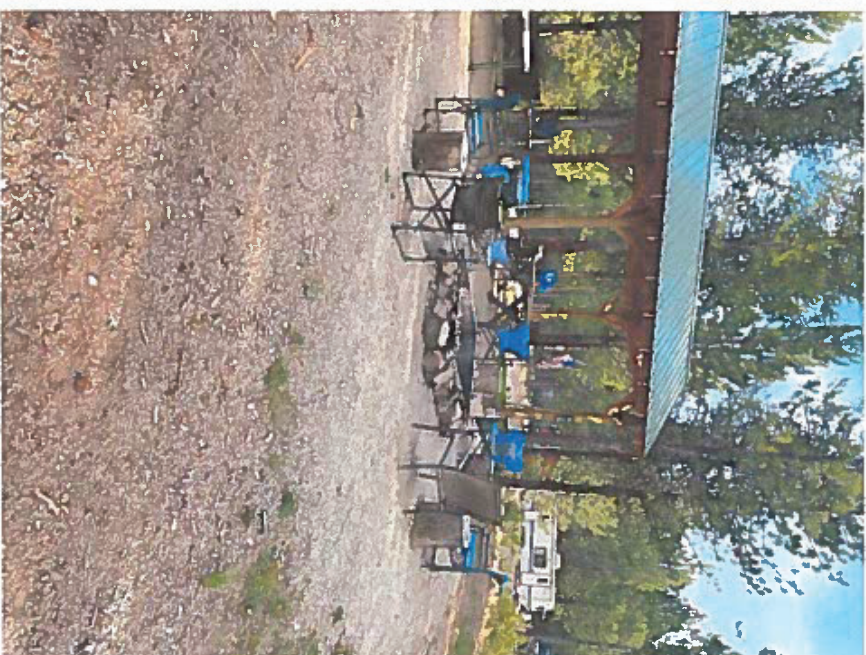


Photo 4: Fire Pit & Shade Structure – looking south



Photo 5: Fire Pit



Photo 6: Fire Extinguisher



Photo 7: Fire Water

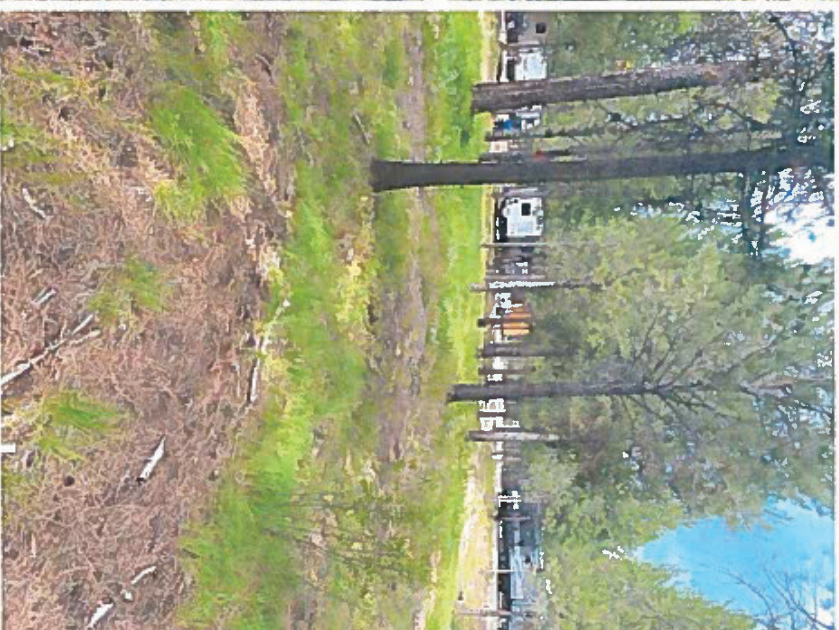


Photo 8: Septic Drainfield – looking north

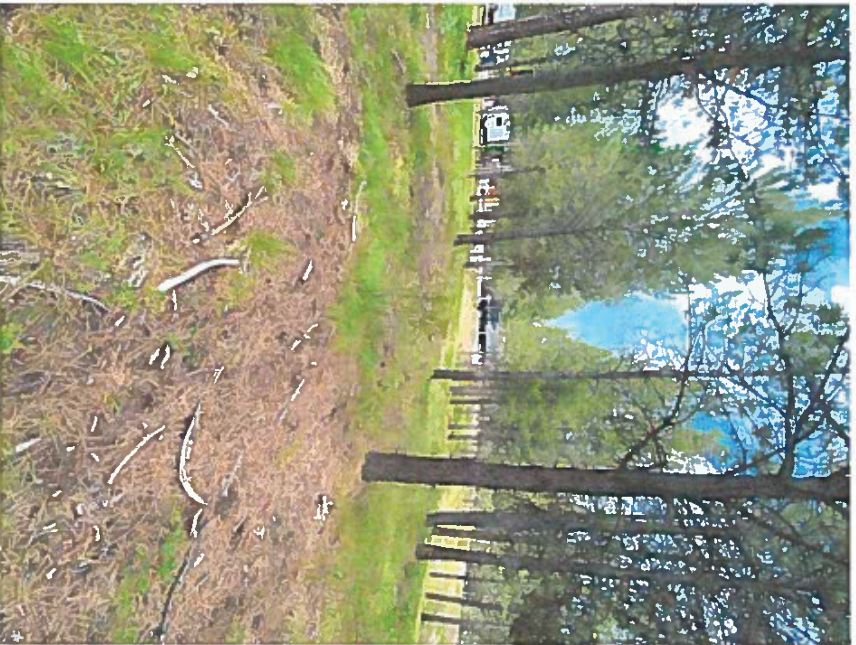


Photo 9: Septic Drainfield – looking north

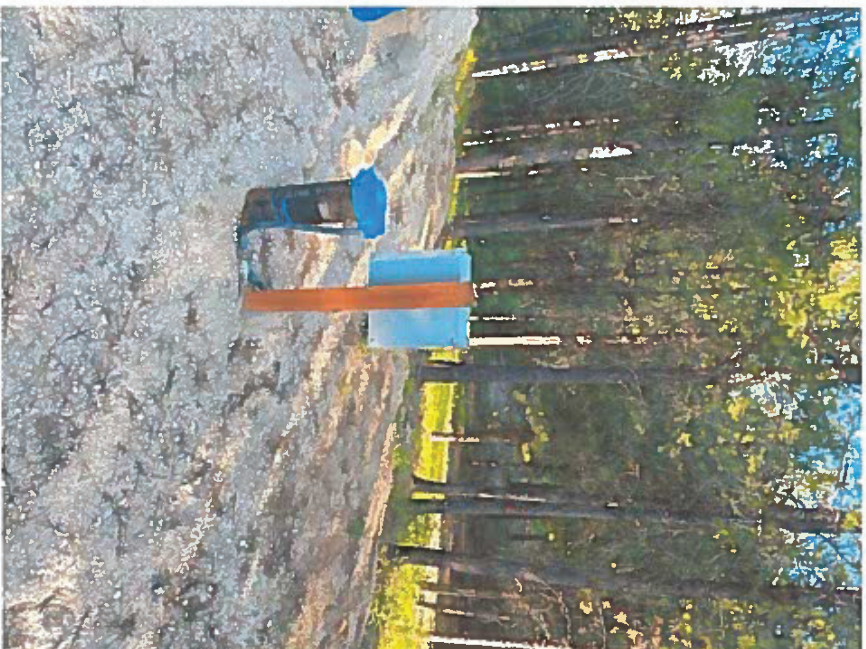


Photo 10: Water Well



Photo 11: Access Road to IFG Campground – looking south

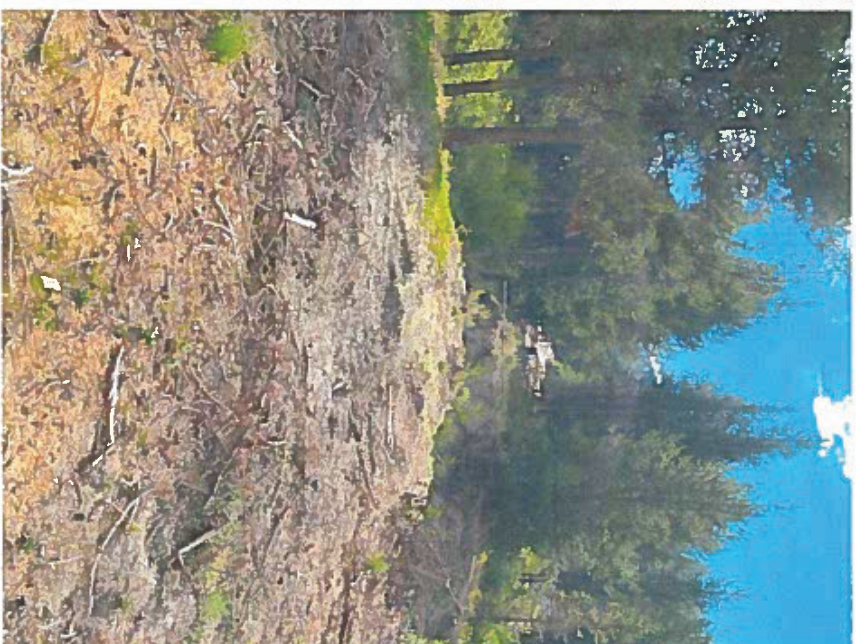


Photo 12: Abandoned Access Road – looking east

Horsethief Contractors

Excavation and Road Treatment:

Olson Excavation – Toby Olson

Water Well:

Gestin Well Drilling

Power:

All American Electric – Bill Healthman

Fence:

Lake Fork Fence – Casey Jeffus

Forest Maintenance:

Richard Vandenburg