

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 23-06

ACCEPTED BY _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: _____

☒ Check # 8314 or ☐ Cash

FEE \$ 300

DEPOSIT _____

DATE 2-1-23

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: _____

Date: 12/13/2022


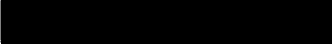
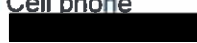
The following must be completed and submitted with the conditional use permit application:

- ☒ 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**. no changes to existing
- ☐ **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 Mike & Elishia Smith mike 
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐
MAILING ADDRESS 465 Cabarton Rd, Cascade ID ZIP 83611
EMAIL 
PROPERTY OWNER Michael and Elishia Smith
MAILING ADDRESS 465 Cabarton Rd, Cascade ZIP 83611
EMAIL _____
AGENT / REPRESENTATIVE _____ **PHONE** _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____
CONTACT PERSON (if different from above) _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____ Mike Smith Cell phone 
PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 465 CABARTON RD, Cascade ID 83611
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
see attached Warranty deed with full metes & bounds description for Northeast of the Northwest Section 7,
Township 13, Range 4 Esu,t, Boise Meridian, Valley County, Idaho
TAX PARCEL NUMBER(S) RP 13N04E072870
Quarter _____ Section 7 Township 13 Range 4 E
1. **PROPOSED USE:** Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐
2. **SIZE OF PROPERTY** 5 Acres ☒ or Square Feet ☐
3. **EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:**
Existing house where Owners occupy year round. We currently have a RVC permit allowing 3 RV's for
our parents and brother to stay the summers with us. 2 of the RVs are OURS that we own; so they would
remain on our property even if we did not request the CUP
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 Bare land owned by URBANEK CASPER C III
South Residential Property owned by McGlashen's
East Bare Land BALL LIVING TRUST
West FARM land? owned by Walkin D Ranch LLP

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A
7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
Number of Proposed Structures: 5 Number of Existing Structures: 2
Proposed Gross Square Feet Existing Gross Square Feet
1st Floor 3200 1st Floor 1600
2nd Floor _____ 2nd Floor _____
Total _____ Total _____
- 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 ☒ RV
8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): no more than 10 Campers
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 1,628 sq ft
- 8d. DENSITY OF DWELLING UNITS PER ACRE: 1 for 5 acres in ten years maybe 2 tiny homes for family
& friends seasonal usage (rather than bringing up their RVs)
9. SITE DESIGN:
Percentage of site devoted to building coverage: 10% lot size
Percentage of site devoted to landscaping: 75%
Percentage of site devoted to roads or driveways: 5%
Percentage of site devoted to other uses: 10%, describe: shop/man cave for personal use
Total: 100% sheds & carport type for boat/jet
ski's, ATV, UTV storage
10. PARKING (If applicable):
a. Handicapped spaces proposed: n/a Office Use Only
b. Parking spaces proposed: _____ Handicapped spaces required: _____
c. Number of compact spaces proposed: _____ Parking spaces required: _____
d. Restricted parking spaces proposed: _____ Number of compact spaces allowed: _____
e. Are you proposing off-site parking: _____
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> | _____ | _____ | _____ |
| Rear | <u>n/a</u> | _____ | _____ | _____ |
| Side | <u>na/</u> | _____ | _____ | _____ |
| Side Street | <u>n/a</u> | _____ | _____ | _____ |
12. NUMBER OF EXISTING ROADS: 1 Width: _____ CABARTON RD
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: n/a 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 ☐ N/A
n/a
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Electrical
16. PROPOSED UTILITIES: n/a
 Proposed utility easement widths n/a Locations n/a
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☐
 J&R Septic on call to pump at RV owner request OR they drive to a dump spot in town like Harpos. Name: _____
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒ already existing
 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): There is a drainage ditch along Cabarton Rd, the lowest part of the entire 5 acres. Already existing
 Any special drains? n/a (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:
Leveling of ground in areas
- 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: 11 / 1 / 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: *Lishia M. Smith*
Applicant

By: _____
Valley County Weed Control

Date: August 29, 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.

no impact. Our neighbors cannot see our property from their property.

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

?

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.

if so, it would be small machine/tractor work like any other land owner

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.

?

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.

Dry camping, self sustained RV's or tents; disposal method through RV pumping/dumping

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

N/A

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

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

we plan on maintaining the wilderness look of the property

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.

We intend to keep landscaping and visual similar to what it is; with more landscaping added. Planting flowers and or gardens for personal use/enjoyment

Perhaps a fence out front or tree barrier in the front of the house

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.

We trimmed the trees and picked up property. Considering a fence or natural barrier & a nice iron gate at the driveway. Landscape Boulders/rocks possible as well.

**No impact of shadows

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 own and live here

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

increased revenue for the Valley County. Our friends/family will support the town's current and future jobs & merchants, recreation and or services.

**some may get part time jobs in town for the summer

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.

no depletion of resources

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

It will still look better than when we bought it

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

2 Residential Dwellings (1 existing primary dwelling) 1 ADU "mother in law quarters" less than 700sf

*This is a request for more than 3 RV's parked nicely on our property seasonally for family & friends ONLY. No charges or business (no renting space) simply to camp during the season w/out pulling trailers back and forth and causing more landscape damage by constant moving of RVs

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

Before 2027 adding a Visual barrier, possibly fence or landscaping along Cabarton rd b) adding a covered deck on our home, facing Cabarton Rd

Before 2025 May be adding 1-2 dry 'tiny homes' meeting the rules/codes to take the place of a few RV's; they would remain year round but only used for seasonal camping for inlaws once they are not safe in/out of Motorhome

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

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.

Mike & Elishia Smith

465 Cabarton Rd
Cascade ID 83611
[REDACTED]

CUP for multiple family & friends camping

10th of November

OVERVIEW

Our family has been camping long-term in Valley County every single summer for over 50 years; and we would like to continue at our property here in Cascade. This is important to our family and friends, as so many children in Urban cities are lacking skills, respect and appreciation for their elders or community. It is imperative to our family that we do our best to raise children who strive to be more like their great great grandparents; hard working, self-control, essential skills, good manners, and moral values do the right thing, even when no one is looking.

GOALS

1. To address all concerns with our property activities and be granted a CUP
2. Allowed to have multiple RVs & tents on our property for family and friends
3. An available place to camp that is safe for all abilities
4. Preserve the beauty of the Cascade Community and recreational activities
5. To support local businesses
6. To be valued members of the community for years to come
7. Respect and support our neighbors, environment & community
8. Uphold the Valley County Code of the NEW WEST

SPECIFICATIONS

Our entire family is from ADA & Canyon Counties. Our property is located at 465 Cabarton Rd. Our family is accustomed to gathering throughout the warmer months and appreciates that we can provide a safe place to do this, regardless of age or physical abilities. Very few primitive camping areas are available as they used to be, especially those with safe terrain for unsteady mobility. The entire family and friends would rarely be able to gather at the same time, but in those instances, it would be expected on long weekends and birthdays or anniversaries. Many have RVs, but some would simply tent throughout the 5-acre property.

We strive to keep a beautiful property with specified spaces for RVs to be parked for the season to help limit the road congestion from Boise and increase the time to enjoy recreational activities without having to 'set up' and

'pack up & tear down' each time. On an occasional week out of the summer season, we may host a family reunion that may mean up to 15 trailers/campers on the property for that event. At most, we anticipate 5-7 trailers being parked on our property for 6 months out of the year. Most likely will not be in one spot throughout the season, as they will use them to camp and travel to other locations as well! We have 2 fishing boats, ATVs, wakeboard boat, jet skis and pontoon boat that will be seen on our property when not in use. We plan to build shelter areas for them to be parked. We own 2 RVs that will be stored on our property year-round and may occasionally be used for short stays for hunting, fishing, and visiting year-round. They will be placed and landscaped with patios, flowers and trees.

We have had family living in Cascade for over 60 years and are distinguished members of our community. The average age of our guests is 50 years old. Our children are young adults with special needs, and we do have nieces and nephews that are teens; that do not hang out with the family for long periods at the property. They enjoy the city shops, The Roxy theater, Kelly's water park, Cascade lake, restaurants & the Valley Club. Family and friends are looking at seasonal jobs to help out during the busy seasons for years to come. Our family supports this community in many ways: cutting and delivering firewood to those that cannot, repairs on machines & property for neighbors, plumbing and construction projects, bringing needed items up from Boise to stores in town that could not receive shipments in time, donating labor and food for the cajun feast this summer where proceeds were donated to the high school meal deficit, and offering assistance to those displaced during the Four Corners Fire.

Our family has several members with terminal & chronic illnesses and various physical disabilities, which makes it very difficult to camp and enjoy boating, ATVs, biking, fishing, hiking, and hunting without significant accommodations and assistance. We have owned Trinity Assisted Living facilities in ADA county for the past 18 years. We have vast experience and knowledge in supporting any activity that anyone wants to participate in, regardless of their needs. It has been our honor to give back to family and friends for all of the support they provided us when we needed it the most. Our home provides opportunities that would otherwise be difficult, if not impossible, for many to enjoy. There are no fees or rent for enjoying our property with us, nor the support and assistance we share in making new memories with recreational activities each year!

If we proceed to building 1-2 Tiny homes (under 400sf) they will still not be full time dwellings. For recreational use only and only family and friends. We are in no way ever running a short term rental on our property. Everyone has their own homes outside of Valley County. We strictly do this for friends and family. Our personal dwelling is too small to house all of our guests. The Tiny homes will be DRY homes. Providing a shelter with space to relax/sleep with furniture and power. They will utilize our home and outside for all cooking, entertainment and the one porta potty or our bathroom inside our house.

MILESTONES

RV specified spots

We select the areas on our property where we want RVs placed. They bring in their water and either dump it at nearby dump stations, or J&R Septic will come to our property to pump black water when needed. They also provide and service a porta potty for visitors without water or toilets. All while being conscientious about preserving the natural beauty of our surroundings.

Loving Outdoors, Family, Dogs & feathered-friends

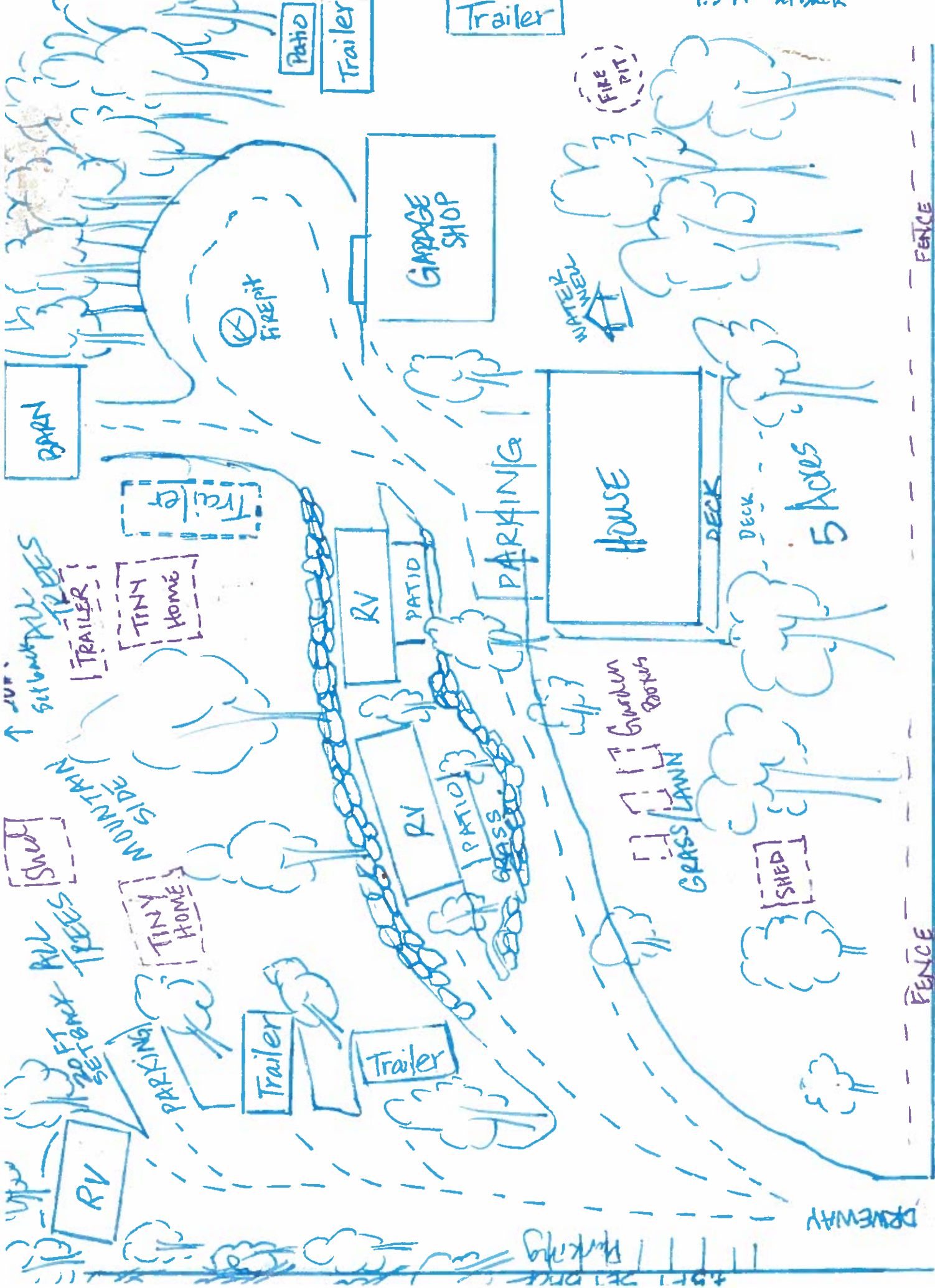
Our family and friends enjoy the ability to bring their therapy animals and learn how to appreciate mountain living! To breathe in the fresh air, the wind blowing through the trees, kids laughing, and all-age storytelling. Fun without electronics is the best thing we do for our guests! They learn survival skills, gardening, tending to chickens, firearm safety, woodworking, cooking, animal health and waste responsibilities, wild game processing, sausage making, relaxation, wildlife recognition & conservation. Sadly, the vital skills that very few new generations are being taught.

Future improvements to our property

Over the next 2-5 years, we are considering the following, listed in order of anticipated projects

- building a covered deck off the front of our home, facing Cabarton Rd
- building a 6 foot wooden fence or barrier across the street side of our property
- building a couple of sheds on the property to store items, so they are not left out all year
- building planter boxes for more fruits, vegetables, and herbs
- expanding our chicken coop and run, if we can't achieve free-range hens this spring
- building a shop for woodworking, processing game, repairs, and upkeep on equipment
- building a covered area for ATVs, motorcycles, boats, and our large equipment
- building one additional fire pit away from the existing one as some guests need more rest and quieter surroundings while visiting. This allows options for campfire enjoyment
- planting additional trees and flowers around the property
- removal of dead trees, creating a fire-wise property in light of the 4 Corners Fire
- build 1-2 shelter/sleeping structures that will look nice and will make the exterior look like a tiny home, but it will not be used as a residence; rather shelter and rest space that is a DRY unit; electricity only
- possibly building a mother in law Tiny Home (that would eliminate at least one RV, if not two, year-round as the most consistent guests are our parents, who all have permanent homes in Ada and Canyon counties; it is not safe for them to camp on their own any longer; and benefit from our assistance
- install an iron or wooden gate at our driveway





405 CABARTON RD 25' SUBACK