

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 #	<u>CUP 26-013</u>	FEE \$	<u>250-</u>
ACCEPTED BY	<u>Maureen Keith</u>	DEPOSIT	_____
CROSS REFERENCE FILE(S):	<u>RVC 25-006</u>	DATE	<u>4/29/26</u>
PROPOSED USE:	<u>More than 3 RVs same parcel</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: Date: 4/28/26

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.
- A Development Agreement may be required**. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

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.

Dear Valley County Planning and Zoning Department,

I am submitting this application for a Conditional Use Permit as we currently have a Valley County Planning and Zoning Recreational Vehicle Campground Permit but have found there are times when we need to accommodate more than 3. The use will consist of family and friends only and no sites will be rented out. Traditionally we are on the property May thru August -weekends and holidays. During this time there are usually 3 RV's on the property but occasionally there are a couple more- especially the 4th July when the whole family joins in.

I would like to clarify that while the number of units triggers the CUP requirement, this is not a traditional RV park development and does not include construction of permanent structures, engineered road systems, or significant site modification. Specifically, no excavation, grading or recontouring of the land is proposed with the exception of minor leveling the ground for trailer placement in the spring after winter has changed some of the contouring of the land. One RV has sewer hookup the others are self-contained.

The natural landscape will be preserved to the greatest extent possible. This proposal will be consistent with the intent of Valley County Code for RV campground uses. Due to the limited scope of development certain application components- such as a grading plan or formal landscaping plan- are not applicable. Any minor improvements will be non-invasive and designed to maintain the existing character of the site. I respectfully request that the County consider the low-impact nature of this proposal when evaluating submittal requirements and review criteria. I am happy to provide any additional information needed.

DETAILED PROJECT DESCRIPTION

No changes to the existing property are planned- the purpose of the application is to allow for additional family/friends to use the property when exceeding the limit of the Recreational Vehicle Campground Permit. The use will consist of placing multiple RVs/camp trailers on the property for temporary occupancy. The proposal does not involve traditional construction or land development. No excavation, grading or structural building is planned. The intent is to maintain the natural condition of the property while allowing for recreational use. Fire safety practices will be observed including responsible use of any fire features. Any and all site improvements will be designed to minimize disturbance, noise, dust and overall impact to the surrounding area.

PLOT PLAN

A plot plan is included showing the property boundaries, approximate placement of RV sites, access points and general layout. The layout reflects use of existing site conditions with minimal modification.

LANDSCAPING PLAN

No formal landscaping plan is proposed. Existing natural vegetation will be preserved and maintained. No removal of vegetation is planned.

SITE GRADING PLAN

A site grading plan is not applicable to this project. No grading, excavation, or alteration of the existing topography is proposed.

LIGHTING PLAN

No changes from existing lighting planned. Any lighting on the property will be minimal and designed to reduce impact on neighboring properties and the surrounding environment. Lighting will be directed downward and limited to what is necessary for safety.

DEVELOPMENT AGREEMENT

The applicant acknowledges that a Development Agreement may be required.

CONTACT INFORMATION

APPLICANT Ben Brown PHONE [REDACTED]
 Owner Purchaser Lessee Renter
 MAILING ADDRESS 3451 S. Sugar Loaf Pl. Eagle ID ZIP 83616
 EMAIL [REDACTED]
 PROPERTY OWNER Same as above
 MAILING ADDRESS _____ ZIP _____
 EMAIL _____
 AGENT / REPRESENTATIVE _____ PHONE _____
 MAILING ADDRESS _____ ZIP _____
 EMAIL _____
 CONTACT PERSON (if different from above) _____
 MAILING ADDRESS _____ ZIP _____
 EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 1201 Mount Vista Cascade ID
 PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
Lot 2 of Fox Subdivision
 TAX PARCEL NUMBER(S) RP 00332 000020
 Quarter _____ Section _____ Township _____ Range _____
 1. PROPOSED USE: Residential Civic or Community Commercial Industrial
 2. SIZE OF PROPERTY .687 Acres or Square Feet
 3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
recreational use family & friends
structures: see plat
 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 Residential
 South Residential
 East Residential
 West Residential

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: does not apply

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable): not applicable

Number of <u>Proposed</u> Structures: _____	Number of <u>Existing</u> Structures: _____
<u>Proposed Gross Square Feet</u>	<u>Existing Gross Square Feet</u>
1 st Floor _____	1 st Floor _____
2 nd Floor _____	2 nd 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 _____

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

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

- Percentage of site devoted to building coverage: _____
 - Percentage of site devoted to landscaping: _____
 - Percentage of site devoted to roads or driveways: _____
 - Percentage of site devoted to other uses: _____, describe: _____
- Total: 100%**

10. PARKING (If applicable):

- | | | |
|--|-------------------------------|---|
| a. Handicapped spaces proposed: _____ | <u>Office Use Only</u> | 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:

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

12. NUMBER OF EXISTING ROADS: _____ Width: _____

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: _____ 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 and electricity
-
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): _____
 Any special drains? NA (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

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: _____

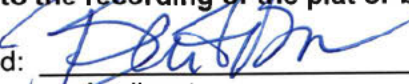
Also, provide the following documentation:

- 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: 4/28/26



VALLEY COUNTY WEED CONTROL AGREEMENT

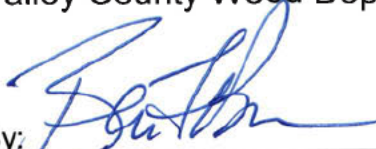
It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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: 
Applicant

By: Valley County Weed Supervisor

Date: 4/28/26

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.**

❖ **Thoroughly 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 construction planned

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

not applicable

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 construction planned

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.

No changes to existing lighting. Any lighting will be minimal and designed to reduce impact on neighboring properties. Lights will be directed downward.

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.

Prudent use of fire pit (only wood no trash)
we often water down to reduce dust
when extra campers expected

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.

N/A

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

not applicable

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.

not applicable

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

Soil and vegetation will be minimally affected if at all.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

no soil or landscape changes planned

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

none planned

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.

no permanent structures planned

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.

recreational use lake, fishing, boating
swimming -

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

not applicable

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

not applicable

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

not applicable

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.

not applicable

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

not applicable

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

not applicable

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

not applicable

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.

not applicable

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 / Mount Vista Area Property List

1. 3 Laguna Place, Cascade, ID 83611

Ryan Harrison, PO Box 613, Cascade, Idaho 83611

2. 5 Laguna Place, Cascade, ID 83611

BCB Properties, LLC, 1801 North Elder Street, Nampa, Idaho 83687

3. 7 Laguna Place, Cascade, ID 83611

Donald J. Fox and Phyllis J. Life Estate, 512 Dawn Court, Kuna, Idaho 83634

4. 1203 Mount Vista Drive, Cascade, ID 83611

Terry Murphy and Carol Murphy, 2702 East Lacewood Drive, Meridian, Idaho 83646

5. 1204 Mount Vista Drive, Cascade, ID 83611

Alfred Day and Virginia Day, 802 North 18th Street, Boise, Idaho 83702

6. 1208 Mount Vista Drive, Cascade, ID 83611

Michelle Garland, 1800 North White Oak Way, Meridian, Idaho 83646

7. 1210 Mount Vista Drive, Cascade, ID 83611

Chad Fulkerson, 11782 Great Owl Circle, Reston, Virginia 20194

8. 1213 Mount Vista Drive, Cascade, ID 83611

Stiehl Burrow and Megan Burrow, 18795 North Midland Boulevard, Nampa, Idaho 83687

9. 1215 Mount Vista Drive, Cascade, ID 83611

Burrow Living Trust, 18795 North Midland Boulevard, Nampa, Idaho 83687

10. 1219 Mount Vista Drive, Cascade, ID 83611

Donald J. and Mary L. Irig Living Trust, P.O. Box 190816, Boise, Idaho 83719

11. 1209 Mount Vista Drive, Cascade, ID 83611

Alison Deguchi and Angela Deguchi, PO Box 823, Cascade, Idaho 83611

12. 4 Laguna Place, Cascade, ID 83611

Uria Family Trust, 1415 West Raelyn Drive, Nampa, Idaho 83686