



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

CUP 26-013 Brown RV Camp

Applicant: Ben Brown

Property Owner: Ben and Nancy Brown

Location: 1201 Mount Vista Drive
Fox Subdivision Lot 2 in the
SWSE Section 23, T.14N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description:

Ben Brown is requesting a conditional use permit to have four or five RVs on his property. The RVs sties will be temporary, used by friends and family, and not rented.

One RV uses a septic system hookup; the rest would be self-contained. An existing well provides potable water. The site has electric power and an 8-ft x 8-ft bath house and a 20-ft x 12-ft utility shed.

Driveway access is from Mount Vista Drive and Laguna Place, both public roads.

Three RVs for family and friends are currently allowed on the property with RVC permit 25-006.

The site has already been graded. No additional excavation or grading is planned.

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

More information, including the application and staff report, will be posted online at:
www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

July 9, 2026

4:00 p.m.

**Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho**

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person.

You may comment in person, by U.S. Postal Service mail, or by email.

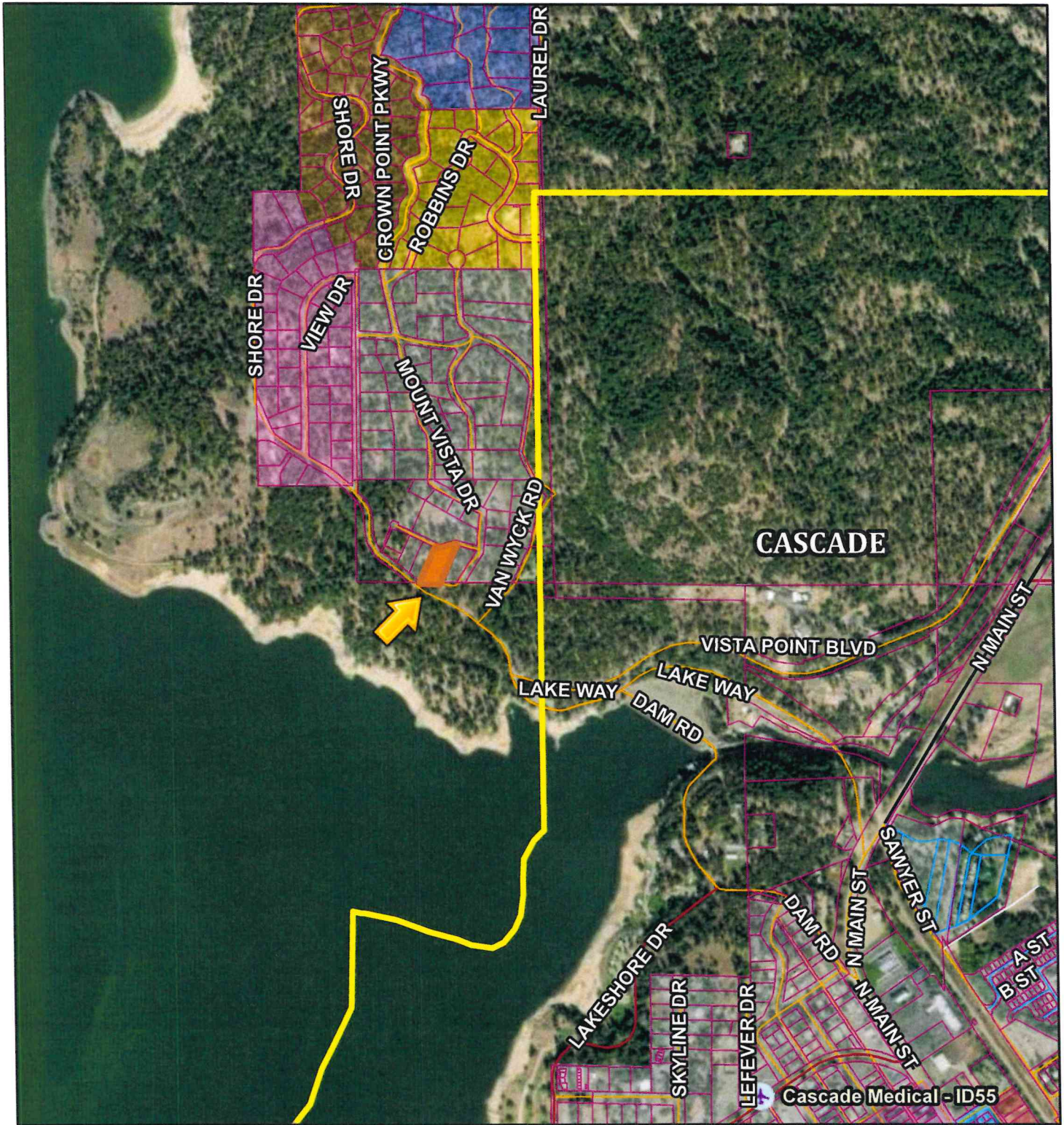
Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, July 1, 2026.

If you do not submit a comment, we will assume you have no objections.












Direct questions and written comments to:

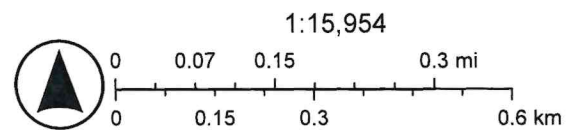
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

CUP 26-013 Location Map



6/2/2026, 9:09:27 AM

- | | |
|--|---|
|  Airstrips |  COLLECTOR |
|  Municipal Boundaries |  URBAN/RURAL |
|  Parcel Boundaries |  USFS |
| Roads |  PRIVATE |
|  MAJOR |  OTHER |
|  MINOR COLLECTOR |  Other |



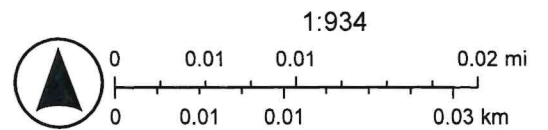
Vantor

CUP 26-013 Aerial Map



6/2/2026, 9:15:34 AM

Permits	◇ RVC	○ Undefined	— COLLECTOR
◇ CUP	◇ STR	✈ Airstrips	— URBAN/RURAL
◇ ADU	◇ STS	□ Address Points	— USFS
◇ FP	◇ VAC	▭ Municipal Boundaries	— PRIVATE
◇ GF	◇ VAR	▭ Parcel Boundaries	— OTHER
◇ EXC	◇ PSP	— Roads	— Other
◇ Privy	◇ HBB	— MAJOR	
◇ RES		— MINOR COLLECTOR	



Microsoft, Vantor

Lot 20

Logano Drive Place

100.00

24.52

118.00

0020

Lot 3

DRIVEWAY

8'x8' BATH HOUSE
HOSE BIB

Shed
12'x30'

LIGHT
10' TALL
ON SHED

LIGHT
ON POLE
12' TALL

HOSE BIB
elect. out

Lot 2

26' TRAILER

29954.43

29.924

28' TRAILER 8'

S 25° 02' 26" W
251.43

ATV/BOAT
PARKING

S 26° 18' 23" W
284.86

PARKING

DRIVEWAY

Trailer

30' TRAILER

5'x5' FIRE PIT

Tree
with
LIGHT
15' OFF
GROUND

121.21

DRIVEWAY

121.20

Lot 1