

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT:	C.U.P. 22-38 Hansen Glamping Site
HEARING DATE:	October 20, 2022
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Whitney Hansen and Tony Huynh 12006 W Honey Dew DR Boise, ID 83709
LOCATION:	23 Stanley DR Crown Point Subdivision No. 9 Lot 19 Block 3 NENE Sec. 14, T.14N R.3E, T.14N R.5E, Boise Meridian, Valley County, Idaho.
SIZE:	0.97 acres
REQUEST:	Glamping Site for Short Term Rental
EXISTING LAND USE:	Single-Family Residential Lot

Whitney Hansen and Tony Huynh are requesting approval of a conditional use permit for short-term rental of a geodome on a wooden deck that does not qualify as a residential dwelling. Building permit 21-284 is for an open deck at this site.

Porta-potty facilities would be used until the restroom facility is constructed. Water would be hauled to and from the site. Lakeshore Disposal provides trash service.

A wood stove and Solo Stove fire pit are at the site. Solar-powered lights are used on the property. Solar panels are present and require permit approval.

Maximum occupancy per night is two people.

Phase 2 includes electricity and a small 100-sqft bathroom with composting toilet or incinerator toilet. Anticipated completion is 2023 or 2024.

Access would be from Stanley Drive, a public road.

The site is 0.97 acres.

The plat for Crown Point Subdivision No. 9 was recorded on April 13, 1971. This predated the requirement for one-acre minimum lot size for residences on septic systems. This office is not aware of any CCRs or homeowner associations for this subdivision.

FINDINGS:

1. The application was submitted on August 22, 2022.
2. Legal notice was posted in the *Star News* on September 29, 2022, and October 6, 2022. Potentially affected agencies were notified on September 20, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent September 20, 2022. The site was posted on Sept. 28, 2022. The notice and application were posted online at www.co.valley.id.us on September 20, 2022.
3. Agency comment received:

Central District Health would need to know how wastewater generated on the site will be collected and removed before further comment can be made. A holding tank could not be approved for this use. (Sept. 20, 2022)

Steven Hull, Cascade Rural Fire Protection District Fire Chief, made recommendations (Oct. 3, 2022), as follows:

 - Ashes be placed in a metal can with a lid.
 - Shovel be located at fire pit.
 - Battery-operated smoke detector inside the Geodome.
4. Neighbor comment received:

Lisa Mohler, 47 Johnson Lane, is in favor of the proposal but has questions regarding RV use, food, water, business insurance, future utilities, guidebook, advertising, firewood, and rental fee. (Oct. 10, 2022)
5. Physical characteristics of the site: Sloped with trees.
6. The surrounding land use and zoning includes:

North: Single-Family Residential Lots
South: State of Idaho - Idaho Department of Lands
East: Single-Family Residential Lots
West: Single-Family Residential Lots
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses (c) Service Business and/or Recreation Business

Review of Title 9 - Chapter 5 Conditional Uses should be done.

9-5B-7: FIRE PROTECTION:

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS

A. Minimum Lot Area:

1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.

3. No frontage is required for recreation business.
- B. Minimum Setbacks:
2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
- C. Maximum Building Height And Floor Area:
1. Building heights shall not exceed thirty-five feet (35') above the lower of the existing or finished grade.
 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
- D. Site Improvements:
3. Parking spaces for service businesses shall be provided as follows:
Motel, hotel, etc.: 1 per sleeping room, plus 1 for each 2 employees
 4. Parking spaces for recreation businesses shall be provided at the rate of one per each four (4) occupants or as determined by the commission. (Ord. 10-06, 8-23-2010)

ARTICLE G. ALTERNATIVE ENERGY USES

9-5G-1: SITE OR DEVELOPMENT STANDARDS:

- A. Solar Panels Greater Than Eight Square Feet In Accumulated Area And Detached From Primary Structure:
1. Must be a minimum of fifteen feet (15') from property lines.
 2. Glare shall not create a hazard to vehicular traffic.
 3. Cannot be over thirty feet (30') in height.
 4. Impact to neighbors will be a determining factor.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +21.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).

STAFF COMMENTS / QUESTIONS:

1. This site is within the Cascade Fire District and a herd district. It is not within an irrigation district nor the Cascade Impact Area.
2. Site Plan needs to show side setbacks, minimum of 7 ½' for residential, 10' if commercial. Front setback would be 30' if commercial.
3. Need to provide building permit for the deck, stairs, and shed.
See Applicant's Response – Oct. 10, 2022
4. Do you have solar panels? If so, what is the location and size of the panels.
See Applicant's Response – Oct. 10, 2022
5. What is plan for gray water disposal? Septic system?
See Applicant's Response – Oct. 10, 2022
6. Was the old trailer removed? The site plan does not show the trailer.
Trailer has been removed. See Applicant's Response – Oct. 10, 2022

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Crown Point Subdivision - Assessor Plat
- Assessor Plat- T.14N R.5E Section 30
- Site Plan
- Building Permit 21-284
- Pictures Taken Sept. 28, 2022
- Applicant's Response – October 10, 2022
- Responses

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within one year of the date of approval, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
7. There shall be a metal can with a lid at the site to store ashes from the wood-burning stove and the fire pit.
8. A battery-operated smoke detector shall be installed inside the Geodome.
9. All noxious weeds on the property must be controlled.
10. The site must be kept in a neat and orderly manner.
11. Shall clearly post the physical address at the driveway entrance.

12. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
13. No parking allowed in the public road right-of-way or in setback areas.
14. Snow must be stored on-site, not added to the road right-of-way area.
15. Guests must restrain animals.
16. Shall obtain approval from Central District Health.
17. Shall obtain building permit for the structures.
18. Must comply with payment of sales tax in accordance with Idaho State Code, Chapter 36.
19. Solar Panels Greater Than 8-sqft in accumulated area and detached from primary structure must be a minimum of 15-ft from property lines and cannot be over 30-ft in height. A building permit is required.
20. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) X 2 _____

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2) X 1 _____

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) X 1 _____

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2) X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways; noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ($1/2$) of the adjacent uses and one-fourth ($1/4$) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 8:

1. In determining the response values for questions 4 through 8, the evaluator shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

**MATRIX FOR RATING
QUESTIONS 1, 2, and 3.**

THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 20

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +2 X 4 +8

1. Is the proposed use compatible with the dominant adjacent land use?

S.F. Residence

(+2/-2) -2 X 2 -4

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

State Land - As

(+2/-2) 0 X 1 0

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

See #1

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +3

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

Small secluded lot with trees

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes

(+2/-2) +2 X 2 +4

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Yes

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Wood-smoke

(+2/-2) +2 X 2 +4

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Very little - roads

(+2/-2) 0 X 2 0

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

No Change

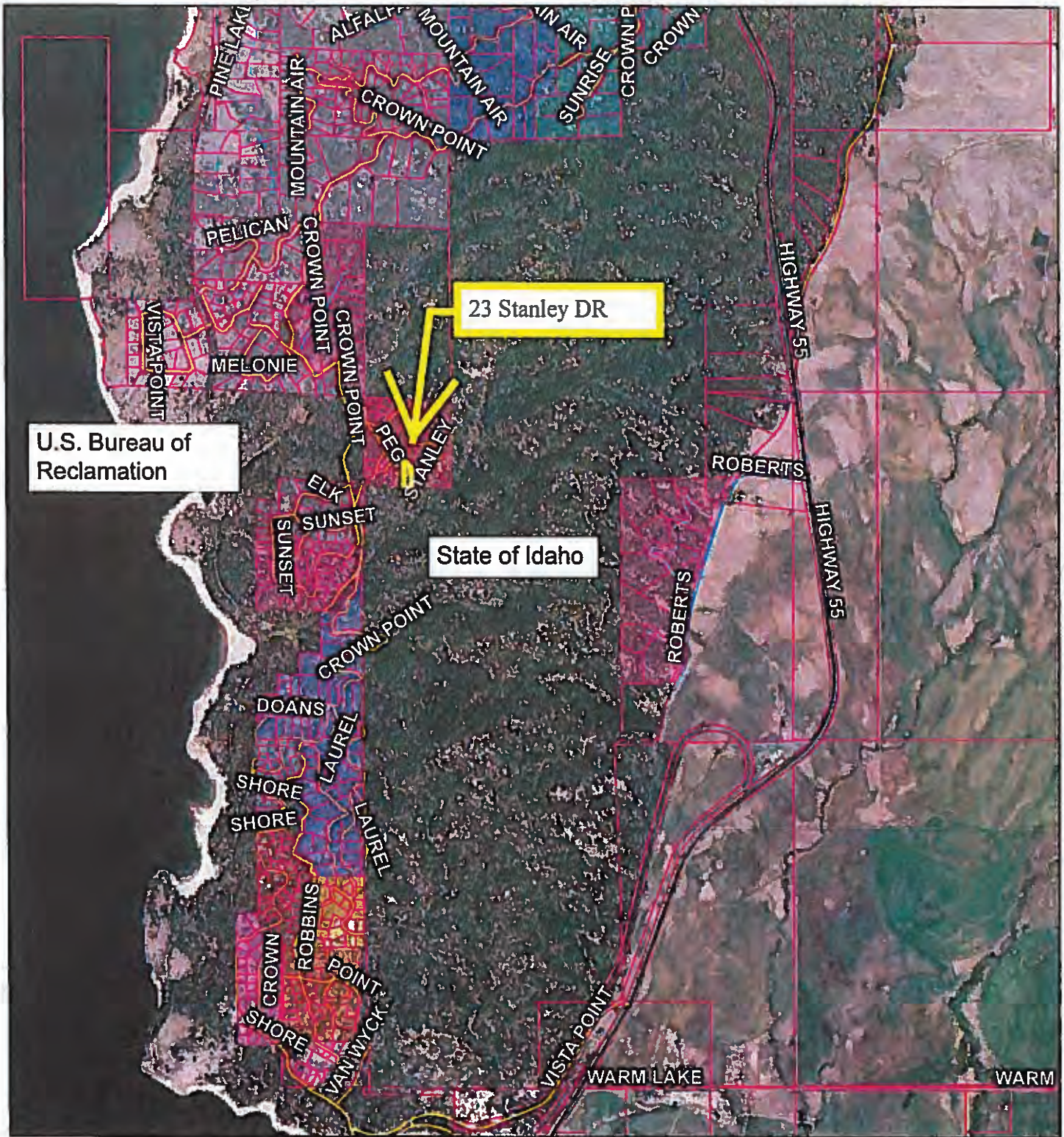
Sub-Total (+) 25

Sub-Total (--) 4

Total Score +21

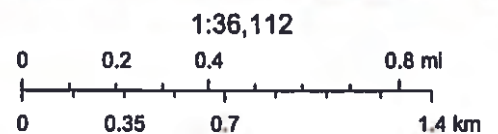
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 22-38 Vicinity Map

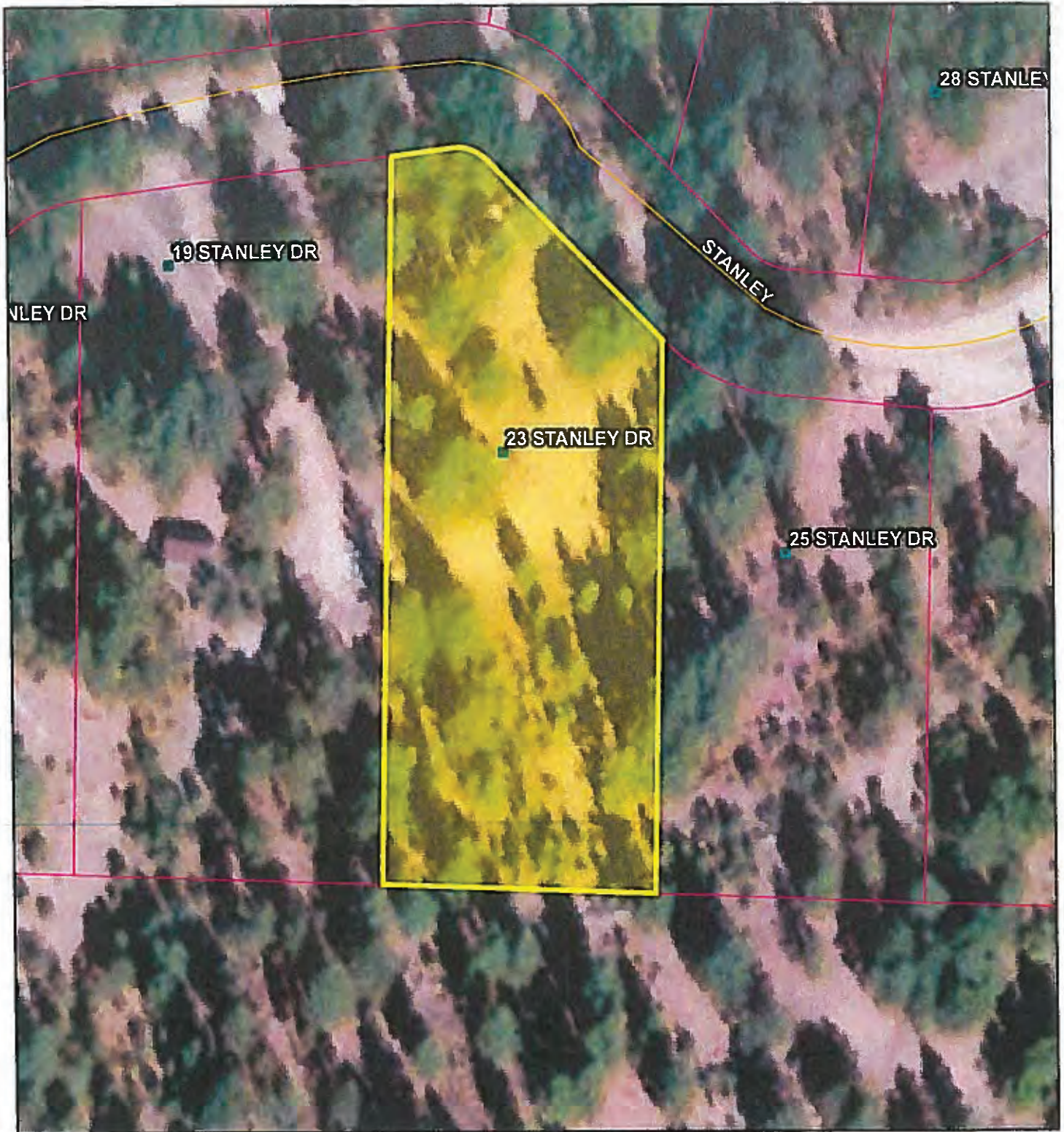


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- Parcel Boundaries
- MINOR COLLECTOR
- Roads
- URBAN/RURAL
- MAJOR
- PRIVATE

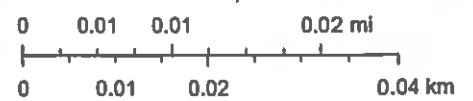


C.U.P. 22-38 Aerial Map



9/9/2022, 2:45:47 PM

1:1,128



■ Address Points

□ Parcel Boundaries

Roads

— URBAN/RURAL

Maxar, Microsoft

RP 0 0056 3-11

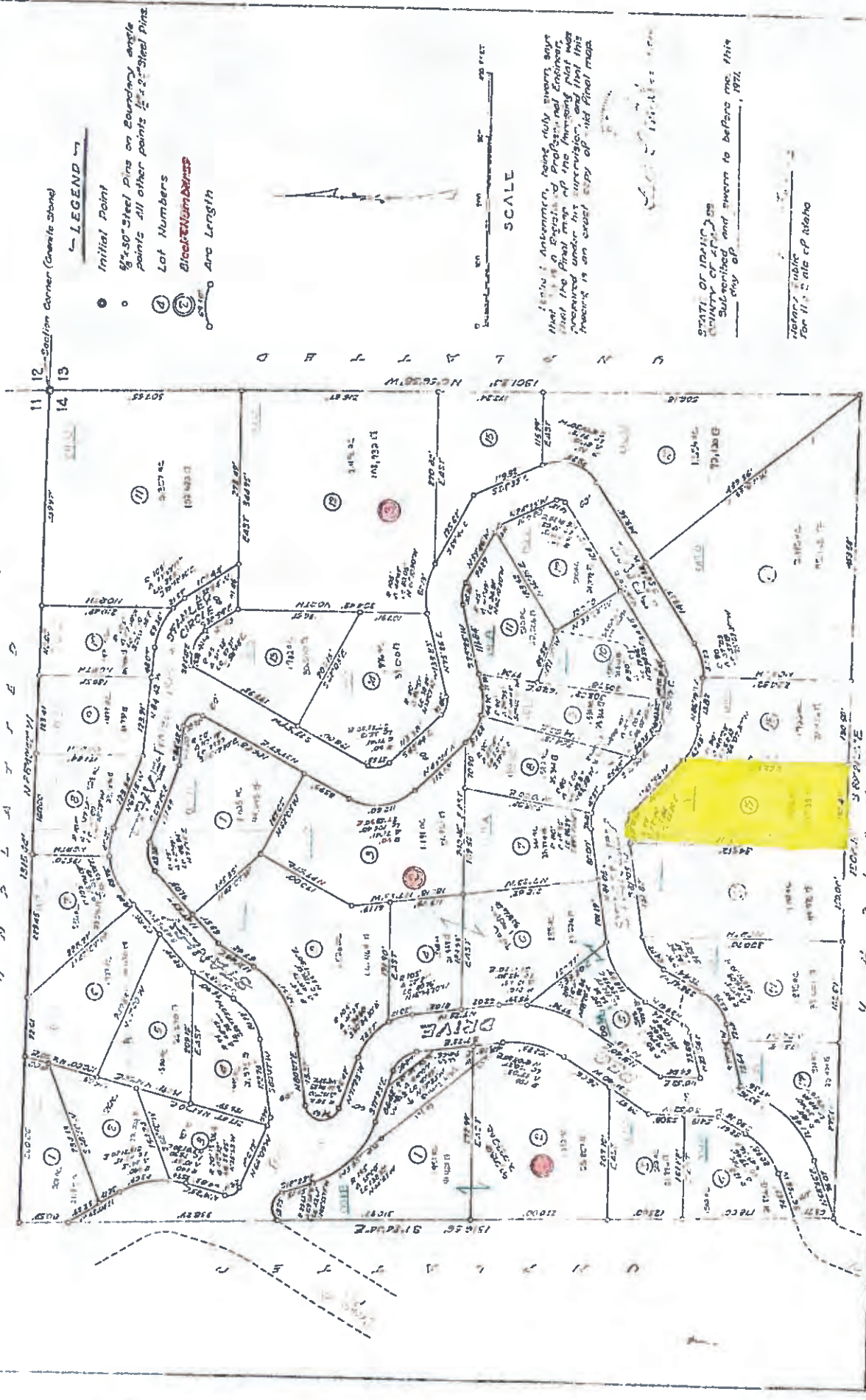
NO. 9

CROWN POINT SUBDIVISION

IN THE NE1/4 OF SECTION 14, T. 14 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO

TUPOR ENGINEERING COMPANY

OK 3-11-13 not 10-13-11
Plans dedicated for public use. Sub-
Commissioner minutes Oct. 4, 1917
not duly maintained.

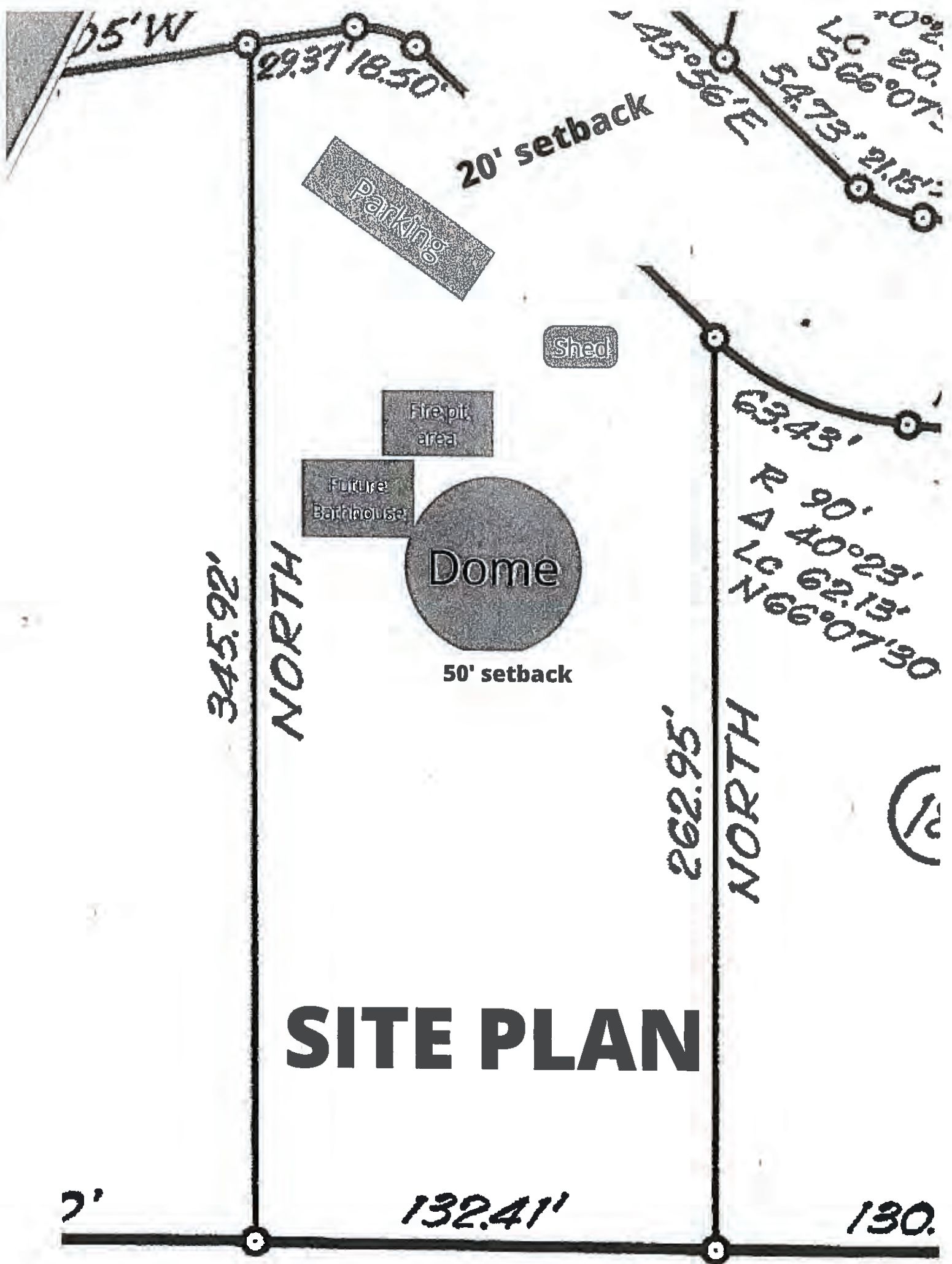


SCALE

NOTE: Antennae, being duly sworn, say that the final map of the foregoing plat was prepared under his supervision, and that this plat is an exact copy of the final map.

STATE OF IDAHO, COUNTY OF VALLEY, Subscribed and sworn to before me this day of 1917.

Notary Public for the State of Idaho



SITE PLAN

P.O. Box 1350
Cascade, ID 83811

Valley County, Idaho
BUILDING PERMIT APPLICATION

(208) 382-7114
Fax: 382-7119 email:
building@co.valley.id.us

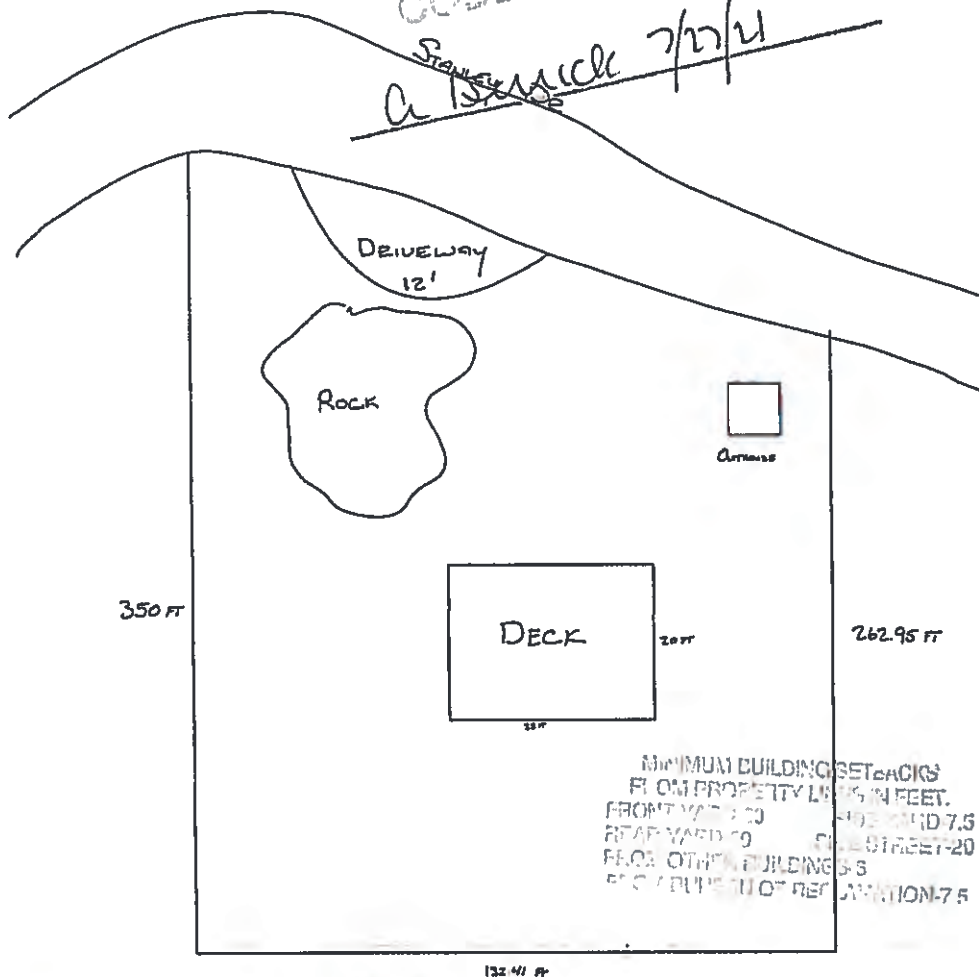
1. PARCEL NUMBER RP000560030190		R. ADDRESS PG. 3221	
Applicant to complete numbered spaces only.			
2. PHYSICAL JOB ADDRESS 23 Stanley Dr. Cascade, ID			
LEGAL DESCR.	3. LOT NO. 19	4. BLK 3	5. SUBDIVISION OR TOWNSHIP, SECTION AND RANGE CROWN POINT SUBDIVISION NO. 9
6. OWNER Whitney Hansen, Tony Huynh		MAIL ADDRESS 12006 W Honey Dew Dr	CITY, ZIP Boise, 83709
7. CONTRACTOR, REGISTR #		MAIL ADDRESS	CITY, ZIP
8. ARCHITECT		MAIL ADDRESS	CITY, ZIP
9. DESIGNER			
10. ENGINEER Shawn Reeder, Performance Engineers			
11. FOR MANUFACTURED HOUSING: INSTALLER AND LICENSE NUMBER			
12. CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> RELOCATE <input type="checkbox"/> REMOVE			
13. DESCRIBE WORK AND USE 28' x 20' elevated deck <i>5600# open Deck</i>			
14. CHANGE OF USE FROM: CHANGE OF USE TO:			
15. VALUATION OF WORK: \$ \$15,000			
SPECIAL CONDITIONS: <i>Need approval for out house. only one RV allowed existing</i>		\$ 35.70 PLAN CHECK	\$ 102.00 PERMIT FEE
		\$ 137.70 TOTAL FEE	
APPLICATION ACCEPTED BY 7/22/21 AD		PLANS CHECKED BY 7/28/21	APPROVED FOR ISSUANCE BY 8/10/21 MML
16. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL HEATING VENTILATION OR AIR CONDITIONING		NOTICE	
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 365 DAYS AT ANY TIME AFTER WORK IS COMMENCED			
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.			
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT <i>Whitney Hansen</i>		(DATE) 07/20/2021	
SIGNATURE OF OWNER OR OWNER BUILDER <i>Shawn Reeder</i>		(DATE) 07/20/2021	
FLOOD ORD		APPROACH	
RESTR. COVNTS			
WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT			
PERMIT VALIDATION			

OWNER
HANSEN, WHITNEY
JOB ADDRESS
23 STANLEY DR
BUILDING PERMIT NO.
21-284

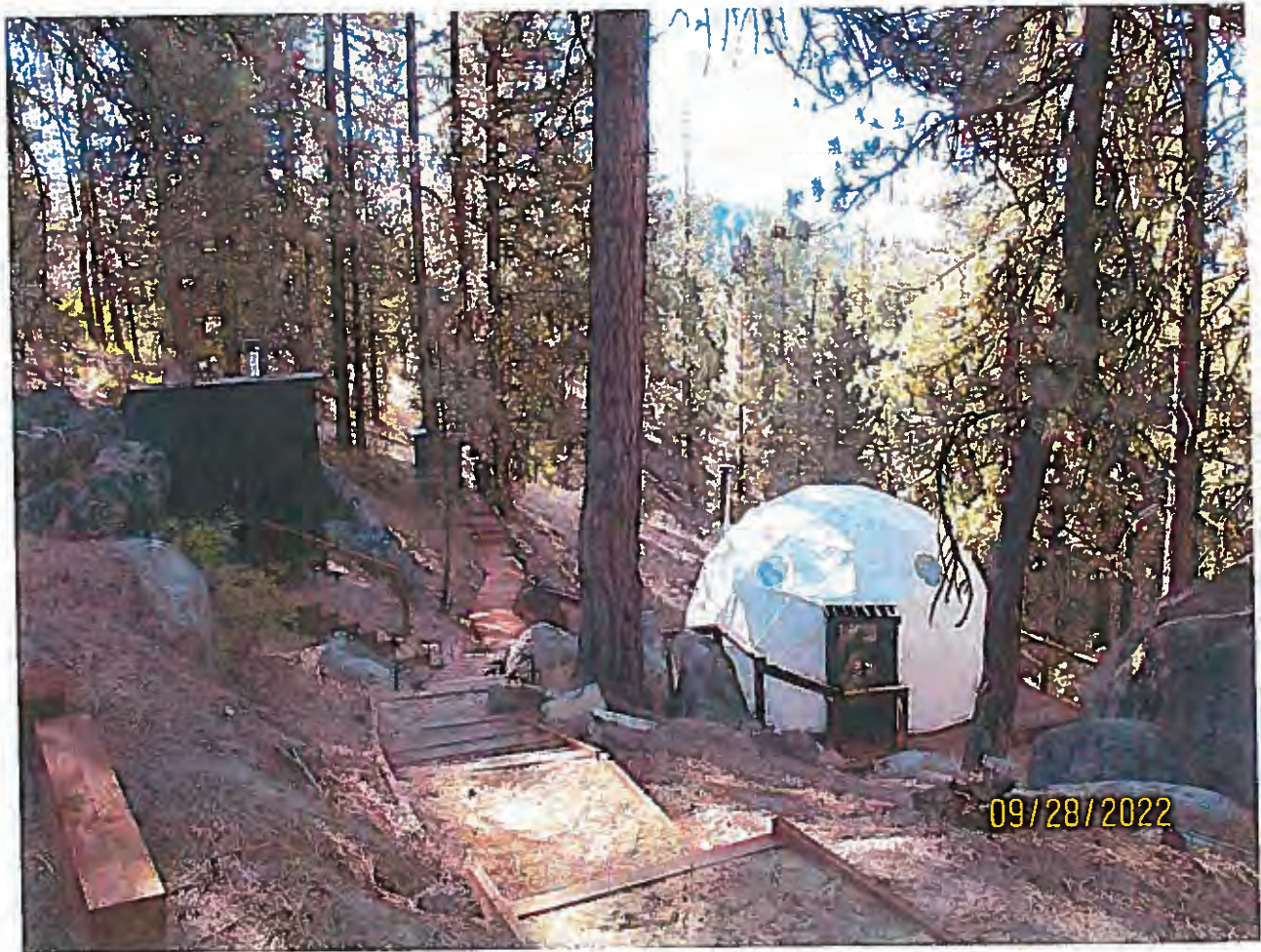
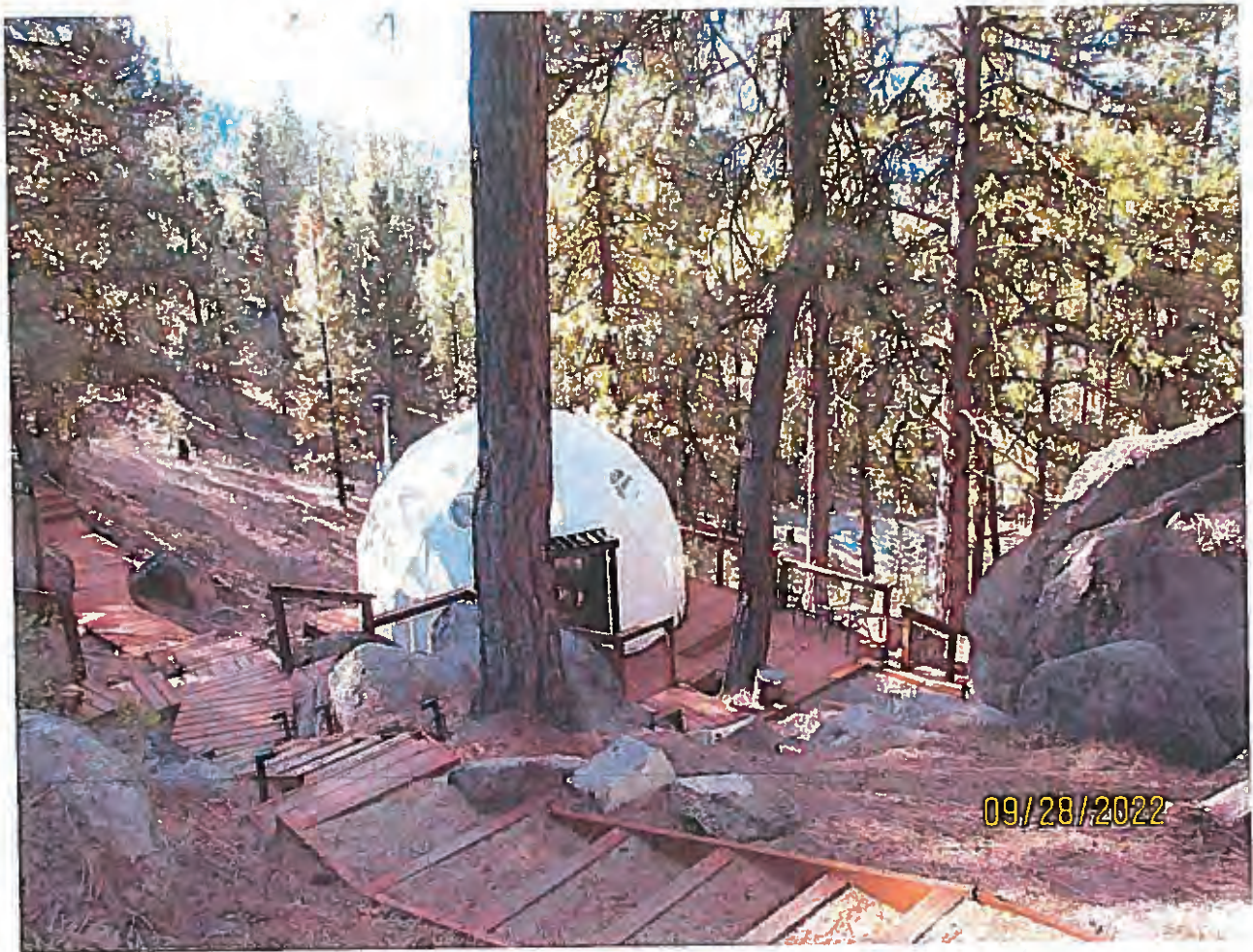
CK C.C.
1037 8/10/21 MML

REVIEWED FOR
CODE COMPLIANCE

Stanley
a ~~Stanley~~ 7/27/11



- Must Excavate atleast 12" into Undisturbed Soil
- Soil + Setback inspection Req'd
- portable toilet Req'd
- place Address #s at Driveway entrance
- Valley County lighting Ord. + Propane Ord.
- * Any Changes must be approved by Building Official prior to construction





Fwd: CUP 22-38 Additional Info

Whitney Hansen <[REDACTED]>

Tue 10/11/2022 10:52 AM

To: Lori Hunter <[REDACTED]>

Cc: Tony Huynh <[REDACTED]>

Hi Lori,

Thanks for chatting about the CUP and answering some of my questions.

Attached is our comments in response to the questions Cynda had.

We wanted to get this sent to you before the meeting so there was time to review.

Thanks for your guidance!

Whitney

Begin forwarded message:

From: Whitney Hansen <[REDACTED]>

Date: October 10, 2022 at 1:59:38 PM MDT

To: [REDACTED]

Cc: Tony Huynh <[REDACTED]>

Subject: CUP 22-38 Additional Info

Hi Cynda,

Thanks for your letter and information on additional items to include in CUP 22-38 Hansen Glamping Site (Cascade Dome).

Please let us know if we missed anything. We would like to discuss the site plan a bit more with you but wanted to send this your way to review before October 20.

Thanks for your help.

--

Whitney Hansen

**Valley County Planning and Zoning Reponse
CUP 22-38 Hansen Glamping Site (Cascade Dome)**

Site Plan needs to show side setbacks, minimum of 7 ½' for residential, 10' if commercial. Front setback would be 30' if commercial.

- Need to discuss with Cynda Herrick.

Need to provide building permit for the deck, stairs, and shed.

- *Deck permit no.: Number 21-284, we have already had the deck inspected and signed off. Original permit submitted in 2021 and deck built spring/summer 2022.*
- *Shed is less than 120 square feet and is exempt per Title 9 Ch 3-3A*
- *Nothing in the code mentions stairs, specifically landscaping stairs which is what we have.*

Do you have solar panels?

- *Yes, Qty of 2 solar panels that are less than 8 square feet combined and detached from the main structure. (Title 9 Ch 5G-1) Our solar panels are 7.04 square feet and used to charge cell phones and power a lamp.*

How many guests will be allowed?

- *Maximum of 2*

What is the plan for gray water disposal? Septic system?

- **Gray Water**
 - *No running water on site. Gray water accumulation will be minimal (well under 5 gallons per day - Title 3 Ch 2-3) Dishwater isn't necessary as we provide disposable utensils and handwashing is through camp wipes and hand sanitizer.*
- **Septic System**
 - *Currently, Porta potty will be on site. No other bathroom amenities.*
 - *Septic system may be infeasible due to land challenges (steep slope, rocks, etc). Future bathhouse will use alternative toilet systems based on CDH recommendations.*

Was the old trailer removed? The site plan does not show the trailer.

- *There was no trailer on site at the time of land purchase.*



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUP 22-38

Preliminary / Final / Short Plat House & Glamping Site

Crown Point Sub #9 Lot 19 B163

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and/or surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem.
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

- ☒ 14. CDH would need to know how wastewater generated on the site
will be collected & removed before we Reviewed By: AKR
can comment. A holding tank could not be Date: 9/20/22
APPROVED FOR THIS USE.



Cascade Rural Fire Protection District

P. O. Box 825

109 East Pine Street

Cascade, Idaho 83611-0825

208.382.3200 – Phone

208.382.4222 – Fax

September 28, 2022

TO: Cynda Herrick
Planning and Zoning Director

RE: C.U.P. 22-38 Hansen Glamping Site
23 Stanley Drive

I have reviewed the application for CUP 22-38 Hansen Glamping Site located at 23 Stanley Drive. The proposal is to use a yurt (Geodome) for overnight camping. The yurt (Geodome) has a wood burning stove and there is also an outdoor firepit. Cascade Rural Fire Protection District (CRFPD) has the following recommendations for approval:

- Applicant provides a metal can with a lid. This will be used to put ashes from the wood burning stove and the fire pit until they cool down.
- Since there is no running water on the property, CRFPD recommends a shovel be on the property for fire safety purposes.
- Applicant installs a battery-operated smoke detector inside the Geodome.

Please contact me if you have any questions

A handwritten signature in black ink that reads "Steven Hull".

Steven Hull

Fire Chief

Cascade Rural Fire District

steve@cascaderuralfire.com

CUP 22-38 Hansen Glamping

From: Lisa Mohler <[REDACTED]>
Sent: Monday, October 10, 2022 11:45 AM
To: Cynda Herrick <[REDACTED]>
Subject: CUP 22-38 Hansen Glamping

Lisa Mohler
47 Johnson Lane
McCall ID 83638

Oct. 10, 2022

**C.U.P. 22-38
Hansen Glamping Site
23 Stanley Dr.**

**To C. Herrick P & Z Director
Planning & Zoning Commissioners:**
Katlin Caldwell Ken Roberts
Sasha Childs Scott Freeman

Please Cautiously vote to Approve this Application.
Guidebook must be included with Application so we can all see how useful it is.

Questions

1. Are you allowing RVs on site so a family reunion can be held?
2. How far is it to town?
3. Can Guests bring their own camp boxes? Not everyone likes to eat out; they may have food allergies.
4. Since there is not a well how will water be kept on site? How do you suggest people bring their own water?
5. Do you have adequate Business Insurance in case of accidents?
6. You realize your future utilities will need another C.U.P.?
7. Will you include a copy of your Guidebook on your Web page?
8. How will you advertise this different type of Glamping?
9. How will firewood be provided?
10. How much will you be charging per night?

Thank you for your time,

Lisa Mohler