

## Valley County Planning and Zoning

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<b>STAFF REPORT:</b>	C.U.P. 22-36 Heavenly 24.5 RV Site
<b>HEARING DATE:</b>	October 20, 2022
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / PROPERTY OWNER:</b>	Smith & Hall Investment Team LLC c/o Drewie Levi Hall 2153 S Chipper Way Eagle, ID 83616
<b>REPRESENTATIVE:</b>	Lena Gandiaga, P.E. 1759 S Lincoln Ave Boise, ID 83706
<b>LOCATION:</b>	855 Lost Basin Road Parcel RP14N05E303445 in the W ½ SW 1/4 Sec. 30, T.14N R.5E, Boise Meridian, Valley County, Idaho.
<b>SIZE:</b>	23.56 acres
<b>REQUEST:</b>	Recreational Vehicle Park for Six RVs – No Commercial Use
<b>EXISTING LAND USE:</b>	Bare Land – Single-Family Residential Parcel

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Drewie Levi Hall is requesting approval of a conditional use permit for a Recreational Vehicle Park to allow six RVs to be used as dwellings for more than 30 days in duration.

The campsite will be for personal use and will not have any commercial use.

There is an individual well, a septic system, and electrical power. An 8-ft x 10-ft storage shed and 15-ft x 20-ft shade structure are at the site.

On-site fire-mitigation has occurred, including trimming of tree branches 12-ft high and cleaning debris. Fire extinguishers are on-site. The site has a steel-lined rock reinforced fire pit with a 30-ft circular gravel fire break.

The 23.56-acre site is addressed at 885 Lost Basin Road. Access to the RV sites is from an existing loop driveway from Lost Basin RD, a public road.

Two existing Recreational Vehicle Camp (RVC) Permits for three RVs each have been approved for nearby properties: RVC 2021-16 at 777 Lost Basin RD and 2022-09 at 780 Lost Basin Road.

## FINDINGS:

1. The application was submitted on August 18, 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. 22, 2022. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on September 20, 2022.
3. Agency comment received:

Central District Health requires more information. The current septic system is sized for one 3-bedroom home. This is not adequate to serve six RV sites. Applicant would need to apply for a septic permit to increase the drainfield area and install additional septic tanks. (Sept. 20, 2022)

Steven Hull, Cascade Rural Fire Protection District Fire Chief, stated that the site is outside the Cascade Rural Fire Protection District boundaries. From a fire safety standpoint, he does not see any issues. (Oct. 3, 2022)

4. Neighbor comment received:

Kathy Deinhardt Hill, 14068 Pioneer Road, is opposed. She is concerned with compliance. The applicant is building an RV/trailer park served by one well and one septic tank; 6 homes would not be allowed with the same services. The County receives no tax benefits from allowing six families to use that property. The County is now littered with RVs and campers serving as homes with little regard to zoning ordinances. (Oct. 10, 2022)

5. Physical characteristics of the site: Sloped with trees. There are wetlands on the property but not at the RV parking location.
6. The surrounding land use and zoning includes:
  - North: Agriculture (Timber)
  - South: Single-Family Residential and Idaho Fish & Game - Horsethief
  - East: Agriculture (Timber)
  - West: Idaho Fish & Game – Horsethief Campground and Single-Family Subdivision
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
  - 4. Private Recreation Uses (e) Campgrounds and facilities, including tent camps

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

## ARTICLE E. PRIVATE RECREATION USES

### 9-5E-1: SITE OR DEVELOPMENT STANDARDS:

Private recreation uses requiring a conditional use permit shall meet the following site or development standards:

#### A. Minimum Lot Area:

1. The minimum area for any use in this category shall be sufficient to accommodate the use, associated activities or uses, and to adequately contain adverse impacts.
2. Frontage along a public or private road shall not be required.

**B. Minimum Setbacks:** The minimum building setbacks shall be fifty feet (50') from front, rear, and side street property lines, and thirty feet (30') from side property lines.

**C. Maximum Building Heights and Floor Areas:**

1. The maximum building height shall be thirty five feet (35').

2. Maximum floor areas shall not exceed the limitations of subsections 9-5-3A and C of this chapter.

3. No building or combination of buildings may cover more than one percent (1%) of the lot or parcel.

**D. Site Improvements:** Parking spaces shall be provided at the rate of one per every four (4) persons of total occupancy or attendance.

#### **9-5A-5: FENCING:**

**A. Substituted For Planting Screens:** Fencing may be substituted for planting screens subject to the approval of the staff and the commission.

**B. Separation Or Screening:** Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.

**C. Livestock In Residential Development:** If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.

**D. Random Entry:** Fencing shall be installed to secure against random entry into hazardous areas or operations.

**E. Construction And Materials:** Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.

**F. Conditional Use Adjoins Agricultural Uses:** Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.

**G. Obstruction Of Vision:** Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

#### **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.

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#### **SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +25.

**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 not within a fire district, irrigation district, nor a herd district.

2. The applicant has verbally clarified that he is part of the LLC that owns the property.

3. Were the proper building permits obtained for the existing structures?

4. Will the applicant install a new septic system, reduce the number of RVs, or use a regularly maintained porta-potty?
5. In 1971, an ordinance was adopted regulating the development of "Mobile Homes", including recreational vehicles (RV). Mobile Home parks and developments may be classified as residential uses, but in this situation, I believe the use is categorized as a Private recreation use. These requirements consider the following: reasonable frontage; separation from traditional residential uses; not located near marshes; central water, sewer, and power; harmonious appearance; community facilities; circulation; facilities and amenities; open areas; site views; topography; size of sites; parking areas; lighting; walkways; hardened surfaces for the RV and driveways, etc.

**RECREATIONAL VEHICLE CAMPGROUND:** A parcel of land under one ownership which has been planned and improved for the placement of two (2) or three (3) transient recreational vehicles for dwelling purposes, including placement on parcels where single family residential uses have also been established. It is specifically for the recreational use of the parcel by friends and family of the property. An administrative permit in accordance with VCC Title 9-4-8 Recreational Vehicle Campground is required. This does not include multiple family groups that are camping on holiday type of weekends. (Valley County Code 9-1-10)

When the ordinance was amended in May of 2020, the matrix and private recreation use standards were not changed. The ordinance allows for Recreational Vehicle Campgrounds as permitted uses. It was never determined what standards would be for uses beyond the 3 RVs, which require the conditional use permit versus other recreation uses that require increased setbacks. Setbacks are measured for buildings; RV's are not buildings. The same thoughts should be applied to the matrix.

The Commission should determine if the mitigation of trees and placement of the RV's should allow for the setbacks to be the same as residential (Recreation Vehicle Campground) or as a Private Recreation Campground.

On August 13, 2020, for a similar type of application, the Commission determined the single-family residential setbacks were adequate.

	Front	Rear	Side Street	Side
Single Family Residential and Recreational Vehicle Campground	20'	20'	20'	7 ½'
Private Recreation Campground	50'	50'	50'	30'

#### **ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Assessor Plat – T.14N R.5E Section 30
- Site Plan
- Pictures Taken Sept. 28, 2022
- Pictures included in the Assessor's Parcel Report
- 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. All noxious weeds on the property must be controlled.
8. Snow must be stored on-site.
9. The site must be kept in a neat and orderly manner.
10. Shall clearly post the physical address at the driveway entrance.
11. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
12. New structures must comply with residential setbacks.
13. No parking allowed in the public road right-of-way or in setback areas.
14. Shall not rent site or RVs. The site is for family and friends only.
15. The conditional use permit will expire if the property is sold or there is a change in ownership.
16. Shall obtain approval from Central District Health.
17. Shall obtain building permits for the structures.
18. 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 9:

1. In determining the response values for questions 4 through 9, the evaluators 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.

# APPENDIX A

## MATRIX FOR RATING

### QUESTIONS 1, 2, and 3

#### 1. AGRICULTURAL

#### 2. RESIDENCE, S.F.

#### 3. SUBDIVISION, S.F.

#### 4. M.H. or R.V. PARK

#### 5. RESIDENCE, M.F.

#### 6. SUBDIVISION, M.F.

#### 7. P.U.D., RES.

#### 8. REL, EDUC & REHAB

#### 9. FRAT or GOVT

#### 10. PUBLIC UTIL. (1A-3.1)

#### 11. PUBLIC REC

#### 12. CEMETERY

#### 13. LANDFILL or SWR. PLANT

#### 14. PRIV. REC. (PER)

#### 15. PRIV. REC. (CON)

#### 16. NEIGHBORHOOD BUS.

#### 17. RESIDENCE BUS.

#### 18. SERV. BUS.

#### 19. AREA BUS.

#### 20. REC. BUS.

#### 21. LIGHT IND.

#### 22. HEAVY IND.

#### 23. EXTR. IND.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	-1	-1	-2	-1	+1	+2	+2
+2			+2	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
-1	+2			+1	+1	+1	+1	+1	-1	+2	+1	-2	-2	-1	+1	+2	+1	-1	+2	+1	-2	-2
-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	-2	-1	+1	+1	+1	-1	+1	+1	-2	-2
-2	+1	+1	+1	+1	+2	+2	+1	+1	-1	+2	+1	-2	-2	-1	+1	+1	+1	-1	+1	+1	-2	-2
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-2	+1	+1	+1	+2	+2																	
+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-2	-1	+2	+2	+1	+1	-1	+1	-2	-1
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+1	+1	+1	+1	+1	+1	+1		-1	-1	+1	+1	-1	-1	+1	+1	+1	+2	+1	+2	+2	-1	+1
+1																						
-1	+1	-1	-1	-1	-1	-1																
-1	+1	+1	+1	+1	+1	+1		+2	+1	+1	+1	-2	-2	+1	-2		+1	+2	+2	+1	-1	-1
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+2	-2	-2	-2	-2	-2	-2		-2	-2	-2	-2	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
+2	-2	-2	-2	-2	-2	-2		-1	-2	-2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1

THE SOLID SQUARES AS +2



# Compatibility Questions and Evaluation

Matrix Line # / Use: #15

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +1 X 4 +4

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

Public Campground

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

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

Rural Parcels w/ RV's (Same Use)

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

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

See 1 & 2 w/ S.F. Residential

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

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?

Yes it is large with a lot

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

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

Yes - RV's

(+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 - recreational

(+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?

Yes

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

Impact to roads ~ fire

(+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?

Sub-Total (+) 24

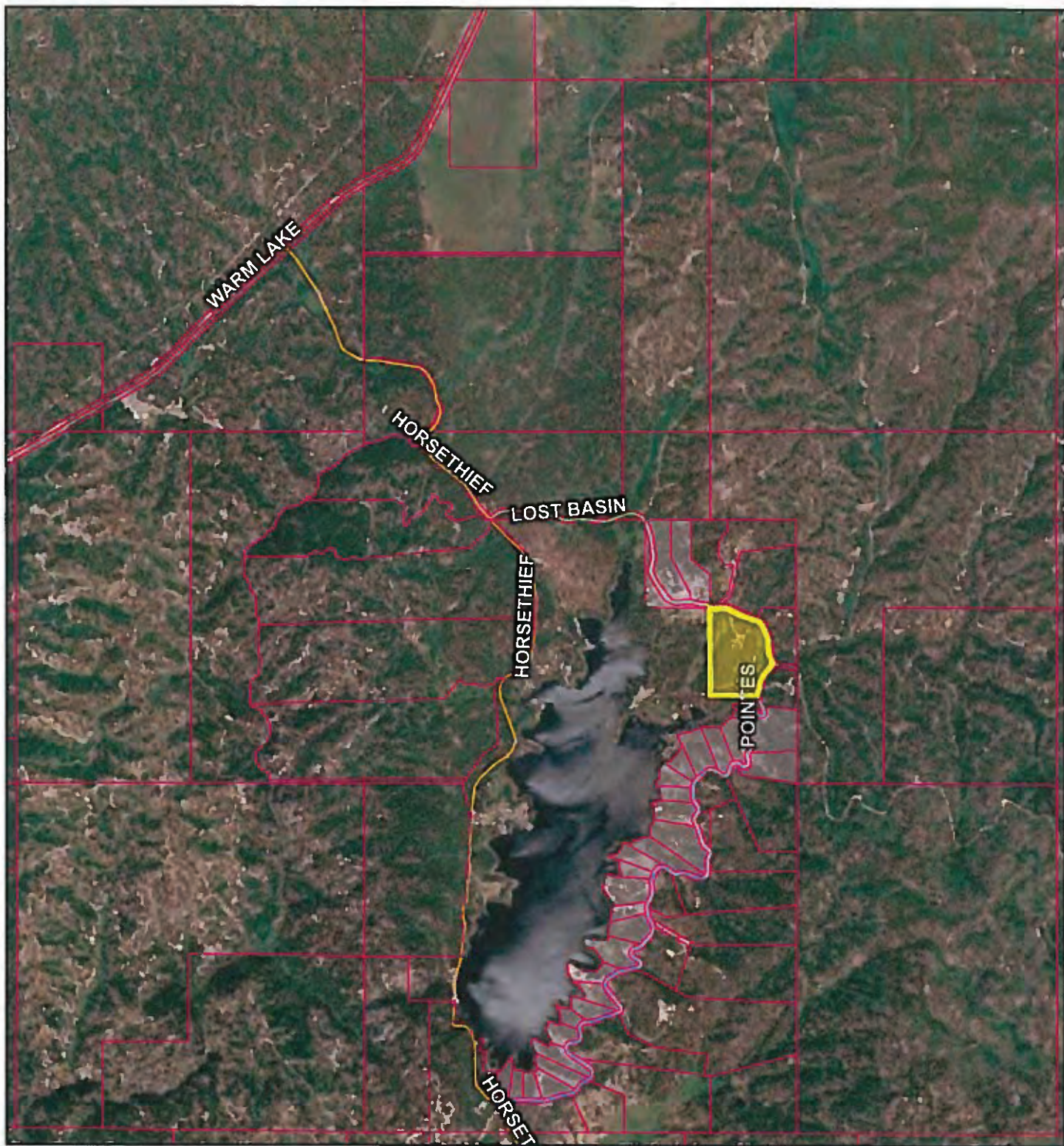
Very little change

Sub-Total (--) 1

Total Score +25

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. 22-36 Vicinity Map



9/12/2022, 9:58:09 AM

Parcel Boundaries

Roads

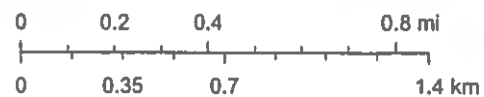
MINOR COLLECTOR

URBAN/RURAL

USFS

PRIVATE

1:36,112



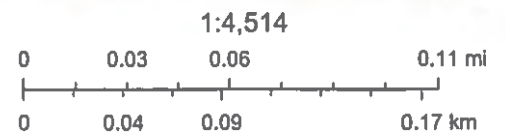
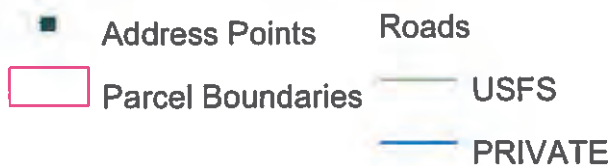
MEXAR



# C.U.P. 22-36 Aerial Map



9/12/2022, 10:06:21 AM

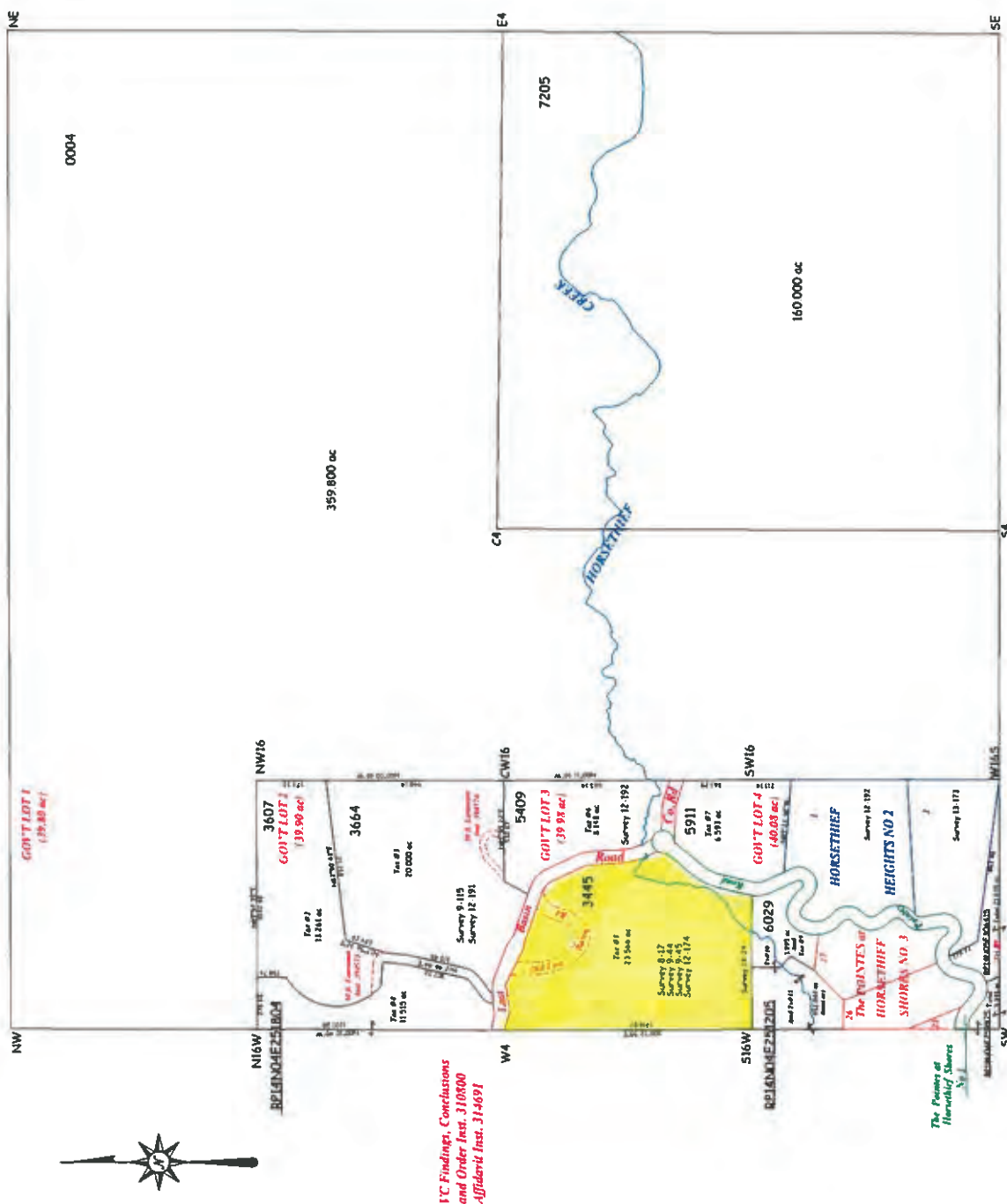


Maxar

## T W P . 1 4 N R 0 5 E S E C . 3 0

**VALLEY COUNTY**  
**Cartography Dept.**  
**Assessor's Office**  
**Cascade, ID 83611**

Filename: Valley County Base Map  
Scale: 1" = 400 ft.  
Date: 9/17/2020  
Drawn by: L Frederick





LOST BASIN ROAD

PRIVATE LOOP

ROAD EXIST AT TIME OF PURCHASE

FIRE PIT

SHADE STRUCTURE

WATER WELL

WATER SERVICE, TYP

POWER SERVICE (IPCO)

ACCESS DRIVE (NEW)

POWER METER

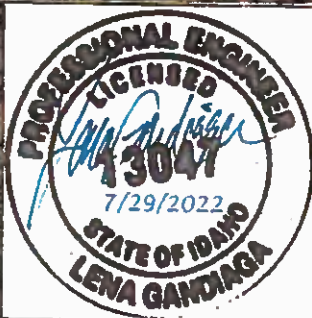
POWER SERVICE (PRIVATE), TYP

SHEP

TRAILER PAD, TYP 5 (NEW)

SEWER SERVICE, TYP

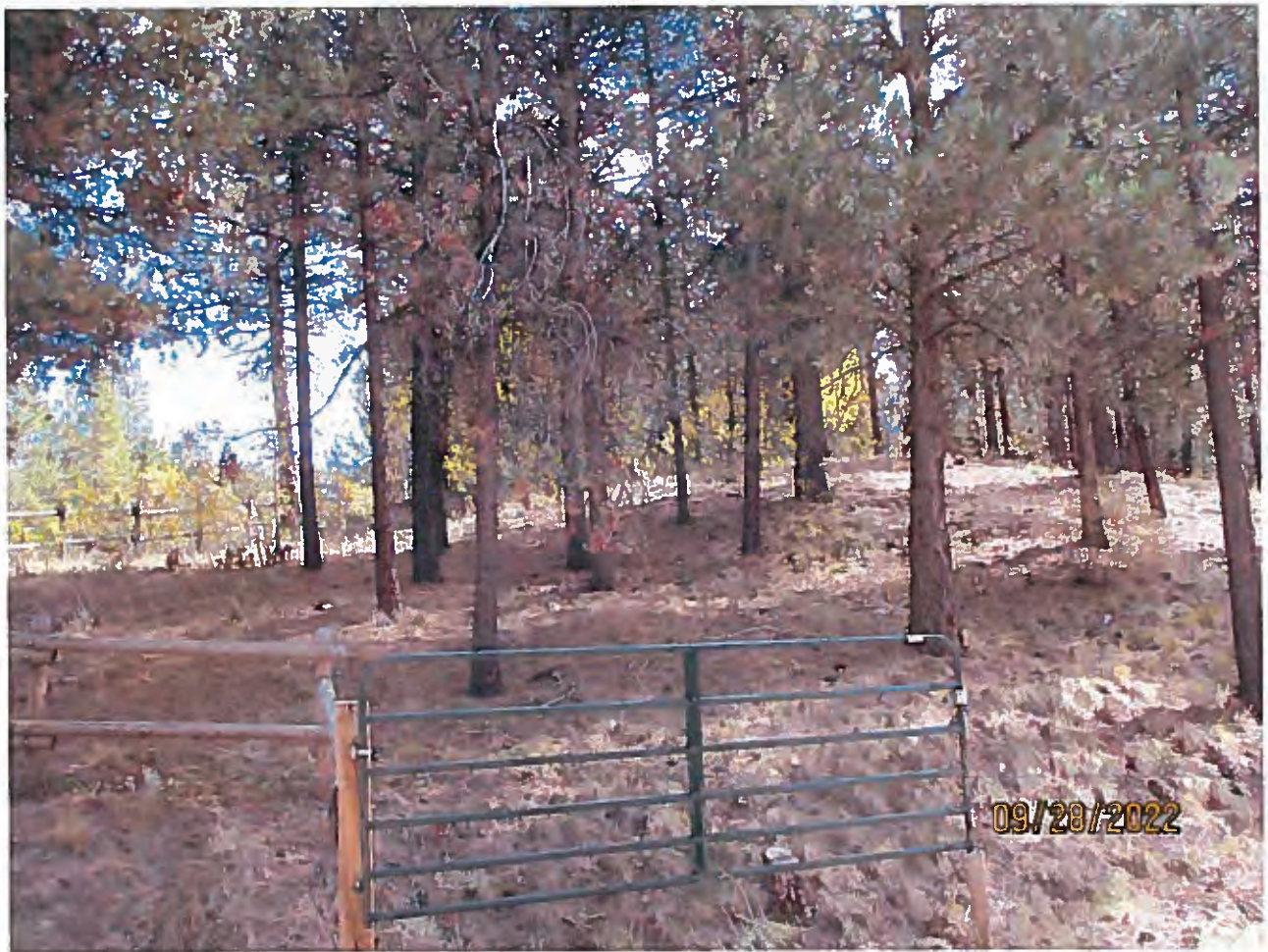
SEPTIC TANK & DRAINFIELD



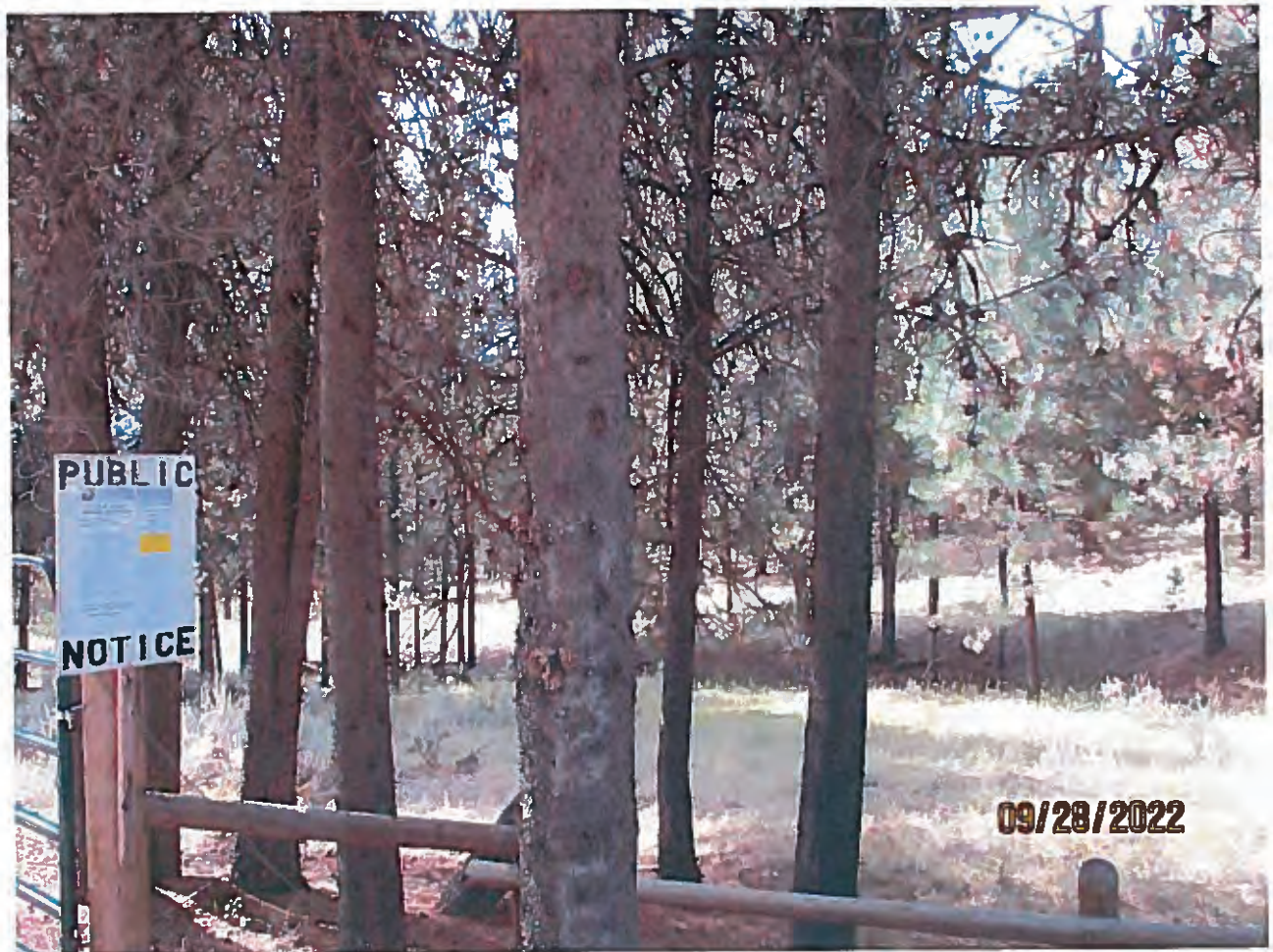
ENLARGED SITE PLAN  
Approximate Locations  
of Site Improvement

SMITH HALL  
INVESTMENT TEAM  
999 Lost Basin Road  
Valley County, ID

















From Valley County Assessor's  
Parcel Report, Sept. 21, 2022



# CENTRAL DISTRICT HEALTH DEPARTMENT Environmental Health Division

Return to:

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

Rezone # \_\_\_\_\_  
Conditional Use # CUP 22-36  
Preliminary / Final / Short Plat Heavenly 24.5 RV site

- ☐ 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. The current septic system on this site is sized for 1 three bedroom home. this is not adequate to serve 6 RV sites. Applicant would need to apply for a septic permit to increase the drainfield area and install additional septic tanks to accommodate this proposed use. Reviewed By: GHK Date: 9/20/22

Review Sheet



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. 22-36 Heavenly 24.5 RV Site

I have reviewed the application for a CUP to allow six recreational vehicles to be used as dwellings for more than 30 days. This property is located outside the Cascade Rural Fire Protection District boundaries. I will provide comments for the fire safety portion of this application.

The applicant has done a good job performing on site fire mitigation by trimming trees. The applicant is being proactive in the event a fire does start on their property. They have extinguishers that are accessible and garden hoses available for when they are needed. Maintaining this practice in the future will be key to making this property Firewise.

The applicant states the property has a fire pit and the explanation and the photo provided shows that it has sufficient clear space around it.

From a fire safety standpoint, I don't see any issues with C.U.P. 22-36

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 22-36**

From: kathy deinhardt hill [REDACTED]

Sent: Monday, October 10, 2022 5:51 AM

To: Cynda Herrick [REDACTED]

Subject: CUP 22-36

Hello Cynda

Please pass on to the Planning and Zoning Commissioners. Thanks

Commissioners:

I am opposed to CUP 22-36 Heavenly 24.5 RV Site.

It is one thing to allow people to use their property for family gatherings and the parking of RVs during those gatherings. It is quite another to allow it to occur for more than 30 days in duration. While the applicant states this is for summer use only, this could realistically be used from May until November or even become permanent. Who is going to monitor that?

Basically, the applicant is building an RV/Trailer park that is served by one well and one septic tank. We wouldn't allow six homes to be served with that. And because these are RVs, the county receives no tax benefit from allowing six families to use that property. The people get to live here and not pay their share.

The applicant also states that it is for private use only. Again, how will this be monitored? It certainly sounds like it could be converted to a commercial campground at any time.

Valley County is now littered with RV's and campers serving as homes with little regard to zoning ordinances. This would add to that.

Please deny this CUP as written.

Thank you.

Kathy Deinhardt Hill  
14068 Pioneer Road  
McCall, Idaho