

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 23-08 Fredriksen RV Rental Site
HEARING DATE:	April 13, 2023
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Steve Fredriksen 4775 N Settlers Ridge Place Boise ID 83703
LOCATION:	12784 Cascade DR and 12786 Cascade DR Wagon Wheel Ranch #5 Subdivision Lots 12 and 13, Block 4 located in the SESE Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho
SIZE:	0.93 Acres
REQUEST:	Rental of a Recreational Vehicle Site
EXISTING LAND USE:	Single-family Residence with Existing RV Pads and Utilities

BACKGROUND:

Steve Fredriksen is requesting a conditional use permit for the rental of five recreational vehicle sites on two adjacent lots. The application states no short-term rental of the RV sites. The current owner is allowed to have one RV / camper on each of the two lots. Approval of the conditional use permit would allow an additional three RVs. The site is landscaped and established.

In approximately 2002, the previous owner installed utilities on these two lots and put a mobile home and four RV spaces on the property with the intention of providing housing for construction workers that he employed. The Planning and Zoning at that time stated they had no issues with the use and did not require a conditional use permit. The mobile home was removed in 2005.

Northlake Recreational Sewer and Water District would supply sewer services; sewer hook-ups at each RV site currently exist. Potable water would be supplied by two existing wells.

Access would be from Cascade Drive, a public road.

FINDINGS:

1. The application was submitted on February 17, 2023. A revised site plan was submitted by the applicant on March 22, 2023.

2. Legal notice was posted in the *Star News* on March 23, 2023, and March 30, 2023. Potentially affected agencies were notified on March 14, 2023. Property owners within 300 feet of the property line were notified by fact sheet sent on March 20, 2023. The notice and application were posted online at www.co.valley.id.us on March 14, 2023. The site was posted on March 29, 2023.

3. Agency comment received:

Central District Health has no objections provided sites can connect to central sewer from North Lake Recreational Sewer and Water District. (March 14, 2023)

Jess Ellis, Donnelly Fire Marshal, responded with requirements. (March 20, 2023)

4. Public comment received:

Craig and Kim Mann, 229 Birch Lane, are opposed. The area is changing with nice homes, and lots being cleaned up. (March 27, 2023)

Darnal and Anita Alexander, 277 Birch Lane, are opposed. Commercial and business enterprises are changing the character and heritage of our Wagon Wheel Ranch subdivision. The "for profit" businesses are gutting the residential/summer home character of our neighborhood. (March 30, 2023)

Monty Ivey, 227 Angus LN, is opposed. The neighborhood should not be turned into a campground. (April 5, 2023)

Scott and Angie Nunes, 12782 Cascade DR, is opposed. They share a driveway with the lots. The lots have been rented to multiple full-time residents in older dilapidated RVs and tents. The site typically has 6-8 vehicles and a growing collection of trailers, four-wheelers, and other projects. This use negatively impacts property values and would allow a higher density than the designed one dwelling per lot. Should not detract the natural beauty and rural charm with unsightly developments. (April 5, 2023)

5. Physical characteristics of the site: Relatively flat with scattered trees.

6. The surrounding land use and zoning includes:

North: Single-Family Residential

South: Single-Family Residential

East: Single-Family Residential

West: Single-Family Residential

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 5. Commercial Uses (e) Recreation Business (4) Campgrounds and facilities [or]
- 2. Residential Uses (j) Multiple Residences on One Parcel

Review of Title 9 - Chapter 5 Conditional Uses and Title 12 Mobile Homes should be done.

ARTICLE C. RESIDENTIAL USES

C. Mobile Homes, Motor Homes Or Recreational Vehicles: Developments accommodating mobile homes, motor homes or recreational vehicles shall also comply with the standards of the "Minimum Standards

And Criteria For Approval Of Development And Operation Of Mobile Home Subdivisions And Parks, Travel Trailer Courts And Parks", adopted May 12, 1971, and as revised hereafter, and referred to as title 12, chapter 1 of this code.

9-5C-3: MINIMUM SETBACKS:

The minimum building setbacks shall be thirty feet (30') from front, rear, and side street property lines and fifteen feet (15') from all side property lines. Setbacks for mobile homes in subdivisions or parks shall be in accordance with title 12, chapter 1 of this code. A PUD, condominium or other cluster development may include zero lot line development and other reduced setbacks in accordance with the approved development plan or plat. (Ord. 11-5, 6-6-2011)

12-1-6 (Trailer Parks and Courts)

Minimum Setbacks For Trailers: Only 1 trailer shall be permitted per lot for occupancy as a dwelling unit, and shall be so placed on the lot as to be the following distances from the lines herein enumerated:			X	X
A. Front lot line - 15 feet.			X	X
B. Rear lot line - 10 feet.			X	X
C. Interior lot line - 6 feet.			X	X
D. Park area boundary line abutting upon a public street or highway - 25 feet.			X	X
E. Between trailers - 15 feet.				

9-5A-4: LANDSCAPING:

B. Landscaping; Standards Of Design:

1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - a. Multi-Family Use: Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - c. Industrial Use: Each site for a proposed industrial use shall have a minimum of ten percent (10%) of the net site in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
2. Future Commercial And Industrial Development: Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.
3. Uses Adjacent To Multi-Family Residential Development: Fifteen (15) gallon size trees (of a nondeciduous variety) fifteen feet (15') on center shall be planted along any property lines of parcels developed for multi-family, commercial, office, or industrial uses which are adjacent to or separated by an alley from a multi-family residential development. Minimum width of landscape buffer shall be six feet (6') clear. For commercial/industrial users of over fifty thousand (50,000) square feet, see subsection B5 of this section.
4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.

6. **Criteria For Trees Along Street Frontage:** Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
 - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
7. **Standard Tree Planting Detail:** All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
8. **On Site Water Retention Areas:** All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
 - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
 - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
9. **Mounding And Berming:** All mounding and berming shall have slopes no steeper than three to one (3:1).
10. **Ground Cover:** A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
11. **Landscape Designs:** Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

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.

9-5C-4: MAXIMUM BUILDING HEIGHT AND FLOOR AREA:

- A. Maximum Height: Building heights, except as may be modified by a PUD, shall not exceed thirty five feet (35') above the lower of existing or finished grade.
- B. Building Size Or Floor Area: The building size or floor area, except as may be modified by a PUD, shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
- C. Lot Coverage: No structure or combination of structures, except as may be modified by a PUD, may cover more than forty percent (40%) of the lot or parcel.

9-5C-6: DENSITY:

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation.

SUMMARY:

Staff's compatibility rating is a +24.

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 Donnelly Fire District and a herd district. Sewer services are provided by Northlake Recreational Sewer and Water District. Water is provided by individual wells. It is not within an irrigation district.
- 2. How many people would be allowed on site?
- 3. Who would monitor proper hookup to waste disposal?
- 4. Staff recommends requiring trash service with Lakeshore Disposal.
- 5. In 1971, an ordinance was adopted regulating the development of "Mobile Homes", including recreational vehicles (RVs). Mobile Home parks and developments may be classified as residential uses, but in this situation, I believe the use is categorized as a commercial 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.16N R.3E Section 28
- Site Plan Submitted March 22, 2023
- Pictures Taken March 29, 2023
- 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 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.
4. The use shall be established within one year, or a permit extension will be required.

5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. No rental of RV sites for less than 30 days.
7. A maximum of five RVs may be on the property.
8. All noxious weeds on the property must be controlled.
9. Campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
10. Snow must be stored on-site.
11. The site must be kept in a neat and orderly manner.
12. Shall clearly post the physical address at the driveway entrances.
13. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
14. Trash service is required from Lakeshore Disposal or future trash contractor.
15. No parking in the setback areas or the road rights-of-way.
16. 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 <u>lots and/or</u> 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

QUESTIONS 1, 2, and 3																							
1. AGRICULTURAL																							

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #4

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?

S.F. Subdivision

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

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

S.F. Subdivision

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

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

S.F. Subdivision

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?

It is large enough and has trees.

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

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

Yes - there are a lot of RV's in area

(+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 - workforce type housing

(+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 - see #6

(+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?

Yes

(+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

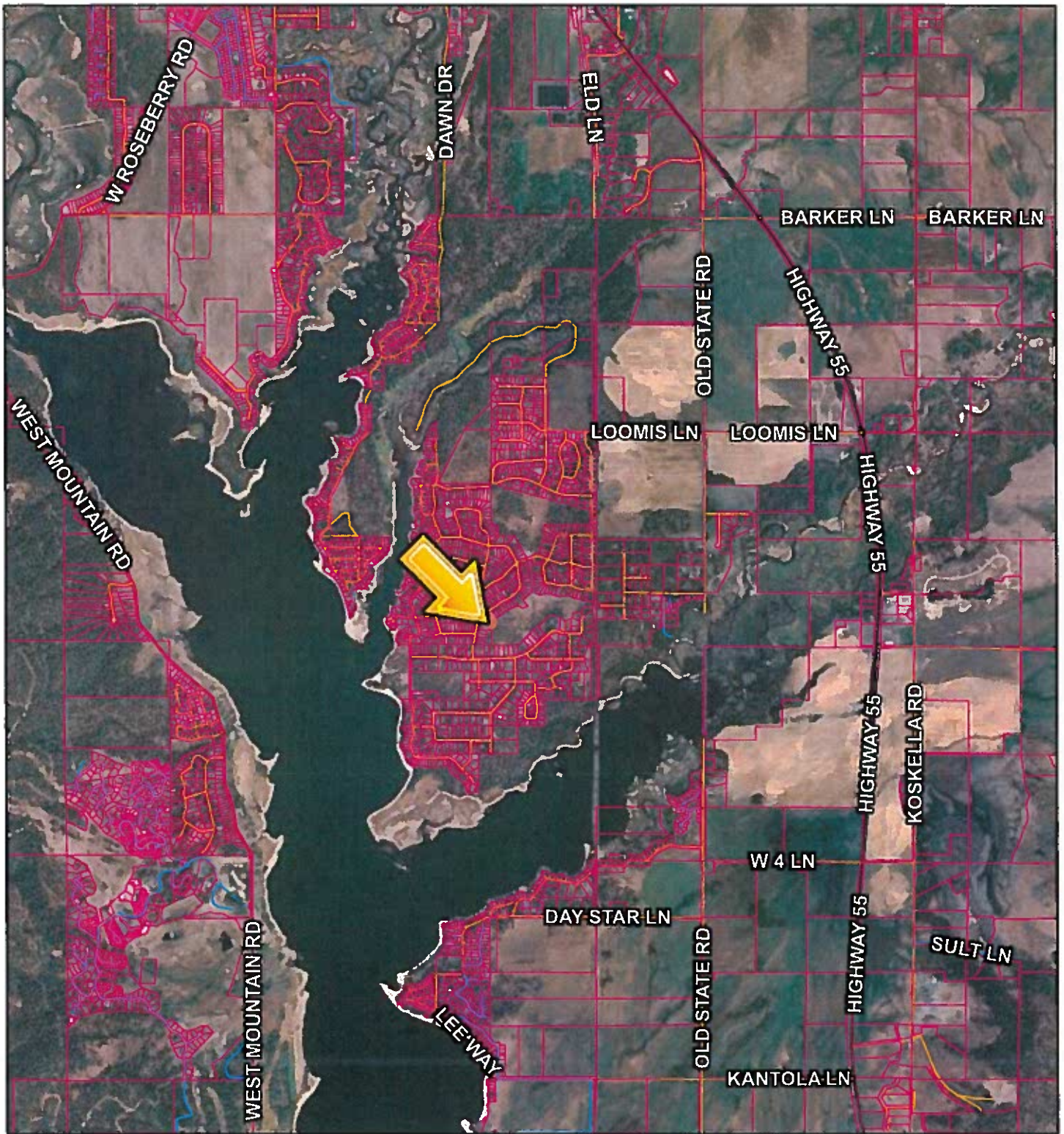
Sub-Total (+) 24

Sub-Total (-) 0

Total Score +24

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

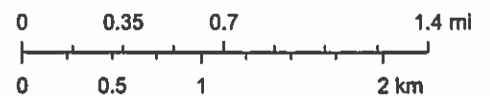
C.U.P. 23-08 Vicinity Map



March 3, 2023

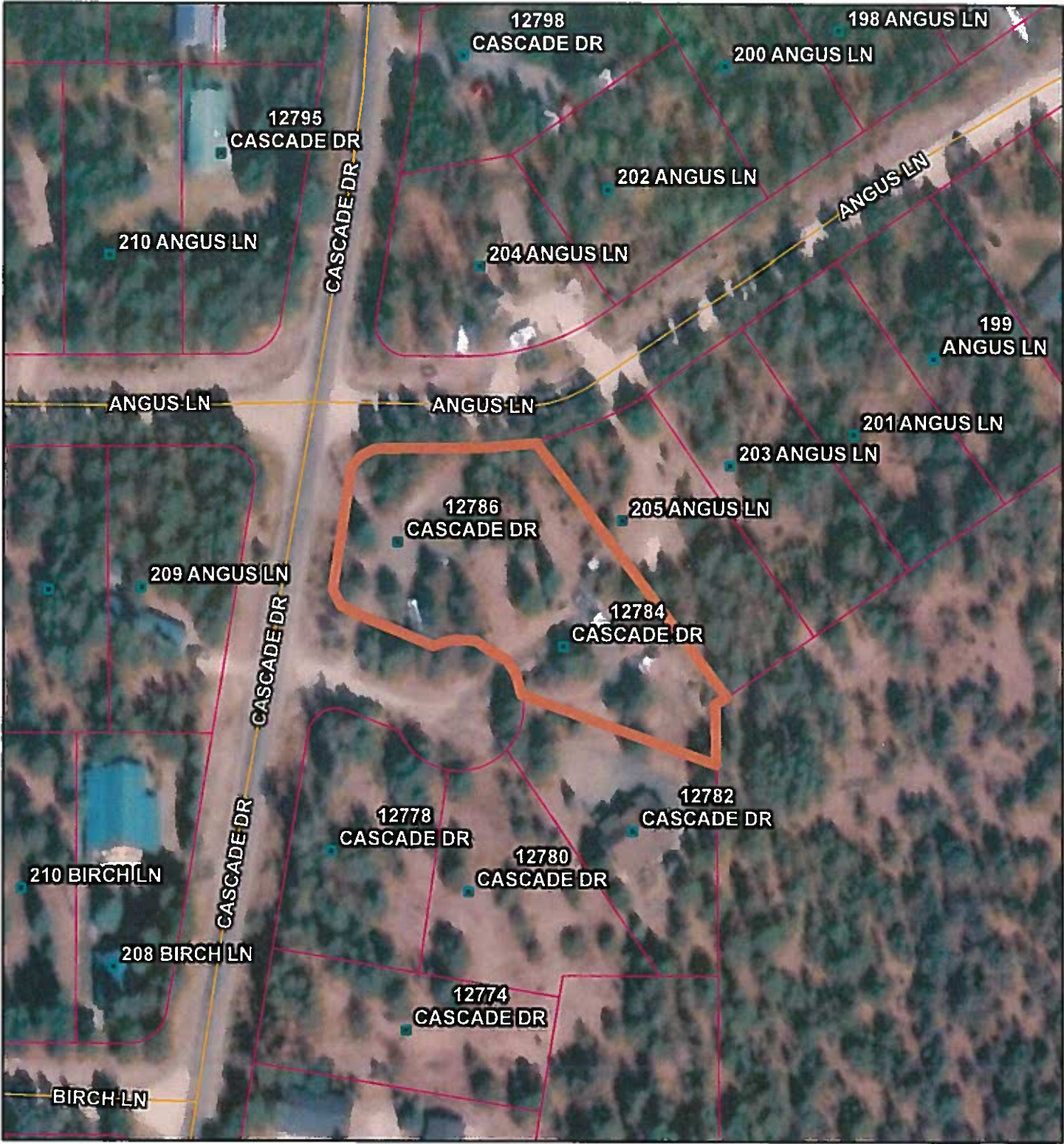
1:58,782

- | | |
|-------------------|------------------------------|
| Parcel Boundaries | PRIVATE |
| Roads | World Imagery |
| MAJOR | Low Resolution 15m Imagery |
| MINOR COLLECTOR | High Resolution 60cm Imagery |
| COLLECTOR | High Resolution 30cm Imagery |
| URBAN/RURAL | Citations |
| | 19m Resolution Metadata |



Earthstar Geographics

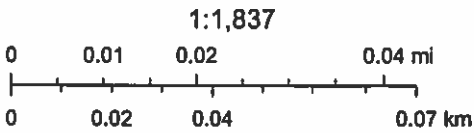
C.U.P. 23-08 Aerial Map



March 3, 2023

- Address Points
- Parcel Boundaries
- Roads
- URBAN/RURAL
- World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
60cm Resolution Metadata

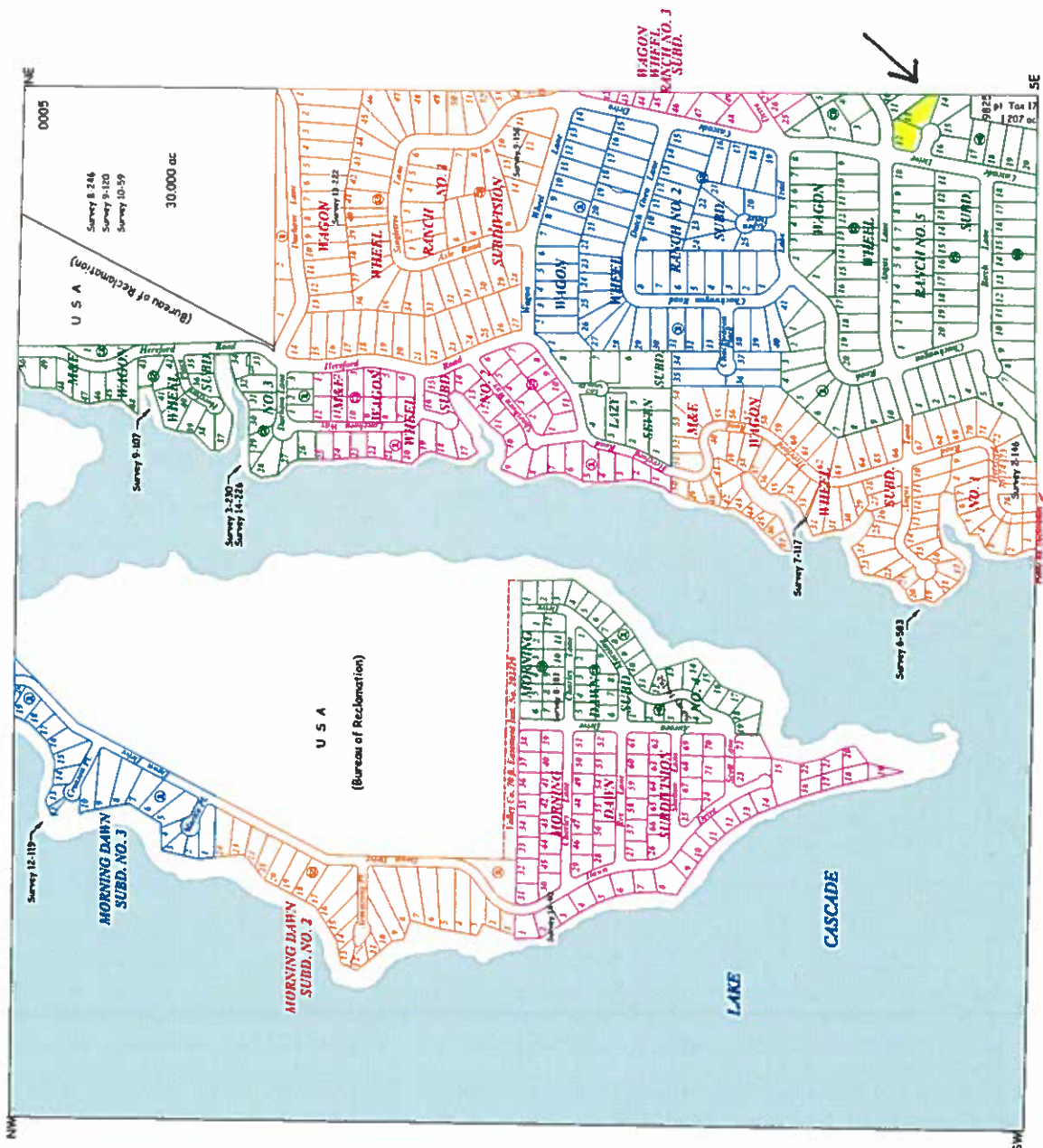


Maxar, Microsoft

TWP. 16N ROSE SEC. 28

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

Filename: Valley County Base Map
Scale: 1" = 400 ft.
Date: 5/10/2022
Drawn by: L.Frederick



This Product is to be Used for Reference Purposes ONLY. The Content is NOT Suitable for an Incomplete Contented Media

RP 00289

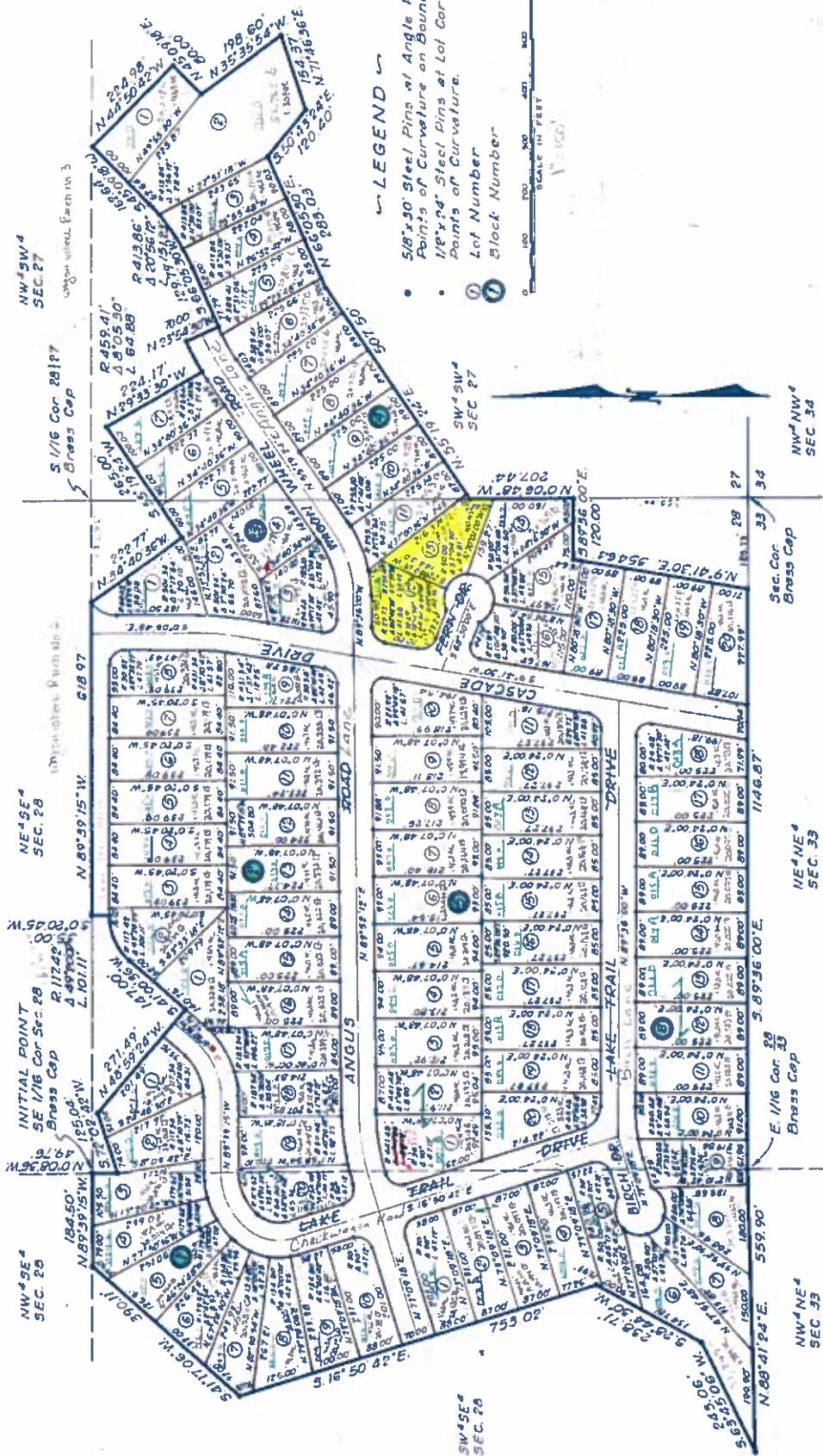
BLK PG 34 4-1-73 19057
00289
001002
003004
005006

WAGON WHEEL RANCH #5 SUBDIVISION

PART OF THE S²SE⁴ OF SECTION 28 & THE SW⁴SW⁴ OF SECTION 27, T16N, R3E, B.M.

VALLEY COUNTY, IDAHO

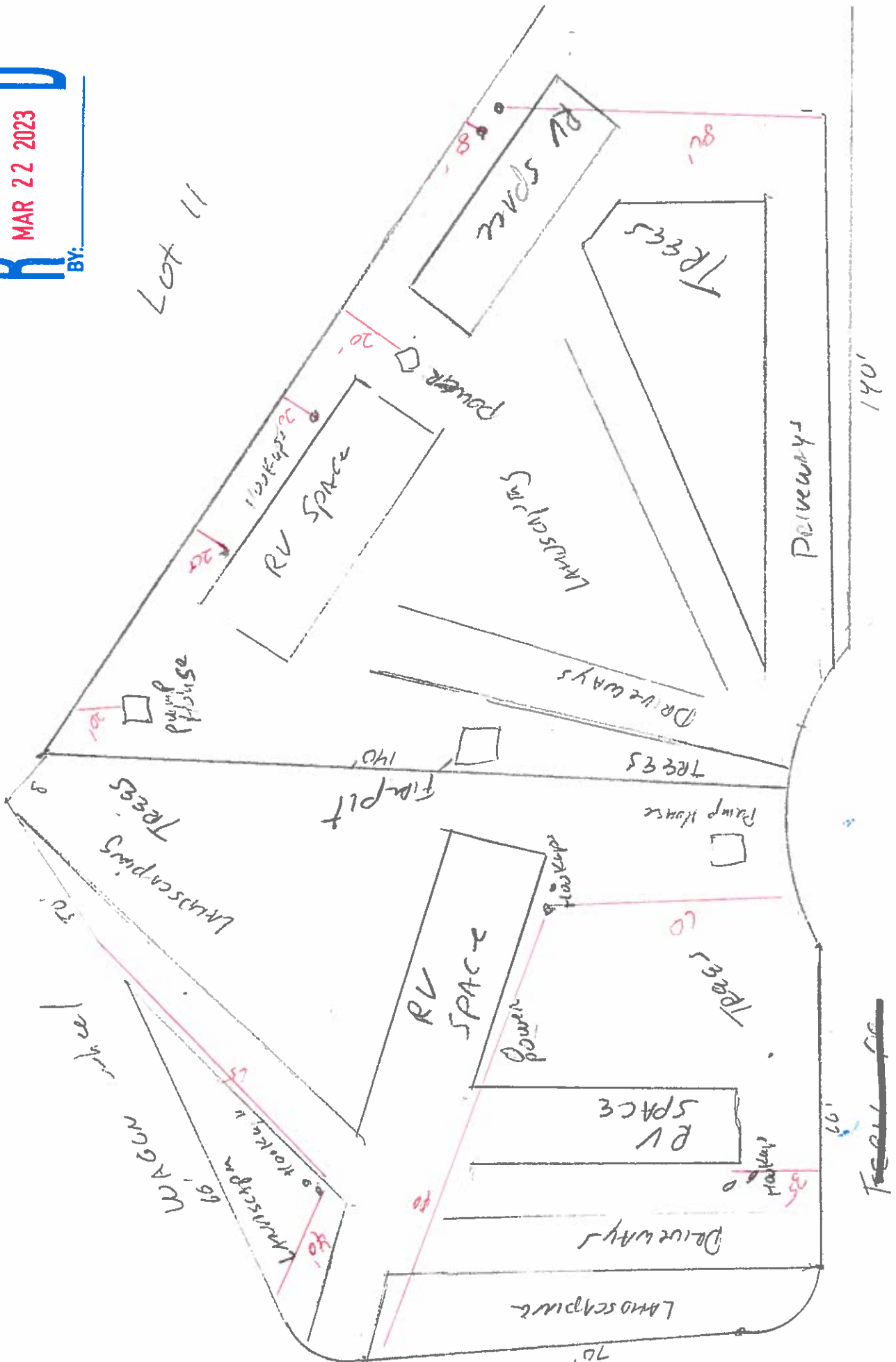
Bill Harris - Engineer



SANITARY RESTRICTION

No building or shelter which will require a water supply or a sewage disposal facility for people using the premises where such building or shelter is located shall be erected until written approval is first obtained from the State Board of Health by its administrator or his delegate approving plans and specifications either for public water and/or sewage facilities, or individual parcel water and/or sewage facilities.

LOTS 12 & 13 WATER WHEEL Ranch #5 Block 4
CASCADIA DR
70'



RECEIVED
MAR 22 2023
BY:









Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 23-08

Preliminary / Final / Short Plat _____

Dragon Wheel Ranch #5 Lots 12 & 13 Blk 4

- ☒ 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 surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals 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. C.D.H. has no objections provided sites can connect to central Northlake sewer

Reviewed By: [Signature]

Date 3/14/23



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

March 20, 2023

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: C.U.P. 23-08 Fredriksen RV Rental Site

After review, the Donnelly Rural Fire Protection District will require the following.

- **Section 503.7.5 IFC 2018** All buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter.
- **Section 503.7.8 IFC 2018** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities
- Driveways shall be inspected and approved by Donnelly Rural Fire Protection District personnel prior to occupancy
- The Donnelly Rural Fire Protection District requires all fire rings to be of an approved nature, no larger than 3 feet in diameter. All fire rings shall also have a ten foot diameter of non-combustible material around fire pit
- **Section 307.4.2 IFC 2018** Recreational fires shall not be conducted within 25 feet of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet of a structure shall be eliminated prior to ignition
- **Section 307.5 IFC 2018** Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization
- Closed burning season is May 10th through October 20th and may be subject to burn restrictions as required by the State of Idaho. Check the daily status at www.burnpermits.idaho.gov or call SITPA at 208-634-2268
- In accordance with **Section 907.2.10.1 IFC 2018** Smoke Detectors will be installed in sleeping areas
- Any residence utilized as a short term rental shall comply with Valley County Ordinance 19-09 Liquified Petroleum Gas

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in black ink, appearing to read 'Jess Ellis', with a stylized flourish at the end.

Fire Marshal
Donnelly Fire Department

Cup 23-08**From:** Craig Mann [REDACTED]**Sent:** Monday, March 27, 2023 7:56 AM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** Cup 23-08

We would like to comment on the request to run a campground in a single family subdivision.

Wagonwheel sub has gone through changes for the good with nice homes and lots being cleaned up. Allowing a rent to camp is going the wrong direction.

At least str's have general rules to abide by these have none..

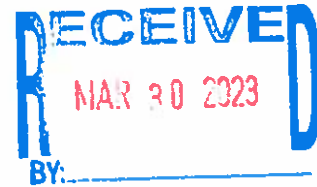
This is a definite no from us.

We live right down the road.

Craig and Kim Mann
229 birch Ln, Donnelly, ID 83615

March 27, 2023

Cyndra Herrick, AICP, CFM
Planning & Zoning Director
P O Box 1350
Cascade, ID 83611



Reg.; C.U.P. 23-08, Fredricsen RV Rental site

I am truly disheartened by Valley County Planning and Zoning Commissions tendency to allow commercial and business enterprises to change the character and heritage of our Wagon Wheel Ranch subdivision. These 'for profit' businesses are gutting the residential/summer home character of our neighborhood as it was originally conceived and applied for by its originating charters owners.

It is neither fair nor in the best interest of the area residence, to allow the unfettered use and abuse of our resources and natural beauty. The wantant consumption and lack of personal investment is all too visible at our parks, lakes, public beaches, and road sides during the summer months.

Providing for seasonal and construction housing is necessary, but it should not be provided to the detriment of the residence. It should not be 'shoe-horned' into an existing residential subdivision. Especially by a commission looking out for the property owners and residence of their county.

I AM AGAINIST allowing this applicant to legally contribute to the problem instead of investing in the solution.

A handwritten signature in black ink, which appears to read "Darnal and Anita Alexander". The signature is fluid and cursive.

Darnal and Anita Alexander, property owner (in our family since 1972)
227 Birch Lane (subdivision#5, Lot 9, Block 6)
Donnelly Idaho

Fredriksen rv rental site

From: [REDACTED]

Sent: Wednesday, April 5, 2023 2:08 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Fredriksen rv rental site

To: Cynda Herrick

From: Monty Ivey, 227 Angus lane, Donnelly

Re: Fredriksen RV Rental Site. C.U.P. 23-08

Our family is opposed to the proposed RV rental site located at 12784 and 12786 Cascade Drive. Our neighborhood should not be turned into a KOA campground. We have enough RVs as it is. We do not need more. Thank you for your consideration.

Monty Ivey

Scott & Angie Nunes
12782 Cascade Dr
Donnelly, ID 83615

Dear Planning & Zoning Commission,

I am writing to express my strong opposition to the proposed Conditional Use Permit for a 5 unit RV park at 12784 & 12786 Cascade Drive, Donnelly, Idaho. As a property owner next door, I am deeply concerned about the negative impact that this development has already, and will have, on our neighborhood. We share a driveway with both of these lots. 12784 is only accessible from our shared drive, and 12786 has access from both the shared drive and Cascade drive. We perform a significant amount of maintenance on this shared drive such as plowing snow, filling in potholes, and trimming branches.

When we purchased our home, at 12782 Cascade Dr. at the beginning of 2019, there were no RVs parked on the two adjacent lots. We later discovered that the lots had been being rented out as summer camp lots for RV's. Unfortunately, over time, the lots began being rented to multiple full time residents, in older dilapidated RVs and tents, and both lots started to look more like junkyards, than a rural residential subdivision. There are typically 6 to 8 cars and trucks, of which only about half appear to be being used regularly, and an ever growing collection of stuff being worked on such as trailers, four wheelers, boats, and other projects. We have attached pictures, however with all of the snow covering everything, they do not do it justice.

Our home is currently approximately 100 ft away from the closest RV, and we can very clearly hear 2 large dogs locked in the camper for over 12 hours a day barking constantly, all day, every day. This proposed C.U.P. would place an RV approximately 25 ft away. We purchased our home specifically because we had space around us.

I am worried about the potential reduction in property values that passing this Conditional Use Permit would cause. As we all know, property values are closely tied to the quality of the neighborhood and its surroundings. An RV park in the area will create an unwelcome and unattractive presence that will deter people from wanting to purchase or invest in

property nearby. This would almost certainly reduce the value of nearby properties, which would be devastating for many families in the area.

The community is proud of its natural beauty and rural charm, and we should be doing everything we can to preserve and enhance these qualities, not detract from them with unsightly developments. Such as an RV park placed in the middle of a residential area.

Finally, I am concerned about the potential impact that the RV park would have on our local environment. This is a residential subdivision that was designed to have one dwelling unit per lot. This RV park proposes a much higher density of 5 dwelling units on 2 lots. I feel that placing higher density uses in the middle of rural residential subdivisions in the county will destroy the open feel and natural beauty of the area.

In conclusion, I urge you to reconsider this Conditional Use Permit. The potential negative impacts on property values, community aesthetics, and the local environment simply cannot be ignored.

Sincerely,

Scott & Angie Nunes

