

## Valley County Planning and Zoning

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<b>STAFF REPORT:</b>	C.U.P. 23-06 Smith Family Camping and Multiple Residences
<b>HEARING DATE:</b>	April 13, 2023
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / PROPERTY OWNER:</b>	Mike and Elishia Smith 465 Cabarton RD Cascade, ID 83611
<b>LOCATION:</b>	465 Cabarton Road Parcel RP13N04E072870 in the NW ¼ Section 7, T.13N R.4E, Boise Meridian, Valley County, Idaho
<b>SIZE:</b>	4.99 Acres
<b>REQUEST:</b>	Recreational Vehicle Park – No Commercial Use Multiple Residences – Addition of Two Tiny Homes
<b>EXISTING LAND USE:</b>	Single-family Residence with Recreational Vehicle Camp Permit

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Mike and Elishia Smith are requesting approval of a conditional use permit for a Recreational Vehicle Park to allow nine Campers/RVs plus two tiny homes under 400-sqft to be used by family and friends. Visitors would also use tents throughout the property.

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

There is an individual well, septic system, and electrical power. A porta-potty is proposed.

Access to the home, tiny homes, and camp sites would be from a driveway onto Cabarton Road, a public road. The 4.99-acre site is addressed at 465 Cabarton Road.

RVC 2022-06 was approved at this site for a maximum of three recreational vehicles.

### FINDINGS:

1. The application was submitted on February 1, 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. This site is within the Cascade Impact Area; therefore, the Cascade City Clerk was emailed the fact sheet and application on March 14, 2023. Notice Sheet and 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](http://www.co.valley.id.us) on March 14, 2023. The site was posted on March 29, 2023.

### 3. Agency comment received:

Central District Health recommends denial. If the tiny homes have plumbing and will be served by water, each will require a septic tank and drainfield. If they are to be dry cabins, then that needs to be specified. Locations of porta-potties were not shown on site plan. Disposal of grey water needs to be addressed. The site plans indicated a roadway with parking spots. Based on our records of the septic system, it appears the roadway will go over the top of the drainfield which is a violation. (March 14, 2023)

Steven Hull, Cascade Fire Chief, stated requirements for recreational fire pits, shared driveways, and tiny homes. (March 30, 2023)

### 4. Public comment received:

#### Uncommitted Response – Has Concerns:

Rodney White has concerns. Portable outhouse would be required to not overstress the existing septic system. Currently visitors at this home drive motorcycles and other recreational vehicles on the dead-end road he lives on; it would be great if they trailered and rode elsewhere. Lights and noise should cease at 10:00 p.m. Notice should have occurred for this proposal during the summer as many of the surrounding families are most likely unaware of this notice. (April 1, 2023)

#### Comments in Opposition – Reasons Given:

- Too dense in a residential area; would negatively affect the rural nature of the neighborhood.
- This would equal 12 residences on a five-acre parcel. Two persons per camper/RV and two persons per tiny home means an additional 22 people.
- There does not seem to be a limit to the number of people at the site; at any given time there has been over 20 people.
- There is no limit on the number or size of tents. These are visible from Cabarton Road.
- Well use and effect on adjacent wells and aquifer.
- Septic system capacity.
- Increase in traffic on Cabarton Road leading to danger to pedestrians and cyclists and increase damage to the road itself.
- Increase in use of UTVs, motorcycles, snowmobiles, etc. on nearby roads.
- Noise, including generators, light pollution, gun shooting, and a party atmosphere are concerns.
- The use in has already impacted the neighbor's use of their property.
- Increase in fire hazard in timbered residential area.
- Many available camping sites in the area including ADA accessible sites for group outings.
- Trash is a concern; there has been at the drive entrance for at least six months.
- Increased likelihood of pets trespassing; this has already been an issue; dog waste should be kept cleaned up.
- Impact on the adjacent state land and wildlife
- There is no incentive for this project to invest in more than the barest safety standards for the family and friends with disabilities and mobility issues on a sloped property with dirt surfaces. The site is not suitable for handicap or special needs people.

- Would negatively impact neighboring property values.
- Construction on these campsites shown on the proposed map were completed in 2022.
- An RVC permit was approved for 3 RV sites in 2022; however, 6 campers were at the site.
- Safety and crime concerns for the neighborhood.
- A towable light tower has been used to light up the area at night.
- A letter states there is no distinction between the applicant's proposed project and their current business named Trinity Assisted Living. The letter suggests that the proposed site is used by clients of the business.
- There are concerns of this use becoming a "for profit" commercial/rental use.

- 1) Tom and Michelle McGlashen, adjacent neighbor, with photos, April 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup>, 2023
- 2) Jerry and Billie Keuter, 587 Cabarton RD, March 29, 2023
- 3) Fred McGlashen, March 29, 2023
- 4) Ronald L Melchiorre, 237 Ponderosa LN, March 31, 2023
- 5) Clinton Kennedy, March 31, 2023
- 6) Warren Johns, March 31, 2023
- 7) Chad and Julie Ewing, 220 Ponderosa Lane, April 1, 2023
- 8) Dorene and Bruce MacCoy, 193 Ponderosa LN, April 2, 2023
- 9) Clyde and Debbie Hepworth, 515 Cabarton RD, April 3, 2023
- 10) Stacey Schimpf, April 3, 2023
- 11) An anonymous source, April 3, 2023
- 12) Dale Hamilton, 166 Ponderosa LN, April 3, 2023
- 13) Leslie Hamilton, April 3, 2023
- 14) Nellie McGlashen, April 4, 2023
- 15) Julie Jones, April 4, 2023
- 16) Roni Rankin, April 4, 2023
- 17) Paul Weirum, April 4, 2023
- 18) Linda Jarvis, 10552 Highway 55, April 5, 2023
- 19) Charlie McGlashen, April 5, 2023
- 20) An anonymous source, April 5, 2023
- 21) Rafael CdeBaca, Pine Valley DR, April 5, 2023
- 22) Carol Hines and David Elliot, 11269 Blueberry CT, Boise, April 5, 2023
- 23) Shane and Kris Ball, April 5, 2023
- 24) Chris Jones, April 5, 2023

5. Physical characteristics of the site: Variable topography, includes slopes in excess of 15%;  
Conifers with some open areas.

6. The surrounding land use and zoning includes:

North: Single-Family Residential

South: Single-Family Residential

East: Agriculture – Grazing

West: Single-Family Residential and Idaho Department of Lands

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

- 2. Residential Uses (j) Multiple Residences on One Parcel
- 4. Private Recreation Uses (e) Campgrounds and facilities, including tent camps

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

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## **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-3: PARKING AND OFF STREET LOADING FACILITIES:**

A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.

B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.

C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.

D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes **1** :

#### **1. Parking Area Dimensions:**

- a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
- c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').

2. End Parking Space Maneuvering: A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.

#### **3. Vehicle Overhang:**

a. Recreational Vehicles And Parking Spaces: Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.

#### **b. Standard Size Parking Spaces:**

(1) Landscaped Areas: Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.

(2) Sidewalks: Standard size parking spaces are allowed to overhang sidewalks only where the sidewalk is a minimum of six feet (6') in width.

c. Access To And From Streets: Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.

d. Driveways: All driveways shall be designed and constructed in accordance with the county approach policies.

e. Surface: Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.

f. Surface Water Drainage: Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.

g. Screening: Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.

h. Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.

i. Off Street Loading Facilities: Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.

j. Maintenance: Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.

k. Lighting: Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter. (Ord. 10-06, 8-23-2010)

#### **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-5: SITE IMPROVEMENT:**

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.

- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

**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.

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**SUMMARY:**

Staff's compatibility rating is a -3.

**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 Department. It is not within an irrigation district nor a herd district. It is within the Cascade Impact Area.
2. A detailed site plan showing dimensions, including setbacks from property lines is required. The applicant was sent an outline of the property. Parking and camping sites are not allowed in the setback areas. The site plan should include existing and proposed storage buildings.
3. Are setbacks currently met with the existing RVs, boats, and vehicles?
4. What is the total number of RV's being proposed?
5. How many tents will be allowed on the property? Will they be erected all through the summer season?
6. The application states that one or two dry tiny homes may be added in prior to 2025 (Impact Report #20)
7. Where is your septic and drainfield located?
8. Is the driveway, RV sites, parking, or anything else placed above the septic drainfield?
9. Where will the porty-potty be located? Will there be more than one? How often do you anticipate having the porty-potty emptied.
10. Where do you friends and family bathe?
11. How many friends and family will be on-site at one time?
12. Have you built retaining walls, and if so, how tall are they?



13. How will you dispose of gray water? Central District Health will have to approve plans.

14. What kind of fence is being proposed?

15. The application states more landscaping will be added prior to 2027. Please be more specific.

16. Do you use a commercial lighting trailer as outdoor lighting?

17. 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.13N R.4E Section 7
- Pictures Taken June 28, 2022, August 10, 2022, and March 29, 2023
- RVC 2022-04 Permit and Application, Approved July 15, 2022
- Responses
- Septic System Handouts

### **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 maximum of two tiny home use shall be established by \_\_\_\_\_, or a permit extension will be required.
5. Building permits will be required for all structures, including homes, pole buildings, and outbuildings.
6. Shall obtain approval from Central District Health.
7. 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.
8. Shall maintain septic system(s) and drainfield(s).
9. No residences, RV sites, or camp sites can be used as a short-term rental or long-term rental unless a new conditional use permit is approved.
10. A maximum of \_\_\_\_\_ RVs may be on the property.
11. A maximum of \_\_\_\_\_ tent camp site may be on the property.
12. All noxious weeds on the property must be controlled.
13. Campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
14. Snow must be stored on-site.
15. The site must be kept in a neat and orderly manner.
16. Shall clearly post the physical address at the driveway entrance.
17. Shall mark property lines.
18. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.

19. Landscaping shall be added for visual barrier by \_\_\_\_\_.
20. Prior to construction of any on-site improvements, a site grading and storm water management plan shall be approved.
21. The conditional use permit will expire if the property is sold.
22. 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 ( $\frac{1}{2}$ ) of the adjacent uses and one-fourth ( $\frac{1}{4}$ ) 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	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
RESIDENTIAL USES	1. AGRICULTURAL	+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1			
	3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
	4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
	5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1	+1	-2	-2
	6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1	+1	-2	-2
	7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1	+1	-2	-2
CIVIC or COMMUNITY SERVICE USES	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
	9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
	10. PUBLIC UTIL (1A-3.1)	+1	-1	-1	-1	-1	-1	+1	+1		+1	+	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
	11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
	13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
COMMERCIAL USES	15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2	+1	+2	+2	+1	+1	+2	-1	-1
	17. RESIDENCE BUS.	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	-1	+1	+1	-2	-2
	18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2		+1	+1
	19. AREA BUS.	-2	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	-2
	20. REC. BUS.	-2	+2	+2	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1
	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+2	+2	+2		+1	+1
INDUST. USES	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-2	-1	-2	-2	+1		+2
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-2	-1	-2	-1	+1	+2	+2

RATE THE SOLID SQUARES AS +2

# Compatibility Questions and Evaluation

Matrix Line # / Use:

15 Private Recreation Prepared by: CH

*(Impacts could possibly be mitigated if uses are decreased and comply w/ setbacks.)*  
Use Matrix Values:

YES/NO X Response Value

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

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

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

2. Is the proposed use compatible with the other adjacent land uses (total and average)?  
*Rural Parcel*  
*S.F. Residential*

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

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

## 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? *the trees w/ a steep slope on the west can be seen from adjacent land*

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

5. *Noise + visual is not mitigated.*  
Is the size or scale of proposed lots and/or structures similar to adjacent ones?  
*Structures are similar in size; but a large # of*

(+2/-2) -1 X 2 -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? *No - adjacent uses are single family residential*

(+2/-2) +1 X 2 +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?  
*Noise is largest impact*

(+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?  
*Yes - NEED SEPTIC*

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

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?  
*+ Revenue*

Sub-Total (+) 9

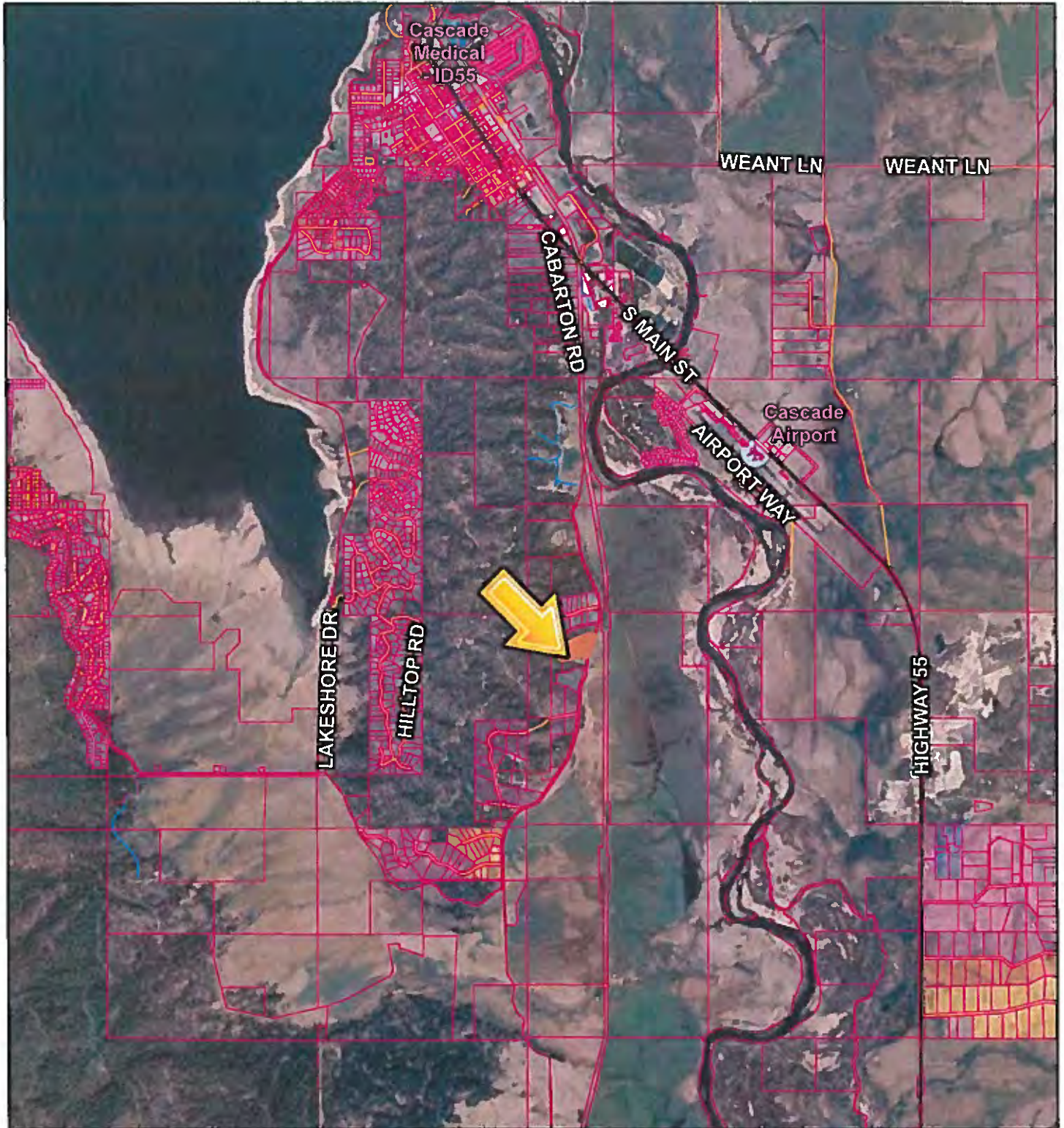
Sub-Total (-) 12

Total Score -3

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



## CUP 23-06 Vicinity Map



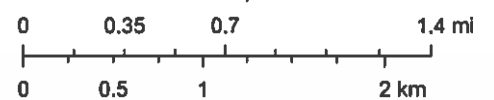
March 1, 2023

- Parcel Boundaries
- PRIVATE
- Airports
- OTHER

### Roads

- MAJOR
- COLLECTOR
- URBAN/RURAL
- USFS

1:58,782



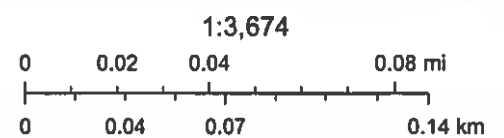


## CUP 23-06 Aerial Map



March 1, 2023

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





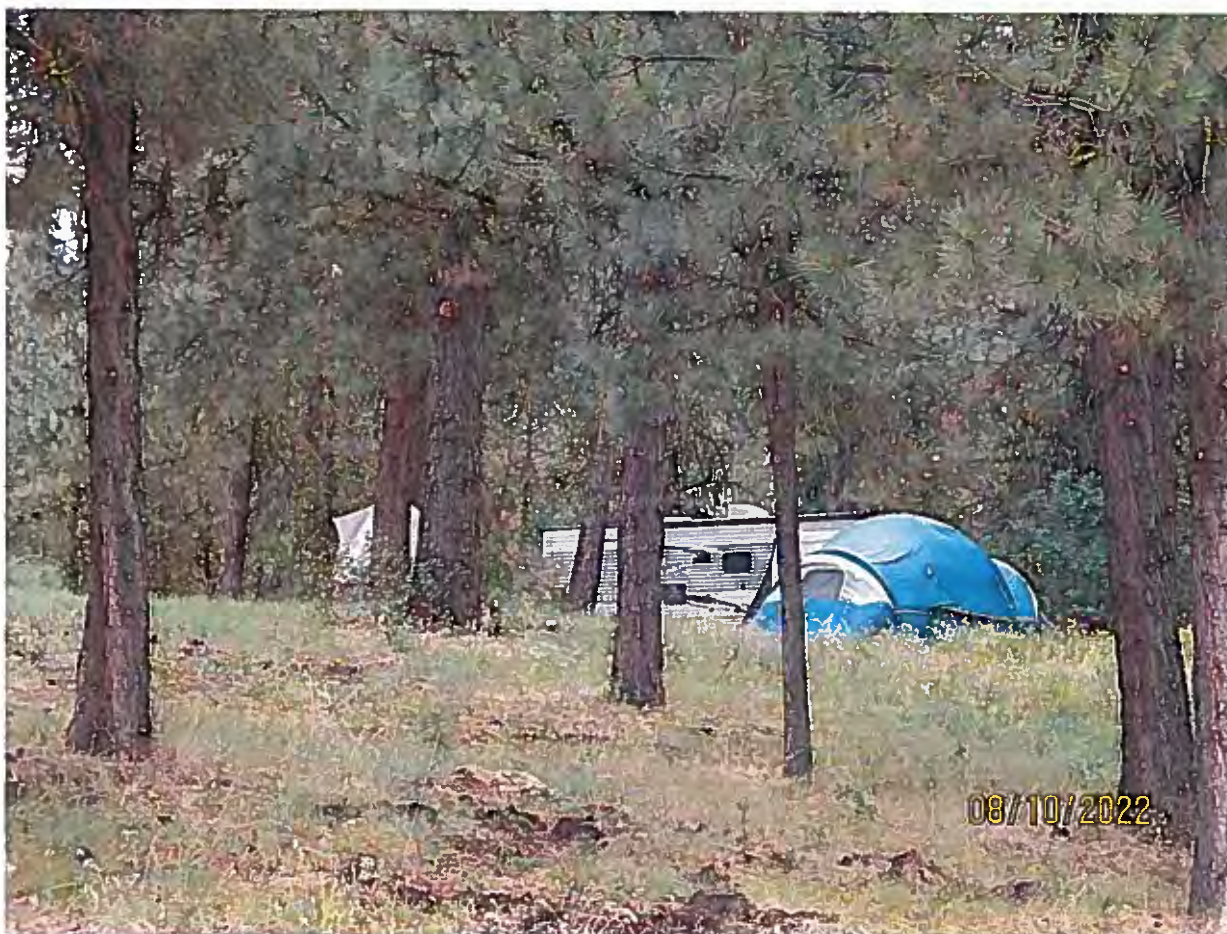
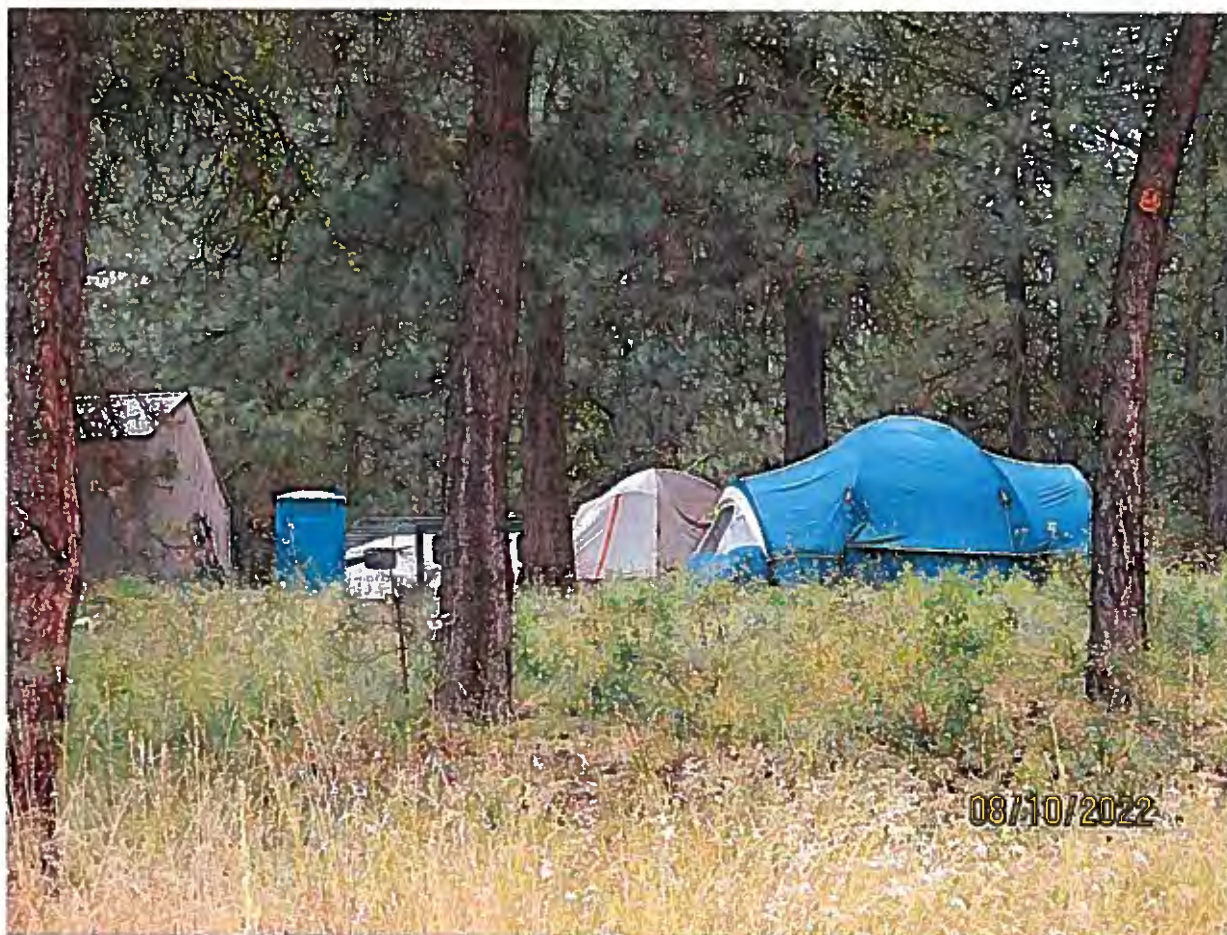






















# Valley County Planning and Zoning

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



Phone: 208-382-7115  
www.co.valley.id.us

RVC Permit #: 2022-04

Effective Date of Approval: 7/15/2022

Physical Address: 465 Cabarton RD

Property Owner: Elishia & Mike Smith

Parcel #: RP13N04E072870

Phone Number: [REDACTED]

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.

## On-going Requirements:

- The RVC may be used for recreation purposes by the owner and their family/friends; there shall be no renting of site or RVs allowed without a conditional use permit. Single ownership, only.
- Must meet all the requirements of CDH for individual potable water and sewage disposal facilities, including disposal of gray water.
- Structures over 3-feet in height shall be subject to single-family residential setback requirements, including porta-potties.
- Quiet hours from 10:00 p.m. to 7:00 a.m. (*Recommendation*)
- No parking in any road right-of-way or setback area.
- Maintain dark-sky compliant lighting (*maximum of 20-ft in height and 3000 lumens, fully shielded*).
- Maintain a safe firepit. Fires must be attended at all times. A fire extinguisher and/or water hose along with a shovel must be accessible.
- Garbage must be removed from the site regularly.
- Eradicate noxious weeds. (*Valley County Weed Dept. 208-382-7199*).
- Follow local ordinances and licensing requirements for ATVs, UTVs, and snowmobiles.
- Shall post address numbers at the driveway entrance.
- Any change should be reported to the Planning and Zoning office; a new permit may be required.
- Change in ownership requires a new RVC permit application.
- Violations shall cause the revocation of the RVC permit.

## Conditions of Approval:

3 trailers are all that are allowed, except for occasional weekends and holidays.

Approved by: \_\_\_\_\_

Cynda Herrick, P&Z Director

Valley County Code 9-4-8 Recreational Vehicle Campground ordinance is subject to change after a properly noticed public hearing.



## Valley County Planning & Zoning

### Recreational Vehicle Campground Administrative Permit RVC 2022-04

**Applicant/Property Owner:** Elishia & Mike Smith

**Location:** 465 Cabarton RD  
RP13N04E072870  
West Mountain South  
Valley County, Idaho

**Project Description:**

**Number of RVs:** 3

**Water:** Well Water

**Sewer/Septic:** RV holding tanks

**Garbage Removal:** Garbage contract

A vicinity map is on the reverse side.

\*\*\*\*

**RECREATIONAL VEHICLE CAMPGROUND:** A parcel of land under one ownership which has been planned and improved for the placement of 2 or 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 owner(s). An administrative permit in accordance with Valley County Code Title 9-4-8 Recreational Vehicle Campground is required.

This does not include multiple family groups that are camping on holiday type of weekends. (VCC Title 9-1-10)

One RV unit is allowed without a permit. Two or three units that are kept on-site for more than an occasional weekend will require an administrative permit. More than three units requires a conditional use permit. Renting out the sites would also require a conditional use permit.

This notice is to inform you that your neighbor has applied for a Recreational Vehicle Campground (RVC) on their property in Valley County.

Comments on the application must be written and received by the Planning and Zoning Director within 10 working days. Objections must give specific grounds and facts upon which the objection is based.

**COMMENT DATE DEADLINE:**  
July 15, 2022

Recreational Vehicle Campground requirements shall be enforced in accordance with Valley County Code 9-2.

**Direct questions and written comments to:**

Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115 (phone)  
208-382-7119 (fax)  
cherrick@co.valley.id.us

RVC 2022-04 RP13N04E072870



6/29/2022, 2:29:11 PM

Permits



STR



Parcel Boundaries

Roads

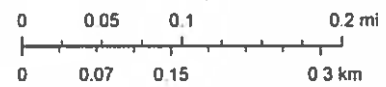


COLLECTOR



URBAN/RURAL

1:9,028



Maxar



# Valley County Planning and Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
cherrick@co.valley.id.us  
208-382-7115



## Recreational Vehicle Campground (RVC) (Administrative Permit)

Valley County Code Section 9-4-8

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

RVC PERMIT #: 2022-14

FEE: \$ 50.00 ☒ Check # 82124 or ☐ Cash

ACCEPTED BY: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

CROSS REFERENCE FILE(S) \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

Applicant's Signature: [Signature]

Date: 6/28/2022

The following must be completed and submitted with this application:

- ☐ A site plan, drawn to scale, showing the following:
  - # and location of RVs with setbacks from property lines.
  - Existing or new structures: Those over three (3) feet in height shall be subject to single family residential setback requirements, including porta potties.
  - Parking: Location and # of vehicles that will be accommodated (include boats, ATVs, etc.) Parking shall not be in a road right-of-way or in a setback area.
  - Lighting: Height and type of fixtures (max of 20', 3000 lumens, fully shielded – VCC Title 6-2)
  - Fire Pits: All campfires must be in a safe and well-maintained fire pit. All fires must be attended at all times. All fires must be fully extinguished when not being attended. A fire extinguisher and/or water hose along with a shovel must be accessible.
  - Topographic considerations: streams, step banks, other hazards.
  - Lot Coverage Maximum: All structures, parking lots, fire pits, and impervious areas cannot cover more than 35% of the lot.

N/A? ☐ An approved permit from the Idaho Central District Health (CDH) or central sewage treatment facility such as North Lake Recreational Sewer and Water District. See Question #3

☒ An approved garbage plan. See Question #4. Lakeshore Disposal

☒ A Fire Protection Plan We have fire extinguishers & machines (backhoes, mini-excavators, etc.)

Valley County Code 9-4-8 is online at [www.co.valley.id.us](http://www.co.valley.id.us) or at the Planning & Zoning Office.

\* First freeze water avail for fire protection

OWNER: Elishia & Mike Smith PHONE #: [REDACTED]

EMAIL ADDRESS: [REDACTED]

OWNER'S MAILING ADDRESS: 465 Cabarton Rd ZIP 83611

TAX PARCEL NUMBER: 293ND4E112810 ADDRESS OF PROPERTY: 465 Cabarton

SUBDIVISION NAME - LOT/BLOCK (IF APPLICABLE): NW Sect 7 T. 13, R. 4

SIZE OF PROPERTY: 5 Acres ☒ or          Square Feet ☐

DESCRIBE ANY EXISTING LAND USES OR STRUCTURES: Existing 3 out buildings for storage

### STANDARDS:

1. Occupation by owner required. RVCs are permitted only when one of the RV units on the property is owner-occupied, which includes immediate family members. Ownership cannot be fractional or timeshare ownerships. Please initial that you are aware of these restrictions: JS

2. If any of the property is used as a rental unit or rental property, it is then considered an RV Park and will require a conditional use permit. Please initial that you are aware of this restriction: JS

3. The RVC must meet all requirements of the Idaho Central District Health (CDH) with respect to the provision of individual potable water and sewage disposal facilities, portable holding tanks, or have a permit from an approved central sewage treatment facility.  
Check (✓) all which apply and attach approval from CDH or sewage treatment facility for the RVC.

- ☒ Individual potable water: ☒ well water or ☒ RV tanks or ☐ cistern or ☒ hauled to site
- ☒ Individual septic system
- ☒ Gray water system and sewage disposal facilities use Howdy's or Ryans Septic pump
- ☒ Portable holding tanks in RV J & P Septic 209-382-8757
- ☒ Porta potties - cannot be located in an area that will adversely affect neighbors See
- ☐ Permit from sewage treatment facility (Please attach proof of service)

4. Please check (✓) how you will provide garbage removal.

- ☒ Contract for garbage pickup with local provider; submit proof of service
- ☒ Haul garbage to the Valley County Materials Recovery Facility (240 Spink Lane)
- ☒ Haul garbage to your primary residence outside Valley County

5. Check (✓) all which apply: ☒ electric power, ☒ generator, ☒ solar panels

6. Number of RVs/campers. More than 3 will require a C.U.P. 34-12 RV's depending on Day week

7. Attach picture of fire pit. All campfires must be in a safe and well-maintained fire pit. A fire extinguisher and/or water hose along with a shovel must be accessible.

8. Attach picture(s) of lighting fixtures on the property. All lighting must be downward facing, full-shielded, maximum of 20-ft high, and maximum of 3000 lumens. See attached lighting flyer.



Elishia Smith

## Welcome to Lakeshore Disposal

1 message

Tue, Apr 12, 2022 at 3:42 PM



WASTE CONNECTIONS  
*Connect with the Future*

### Your billing information:

Account number

Invoice number:

Instructions: Please place your cart near the curb by 5am on the pickup day

[Enroll in Bill Pay](#)

## Get our Lakeshore Disposal App!

Once your account has been assigned a service date in our system, you will be able to view your service schedule.

\*There may be a 2 to 5 day delay after your account start date.

- Sign up for waste collection reminders
- Receive service alerts
- Search how to properly dispose of materials







465 Cabarton Rd

5 Acre

20 FT  
SET BACK

RV

DRIVEWAY

7.5 foot

8 Ft  
Set Back



RV

RV



BARN



FIREPIT



SHOP

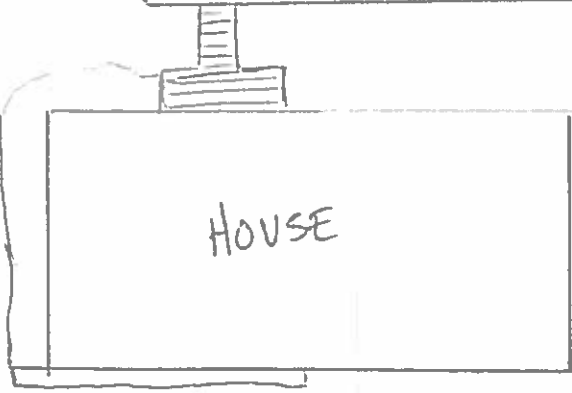
7.5 foot

8 Ft  
SET  
BACK

MAIN DRIVEWAY

PARKING

GRASS/  
LAWN



HOUSE

WATER

Trees

PARKING

ENTRANCE

ROAD



Valley County Transmittal  
Division of Community and Environmental Health

Return to.

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

Rezone # \_\_\_\_\_

Conditional Use # CUP 23-06

Preliminary / Final / Short Plat \_\_\_\_\_

Smith Family Camping Site & multiple Residences

- ☐ 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
- 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

See ATTACHED NOTES

Reviewed By. [Signature]

Date: 3/14/23

## **CUP 23-06 Smith Family Camping Site and Multiple Residences**

Application indicates multiple residences, specifically tiny homes. If the tiny homes have plumbing and will be served by water, each will require a septic tank and drainfield. If these are to be dry cabins then that needs to be specified in the application.

The application indicates porta potties will be provided for campers, but they were not shown on the site plan.

Applicant will need to address the disposal of grey water generated at the camping sites as to whether it will be self contained in the trailers and hauled off to a dump site or if other methods are proposed for the disposal of grey water generated by the camp sites. Especially, from the proposed tent camp sites.

The site plans indicate a roadway close to the home with parking spots. Based on our records of the septic system that serves this dwelling it appears the roadway will go over the top of the drainfield which would be in violation of the Onsite Sewage Disposal rules.

Mike Reno

Environmental Health Supervisor

## **CUP 23-06 and 23-13**

**From:** Steven Hull <steve@cascaderuralfire.com>

**Sent:** Thursday, March 30, 2023 1:41 PM

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

**Subject:** CUP 23-06 and 23-13

Cynda,

I have reviewed C.U.P 23-06 Smith Family Camping Site. I addressed the ingress/egress to the property and safe campfire distances. The only thing I did not address in my letter is the use of their tiny homes. If these are going to be stayed in overnight they need to meet the International Building Code standards and have proper egress and smoke alarms installed.

I have also reviewed C.U.P. 23-13 for a shared driveway.

Both letters are attached





**CASCADE RURAL FIRE PROTECTION DISTRICT  
P.O. Box 825  
CASCADE, ID 83611-0825  
109 EAST PINE STREET  
(208) 382-3200  
FAX  
(208)382-4222**

March 30, 2023

To: Cynda Herrick  
Valley County Planning and Zoning

RE:C.U.P 23-06 Smith Family Camping Site and Multiple Residences  
465 Cabarton Road

I've reviewed CUP 23-06 application and have a couple concerns. I am concerned with the increased risk of human caused fires. The hand drawn diagram of the property shows a fire pit.

*Recreational Fires are defined as an outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, outdoor fireplace, portable outdoor fireplace, barbeque grill or barbeque pit and has a total fuel area of 3 feet or less in diameter and 2 feet or less in height for pleasure, religious, ceremonial, cooking, warmth or similar purposes.*

*Recreational fires shall not be conducted within 25 feet of a structure or combustible material. Conditions that could cause a fire to spread within 2 feet of a structure shall be eliminated prior to ignition.*

This application is not technically for a "shared driveway" however, I have reviewed this application as it is one. The qualifying factor is multiple residences using a single driveway for access. There is a lot going on within this property and maintaining proper ingress, egress and a turnaround are a priority for public safety.

The shared driveway shall be built to the International Fire Code Standards 2018. Section 503 Fire Apparatus Access Roads and if a dead end road is in excess of 150 feet an approved turnaround shall be built in accordance to Appendix D (attached) :

- **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- **503.2.3 Surface.** Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
- **503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

If you have any questions, please contact me.



Steven Hull  
Fire Chief  
Cascade Rural Fire District  
208-382-3200

## APPENDIX D

# FIRE APPARATUS ACCESS ROADS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.*

### User note:

*About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in Section 503, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like Appendices B and C, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.*

### SECTION D101 GENERAL

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

### SECTION D102 REQUIRED ACCESS

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driv-

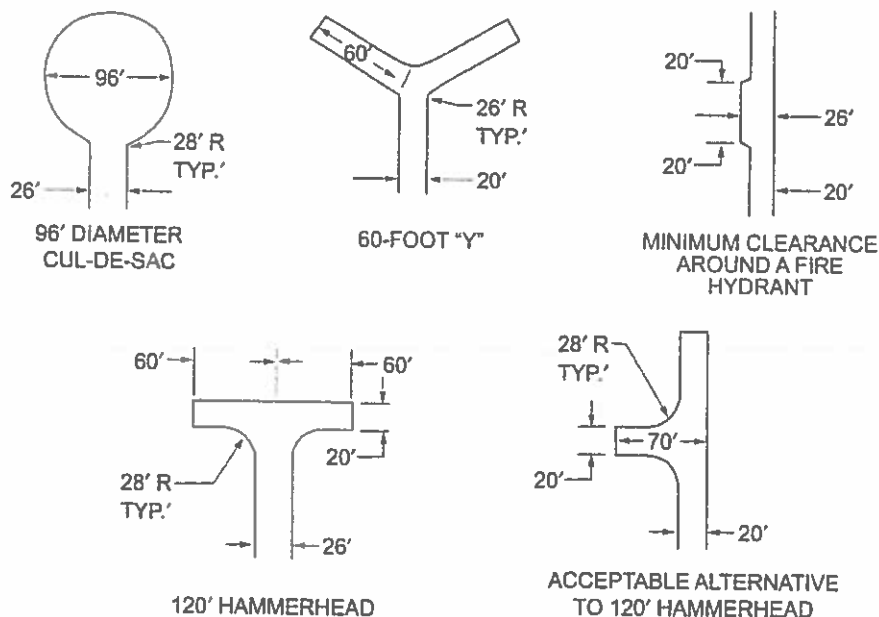
ing surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

### SECTION D103 MINIMUM SPECIFICATIONS

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as *approved* by the fire code official.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



## **C.U.P. 23-06**

**From:** Rodney White [REDACTED]  
**Sent:** Saturday, April 1, 2023 11:57 AM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** C.U.P. 23-06

Director Herrick,

I saw the posting for 9 RVs, 2 tiny homes and 1 house on 465 Cabarton RD. owned by Mike and Elishia Smith and scheduled for a hearing on April 5<sup>th</sup>. I have three concerns which I believe they can address:

1. 12 domiciles with an average family of 4 – 48 persons – they will need portable outhouses to accommodate that amount of people so as not to overstress the existing septic system.
2. Currently their “young people” drive motorcycles, UTV, and other recreational vehicles up and down our dead end road; a few is fine but a gang of riders is not going to make a peaceful experience – so it would be great if they could trailer up and ride elsewhere.
3. Sound and light pollution will carry into our neighborhood, so lights out and quiet after 10:00pm

I am not sure who would be responsible for monitoring these requests, so that needs to be considered also. Furthermore, this C.U.P. should have been given notice in the summer as opposed to the winter, many of the surrounding families have vacation homes that will be affected by this “community” but are most likely unaware of this notice and lack the opportunity to comment.

Respectfully,

Rodney White



Dear Planning and Zoning Commissioners and Staff:

Re: C.U.P. 23-06 Smith Family Recreational Vehicle Park

I started Tackle Tom's in Cascade in 1988 and operated it for 31 years until my retirement in 2019. For good or bad, it was an extremely rare week that I was not present for each of the seven days of any particular week. Truth be told, these days were not normal 9 to 5 days either. Up with the sun and heading home long after the D/9 had called it a summers day. Fishermen, right?

My wife, Michelle spent thirty years teaching Jr/Sr High special education for the Cascade School District. She was responsible to provide an individual program that allowed her to best meet the needs of each and every referred student, irrespective of the disability that they manifested. This was and is not work for the faint of heart!

These two pieces of information are factual; quite easily verified.

In contrast, the rationale that is presented by the applicants as support for this proposed project (the supplement entitled: CUP for multiple family and friends camping) basically consists of more irrelevant platitudes than you can shake a stick at.

The implication seems to suggest that we are approving or denying permits based on who is perceived as the "most Idahoan"? Are land use decisions based on who has the chops to deal with disabilities and chronic illness? If so, I like our chances head to head. Gotta love the shout out to the new generation (and their obviously negligent parents) what with all the vital skills that they are not being taught. Never mind the less than subtle swipe at "so many children in the urban cities", and their lack of both "self-control" and "moral values". Really? I heard that kind of crap in the shop nearly every day. Trashing Californians because they were from the "big cities" was, it seems, every "local's" favorite pick me up. And don't tell me that every petition or application doesn't begin and end with what a financial windfall the project will bestow on city and county alike. There is no moral high ground here. "We do this for friends and family" snuffle, snuffle. "Our personal dwelling is too small to house all our guests" sob, sob.

Let's be clear. We didn't just "vacation Cascade" for fifty years. We put down roots, worked our tails off, and were fortunate to buy five acres and a mobile home on Cabarton Rd. Many of you likely remember the property as belonging to Larry Gidney. We cleared the property of debris and in time were able to remove the mobile home and build our current residence among the pines and sagebrush, nestled in the peaceful quietude overlooking the North Fork Payette River and Long Valley. A noisy day is (or used to be) the bawling of cattle in the river bottom. We successfully raised our children here, and they have gone on to become a Physical Therapist, a Human Resources Officer with a national media company (and a budding airline pilot), and a newly graduated Nurse Practitioner. Our blessings are many; our house and neighborhood, a gem, and the feelings, much more profound than the words.

I guess it's a simple enough task to elect yourselves "distinguished members of our community" if you've had "family living in Cascade for sixty years". I didn't know that had anything to do with

anything. My joke with my customers was that a person had to work in Cascade for twenty-five years before you received your certificate even as a "local".

I know that I am not really covering new ground here. We ALL want great teaching moments for our children; to honor our parents with close connections to their children and grandchildren in our beloved Idaho outdoors. Striving to support our communities and giving of our time and energy to helping those in need are laudable and worthy of our approbation. I can't help but contend, however, that these actions, noble as they are contrived to be, are any justification to degrade our quality of life and property because there may or may not be, in the applicants not unbiased opinion, sufficient available campground space to accommodate family gatherings whenever or as often as they desire.

I am heartbroken to be asked (again) to give up more (again!) of what makes our home so special.

I ask your indulgence on one further point. This application contains a glaring and telling disconnect. Lip service without understanding, so to speak. Under the section titled GOALS we find:

7. Respect and support our neighbors, environment and community
8. Uphold the Valley County Code of the New West

Can an application for a permit to house nine or ten RV's, two tiny homes, an ADU, various sheds, a storage cover for machinery, etc. on property in a rural area that is otherwise entirely single family residences claim to respect and support our neighbors? How so? In what universe?

As for Upholding the Code of the New West, the applicants lined up behind everything except for what was most important: the conclusion. "Valley County is a wonderful place to live, work, and raise a family. Respect your neighbors' livelihood and property and be aware that your actions may have an adverse impact on your neighbors, human and otherwise." "People live here and move to Valley County for the open space, the quiet, the availability of outdoor activities."

Oh well. I didn't see the part, though, where it is neighborly to load up your property with RV's, outbuildings, unregulated numbers of tents, vehicles, pets, innumerable (and also presumably unregulated) numbers of people; their ATV's, motorcycles, snowmobiles, jet skis, boats, crazy loud trucks and SUV's. All of which, no doubt, serve to "support the neighbors and the environment."

P.S. It may or may not surprise you to learn that we have not, as yet, had any communication from the applicants in regard to their plans for this project. The letter from P&Z (received yesterday) was our first clue.

Thank you for your kind consideration,



Tom and Michelle McGlashen

**CUP 23-06**

**From:** Michelle McGlashen [REDACTED]

**Sent:** Tuesday, April 4, 2023 8:28 PM

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

**Subject:** CUP 23-06

Good Morning Cynda,

Included are 3 attachments detailing our comments on the CUP application 23-06.

Tom and Michelle

## **CUP For Multiple Family & Friends Camping**

### **Overview**

The dialogue discussing family values and the contribution of outdoor recreation in acquiring them is not the debate here. Internalizing good manners, respect for elders, self-control, etc. do not require an RV parked at 465 Cabarton Road.

### **Goals**

Goals 1 and 2 are just stating specifically what the applicants hope to receive at the end of the hearing.

Goals 4-8: Each of these goals, as stated, can be readily achieved without an RV of any kind, parked at 465 Cabarton or not.

Goal 3: The applicants are asking the commission to believe that this private RV park, created to support "family and friends" with multitude disabilities, chronic and terminal illnesses, mobility issues, etc. can be constructed in a way that makes it safer than the federal, state, and commercial campgrounds that have invested multi-millions of dollars to meet highly regulated and required safety standards. Furthermore, these campgrounds operate with a profit motive, which gives them an added incentive to not only meet safety targets, but to go above and beyond. Their insurance companies are looking over their shoulders, after all. There is no such incentive for this proposed project to invest in any more than the barest safety standards. Consider the property:

- Sloped property
- Gravel, grass, dirt surfaces that must be navigated in all weather conditions
- Multitude of fixed obstacles: boats, ATVs, trailers, motorcycles, jet skis etc.
- Moving vehicles: ATVs, UTVs, personal vehicles, motorcycles, RVs, construction machinery, bicyclists
- Moving/running: dogs, children, inattentive persons (phones), chickens
- Shooting allowed on property
- Risks associated with educational activities: woodworking, wild game processing, shooting
- Lack of a plan to address safety issues related to: reduced mobility, physical disabilities, special needs, terminal and chronic illnesses

In summary, if all of the goals can be achieved without the need for an RV, or can be shown to have little, if any chance to be achieved as written, why is further discussion regarding this project even necessary.

### **No rent or fees**

- The applicants state several times in the application that no money changes hands at the guest/RV Park operator interface for rent or fees. The intention, it would seem, is to describe

the C.U.P. as a non-commercial enterprise. Fair enough. Yet without inflows of cash or “in kind” contributions, how is the economic model sustainable? Even Silicon Valley startups can’t survive negative cash flows forever. Are there “angel” investors, private equity partners, or perhaps even contributions from Trinity Assisted Living needed to meet expenses?

- There is also no mention of employees that would be needed to run a twelve-unit RV Park. Will the applicants provide all cleaning and maintenance, the accommodations for the outdoor activities for the various disabilities, the multitude of educational programs, the construction of sheds and tiny homes, etc., landscaping, lawn care, safety improvements, gas for the numerous boats and ATVs being utilized by guests, animal care, and not to forget, upkeep on the personal-residence. Will all of this fall to “volunteers”?

#### **Economic Impact**

- There is no attempt at economic analysis of any kind for this project
- The applicants suggest an increased tax assessment for their property
- Interviews with three Realtors in Cascade indicate decreased tax assessments for the properties neighboring 465 Cabarton

Wouldn’t Valley County benefit more by encouraging visitors with 50-year histories of vacationing in Valley County anyway, to utilize the State, Federal, or Commercial campgrounds, whose representatives, in recent interviews, all testified that group camping opportunities are indeed available. It seems such an odd occurrence that Valley County would not support the commercial ventures that have invested time and resources to serve exactly this type of need. As importantly, more product is in the pipeline in order to meet the future camping needs in the area.

#### **Neighbor Security**

- Friends and Family notwithstanding, 32-35 visitors present security issues for the neighboring properties
- Need to purchase security cameras, etc.
- Inability to leave premises, garage, vehicles unlocked
- Extended time away from the residence=more security consideration
- Destruction of privacy
- No plan for domestic disturbances among family/friends at 465 Cabarton

#### **Unregulated numbers of people and tents (size or number)**

- Much of the negative impact from an RV Park is the byproduct of the sheer number of visitors. There seems to be no effective limit to the number of “friends and family” here. Even many of our National Parks are limiting the number of entrants in order to limit the negative effects that large numbers of visitors create.



- No limits to the size and number of tents also create the conditions for both negative visual impacts along Cabarton Road as well as provide a vehicle to cram more guests into a property already teeming with inhabitants that in effect has created a “city” environment. That these impacts spill over to adjoining properties is a given.

#### RV Park and Limits

- An RV Park containing 11-12 units, plus tents, is different in operation and impacts to neighboring properties than is a “less impactful” 3RV “campground”.
- 4X impacts on neighboring properties (in this case) compared to the current residential campground permit
- The visual and auditory spillover can’t help but create a greatly reduced quality of life for the neighboring property owners
- The ultimate question is: how many other properties in residential areas of Valley County will be subject to these types of developments that seriously jeopardize the character and livability of rural neighborhoods. If applicants want to create, in significant ways, a “city” environment, why not consign their projects to city properties. The densities would certainly make more sense. Those persons who have bought properties in the quiet rural landscapes of Valley County have not done so by some random chance. There are specific reasons for most, and I would guess that very few had anything to do with wanting to live in, or directly next to a “city”. The existing “residential campground” is bad enough. An approved C.U.P. would be an unjust betrayal.

Please deny this C.U.P. permit 23-06

## Impact Report C.U.P. Application; p. 8

There are a great number of factual errors in this section of the application, which portray strongly negative impacts in a benign way.

### **TIMELINE:**

**2021** An elderly couple with one vehicle occupied the residence at 465 Cabarton Road for many years. This property is a beautiful, unspoiled and undeveloped land with frequent elk, deer, turkey, and bear sightings. It is also a place where eagles, owls, hawks and osprey are frequently observed.

**2022** The applicants purchased the property and subsequently obtained a permit for a "residential campground" which allowed for:

- Residence, 3 RVs placed on the property, tents (unrestricted number).
- 3-7 cars/trucks also occupied the site as well as an indeterminate number of ATV's, UTV's, motorcycles, boats,
- excavation equipment, and equipment trailers.
- Additional RV units were placed on the property in violation of the permit (confirmed by P&Z compliance)

**2023** New Application for a C.U.P. **Recreational RV Park** This will allow for: No more than 10 RVs, 2 tiny homes, a planned A.D.U., tents (not restricted to size or number), a large and non-restricted increase in the number of visitors and guests.

### **Sections Analysis**

**Section 1** Applicants claim that traffic volume, etc. has **no impact** on the neighbors because "they cannot see our property from their property".

Attached are photos that show the applicants property from several points on our property. Their **entire** property is visible from ours. Compared to 2021, there are 3-7 additional cars/trucks as well as large numbers of ATVs, UTVs, and motorcycles driving in and out of the property and onto Cabarton Rd. There is also frequent ATV and motorcycle use of the undeveloped part of the property (west side) which is parallel to ours.

A 2023 C.U.P. approval would quadruple these impacts. Cabarton Rd. has been a pedestrian, and bicycle friendly byway, and from time to time a pathway for riders of horses. It has become much more congested lately, and I fear the negative impacts from a C.U.P. allowing 9-10 additional dwelling units and the "toys" that inevitably go with them.

### **Section 3** Noise levels

The change in noise levels we experienced due to the "residential campground" have been dramatic. Of the 3-7 cars/trucks, in particular is a yellow (X-terra?) that operates at perhaps 100dB. No official measure, but extremely loud. Of course, the obligatory racket of the ATV/motorcycle is a daily occurrence. More importantly, the impact of 12-15 individuals adds to the problem. Shouting across the property, shouting at dogs (we know that "Maggie" is the least well behaved one), dogs barking (3-4 resident dogs plus visitor dogs) and of course, occasional loud music. Quiet hour suggestions are inadequate.

A 2023 C.U.P. approval would make noise levels unbearable. At full occupancy, the base number of people associated with nine additional dwelling units plus tents would likely be 32-35 guests. Convert the number of guests/ 5 acres to population /mi<sup>2</sup> (.00781). We would be living next door to a population density that is slightly more dense than Las Vegas (or Detroit). If additional visitors arrive for a holiday "family reunion", the population density approaches that of Los Angeles (66 people on 5 acres).

#### **Section 4** Heat, glare, lights

**2022** The applicants placed "area lights" near the NE property boundary. There is also night lighting associated with the individual RV units. The mail box is also illuminated as well as the four flags along Cabarton Road.

**2023** If area lighting is planned for the RV sites going upslope (going west), they would have a substantial impact on light entering our living room and bedroom. It is also highly likely there will be more night lights associated with the additional RVs and tiny houses.

#### **Section 5** Particulate emissions

**2022** We have begun to smell septic type odors when standing on our property above the RV that is parked at our north property boundary.

**2023** Smoke from two fire pits, outdoor cooking for the occupants of the tiny homes and tents, and RV occupants utilizing barbecues. Also, potential garbage odors from dumpsters or large collections of garbage cans.

#### **Section 6** Water demand/disposal

**2022** Septic odors began to be detected on our property above the RV on our north property line.

**2023** There is no specific mention of disposition of grey water in the plan. There is also no ability to monitor guests' adherence to this rule.

#### **Section 9** "Maintaining the wilderness look of the property"

Creating a veritable city of dwellings on the front two thirds of the property hardly qualifies as maintaining a wilderness look.

#### **Section 11** Fencing

There is an existing barbed wire fence between the two properties. There are already occasional incursions of applicants dogs on our property, including on our deck (the yellow lab), that may require a fencing solution.

#### **Section 12** Visibility from public roads, adjoining property etc.

**2022** The absolute greatest visual impact due to the "campground permit" is the placement of an RV on our north property boundary. If one were intentionally trying to elicit the greatest invasion of privacy possible, they hit the nail on the head with that placement. In an entire five acre parcel, it is impossible to believe that there could not have been found a less invasive pad for that vehicle. If we venture anywhere into that side yard, boom, there it is. Is it convenient for the applicants? Sure. It is nestled into a draw that gives it some privacy from their residence. As for us, it might as

well be a lighthouse. The ever-present nosy neighbor, for whom we now have to be considerate for their privacy. We have, for all intents and purposes, lost comfortable use of the property north of our house. It is maddening.

Above and beyond the privacy invasion issue, the public commentary will confirm the unfavorable visual impression that even the 3 RV campground has made. Couches, appliances, and metal trash left curbside for 6 months. The general sense of chaos with multiple boats, trailers, vehicles, rider toys, construction equipment; tents stretched along Cabarton Road. It's a mess.

**2023** Adding a large number of additional RVs is not going to help. It is also very unlikely to see the tent city removed from Cabarton Road. No one will want to camp in the trees with all the mosquitos.

### **Section 13** Reasons for selecting the particular location

- Reconcile these two statements made by the applicants in the context that they bought the property only one year ago.
- "We own and live here"
- "Our personal dwelling is too small to house all of our guests"
- Why, then, was it even purchased in view of the stated objectives in the application?

### **Section 18** Abandoned project.

"it will look better than when we bought it"

The previous owner, Reggie Horn, had health problems that forced him to sell. He was not able to keep up the appearance of the property as well as he would have liked. However, the applicants' quote is categorically untrue. The property itself is stunningly beautiful. Bulldozing a bunch of RV pads is not making it look better.

**Section 19** "Camp during the season w/out pulling trailers back and forth and causing more landscape damage by constant moving of RVs."

We are told elsewhere in the application that the RVs will pull out to access dump stations in town.

### **Section 20** Stages of development

The site plan map does not indicate how large or where the proposed covered parking structure for boats, ATVs, construction equipment, trailers, etc. will be.

## Disabilities and Therapy Animals

My name is Michelle McGlashen and I am a certified special education teacher in the state of Idaho. I taught Jr/Sr high special education at the Cascade school district for thirty years. There are a few areas concerning Therapy animals and people with disabilities within C.U.P. 23-06, Smith Family Camping Site and Multiple Residences application that I would like to bring to your attention.

**First:** "Family and friends enjoy the ability to bring their Therapy animals"

1. There is an array of animals that qualify as Therapy animals. Most often, dogs fit this category but it could also include cats, horses, rabbits, Guinea pigs, etc. Will the Therapy animals be required to be trained and registered with a Pet Therapy Certification (ESA)? Who's checking?
2. Therapy animals are also known as Emotional support animals. There is wide scope of reason why support animals are used to comfort individuals. They are often times used in airports, hospitals, nursing homes, etc. by trained professionals. It is also common for individuals that have been diagnosed with mental disorders such as Anxiety and Depression, or those with Autism, to utilize therapy animals.
3. What documentation supports the idea of family and friends bringing Therapy animals? Who will be eligible for therapy assistance and how will this be determined?
4. How many individuals will be permitted to bring therapy animals, and what is an acceptable number?
5. What type of therapy animals will be permitted?
6. How will these Therapy animals mesh with the 3-4 dogs that were already residing at 465 Cabarton Rd during the past year. For that matter, how will the therapy animals interact with all of the other animals/dogs brought by family and friends throughout the summer?
7. What other services/accommodations may be needed for the safety of the local community.

**Second:** "Our family has several members with terminal & chronic illness and various physical disabilities which make it difficult to camp and enjoy boating, ATV's, biking, fishing, hunting without significant accommodations and assistance". Plus, the applicants state that mobility issues are also a concern.

1. How are these claims substantiated?
2. What are the specific physical disabilities and mobility limitations?
3. How many family members need this type of support?
4. What supports are needed?
5. What information (within the application) address the needed provisions for the safety of individuals with mobility and physical disabilities?
6. There is no evidence to suggest that the RV park will meet ADA standards.
7. Most of the new sites will be located on the hillside with uneven terrain. How is this idea compatible with safety for individuals with limited mobility?
8. It is stated that visitors occupying the tiny houses and tents will use the porta potty or the house facilities for personal sanitary use. Are these facilities designed for those individuals with physical disabilities or mobility issues? If not, it's hard to imagine how they would be qualified as "safe"?
9. Does the Smith Family Camping Site and Multiple Residences application comply with the "Individuals with Disability Education Act" (IDEA) and the "Americans with Disabilities Act" (ADA)? Is the county liable for allowing someone to host disabled individuals without proper oversight?

**Third:** I am concerned that this application gives the impression that the applicants would be allowed to exploit their disabled relatives and friends and use them as justification for this project and yet provide no detailed information on how their disabilities will be accommodated.



This collection of photos intends to show several things:

The property and collection of RVs, boats, trash, etc. at 465 Cabarton Rd are clearly visible from the property at 469 Cabarton despite the applicants claims otherwise.

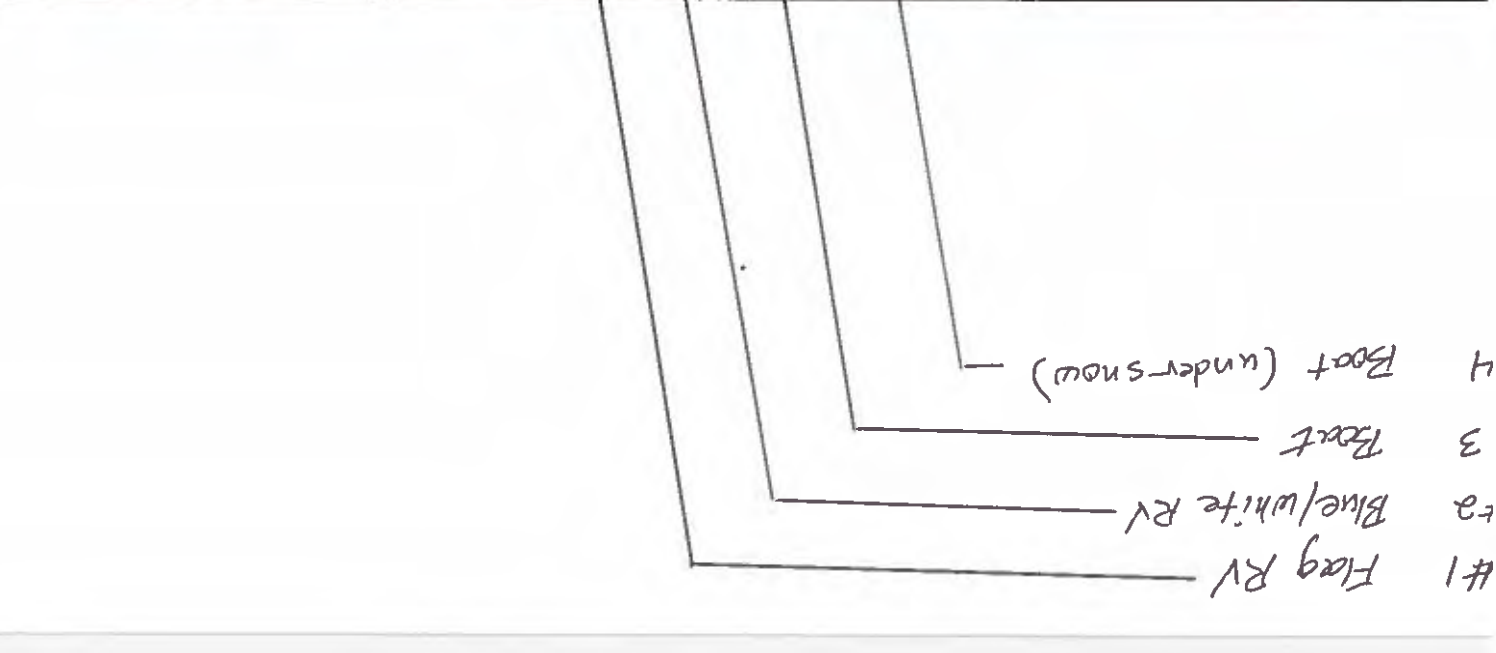
The siting, particularly of the "flag RV", as well as the Blue/White RV are along the property line, and create extremely negative sensations of invasion of privacy. These RVs have direct and close proximity vision to the North side property at 469, such that we are now very uncomfortable in using that property as we have in the past.

The applicants have indicated on the site map that the entire property line on their South will be used for vehicle and boat parking. This will be another visual disturbance that discourages our use and improvement of the North lawn property.

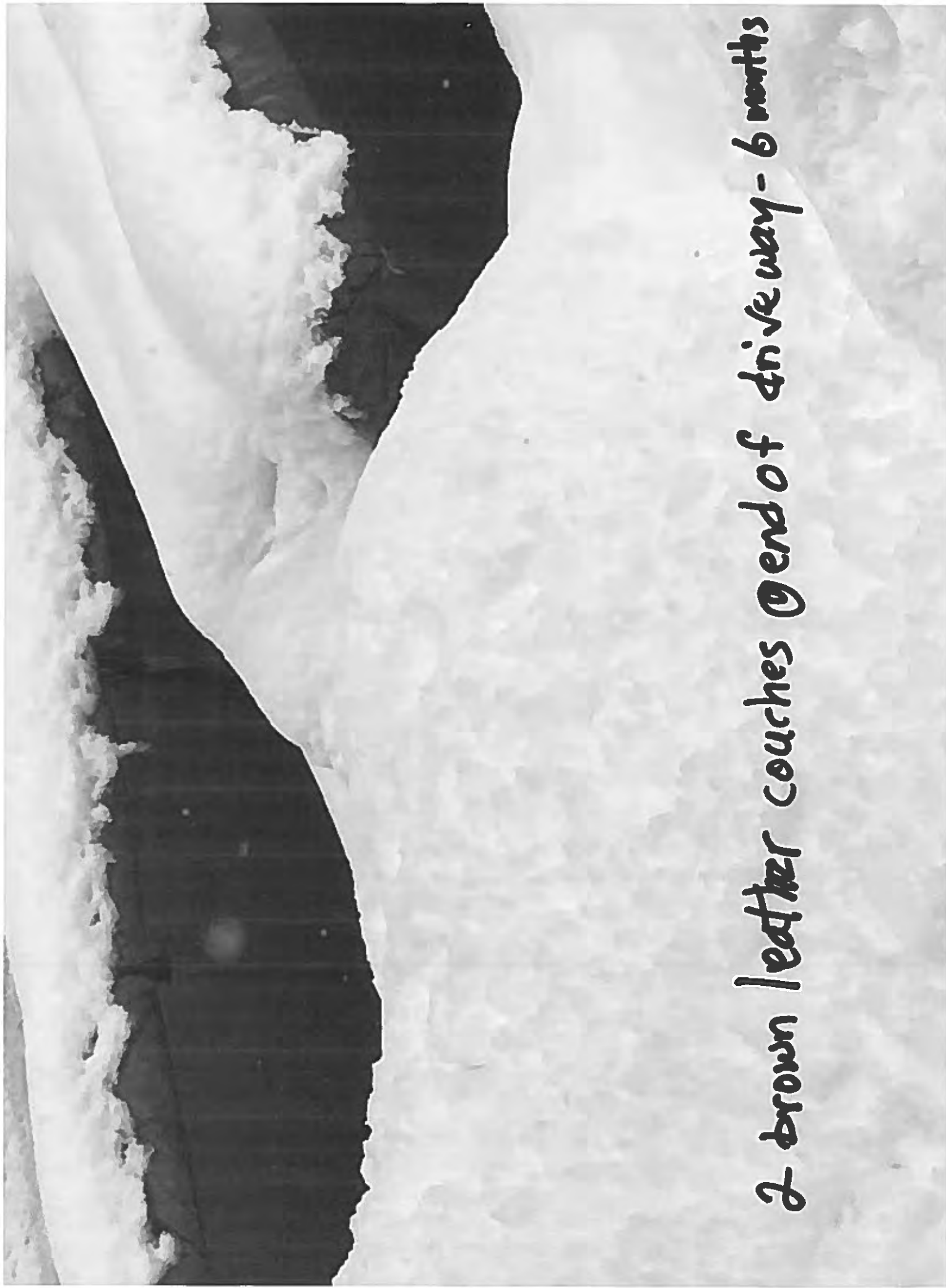
Even during the winter time, there are five vehicles (including the extremely loud yellow xterra?). This is multiplied exponentially if the CUP is approved.

A small, faint blue handwritten mark or signature, possibly initials, located in the lower right quadrant of the page.





2 brown leather couches @ end of driveway - 6 months







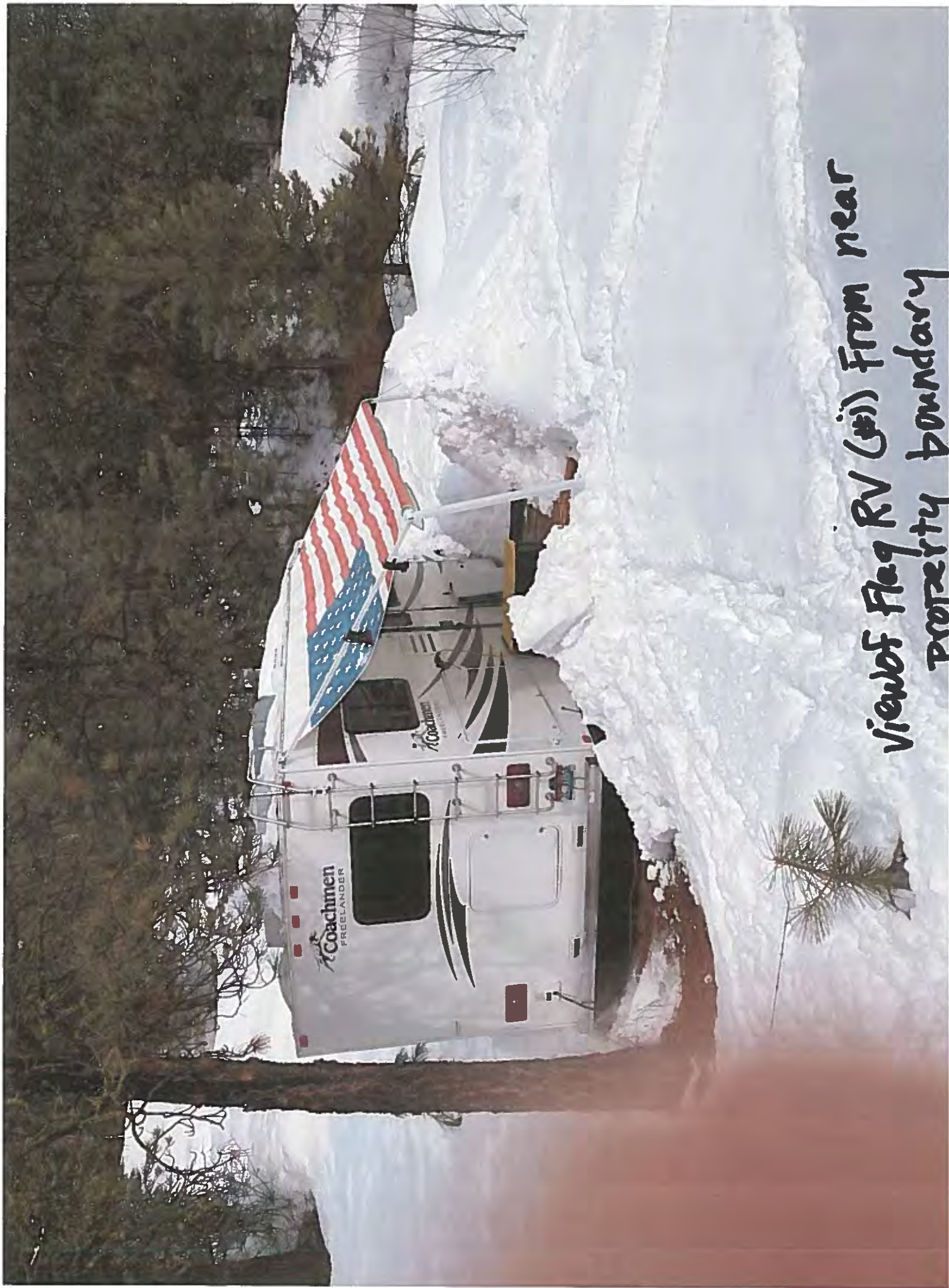
Appliance & metal trash at end  
of driveway 6 months...





view from our North side yard 465 Ca barton









#2 Blue/white RV



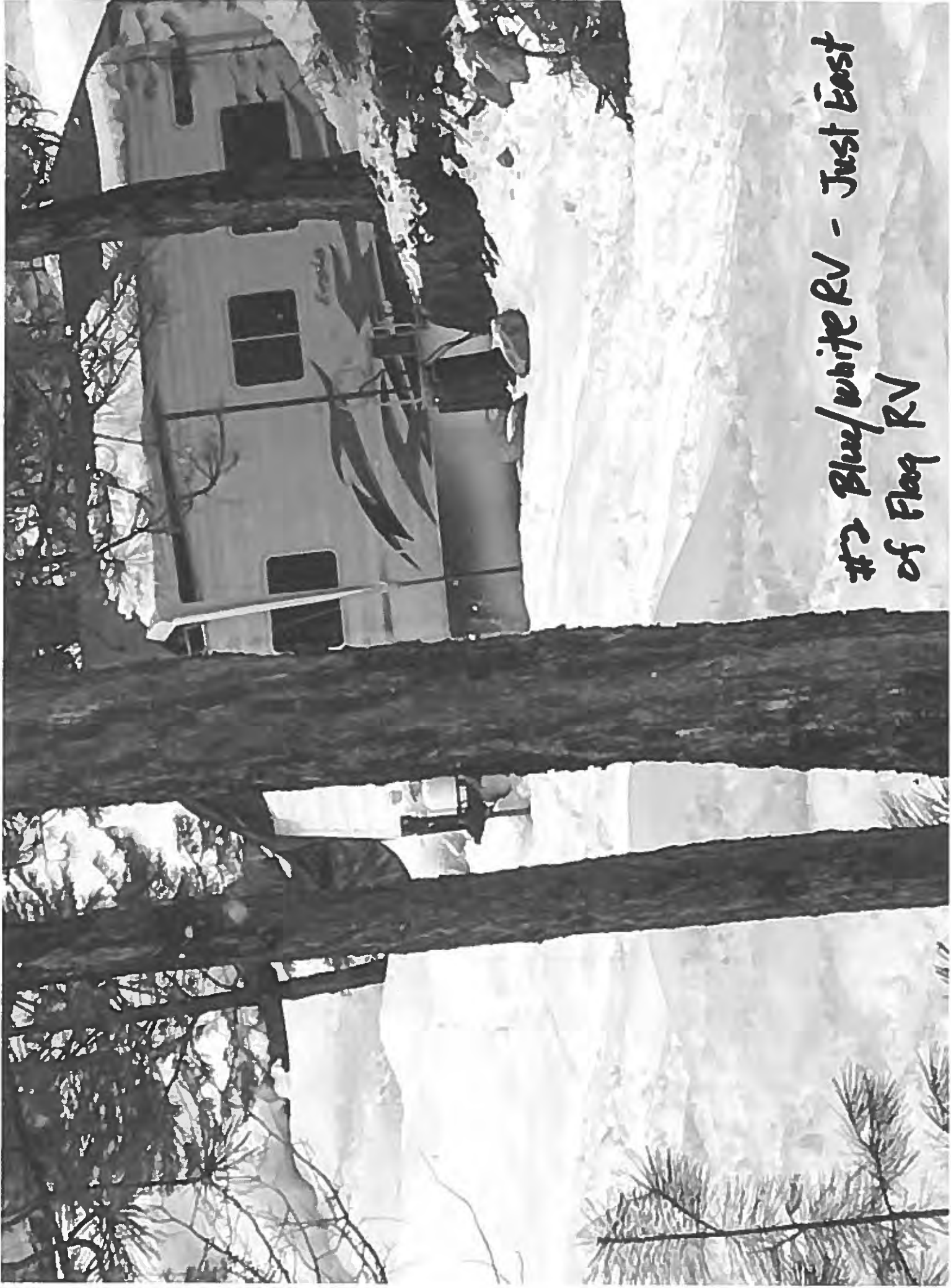


#3 Buried Boat



#4 Buried Boat

#2 Blue/white RV - Just East  
of Flag RV







#1 Flag RV along fenceline





One of multiple other trailers  
hanging out @ 465

Spring is coming and that means going out with your dogs to enjoy our beautiful surroundings.

Dog waste that isn't cleaned up isn't just a hazard for the bottom of your shoes—it is also a cause of pollution in creeks, rivers, and lakes. Dog waste contains nitrogen and phosphorus, which can deplete oxygen that fish and other water-based life need to survive, as well as encourage the growth of harmful algae. It is also considered a significant source of pathogens like fecal coliform, a disease-causing bacterium.

Please be Mindful of our Watershed...

When out with your pet, carry a plastic bag to pick up and dispose of your pets' leavings.

Mayor Judith R. Nissula



*Included in information received from  
Tom and Michelle McGlashen*

## **C.U.P. 23-06 OPPOSE**

**From:** [REDACTED]

**Sent:** Wednesday, March 29, 2023 2:00 PM

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

**Subject:** C.U.P. 23-06 OPPOSE

Dear Ms. Herrick,

We are writing to OPPOSE C.U.P. 23-06 Smith Family Camping Site and Multiple Residences at 465 Cabarton Rd.

We oppose based on the following:

**Density-**In addition to the current home, adding 9 RV's, 2 small homes and an unspecified number of tents has to exceed the density intended for this lot. There are multiple available campgrounds in the area for this type of use.

**Well-**An additional 22+ people will be using the well that was intended for one household.

**Sewer/Porta-Potty-**We have a septic system for our three-bedroom home at 587 Cabarton Rd. When we requested to add one sewer line from our home to one summer RV spot on our land, we were denied by District Health. How will the applicant's current sewer system accommodate the significant increase in sewer needs. In addition, a porta-potty is proposed by the applicant. That is not a permanent solution as well as a residential eye sore. Are 22+ people really going to wait in line for a porta-potty?? Even the boat launch at Carbarton doesn't have a permanent porta-potty.

**Traffic/Noise-**The applicant says the campsites will not have any commercial/rental use. If each RV, tiny homes and tents were occupied, there would be an additional 12+ cars parked at one residence.

**Zoning-**This is a residential property. The applicant says the RV's will be used by family and friends. How will that be enforced/monitored? Even Airbnb and VRBO are restricted in the number of occupants and cars in a residential area.

**Precedent-** If this applicant is successful, there will be no restrictions on zoning, commercial use, septic restrictions, parking, traffic and noise. What authority will the Planning and Zoning committee have in the future?

If this application is approved, we will be submitting to allow our friends and family to park their RV's and extra automobiles at our place for free. It will become a rv storage lot.

Thank you for your consideration.

Jerry & Billie Keuter  
587 Cabarton Rd  
Cascade, ID  
[REDACTED]



Dear Valley County Planning and Zoning Commission:

This letter is a written response to the C.U.P. 23-06 for the Smith Family Camping Site and Multiple Residences. My name is Fred McGlashen, the son of the impacted neighbors of the property that is visually adjacent to the proposed development and someone who was born and raised in Cascade. I would like to address some concerns and possible alternatives to developing a multi-resident RV Park and Campground at 465 Cabarton Rd.

I first want to talk a little bit about my parents who have lived and worked the majority of their lives in Valley county. My Dad founded Tackle Tom's from scratch, growing it into a successful business and a staple of the town , including being featured on the Boise tv news stations multiple times. Because of the job my Dad did, the new owners kept the Tackle Tom's brand name. My Mom, a retired Special Education teacher who worked tirelessly for her kids with both learning and developmental disabilities and challenges over her 30 year career at Cascade Jr. Sr. High School. She still regularly volunteers to give back to the community after retirement. Both were recently honored in last year's 4th of July parade with their 35+ years of contributions to the community. To this day they continue to support city events and volunteer. My mom is an active member of the hospital auxiliary board and volunteers at multiple city sponsored events. I'm so grateful for my parents and the values they instilled in us at a very young age and they very much deserve to retire in a peaceful environment.

The same values they raised us with are the same values that the Smith's outline in their value statement. They would like to raise their children to respect their elders and their community. I 100% agree that it's imperative to instill a good work ethic, moral values and good manners in youth. However, I'm not sure how this relates to building multi residential dwellings on their property. Good parenting is a must no matter where you live or how many units you have on your property.

The Smith's have been visiting Valley County for 50+ years so they know that Valley County is known as a beautiful get away from the city and a great place to enjoy nature. Valley County is an outdoor paradise with access to millions of acres of public land to enjoy (the Boise National Forest is 2.5 million acres, 450,000 on the Cascade Ranger District alone). This is what our family and the Smith's, I'm sure, love about Valley County. I worked with the forest service for multiple summers in Valley County and can attest to a surplus of available areas for camper, RV, and tent camping that would accommodate people that fall under ADA, plus space specifically for group outings. There are also multiple RV parks located in and around Cascade, located on the North Fork of the Payette river and at State Park campgrounds that were developed on beautiful Cascade Lake and at Horsethief Reservoir. All provide additional economic value, designed for people to enjoy the outdoors, have space for people with disabilities and are amazing ways to recreate in the area. In high



school I worked for the owners of one of the RV parks, I would be happy to put them in touch. And these are only the main spots in close proximity to Cascade and property in question. There are many more in Valley County in both Donnelly and the McCall area. With so much available space to camp and recreate, why is there a need to develop property in a residential area that brings excess noise, traffic and disturbance to an area that has historically been for residential use only? I do acknowledge that holiday weekends, 4th of July in particular, RV and camping space can get limited in Valley County but we are talking about putting in permanent residences on the property. Wouldn't it make sense for the Smith's family and Friends to plan and schedule properly for the busy times as opposed to creating a **permanent** residential compound that already has three RV spots available without causing additional undue hardship on the neighboring property?

Also, if this permit was to be granted there are major concerns on how this property will follow common courtesy and safety policies normally established in commercial campgrounds. Things like noise limits, rules around safety, and other regulations. As we know fires are particularly important especially during high fire danger time. Who's going to ensure the several campfires on the property are drowned out every time? My parents have already taken steps to make their property fire wise too, but having your property firewise doesn't eliminate the risk from fire spreading from a careless act. The more people the greater the risk. I know this personally from holding the title of Fire Prevention Officer during my time at the Forest Service. I put out countless campfires that escaped the fire rings of not so careful individuals. In a private "campground" how will the county ensure they will abide by fire restrictions during the high fire danger summer months when the permit suggests it will have the highest occupancy?

Also, what classifies a "friend" and how is the county supposed to ensure these "friends" aren't providing any compensation for their stay, especially with the additional costs the Smiths will be incurring from development and the additional day to day increases in operational costs? This part is very vague in the permit application AND as an aging couple as my parents are, not knowing who will be in and out of the property adjacent to them is concerning. It's totally legitimate for them to have their safety and security come into question when the applicants state in the permit there are going to be times where there are very large groups gathering next door. Also, when we (my siblings and I) come to visit with grandchildren, how will we feel secure in letting them enjoy our property when there are so many people on the neighbors side going in and out? What if there is a safety issue? Cascade no longer has a city police department, so, what's a realistic response time for the county police if we needed them? How can the county ensure the safety and security of my family and parents who have earned the right to retire in peace with so many people coming and going on the neighbor's property?

Another huge concern is the value of my parents property. There is no doubt that having a family managed residential trailer park/campground will adversely affect the value of my

childhood home. A home that will go to my brother, sister and myself one day. Allowing this development will be taking money straight from my parents' pockets. With how much they have contributed to the city and the county over the years, the loss of future equity would be unfair if they weren't able to reap these rewards.

The Smiths have already developed their property to include three spots for RVs and my parents have respected and embraced the county's decision. They have even gone above and beyond to showcase values the Smith's hope to instill in their children and have tried to be good neighbors to Smiths. They even went so far as to get them a little Christmas gift this year. In return, the first they heard about the expansion of the residential units was receiving a notice of the hearing in the mail. I only say this to make the point that my parents only want what's fair. This development is both an overreach and perversion of what this permit should be used for and is undeniably unfair to my parents who have been respected members of this community and the county for years.

Thank you so much for taking the time to read my response and to hear out my concerns. Valley County is a wonderful place to live and *currently* a perfect environment for my parents to enjoy their retirement. I hope you'll take my comments into consideration before making your final decision.

Thank you again to the Valley County Planning and Zoning Commission.

Regards,

Fred McGlashen



**Smith Family Camping Site RV Park****From:** Ron Melchiorre [REDACTED]**Sent:** Friday, March 31, 2023 4:28 PM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** Smith Family Camping Site RV Park

I am writing to express my opposition to the application of the Smith Family RV Park and Multiple Residences. There are now on the site multiple RVS and tents as well three or more boats. Trash has been at the drive entrance for at least six months. There does not seem to be a limit to the number of people who occupy the site. When occupied there are ATV's overcrowding the site and making noise. On my property (Vacation Rental) I am only allowed to have four people due to the septic system, at any given time these folks have over twenty. How can their system be safe? This is quiet clean residential and this site is destroying what residents have come to appreciate about Cascade. Why not use the state park system to meet their needs with certification for handicapped. If this is approved it will be my intention to make Cascade my main residence so I vote and campaign for change in Valley County and Cascade..

Ronald L Melchiorre  
237 Ponderosa Lane  
Cascade, ID

**CUP 23-06****From:** Clinton Kennedy [REDACTED]**Sent:** Friday, March 31, 2023 11:23 AM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** CUP 23-06

C.U.P. 23-06

Smith Family Camping Site and Multiple Residences

I have concerns regarding this project. It will increase the population density of the area to a point that will negatively affect the rural nature all who live there now. Allowing this kind of development on the Cabarton loop will set precedent for others to do the same. This would have a very negative impact on the whole area. Keep dense developments to other area more appropriate for this kind Of development.

Sincerely Clinton Kennedy

"The frog does not drink up the pond in which he lives."  
American Indian Proverb

Clinton A Kennedy  
[REDACTED]



**C.U.P. 23-06**

**From:** Warren Johns [REDACTED]  
**Sent:** Friday, March 31, 2023 6:04 PM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** C.U.P. 23-06

Hi Cinda,

I have a property within hearing distance of this proposed CUP applicant. I don't know them but I have seen the property since the owners received a permit for a Residential Campground last summer.

I commend Planning and Zoning for your flexibility in allowing property owners to have additional rights to have trailers, RV's etc for use beyond the existing home or cabin. In this case though, I feel that the CUP goes way past the mark for the property in question. Most projects/campgrounds like the one proposed are located on property that is bigger and/or vacant. The original intent of this area was to have a cabin and possibly a Mother-in-Law Quarters or bunkhouse on the Lot. The cabins on and around Cabarton Lane weren't approved initially for Multiple Residences/Camping sites. It seems like a colossal stretch to approve 11 residences on a site that already is clearly cluttered with a permit that allowed for 3 RV's. While I respect private property rights and support comprehensive utilization of ones property, This CUP will undoubtedly affect those cabins in close proximity with the noise, gun shooting (Last summer) and party atmosphere that will accompany 12 total residences on 1 property. While I don't live in Valley County year around, my heart goes out to those local folks that have a few months of lovely weather accompanied by the zoo of activity/Chaos this approval will create. Please decline this application.

Kind Regards,  
Warren Johns



Capital Realty of Idaho



**ALERT!** Warren Johns, Designated Broker / Capital Realty of Idaho, will never send you wiring information via email or request that you send me personal financial information by email. If you receive an email message like this concerning any transaction involving Capital Realty of Idaho, do not respond to the email and immediately contact your agent via phone.

## **Written comments for C.U.P. 23-06, Smith Family Camping Site and Multiple Residences**

**From:** Chad Ewing [REDACTED]

**Sent:** Saturday, April 1, 2023 7:30 PM

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

**Subject:** Written comments for C.U.P. 23-06, Smith Family Camping Site and Multiple Residences

Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611

Re: C.U.P. 23-06, Smith Family Camping Site and Multiple Residences

P&Z Director Herrick,

We are writing in opposition to the specified conditional use permit. The Cabarton Road Neighborhood is not an appropriate location for an RV Park with 12 residences on a five-acre parcel. The City of Cascade has areas that are zoned Residential or Recreation but this property is in an area zoned only Residential. There are numerous campgrounds and RV parks close by that could accommodate friends and family without disrupting the peaceful nature of this neighborhood by allowing such housing density.

We agree with these concerns put forth by owners of the neighboring property:

- The formation of an RV Park in a residential area is different than 2-3 RVs parked on a property.
- There is an anticipated large increase in ATV, UTV and vehicular traffic on Cabarton Road.
- There is an anticipated huge increase in noise for adjacent property owners. Sound carries in our otherwise quiet mountain neighborhood.
- This permit does not provide any regulation for additional tents or the number of visitors that can occupy the 5-acre parcel at any given time.
- Additional people bring additional pets. Those pets don't stay contained on that property.
- There will be an increased need for sanitation and trash for an RV Park.
- What happens to the overflow of vehicles, boats and recreational toys that the already crowded property cannot accommodate?
- Allowing these owners to use their property in this way significantly reduces the surrounding owners' ability to enjoy their property.

We don't believe this request fits within the zoning for this neighborhood nor does it fit with the overall intent of the City's comprehensive plan for growth. As such, we respectfully request that the P&Z deny the conditional use permit.

Best regards,  
Chad and Julie Ewing  
Property Owners at 220 Ponderosa Lane, Cascade, ID 83611

## **C.U.P. 23-06 Smith Family Camping Site and Multiple Residences**

**From:** BRUCE MacCoy [REDACTED]

**Sent:** Sunday, April 2, 2023 5:11 PM

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

**Subject:** C.U.P. 23-06 Smith Family Camping Site and Multiple Residences

Cynda,

We are unable to attend the public hearing scheduled for April 13, 2023 at 6 pm and would like to submit written comment on the proposed multiple resident application submitted by Mike and Elishia Smith for the property at 465 Cabarton Rd. We have been residents of the Cabarton Ranchette area within a mile of this residence for over 15 years. We have several concerns regarding rezoning of the property. We have listed several of them here for your consideration to refuse the conditional use permit (C.U.P) for this property:

- Multiple residences at that location will increase traffic on Cabarton Rd. Vehicles include, trucks, cars, UTVs, boats, and trailers. This will cause excessive non-residential use of this country maintained road that already receives minimal service.
- Impact on sanitary septic and potential for overloading.
- Over use of the residential well and its potential impact on ground water levels and depletion of the local aquifer.
- Increase in noise and light pollution in the area. We have already experienced excessive noise from that property during holiday events.
- Increased fire risk with additional barbeques and fire pits on the property.
- Impact on emergency services by inclusion of additional non-resident users using public services but not paying taxes to support those services.
- Degradation of the aesthetic mountain neighborhood by the addition of trailers, vehicles, additional trash, and several unmanaged pets on the property.
- The increased activity will impact the adjacent state land and wildlife, degrading the natural habitat we hike through and enjoy.

Please reject the C.U.P 23-06 application.

Thank you for your time and let us know if you have any questions.

Dorene and Bruce MacCoy  
193 Ponderosa Lane  
Cascade, Idaho 83611  
[REDACTED]

**Regarding Smith Family Camping Site and Multiple Residences**

**From:** Debbie Hepworth [REDACTED]

**Sent:** Monday, April 3, 2023 10:43 AM

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

**Subject:** Regarding Smith Family Camping Site and Multiple Residences

To whom this may concern: We have a place on Cabarton Rd. and like to be good neighbors. The proposed RV park will probably not be in the best interest of most residents on this road and especially the adjacent neighbors. The amount of folks there this last year is probably enough. We, like the Smith's, have multiple families and friends staying with us but never long term. And really less is better. If one person starts this we could have RV parks all along our road. Nobody, we believe minds a few RV pads for family and friends.

Thank you, Clyde and Debbie Hepworth 515 Cabarton Rd.



**OPPOSE CUP 23-06**

**From:** Stacey Schimpf [REDACTED]  
**Sent:** Monday, April 3, 2023 10:58 AM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Cc:** [REDACTED]  
**Subject:** OPPOSE CUP 23-06

Hello Cynda,

RE: CUP 23-06 / 465 Cabarton Road

This is Stacey Schimpf, resident of Valley County for over 20 years, I live off of Cabarton Road just to the north of the proposed RV park.

I strongly oppose an RV Park in our residential area.

There are RV sites around the lake and RV parks in town, please keep our residential area residential.

Thank you for the opportunity to comment.

Regards,  
Stacey Schimpf

Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
PO Box 1350  
Cascade, Id. 83611



Dear Cynda,

I am writing to express some concerns about C.U.P. application 23-06 (Smith Family Camping Site and Multiple Residences). The application makes a number of puzzling arguments to justify forming a Recreational RV Park. There are vague assertions as to "friends and family", "various disabilities", "mobility issues", need for "accommodations" in order to take part in outdoor activities, and even "therapy animals". There is no data included or verifiable justification given for these assertions or for the "necessary" adaptations.

I suggest that there is an obvious explanation. That is, there is no distinction between the applicants proposed project and their current business; Trinity Assisted Living. A casual exploration of the Trinity business website gives us some revealing information.

Elishia Smith (applicant): President, Trinity Assisted Living. Motto: "Where your family becomes part of ours"

Elishia's father, husband and four children have all (or are still?) worked for Trinity Assisted Living

Extensive use of the phrase "friends and family" in online marketing to include clients and staff:

- "During that time Elishia's passion for her residents' wellbeing grew to a point to where she considered each and every one of them as part of her family."
- "When people feel they have a supportive family, blood relation or not, lives are enhanced".
- "I absolutely love my Trinity Family and cannot imagine my life, my family without all the Trinity members.
- "This work is such a blessing! My business is built on strong family values. Mike and I have 4 teenagers, and they all work for the company as well as my Dad, John Cole!"
- "My focus is treating each person as if they were part of my family..."
- Referring to Elishia's grandmother who was staying at Trinity Assisted Living: "She would introduce guests to her housemates as her extended family!"

Under the Activities heading, there is discussion regarding two day camping/fishing excursions (and the relative benefits for clients).

Curiously, there are also photos of the Assisted Living clients on horseback or interacting with horses in various ways, under the direction of the "Life Enrichment Coordinator", Hayley Terrazas. This is the same Hayley Terrazas who is listed as CEO of Trinity Assisted Living. This is also the same Haley Terrazas who recently purchased a property at 300 Cabarton Rd. It comes as no surprise that there are four horses inhabiting the property.

Now consider the applicants own language when describing the justification for this C.U.P. project:

"regardless of age or physical abilities"

"safe for all abilities"

"safe terrain for unsteady mobility"

"average age is 50 years old"

"young adults w/special needs"

"terminal and chronic illnesses"

"various physical disabilities"

"difficult to camp...without significant accommodations and assistance"

"friends and family therapy animals"

"some guests need more rest and quieter surroundings"

I believe that this paints a clear picture of what this RV park is really intended for.

Thank you for your attention.

**Smith family camping site - 465 Cabarton RD****From:** Leslie Hamilton [REDACTED]**Sent:** Monday, April 3, 2023 7:26 PM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** Smith family camping site - 465 Cabarton RD

Please, please, please do not approve the Smith Family Camping Site. We have property about 1/2 mile away from 465 Cabarton. We walk past it regularly and we are horrified by what we see: four wheelers doing donuts in the road, many RV's and tents, and "stuff". It does not fit in this neighborhood. It already makes me upset every time we drive by to see many RV's permanently parked on property that used to be so beautiful, especially after Valley County had recently limited the number of RV's on a property. If you allow this to pass, this nice, quiet area will be destroyed. Please listen to the neighbors and do not allow this to pass.

Thank you,  
Leslie Hamilton



**Smith conditional use permit - 465 Cabarton RD****From:** Dale Hamilton [REDACTED]**Sent:** Monday, April 3, 2023 11:20 PM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Cc:** Leslie Hamilton [REDACTED]**Subject:** Smith conditional use permit - 465 Cabarton RD

Ms Herrick,

My wife and I own a house at 166 Ponderosa Ln, Cascade Idaho. Our house is less than a half mile from the Smith property at 465 Cabarton Road. I would strongly urge you to deny the conditional use permit for 9 campers plus two tiny homes on 465 Cabarton Road. The hearing notice does not mention any additional improvements to the well, nor the septic system beyond the well and septic system for the existing house. I am very concerned about the impact of these additional units on the aquifer and groundwater quality as well as the noise and traffic levels along that section of Cabarton Road.

I will also note that last summer, the owners of this property had allowed at least 5 RVs as well as a number of tents to be parked on the property for the whole summer without any evidence that there were improvements to the property to support those RVs beyond grading spots for the RVs to park. Additionally, many of these trailers remained on the property during the winter. This is in direct violation of recent regulations passed in Valley County limiting property owners to only having a single RV on their property.

Please do not grant this conditional use permit and enforce the regulations that have already been imposed and are being adhered to by their neighbors.

Dale

Dale Hamilton, Ph.D.

Associate Professor of Computer Science

Department of Mathematics and Computer Science

[REDACTED]



**NORTHWEST**  
NAZARENE UNIVERSITY



Dear Valley County Planning and Zoning Commission:

My name is Nellie McGlashen, I am writing in response to the C.U.P. 23-06 for the Smith Family Camping Site and Multiple Residences. I was born and raised in Cascade and am the daughter of one of the potentially affected neighbors of this large, proposed development.

When someone asks me where my favorite place is, without hesitation I always say Cascade, Idaho. The place I specifically picture in my head is my parent's house on Cabarton Rd, the house where I spent most all of my childhood. The reason this is my favorite place is because it is home. It is where I go to find relief when life becomes too hectic, busy, and sometimes overwhelming. The serenity and peacefulness of having coffee on the front porch with my family, listening to the tranquil mountain sounds as the world wakes up is a feeling like no other. This is the place where I go to find my center again and I always picture having this haven in my life and in my family forever and it is devastating to think that this place I love may fade away and only live as a memory.

This is why I am writing to express my strong opposition to the proposed development of a campsite and multiple residences in our neighborhood. I believe that this project would have a significant negative impact on our families neighborhood, and I urge you to consider this in your decision making.

First and foremost, the addition of a campsite and multiple residences would increase traffic and significantly increase noise in the area, more than it already has. The drastic influx of development and people would put a strain on the local environment. This includes increased damage to the already stressed Cabarton Rd, potentially increase risk for dangerous drivers as many local residents walk their dogs or ride bikes along this road, and disrupt the peaceful environment with noise, sound, and light pollution. The negative increase in activity would make it a less desirable place to stay and more fatefully, a less desirable place to live.

Furthermore, this development would have serious environmental consequences. The construction of multiple residences and campsites would require significant land clearing, which would harm our local ecosystem and wildlife. Cascade is known for its beautiful landscape and thriving wildlife, it would be heartbreaking to see this disturbed or diminished.

Finally, the proposed development would have a negative impact on property values in the area. The presence of a large campsite and multiple residences would detract from the peaceful and quiet nature of our community, making it a less

attractive place to live. This would ultimately drive down property values, hurting homeowners in the area like my parents who have worked so hard to build a safe and beautiful home.

For these reasons, I strongly urge you to reject the proposed development of a campsite and multiple residences in our community. Instead, we should focus on preserving the natural beauty of our area and maintaining the peaceful environment that makes it such a desirable place to live.

Thank you for considering my concerns.

Sincerely,

Nellie McGlashen



The following comments are for the Valley County Planning & Zoning Commission public hearing scheduled for April 13, 2023 and in response to the proposed "Smith Family Camping Site and Multiple Residences".

The applicants residing at 465 Cabarton Road, Mike & Elishia Smith, are requesting approval for 9 camper/RV sites, plus 2 additional 'tiny' home sites, plus an undefined number of tent locations throughout their property.

I respectfully request the application be denied. If the Commissioners opt to approve the application, I would ask that a temporary 1-year approval be granted with a follow-up hearing to determine the implementation and impact on surrounding neighbors and neighborhood.

Prior to submitting this required application and receiving any approval, the Smiths have already had significant number of campers and tents on their property during the summer of 2022. I observed speeding vehicles (trucks, UTVs and 4-wheelers) coming in and out of this property. I have also observed vehicles from this location speeding, significantly, in neighborhood areas including my own. It was pretty easy to follow the sliding dirt tracks to and from 465 Cabarton Road. Further, during this winter, I could see sliding 4-wheeler tracks in front of their own property and in front of the neighbor's property immediately next door.

There is currently a large pile of trash at the end of the driveway that has been there for several months; since before the snow began falling. What is going to happen when a significantly larger group of individuals occupies a tract of land less than 5 acres? Will the trash pile overflow into Cabarton? Will the trash get blow to other neighbors? Will this result in a fire hazard?

What might the impact be on water resources? Will the tiny homes access the property well?

What about the septic system? How many bedrooms has Central District Health approved the existing septic system for? Will the tiny homes incorporate showers, toilets and/or sink and be connected to the existing septic system? Has CDH approved any updated permit?

The request only states that a portable bathroom is "proposed". Will this be a single portable bathroom? Who will be using it? Will the tiny home residents use the portable bathroom exclusively?

How many people will be on this property at any given time? The applicants have not provided this information. Based on 2 persons per camper/RV and 2 persons per tiny home, this is an additional 22 people. Add to that an unlimited number of tent campers. And, of course, the owner/occupants of the property. It sounds like a minimum of 30 or more people will be going into and out of this property. This is additional traffic in a small area with at least one neighbor in close proximity and several other neighbors, such as myself, not much further down the road.

In sum, what the applicants are requesting approval for has already occurred and the property owners have already demonstrated their failure to provide adequate oversight of the individuals they have invited to stay at 465 Cabarton. (I assume many of these individuals will be repeat visitors.) In addition, there appears to be a lack of necessary and relevant information regarding septic permitting/use, fire safety, water usage and general impact and implementation of what amounts to an RV park.

*Julie Jones*



April 4, 2023

Dear Planning and Zoning Members:

As a long-time Cascade resident, I share Tom and Michelle McGlashen's concern at the thought of an RV and tent campground next door to their house on Cabarton Road. I would imagine this proposal isn't permitted under existing zoning, given the need for a CUP request by the Smiths at 465 Cabarton Road, who already have three RVs on the property.

The owners of the property at 465 Cabarton have submitted an ambiguously worded request for "no more than ten" RV and camping accommodations for an unspecified number of "friends and family" during the entire camping season, in addition to the construction of two tiny homes and an unspecified number of tents. Regardless of the owners' desire to nurture outdoor skills and family bonding free of charge, the proposal describes a venture that appears to grossly violate residential use and impinge on the rights of the neighbors.

Many Valley County residents understand a 5 acre property might include one RV connected to a septic system or a tiny home, given the need for affordable housing, but I side with the McGlashens

in objecting to a large RV park and campground in a residential area. The proposal specifies a Port-a-Potty, numerous dogs, possible firearms training, and fire pits. At times, up to 15 trailers and tents might be parked on the property.

The increased noise and traffic generated by an unspecified number of guests is reason enough to be concerned. The McGlashens describe the existing property/situation as a chaotic mess with discarded furniture, appliances, and multiple recreational vehicles parked on the property.

The application by the Smiths describes a proposal for an RV/campground business that should be in an area zoned for commercial use and regulated according to rules for sanitation, trash removal, and other laws regulating noise, animals, and traffic.

Sincerely,

Roni Rankin

Cynda Herrick-Valley County-Planning & Zoning

4-4-2023

Paul Weirum 156 Pine Valley Dr. Cascade, ID 83611

Greetings,

My name is Paul Weirum and I reside a short distance from the proposed campground. I have some major concerns about this project. For starters, much of this project sounds proposed but in reality, it has already been completed. Construction began last summer and many of the campsites shown on the proposed plot map were completed months ago. A significant amount of grading was completed and retaining walls were built. Some of that dirt was dumped in the drainage along Cabarton Road. It also appears as though cement was even poured around the county culverts. I never saw any indication that any of the construction was permitted. As I look at the plot plan, most of these sites were built last summer and most were occupied by campers and RVs. There were even some tents.

When considering a project such as this one, I believe its important to consider all aspects. One of the biggest concerns should be how it effects the enviroment and neighbors. This property was purchased as a single family dwelling and the owners seek a permit to have approximately 12 different dwellings on the property.

Even if the 12 different dwellings are only seasonal, they will impact their neighbors and services in the area. Neighbors should be concerned about noise and light pollution as all of the additional residents and visitors will make noise and they will use light. There will be additional traffic in the area. There may be an impact on both the Sheriff's Department and the EMS.

With potentially dozens of people on the property, there will be trespassing issues. There will also be problems with loose dogs roaming the area. I have personally witnessed the dog problem and spoke with one of the owners about it.

While the owners state that the sites will be friends and family, who will monitor the sites or take action if an abuse of the permit is observed? There are now numerous web sites that allow owners to rent out RV or even tent sites. Once established, this camp could easily be converted to a commercial business by this owner or the next.

The noise and light pollution alone will have impacts on the surrounding properties. Depending on the nature of those impacts, neighbors could very well see a negative impact in their property values and the county could see a drop in property taxes.

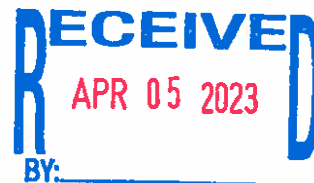
I believe that this project should be denied. They are asking for forgiveness in the form of a permit. It will have a negative impact on existing residents in the area and allowing such a camp sets a terrible example that others will watch and attempt to follow.

Sincerely,

Paul Weirum

Dear Planning and Zoning Members,

C.U.P. 25-06 Smith RV Park



This is not "camping". This is just people coming to stay on the property. This is a free for all. Not for profit family and friends, and housing temporary workers too. This is more like a refugee camp or a nest for transients. Shouldn't the McGlashens be worried about their neighbors parking all those vehicles on dry grass? Why are the Smiths even considering fire-pits? Wasn't last years' 4 corners fire warning enough. You're going to need a fire Marshall on staff all the time with all those people barbecuing, cooking outside, the dry grass, centuries of pine needles, fallen branches and twigs everywhere. Shouldn't they follow SITPA no burn times (May-October). If fire pits are allowed, they need to post fire rules and have someone in charge of making sure people follow them.

And tell me about Cabarton Rd. Cabarton road is barely a two-lane road. There is no center line striping for all the additional RV traffic heading off the property to go to the dump station. It has always been a road where people feel comfortable to take a walk, exercise their dogs, bicycle riding or riding a horse for that matter. The freaking road is already a hazard with all the ATV's and whatnot.

Cabarton Road has always been a pretty drive for me. Now I get to 465 and all I see are the couches and trash at the end of the driveway. Everybody thinks they have a beautiful baby. Well, this is an ugly baby, no matter how much the Smiths think they are beautifying the property. It used to be one of the prettiest lots on the entire road. Now it looks like a cluttered parking lot. These folks might as well set up camp at a Walmart.

I have a dog and visit the McGlashens from time to time. I sure as heck won't be comfortable bringing my dog over and risk having problems with the Smiths pack. That's exactly what it will be with the three or four resident dogs and the possibility of therapy dogs and God knows whatever other "family and friends" dogs that show up. I hate to think of my friends having to live next door to a kennel. Dr. Ruble told me that there can be diseases that dogs from the valley can pass to Valley County animals too. Great.

I am afraid for my friends for another reason. People with RV's usually have generators that they use for air conditioning in the hot summer months. Good luck sleeping with a mob of generators roaring through the night.

My last point is that I am extremely anxious about going places where I can hear gunfire nearby and I have been at the McGlashens and heard it. I have no idea where those shots are going. It's only a five-acre lot. Those shells are landing somewhere outside that property. I think it is unfair that I even have to consider wearing an orange vest to visit my friends. If there are going to be all these friends and family around, shooting anything, even BB guns is insane. I seem to recall that there is a county shooting range not far away that would be just the ticket.

If we expect people to want to come to Valley County for their recreation, I think that having this kind of development is not helpful. Allowing this kind of eyesore in one of our beautiful areas is not a great idea. Also, who in their right mind would want to buy and improve their land in a quiet and peaceful area knowing that a similar project could wind up next door?

I'm asking that planning and zoning denies this permit.

Linda Jarvis

10552 Hwy 55 Cascade, Idaho 83611



To Whom it may Concern:

This letter is in response to the proposed development of property 465 Cabarton rd, Cascade, ID 83611.

My name is Charlie McGlashen and I grew up in Cascade, Idaho along with my parents who currently reside in the adjacent property at 469 Cabarton rd. This letter is to address concerns that I currently have about the proposed developments only and does not speak to any personal feelings about the owners of the property whom I have never met.

First off, I agree with the Smiths that Cascade is a wonderful location for families to come and escape the busy city life that too many of us have grown accustomed to. Cascade was a great place for my siblings and I to grow up, and we continue to enjoy returning for holidays and vacations to enjoy the escape from the concrete jungle which we currently call home. This is precisely the reason I oppose the proposed developments. With the potential volume of people and dwellings in the proposed plans, I'm concerned that we will turn the quiet, serene area which Cabarton rd travels through into a developed trailer park not unlike what we see with developments in Ada and Canyon County. The following sections are the concerns which I feel haven't been addressed at all, or at least not thoroughly enough.

**Noise and Noise Complaints:**

- In RV parks and campgrounds there are noise limits during certain hours of the day. I am unsure if there are county ordinances with volume restrictions for private property, but I am concerned that with the number of additional dwellings and the amount of people that will potentially be next door, noise levels will be nearly impossible to control.

**Sewer/Water Impacts:**

- We have concerns about disposal of waste water/waste. For that number of people potentially being next door, I would like to see a plan for waste removal with frequency for dumping requirements to ensure there is no significant environmental impact and smell is kept under control.

**Trash:**

- Will there be dumpsters on the property and what is the required frequency of dumping. Again this goes along with waste water. I believe that it is unreasonable to assume each RV/Trailer will be responsible for their own trash/waste removal. Trash will build quickly if all proposed spots are occupied and there is no plan for removal.

**Safety/Crime:**

- I understand that the proposed developments are for friends and families. However, there are no rules set in place to ensure that this won't turn into short term rentals or allowing friends of friends to utilize the property. I think that with the potential volume of large groups, there is a reasonable concern for increased risk of crime/violence.

**Animals/fencing:**

- I appreciate the Smith's desire to keep the property looking nice with proposed fencing on the front of the property. My concern is that the proposed fencing doesn't seem to separate adjacent properties. There will be many families with potentially many pets, and



without fencing and rules regarding containment of said animals they will potentially run free to neighboring properties.

#### Unightly yards

- Again I appreciate the Smith's intent to maintain the natural beauty of the property but without any HOA or regulation of any kind I believe it will be hard to manage cleanliness with that volume of people. RV parks have full time employees who are there to ensure the property stays looking nice.

#### Light pollution:

- This goes along with regulation. Are there times of the night where light needs to be controlled? With the proposed volume of people there is reasonable concern of excess light on the property throughout the night.

#### Length of Stay:

- I'm not aware of any regulations restricting length of stay on private properties. So, even if the plan isn't to have 12 permanent residences on the property, who is going to regulate this if that is what the property owners decide they want in the future.

#### Restrictions on paid guests:

- Again, I realize this isn't the plan. However there is no regulation on what "friends and family" entails. If the property owners wanted to, who is to say they wouldn't turn the property into a paid area such as hipcamp.com, Airbnb, VRBO, or any of the other many emerging for-profit camping/glamping online services.

#### Alternative Solutions:

- There are many accessible locations where people can camp in and around the area. We have National/State forests as well as BOR lands adjacent to the lake that are more in line with the natural experience that the Smiths want for their friends and family.

#### Impacts on Cellular Service:

- Cabarton road already has poor cellular reception. Large groups of people will worsen the problem due to increased demand on already minimal coverage. This could potentially pose a safety risk, but is also an inconvenience for current residents.

#### Impacts on Cabarton road:

- I grew up on Cabarton road and can remember the years of damage that was done to the road following construction of Trinity Pines. The road was in terrible shape for many years. I don't believe the same level of damage will be done here, but this seems like a big project with road and structure construction likely requiring frequent heavy equipment. I would like the City and County to consider road repairment costs and who will pay for repairs if needed in a timely fashion.

#### Property Values:

- I believe that having an RV park next door to any property will negatively affect property values. Most people who move to Cascade aren't interested in living next to a crowded residence with unknown volumes of people frequenting the property on any given day. People move to Cascade to enjoy nature, escape busy city routines, and reflect on the meaningful aspects of life. Again, I appreciate the Smith's desire to provide this experience for their friends and families, but I can assure you that building a small compound with a population density potentially greater than Boise itself is not the way to achieve that goal.

Thank you for considering my thoughts. I hope you will deny this permit.

Sincerely,  
Charlie McGlashen

To whom it may concern:



The following letter is in regard to the C.U.P. 23-06 proposal:

It is sad that when you get caught for doing something illegal (against county ordinance), you're given the opportunity to do it again but go bigger, more grandiose, and more absurd with no penalty. They've shown no intention of abiding by county ordinances prior to getting caught. Why would they do so going forward? County ordinances need to be enforced at a higher level and not give offenders a kitchen pass because the county could get C.U.P. money. Albeit, not much to bust the county at the seams even more.

Is it septic approved for this many dwellings? What are they doing with the holding tanks for the fecal matter? A porta-potty will not suffice. Is that a handicap suitable porta-potty? The site is not suitable for handicap or special needs people. Just look at the hill slope. The risk of this property turning into a "for profit" (commercial/rental use) property regardless of ordinance set in place by the county is extremely high due to the past actions of the current property owners.

The summer traffic is another problem. The recreational traffic up and down Cabarton Road is fast and plentiful. They have become a part of the increased traffic with no regard or respect for speed limits in their vehicles (recreational and general personal). A Recreational Vehicle Park of this size would put more strain on our already understaffed and over worked emergency services, as well our general county infrastructure.

During the winter, plow trucks have been forced to honk and slow to a stop due to ATV's purposefully spinning around and recreating on snowy roads. We are strongly opposed to more property turned into KOA campgrounds. Please say no to this Recreational Vehicle Park.

Respectfully,

Friends of Cabarton Road

(Name withheld for fear of retaliation.)

## C.U.P, 23-06 Smith Family Camping Site and Multiple Residences

From: Rafael [REDACTED]

Sent: Wednesday, April 5, 2023 4:19 PM

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

Subject: C.U.P, 23-06 Smith Family Camping Site and Multiple Residences

Cinda,

I have a property on Pine Valley Drive close to the proposed project at 465 Carbarton Road Cascade, Idaho. I do not live in Valley County year-round, as my primary residence is in Canyon County; however, I spend most of my weekends year-round and the majority of my summer at the property. I have several concerns with the proposal, as my property is within hearing distance of the applicant. As such, I have already been negatively impacted by the first phase of development.

For the record, I am also regularly approached by family and friends to create permanent camp spots for them to place their trailers and RVs. However, I have denied pursuing these requests out of courtesy for my neighbors, the majority of whom are full-time residents of Valley County, and a desire to maintain the area's tranquil quality. I may occasionally host a family event where I will allow a few to stay short-term but encourage most to plan ahead and make reservations and one of the many campgrounds or hotels in the area. I would encourage the applicants to think about following this same approach.

I have yet to meet the applicants, but I have seen the work (excavation and construction of retaining walls and creation of permanent RV pads) done on the property since they started the process of turning it into a campground last summer. I have also witnessed the increase in noise, bright lights at night (A towable light tower has been used to light up the area at night), and increased traffic (mostly from motorcycles and ATVs ripping up and down Carbarton Road and Pine Valley Drive) that accompanied the first phase of the development last summer.

The noise is not merely "kids laughing and all-age storytelling" described in their letter submitted on November 10, 2022 but rather the frequent sound of partying, dogs barking, ATV use, and gunfire generated from the regular discharge of firearms on the property. I also have safety concerns with the collection of dogs (referred to as therapy animals in the letter) that are allowed to roam freely on the property, which has been known to approach residents as they walk or ride bicycles down Carbarton Road.

In the same letter from November 10, 2022, the applicants state several goals that I believe are in direct conflict with the request for creating this campground and are some of the reasons I oppose this development. They are as follows:

- 4) Preserve the beauty of the Cascade Community and recreational activities.
  - This request is in direct conflict with preserving the beauty of the community.
- 6) To be valued members of the community for years to come.
  - Building a campground in our neighborhood does not benefit the community, only the individual.
- 7) Respect and support our neighbors, environment & community.
  - If the applicants truly respect and support their neighbors and the environment, they would listen to the concerns that have been raised and withdraw this request.
- 8) Uphold the Valley County Code of the New West
  - The Code begins with the following statement. *Make an educated and informed decision before purchasing a parcel of land out in the country.* If the applicants truly believe in



upholding this, they should have purchased a property that met the needs they were looking for instead of seeking a conditional use permit to alter our community zoning. The code also speaks to *how we value the sense of small community and lack of crowds*, which approving this C.U.P. would put an end to in our area.

While I respect private property rights and support comprehensive utilization of one's property, most campgrounds, like the one proposed, are located on a larger property and not in the middle of a residential area. This campground will undoubtedly negatively affect homes in proximity with the noise and party atmosphere that will accompany 11 + vacation sites on one property. Additionally, it will put further strain on limited county resources like the Sheriff's Department, EMS, and the fire district, which is already underfunded.

I am also concerned with the lack of effort put into completing the impact report (Pages 8-10 of the packet) and some of the conclusions that the applicant is asserting, which I have added in bold italics.

1) Traffic volume - ***No impact***

I strongly disagree with the assertion that adding 11 residences to a single parcel on a small two-lane road has no impact. The increased recreational traffic (motorcycles and ATVs) alone from the units that have been added has already had a negative impact.

3) Noise - ***If so small machine/tractor***

As stated previously, the noise in the area has greatly increased since they began adding trailers with not only the excavation but the increased motorcycles and ATV activity, regular use of automatic or semi-automatic weapons on the property, dogs, partying, etc...

5) Particulates -?

With increased motorcycle and ATV use comes increased dust, and the applicants have also designated additional fire pits, which will create additional smoke.

6) Water Demand - ***Dry Camping, self-contained Rv's or tents***

Although the applicants have stated that all 11+ campsites will be for "Dry Camping," they will need to get their water from somewhere, and that is most likely the same aquifer that the surrounding residents depend on for their water needs. There will also be a lot of waste generated with 11+ sites that could potentially have a negative impact on groundwater.

7) Fire - ***N/A***

The applicants have proposed two fire pits, but I do not see a plan for fire suppression.

8) Removal of existing vegetation - ***N/A***

With the first phase, they applicants have already removed existing vegetation, so I do not see how this can be considered not applicable.

9) Practices - ***Maintain wilderness look of the property***

With the addition of 11 units plus unlimited tent sites, it will be impossible to maintain a "wilderness look" for the property.

13) Reason for selecting this particular location - ***We own and live here***

Given that the applicants have been camping in the area for 50 years and that construction started immediately after the property was purchased, it appears that converting the property to a campground was the plan all along.

14) Increased revenue - ***Increased revenue for Valley County***

I do not see how this will increase revenue for the County. Instead, it will be a drain on already stretched resources like the fire district.

19) Residential dwelling units - ***2 residential dwellings***

Shouldn't all the trailers and RVs be considered residential dwellings if they are intended to be used, for living, sleeping, cooking, and eating?

21) Anticipated range of sale, lease, or rental... ***N/A***

Who will be responsible for ensuring that this development does not turn into a rental campground?

There is a reason the homes on and around Cabarton Road were not approved initially for multiple residences and campgrounds. It seems like a substantial stretch to approve 11 + additional sites (Trailer, RVs, and Tiny Homes) and an undisclosed number of tent camping on a site historically occupied by a single-family home in a residential/agricultural area.

I would like to conclude by asking the commission to consider thoughtfully all the concerns that have been raised and deny this application.

Sincerely,  
Rafael CdeBaca

Carol Hines/David Elliott  
11269 W Blueberry Ct  
Boise ID 83709

April 1, 2023

Cynda Herrick, AICP. CFM  
Planning and Zoning Director  
PO Box 1350  
Cascade, ID 83611



RE: C.U.P. 23-06

Our family has been property owners in Cascade since the early 1970s. We were originally campers for weekend and vacation family outings. We were always respectful of nature and our neighbors, hoping they were able to enjoy the quiet solitude of Cascade as we were. It was a perfect place to relax and unwind from the busy world. Today's world in Cascade seems to be turning into a different story. Yes, people still deserve a place to relax and unwind, however, never by ruining that ability and beauty for their neighbors.

We have had family members living permanently on Cabarton Road for many years. They are always respectful of their neighbors and are active members of the Cascade Community.

We are vehemently opposed to the C.U.P 23-06 Smith Family Camping Site and Multiple Residences. In fact, we propose you rescind the previous use RVC permit, which allowed for three RV's, due to their disregard for the regulations by overuse under that permit and not respecting the quiet solitude of their neighbors. The site has been a thorn in our side since its conception every time we drive by and is not our idea, or the previous zoning idea, of what type of residence should be allowed on Cabarton Road.

There are several issues at stake here.

They have already disregarded the previous permit usage so why should we be led to expect a different behavior with this C.U.P.

We believe they are misusing ATV and UTV safety traffic measures by doing "cookies" on the county road, driving out of property in front of traffic, and potentially disregarding other traffic rules as reported to us.

Who's to say that the owners will not be profiting from those living there? Who in the county will be monitoring their usage?

The place is unsightly, and we can only imagine what this type of usage is having or will have on property values of neighbors and others living on Cabarton Road.

Who is going to monitor the sanitary conditions of that many residences without proper septic-sewage disposal for the current RVC Permit {which is over the permit usage currently} or the increased proposed C.U.P usage?

There will also be a potential drain on the aquifer, more light pollution to effect dark-sky viewing, noise for neighbors from more outdoor-camping-type usage.

Tax revenues will not be collected from this over usage on one-single property.

There will be more fire risk with camp-site-type usage in a very timbered area, a risk to not only themselves but to neighbors and the forest.

There will be additional traffic on this county road, which is narrow and often in need of more tax dollars to maintain in a safe condition.

Lots of parked vehicles (road and recreational) create a very unsightly view to residents on Cabarton Road as well as for visitors and potential new residents to the county.

This many users will require additional trash pick up and will potentially impact emergency services.

In general, it was and is a very bad plan to grant this C.U.P. for a Recreational Vehicle Park to be included in this residential neighborhood on Cabarton Road. This request seems unreasonable as a housing plan in Valley County.

Sincerely,

Carol Hines and David Elliott



**April 13 Valley County Planning & Zoning Meeting**

**From:** Kris Ball [REDACTED]

**Sent:** Wednesday, April 5, 2023 2:37 PM

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

**Subject:** April 13 Valley County Planning & Zoning Meeting

Please include the following letter in the hearing of CUP 23-06 Smith Family Camping Site and Multiple Residences.

April 5, 2023

Shane & Kris Ball  
170 Ponderosa Lane  
Cascade, ID

Dear Valley County Planning and Zoning Commission:

In reference to the April 13, 2023 hearing, regarding #4. C.U.P. 23-06 Smith Family Camping Site and Multiple Residences. We would like the Commission to take into consideration the following:

1. The Commission approved this parcel for 3 additional permanent RV camping sites in 2022. We observed up to 6 campers parked, without moving over the spring/summer/fall.
2. We are concerned about the noise level a minimum of 12 units would bring to the surrounding area.
3. This winter we observed tracks through the snow, across our property with hunting markers placed on our trees on our property. These tracks led to the Smith Family residence. There was no prior permission asked for hunting. We are concerned by the disregard for our property rights and it only grows with an even larger influx of people in an RV park.
4. Prior to the CUP of this residence, all the surrounding properties are single family dwellings with expected occasional visitors in trailers or tents.
5. With the new CUP this 5 acres will hold a home, 9 permanent RV's, 2 tiny homes, a barn, a shop, 2 sheds, and an unlimited amount of tents.
6. If this CUP is passed it would decrease the quality of life of their neighbors and set a very concerning precedent for anyone else to follow.

For these reasons, we strongly urge you to reject the proposal for a conditional use permit for an RV park on this property. The peace and quiet of the area, as well as the rights of the neighboring residents, must be considered in any decision that is made. Thank you for your attention to this matter.

Sincerely,  
Shane & Kris Ball



The following comments are intended to be applied to the invitation to a Public Hearing scheduled for April 13<sup>th</sup>, 2023 at 6:00 P.M. concerning the Smith Family Camping Site and Multiple Residences (C.U.P. 23-06).

I am not generally one to care what others do on their property, but in this case, I take exception.

I respectfully request that the C.U.P. application by Mike and Elishia Smith at 465 Cabarton Rd. be denied.

Mike and Elishia seem to be good people, but they are poor neighbors and from past observations, there are no rules at their property for visitors and family. Case in point, nearly every time it snows, Cabarton road is filled with circles in front of their property and at times their neighbor's property. The circles are from an ATV 'doing donuts' up and down the road. Additionally, in the summer, ATV's and UTV's from their property have been seen speeding up and down Cabarton Rd. and Ponderosa Ln. at an estimated 55+ MPH. Posted speed limits are 35 and 25 respectively. This is quite the public menace not to mention obviously dangerous. During the summer of 2022, there were campers, RV's and numerous tents sprinkled all about their property, and a large number of people. Not to mention numerous boats, trailers and vehicles all over the place. It was quite the eye sore. Even on the date of this letter, there is a huge trash pile at their entrance; old appliances, furniture, scrap metal are only some of the contents.

I am fearful that the condition the property is currently maintained in will decrease the value of my own property. By approving their request for a C.U.P. and a ridiculous amount of RV/camper spaces, Tiny homes, and an unlimited amount of tents, this problem will only get worse. Cabarton Rd. from the Trinity Pines Church Camp south to West Mountain Rd is a nice area with nicer homes along it with mostly clean properties. What they are requesting to do does not fit the aesthetics or atmosphere of this well-established neighborhood.

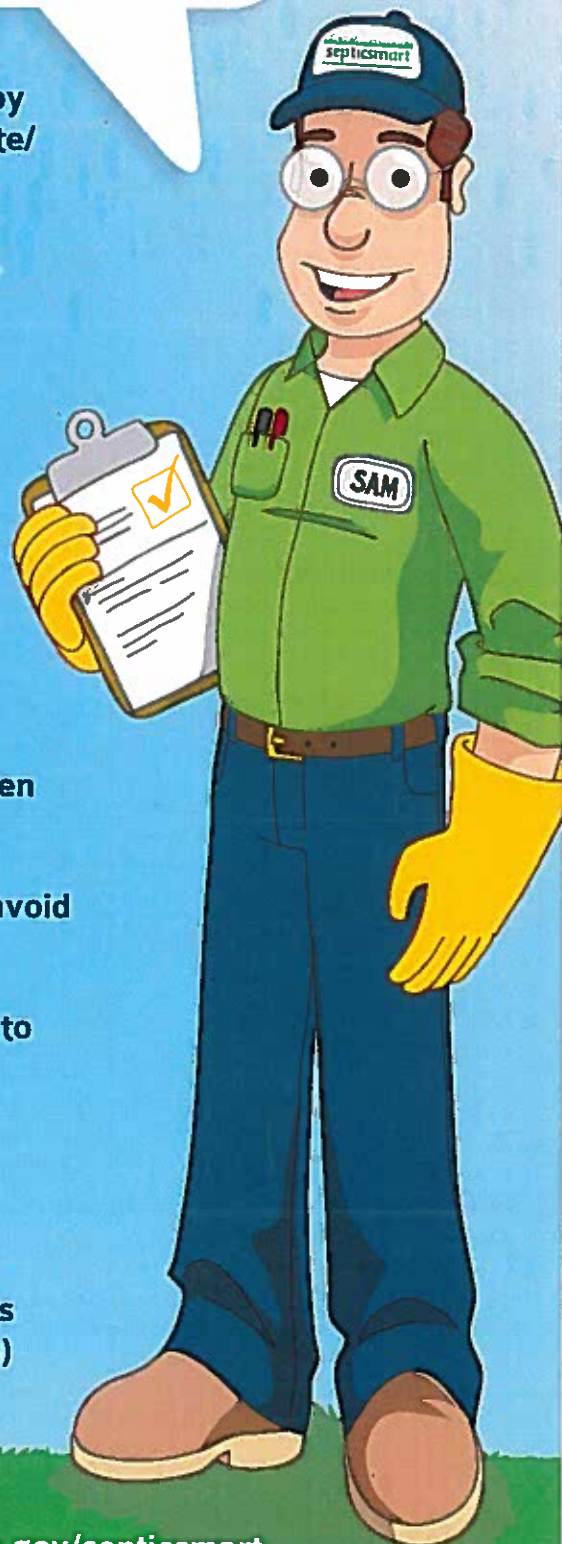
Let's keep this part of Valley County beautiful by denying the request from Mike and Elishia Smith for this Conditional Use Permit.

-Chris Jones



# Top 10 Ways to Be a Good Septic Owner

- ✓ Have your system inspected every three years by a qualified professional or according to your state/ local health department's recommendations
- ✓ Have your septic tank pumped, when necessary, generally every three to five years
- ✓ Avoid pouring harsh products (e.g., oils, grease, chemicals, paint, medications) down the drain
- ✓ Discard non-degradable products in the trash (e.g., floss, disposable wipes, cat litter) instead of flushing them
- ✓ Keep cars and heavy vehicles parked away from the drainfield and tank
- ✓ Follow the system manufacturer's directions when using septic tank cleaners and additives
- ✓ Repair leaks and use water efficient fixtures to avoid overloading the system
- ✓ Maintain plants and vegetation near the system to ensure roots do not block drains
- ✓ Use soaps and detergents that are low-suds, biodegradable, and low- or phosphate-free
- ✓ Prevent system freezing during cold weather by inspecting and insulating vulnerable system parts (e.g., the inspection pipe and soil treatment area)





# **A Homeowner's Guide to Septic Systems**



**Idaho Department of Environmental Quality  
1410 N. Hilton  
Boise, ID 83706**

**January 2001**

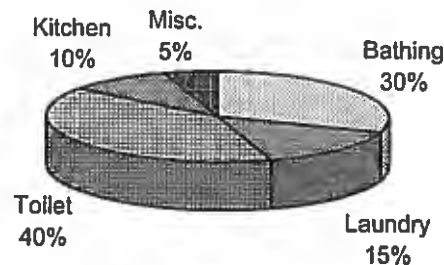


**D**o you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure grows each year. In 1999, Idaho's seven health districts issued over 6,100 permits for new septic systems.

Septic systems dispose of household sewage, or wastewater, generated from toilet use, bathing, laundry, and kitchen and cleaning activities. Because septic systems are underground and seldom require daily care, many homeowners rarely think about routine operations and maintenance. However, if a septic system is not properly designed, located, constructed, and maintained, groundwater may become contaminated.

### **Household Wastewater**

Households that are not served by public sewers depend on septic tank systems to treat and dispose of wastewater. Household wastewater carries with it all wastes that go down the drains in our homes, including human waste, dirt, food, toilet paper, soap, detergents, and cleaning products. It contains dissolved nutrients, household chemicals, grease, oil, microorganisms (including some that cause disease), and solid particles. If not properly treated by your septic system, chemicals and microorganisms in wastewater can travel through the soil to groundwater and pose a health hazard.



The average person uses between 50 and 75 gallons of water per day; mostly in the bathroom. Reducing your water use will help your septic system to work more efficiently.

### **Your Septic System**

A conventional septic system has three working parts: a septic tank, a drainfield, and surrounding soil.

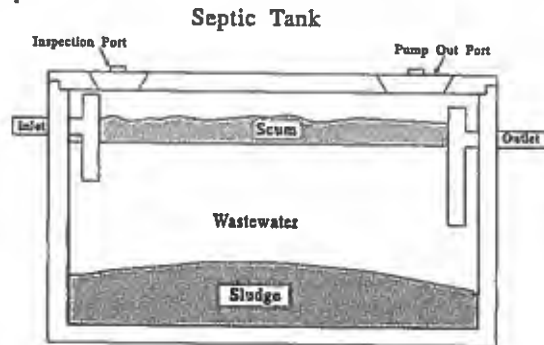
#### **Septic Tank**

Septic tanks can be made of concrete, fiberglass, or plastic and must be approved by the state. Minimum sizes of tanks have been established for residences based on the number of bedrooms in the dwelling. In Idaho, a 1,000-gallon septic tank is required for homes with three or four bedrooms. Larger tanks are required for larger homes. Local district health departments issue permits for septic systems and specify the minimum size tank. Some systems installed before the current rules and regulations may have smaller septic tanks.

A septic tank has three main functions:

- to remove as many solids as possible from household wastewater before sending the liquid, called “effluent,” to a drainfield;
- to decompose solids in the tank; and
- to store solids that do not decompose.

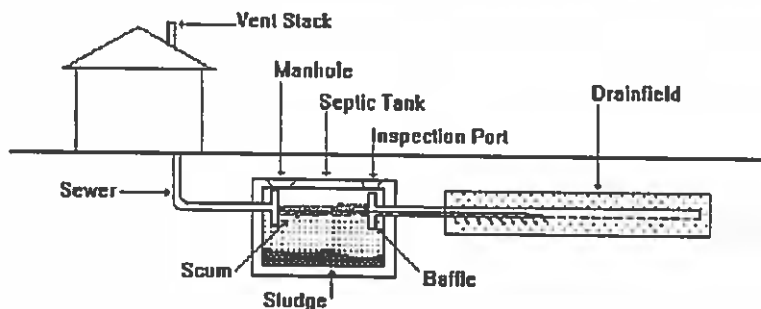
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced in volume and composition. Solids that do not decompose accumulate in the tank and eventually must be pumped out.



Tees, or baffles, are provided at the tank's inlet and outlet pipes. The inlet tee slows the incoming wastes and reduces disturbance of the settled sludge. The outlet tee keeps the solids and scum in the tank. As new wastewater enters the tank through the inlet tee, an equal amount of wastewater is pushed out of the tank through the outlet tee. The effluent that leaves the tank has been partially treated but still contains disease-causing bacteria and other pollutants.

### **Drainfield**

Each time raw wastewater enters the tank it forces an equal amount of effluent into a drainfield. A standard drainfield is composed of a series of perforated pipes buried in gravel-filled trenches in the soil. The effluent seeps out of the perforated pipes and percolates through the gravel to the soil.



### **Soil**

The soil below the drainfield provides the final treatment and disposal of the septic tank effluent. After the effluent has passed into the soil, most of it percolates downward and outward, eventually entering the groundwater. Soils are critical to the treatment of septic tank wastewater.



A system that is not functioning properly will release nutrient-rich and bacterial-laden wastewater into the groundwater and/or surface water. These contaminated waters pose a significant public health threat to people that come into contact with them. Wastewater that moves with groundwater can transport bacteria considerable distances. This can result in a threat to public health and adversely affect the quality of ground and surface waters.

## **Caring for Your Septic System**

### **Installing Your System**

In order to have a septic system installed on your property, you must first obtain a permit. Permit applications are available from your local district health department. Next, you must have a site evaluation performed. Make arrangements for this with your district health department and with a licensed septic system installer. Note that not all property is suitable for septic systems, so some permits may be denied. It is recommended that you have a site evaluation performed before you purchase property. Finally, have your system installed by a licensed installer and inspected by your local health district. Provide regular, preventative, maintenance to keep your system running smoothly.

### **Inspecting Your System**

When too much sludge and scum are allowed to accumulate in your tank, the incoming sewage will not have enough time in the septic tank for solids to settle. Solids may flow to the drainfield and clog the pipes, causing the sewage to overflow to the ground surface, where it exposes humans and animals to disease-causing organisms. To prevent this from happening, it is very important to inspect your tank regularly and have it serviced when needed. All tanks have accessible manholes for inspecting and pumping. Some excavation work may be needed to uncover the manhole.

Properly designed tanks should have enough capacity for three to eight years of use before needing service. This is dependent upon the amount of wastewater generated. It is recommended that an average family of four have its septic tank pumped out every three to five years. Don't wait for signs of system failure to have your tank pumped. Your tank should be checked annually to measure sludge and scum levels. A licensed septic tank pumper can provide a septic tank inspection and recommend when the tank should be pumped. A tank inspection should include measuring the depth of scum and sludge and inspecting the tees in the septic tank.

If you do the inspection yourself, it is important to understand that septic tanks always appear full because both the inlet and the outlet are at the top of the tank. What you will need to know is how much of the tank's volume is being taken up by scum and sludge. When sludge and scum take up more than 35 percent of the tank volume, these solids need to be removed by pumping. A pole wrapped in a coarse weave cloth can be used to check the sludge depth. An extension on the pole can be used to measure the scum depth. Record these measurements as part of your pumping records. To check the tees, uncover the inspection ports.

Never allow anyone to enter your septic tank. Dangerous gases and the lack of oxygen can kill in minutes.

While it is impractical to inspect the pipes in your drainfield, it is important to watch for drainfield failure or overuse. See "Warning Signs of System Failure" in this booklet for information.

### **Maintaining Your System**

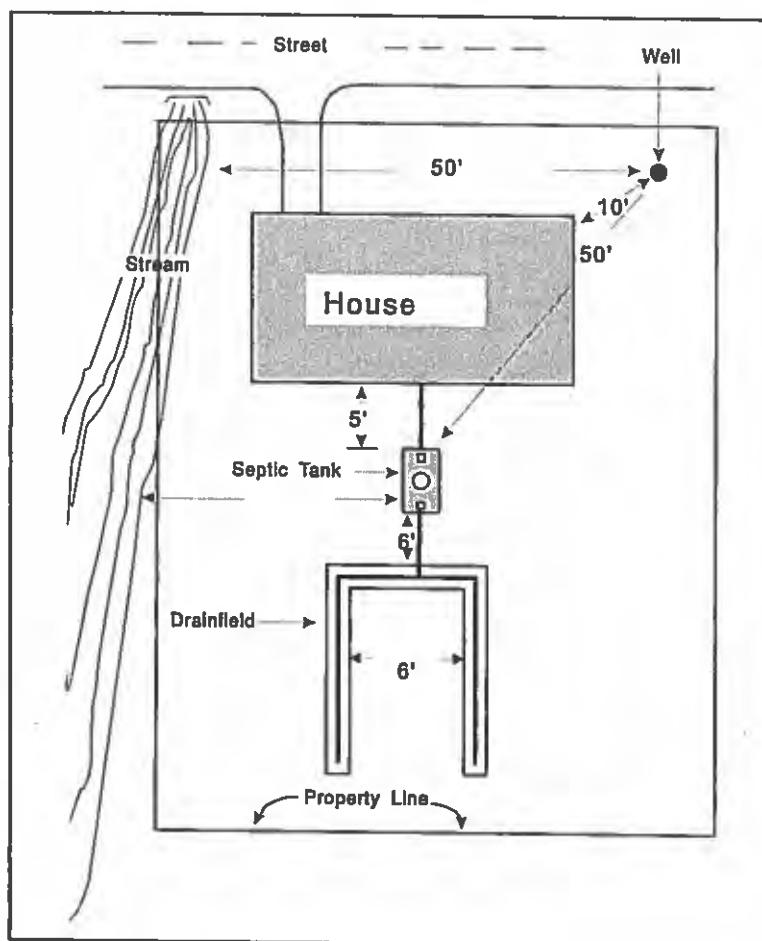
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water depth in the septic tank could cause solids to enter the drainfield and clog the system. Hire a licensed septic tank pumper to pump your tank for you.

### **Mapping Your System**

In order to take proper care of your septic system, you must know the location of the septic tank and drainfield. The location of your septic tank can be determined from plot plans, septic system inspection records, architectural or landscape drawings, or from observations of the house plumbing. If you do not have access to drawings, find where the sewer pipe leaves your house. Some installers mark the location where the waste pipe comes out of the house with an "S" on the foundation. You may want to do this as well. Probe in the ground 10 to 15 feet directly out from the location where the pipe leaves your house to find your tank.

Once the septic tank has been located, make several plot plan diagrams (with measurements) that include a rough sketch of your house, septic tank cover, drainfield area, well, and any other permanent reference points (such as trees or large rocks) and place them with your important papers. You'll find a sample system diagram on the next page, and a place to draw your own inside the front cover of this booklet. You may also want to hang a diagram in your garage and provide one to your local district health office.

Maintain a permanent record of any septic system maintenance, repair, sludge and scum levels, pumping, drainfield condition, household backups, and operations notes.



**Create a septic system diagram, similar to this one, for your system.**

## **Warning Signs of System Failure**

While proper use, inspections, and maintenance should prevent most septic tank problems, it is still important to be aware of changes in your septic system and to act immediately if you suspect a system failure. There are many signs of septic system failure:

- surfacing sewage or wet spots in the drainfield area;
- plumbing or septic tank backups;
- slow draining fixtures;
- gurgling sounds in the plumbing system;
- sewage odors in the house or yard (note that the house plumbing vent on the roof will emit sewage odors and this is normal); and
- tests showing the presence of bacteria in well water.

If you notice any of these signs, or if you suspect your septic tank system may be having problems, contact a licensed septic system professional or your local district health agency for assistance.

## **Septic System Dos and Don'ts**

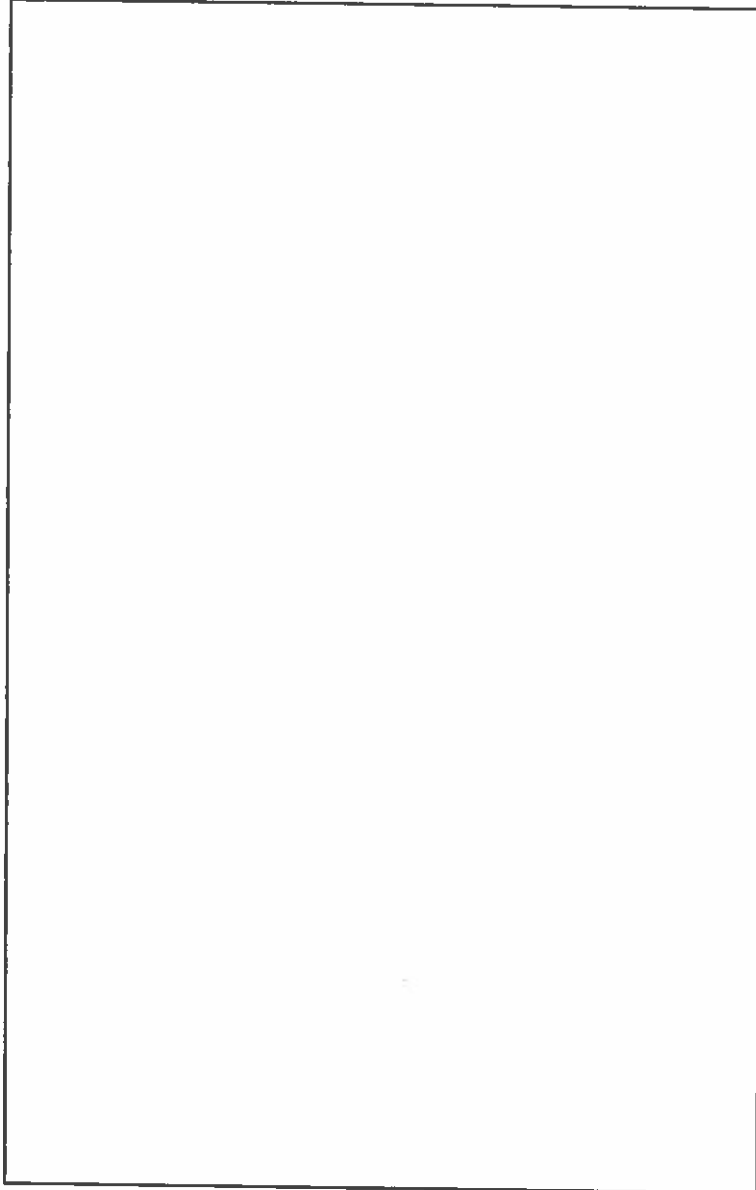
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

### **Do**

- ...practice water conservation. The more wastewater you produce, the more wastewater your system must treat and dispose. By reducing and balancing your use, you can extend the life of your system and avoid costly repairs.
  - Use water saving devices such as low flow showerheads.
  - Repair leaky faucets and plumbing fixtures immediately.
  - Reduce toilet reservoir volume or flow.
  - Take short showers.
  - Take baths with a partially filled tub.
  - Wash only full loads of dishes and laundry.
  - Shut off the water while shaving or brushing your teeth.
  - Balance your water use (e.g., avoid washing several loads of laundry in one day).
- ...keep accurate records. Know where your septic tank is, keep a diagram of its location using the space provided in this booklet, and keep a record of system maintenance.
- ...inspect your system annually. Check the sludge and scum levels inside the tank and periodically check the drainfield for odors, wet spots, or surfacing sewage.
- ...pump your system routinely. Pumping your septic tank is probably the single most important thing you can do to protect your system.
- ...keep all runoff away from your system. Water from roofs and driveways should be diverted away from the septic tank and drainfield area. Soil over your system should be mounded slightly to encourage runoff.
- ...protect your system from damage. Keep vehicles and livestock off your drainfield. The pressure can compact the soil or damage the pipes. Before you dig for any reason, check the location of your system and drainfield area.
- ...landscape your system properly. Plant grass over the drainfield area. Don't plant trees or shrubs or place impermeable materials, such as concrete or plastic, over the drainfield.
- ...use cleaning chemicals in moderation and only according to manufacturer's directions.

## **Don't**

- ...flood irrigate over your system or drainfield area. The best way to irrigate these areas is with sprinklers.
- ...use caustic drain openers for clogged drains. Use boiling water or a drain snake to clean out clogs.
- ...enter a septic tank. Poisonous gases or a lack of oxygen can be fatal.
- ...use septic tank additives. They are not necessary for the proper functioning of your tank and they do not reduce the need for pumping. In fact, some additives can even harm your system.
- ...flush harmful materials into your tank. Grease, cooking oil, coffee grounds, sanitary napkins, and cigarettes do not easily decompose in septic tanks. Chemicals, such as solvents, oils, paints, and pesticides, are harmful to your systems operation and may pollute groundwater.
- ...use a garbage disposal. Using a garbage disposal will increase the amount of solids entering the septic tank and will result in the need for more frequent pumping.



**Map your septic system here**



## **For More Information**

If you need to obtain a permit for a new or replacement septic system, or if you have questions about septic systems and their operation and maintenance, please contact your local health district.

**Panhandle District Health Department**  
8500 N. Atlas Road  
Hayden, ID 83835  
208-415-5100

**North Central District Health Department**  
215 10<sup>th</sup> Street  
Lewiston, ID 83501  
208-799-0353

**Southwest District Health Department**  
920 Main Street  
Caldwell, ID 83605  
208-455-5400

**Central District Health Department**  
707 N. Armstrong Place  
Boise, ID 83704  
208-327-7499

**South Central District Health Department**  
1020 Washington Street North  
Twin Falls, ID 83303  
208-734-5900

**Southeastern District Health Department**  
1901 Alvin Ricken Drive  
Pocatello, ID 83201  
208-239-5270

**District 7 Health Department**  
254 "E" Street  
Idaho Falls, ID 83402  
208-523-5382