

Valley County Planning and Zoning

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



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@valleycountyid.gov

| | |
|--|--|
| STAFF REPORT: | C.U.P. 23-29 Gearheard Glamping Site - Review |
| HEARING DATE: | July 10, 2025 |
| TO: | Planning and Zoning Commission |
| STAFF: | Cynda Herrick, AICP, CFM Planning and Zoning Director |
| APPLICANT / PROPERTY OWNER: | Wade & Karla Gearheard, ZEN Properties LLC 12774 W Woodville ST, Boise, ID 83709 |
| LOCATION: | 41 Stanley Drive Crown Point Subdivision No. 9 Lot 14 Block 3, located in the NENE Sec. 14, T.14N R.3E, Boise Meridian, Valley County, Idaho |
| SIZE: | 0.9-acre lot |
| REQUEST: | Review |
| EXISTING LAND USE: | Glamping Site for Short-Term Rental |

In July 2023, a conditional use permit amendment for a Glamping Site was approved. A condition of approval required a review and public hearing in 2025.

The Planning and Zoning Commission will assess impacts and compatibility. Notice was sent to relevant agencies and property owners within 300-ft of the property line asking if are any issues of concern.

The applicants sent an update of property improvements and rules. The site is currently rented to guests who wish to camp in their own RV or time. Guest limit is 2 people.

In Valley County Code Table 9-3-1, this proposal is categorized under:

- 5. Commercial Uses (e) Recreation Business

The 0.9-acre site is addressed at 41 Stanley Drive. Access is from Stanley Drive, a public road.

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

FINDINGS:

1. The effective date of Conditional Use Permit 23-29 was July 25, 2023, Instrument # 4458266 (attached).

2. Legal notice was posted in the Star News on June 19, 2025, and June 26, 2025. The property owner and applicant were notified by letter on June 9, 2025. Potentially affected agencies were notified on June 9, 2025. Property owners within 300 feet of the property line were notified by fact sheet sent June 11, 2025. The notice was posted online at www.co.valley.id.us on June 9, 2025. The site was posted on June 24, 2025.
 3. Agency comment received:

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (June 17, 2025)
 4. Public comment received: *none*
-

STAFF COMMENTS AND QUESTIONS:

1. The application was for a short-term rental of a **geodome or yurt on a wooden deck** that does not qualify as a residential dwelling. The structure was to be approximately 300-sqft in size. **This structure has not been completed.**
2. In 2023, the site had RV hookups and two small sheds on the property that were placed prior to building permit requirements. One of the sheds has a toilet attached to the existing septic system. The septic system is sized for six people
3. Recent online advertising is attached.
4. The applicant should state their plans for the site.
5. No comments nor testimony from the public were received for the 2023 public hearing. Only Central District Health and Steven Hull, Cascade Fire Chief, commented on the proposal.
6. Staff has not received complaints regarding this rental site.
7. Have Conditions of Approval been accomplished? Staff comments are in italics.
 - COA # 3 - The use shall be established within one year of the date of approval, or a permit extension will be required.
 - COA # 5 - All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
 - COA # 6 - Shall obtain a building permit for new structures, including the deck for the dome or yurt.
 - COA # 7 - The minimum building setbacks shall be fifty feet (50') front and rear property lines and thirty feet (30') from side property lines.
 - COA # 8 - Must comply with requirements of the Cascade Fire Department.
 - *An ABC fire extinguisher and shovel were recommended. The geodome must obtain a building permit for a residential building; smoke detector required inside.*
 - COA # 9 -Must obtain approval from Central District Health.
 - *A CDH Accessory Use Application is required to add a yurt.*

- COA # 10 - Must clearly mark property lines.
 - *The rules state that guests must stay within the marked property boundaries.*
- COA # 11 - Maximum occupancy of the site for rentals is limited to two (2) vehicles and two (2) people.
 - *The online advertising is for a maximum of 2 guests.*
- COA # 12 - Rules concerning fires, noise, loose pets, shooting, and limits on vehicles and people etc., must be posted on the site and also included in the rental contracts. A copy must be submitted to Planning and Zoning.
 - *These are listed in the Applicant's response on June 30, 2025.*
- COA # 13 - Guests must restrain animals to keep them from trespassing onto neighboring properties.
- COA # 14 - Shall give neighbors a phone number to contact someone 24 hours per day if there are issues.
 - *Was this done?*
- COA # 15 - No shooting of firearms on-site.
- COA # 16 - Campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
- COA # 17 - All noxious weeds on the property must be controlled.
- COA # 18 - A smoke detector shall be installed inside the dome or yurt.
- COA # 19 - The site must be kept in a neat and orderly manner.
- COA # 20 - Food should be stored in a manner that does not attract wildlife.
- COA # 21 - Shall clearly post the physical address at the driveway entrance.
- COA # 22 - Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
- COA # 23 - No parking allowed in the public road right-of-way or in setback areas.
- COA # 24 - Cannot hold events, such as weddings, large family reunions, dances, concerts, etc.
- COA # 25 - Shall obtain a sign permit prior to installation of a sign.
- COA # 26 Must comply with payment of sales tax in accordance with Idaho State Code, Chapter 36.
- COA # 27 There shall be no RVs on-site in order to expand maximum of two guests.
- COA # 25 Shall return in two years, in a public hearing, to determine if use continues to be compatible with surrounding land uses.

ATTACHMENTS:

- Conditional Use Permit 23-29 #458266
- PZ Meeting Minutes – July 13, 2023
- Location Map
- Aerial Map
- Goggle Maps Image of Area
- Assessor's Plat T.14N R.3E Section 14
- Pictures Taken July 24, 2025
- Responses
- Airbnb Ad – Printed April 29, 2025
- Vrbo Ad – Printed April 29, 2025
- Site Plan from Application
- Applicant's Response – June 30, 2025

END OF STAFF REPORT

Valley County Planning and Zoning

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



Instrument # 458266

VALLEY COUNTY, CASCADE, IDAHO
7-28-2023 08:00:20 AM No. of Pages: 2
Recorded for : P&Z [Recording Sticker]
DOUGLAS A. MILLER Fee: 0.00 **NA**
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

CONDITIONAL USE PERMIT

N O. 23-29

Gearheard Glamping Site

Issued to: **Wade and Karla Gearheard**
12774 W Woodville ST
Boise ID 83709

Property Location: The site is 0.9 acres and is addressed at 41 Stanley Drive Crown Point Subdivision No. 9 Lot 14 Block 3, located in the NENE Sec. 14, T.14N R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of July 13, 2023. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 23-29 with Conditions for establishing a glamping site as described in the application, staff report, and minutes.

The effective date of this permit is July 25, 2023.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within one year of the date of approval, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds

for suspension of the Conditional Use Permit.

5. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Shall obtain a building permit for new structures, including the deck for the dome or yurt..
7. The minimum building setbacks shall be fifty feet (50') front and rear property lines and thirty feet (30') from side property lines.
8. Must comply with requirements of the Cascade Fire Department.
9. Must obtain approval from Central District Health.
10. Must clearly mark property lines.
11. Maximum occupancy of the site for rentals is limited to two (2) vehicles and two (2) people.
12. Rules concerning fires, noise, loose pets, shooting, and limits on vehicles and people etc., must be posted on the site and also included in the rental contracts. A copy must be submitted to Planning and Zoning.
13. Guests must restrain animals to keep them from trespassing onto neighboring properties.
14. Shall give neighbors a phone number to contact someone 24 hours per day if there are issues.
15. No shooting of firearms on-site.
16. Campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
17. All noxious weeds on the property must be controlled.
18. A smoke detector shall be installed inside the dome or yurt.
19. The site must be kept in a neat and orderly manner.
20. Food should be stored in a manner that does not attract wildlife.
21. Shall clearly post the physical address at the driveway entrance.
22. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
23. No parking allowed in the public road right-of-way or in setback areas.
24. Cannot hold events, such as weddings, large family reunions, dances, concerts, etc.
25. Shall obtain a sign permit prior to installation of a sign.
26. Must comply with payment of sales tax in accordance with Idaho State Code, Chapter 36.
27. There shall be no RVs on-site in order to expand maximum of two guests.

28. Shall return in two years, in a public hearing, to determine of use continues to be compatible with surrounding land uses.

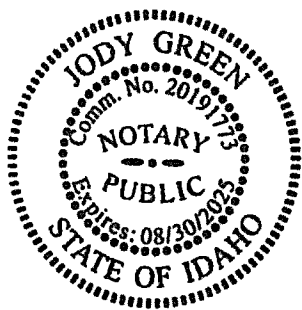
END CONDITIONAL USE PERMIT

Date July 27, 2023

Approved by Cynda Herrick

On this 27 day of July, 2023, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



Jody Green
Notary Public
Residing at: Valley County
Commission Expires 8/30/25

Valley County Planning and Zoning Commission

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



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

Katlin Caldwell, Chairman
Ken Roberts, Vice-Chairman

Sasha Childs, Commissioner
Scott Freeman, Commissioner
Gary Swain, Commissioner

MINUTES

Valley County Planning and Zoning Commission
July 13, 2023
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Caldwell. A quorum exists.

| | |
|-----------------------------------|---------|
| PZ Director – Cynda Herrick: | Present |
| PZ Commissioner – Katlin Caldwell | Present |
| PZ Commissioner – Sasha Childs: | Present |
| PZ Commissioner – Scott Freeman: | Present |
| PZ Commissioner – Ken Roberts: | Excused |
| PZ Commissioner – Gary Swain: | Present |
| PZ Staff – Jody Green: | Present |

B. MINUTES: Commissioner Freeman moved to approve the minutes of June 8, 2023, and June 15, 2023. Commissioner Childs seconded the motion. Motion passed unanimously.

C. NEW BUSINESS:

- 1. C.U.P. 23-24 FedEx Hub:** FedEx Ground Package Systems INC is requesting approval of a conditional use permit for a package handling operation in an existing 2520-sqft commercial building. A variance from the 100-ft setback from Highway 55 is requested to allow parking of a trailer 80-ft from the property line. The existing individual well and septic system would be used. Access would be from a shared driveway from Highway 55. The site is addressed at 13873 Highway 55 and is the north portion of parcel RP17N03E035820 located in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Postponed from June 15, 2023.**

Chairman Caldwell introduced the item and opened the public hearing. Chairman Caldwell asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Response from Steve Millemann addressing concerns on staff report.

Chairman Caldwell asked for the applicant's presentation.

Steve Millemann, agent for applicant, made the following comments:

- FedEx Ground will be responsible for performance and conditions.
- Requesting landscaping to be finished in 2024.

Ron McLean lives across road and feels this project was done well. Recommends approval.

Chairman Caldwell asked for undecided. There were none.

Chairman Caldwell asked for opponents. There were none.

Chairman Caldwell closed the public hearing. The Commission deliberated. Commissioner Childs said this application is what was asked for in order to comply with ordinance requirements. Commissioner Swain feels he does not need building permit. Staff stated that a placement permit is more for record-keeping purposes. Commissioner Freeman asked what the price was in 2015.

Commissioner Childs moved to approve **C.U.P. 23-28 Falconer Solar Panels** with the stated conditions.

Revised COA 6: Shall obtain a placement permit for the solar panel structure.

Commissioner Swain seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

4. **C.U.P. 23-29 Gearheard Glamping Site:** Wade and Karla Gearheard are requesting approval of a conditional use permit for short-term rental of a geodome on a wooden deck that does not qualify as a residential dwelling. There is an existing building with a toilet connected to the individual septic system. Water would be hauled to and from the site. The 0.9-acre site, addressed at 41 Stanley DR, is Crown Point Subdivision No. 9 Lot 14 Block 3, located in the NENE Sec. 14, T.14N R.3E, Boise Meridian, Valley County, Idaho. Action Item

Chairman Caldwell introduced the item and opened the public hearing. Chairman Caldwell asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site plan and GIS map on the projector screen. Page 5 of the Staff Report was duplicated and there was no Page 4. The Commission and Staff re-created conditions of approval and applicant agreed to abide by the conditions of approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within one year of the date of approval, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

Chairman Caldwell asked for the applicant's presentation.

Wade Gearheard now owns the property. They spend time here in the summer and feel like there is not enough places for others to visit. Site will have one large bed. Target audience is couples. Will adhere to low light level restrictions. Will have rules posted on site. Will have trash service. Work with local business to help promote sales. Will hire local for cleaning of site.

Answers to questions and concerns:

- Setbacks are 50-ft plus on front, rear and one side and 30-ft on the other side.
- Will provide phone number to neighbors.
- Will haul in water from other property to the 150-gallon water tank; this has worked in the past.
- Have two 50-gallon water barrels for the fire pit
- Address plaque is by entrance.
- Will be no parking in setbacks. Plenty of parking is available on site.

Commissioner Childs asked about long-term plans, if a house will go up or is this what it looks like. Applicant stated that a building will not happen soon. Commissioner Childs asked who will look at this when you're not around. Applicant stated he has someone around when he is in Boise. Commissioner Childs asked if he would have someone be close for response time? Applicant stated things can wait until he drives up but if something immediate, he will make sure he can be contacted. Commissioner Childs wants concerned neighbors to have someone to contact.

Director Herrick asked if RV's will be there. Applicant stated no, he would like to keep a two-guest maximum to make it more of a couple's retreat.

Chairman Caldwell asked for proponents. There were none.

Chairman Caldwell asked for undecided. There were none.

Chairman Caldwell asked for opponents. There were none.

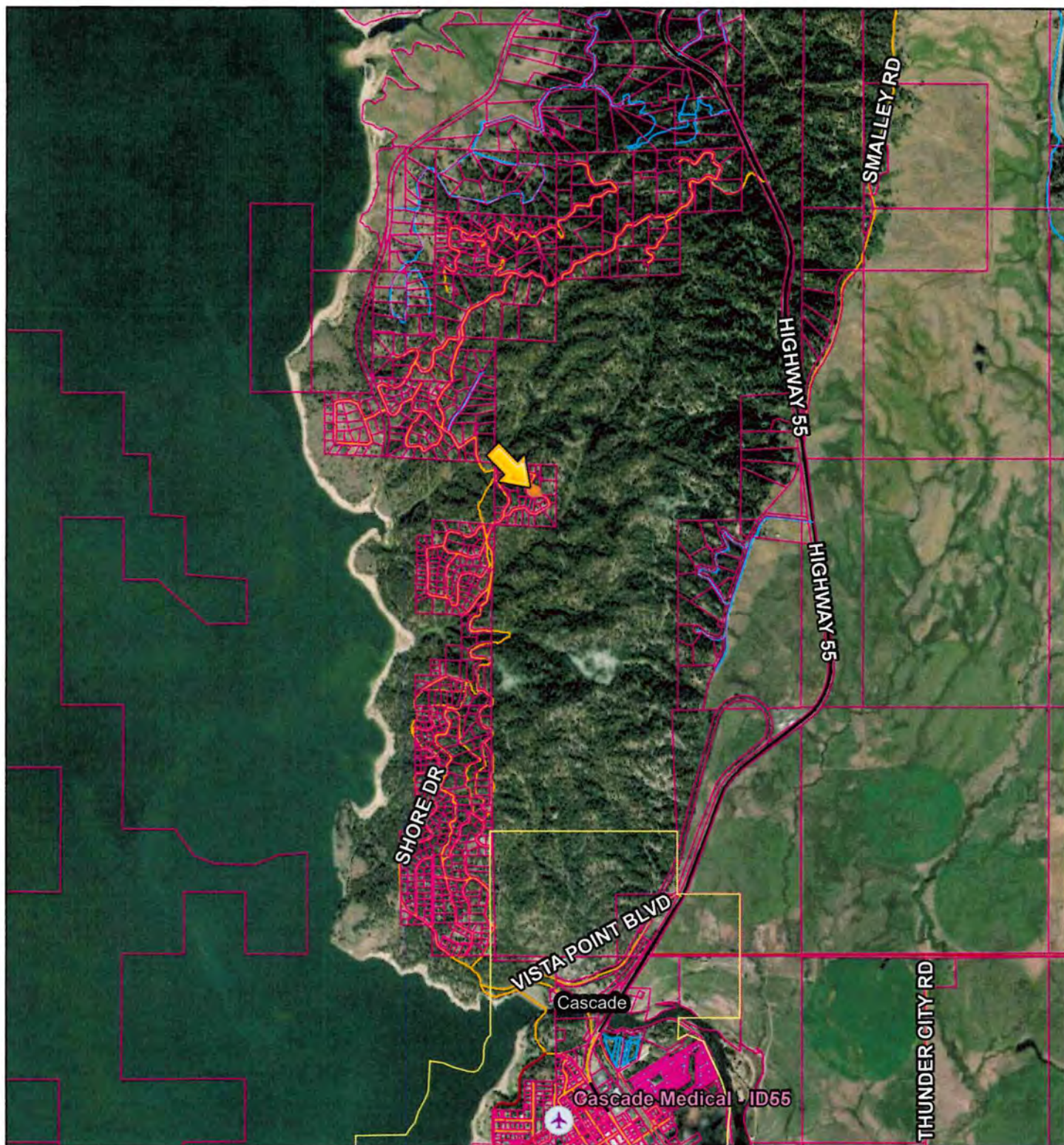
Chairman Caldwell closed the public hearing. The Commission deliberated. Commissioner Swain stated he does not want commercial ventures in subdivisions. Commissioner Swain would like a one-year review. Commissioner Childs stated applicant could build home and have a short-term rental; this use stays along the same line as residential with the occupancy limit. Commissioner Caldwell feels with two guests, the impact is less. Commissioner Freeman agrees with this thought process. Staff commented there was the same use approved in this subdivision – a geodome and glamping.

Commissioner Childs moved to approve **C.U.P. 23-29 Gearheard Glamping Site** with the stated conditions. Commissioner Freeman seconded the motion. Chairman Caldwell thinks 1 year is too short. Motion was amended by Commissioner Childs and seconded by Commissioner Freeman.










Motion carried. Commissioner Swain opposed the motion.

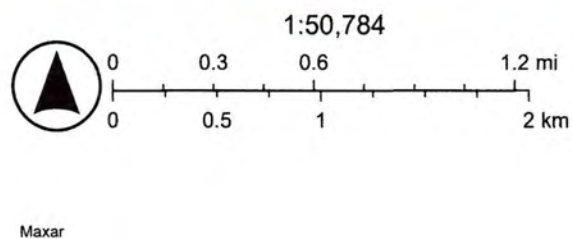
There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

C.U.P. 23-29 Location Map

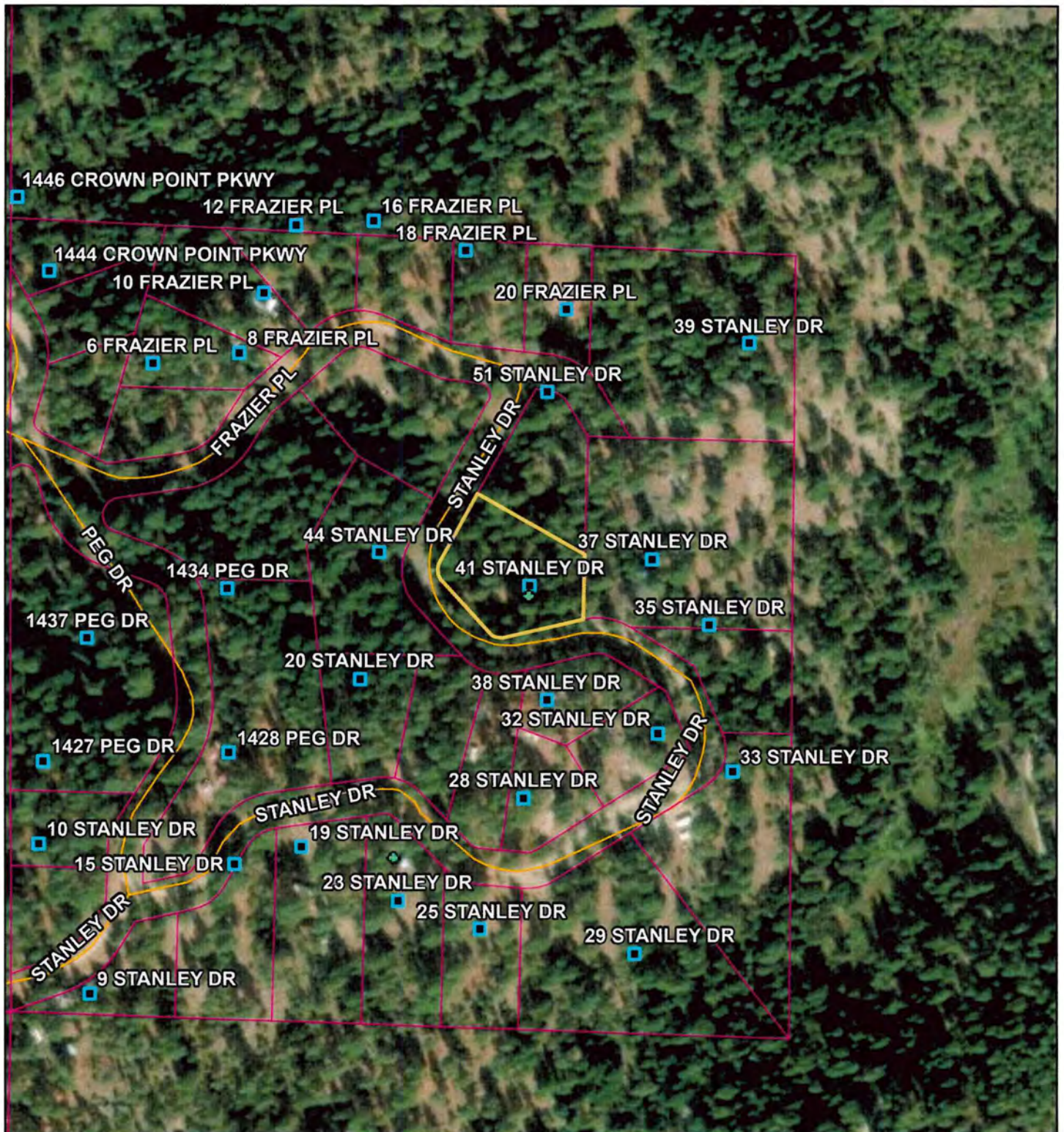


5/29/2025, 9:47:28 AM

- | | | | |
|---|-------------------|---|-----------------|
|  | Airstrips |  | MINOR COLLECTOR |
|  | Municipalities |  | COLLECTOR |
|  | Parcel Boundaries |  | URBAN/RURAL |
| Roads | |  | PRIVATE |
|  | MAJOR |  | OTHER |

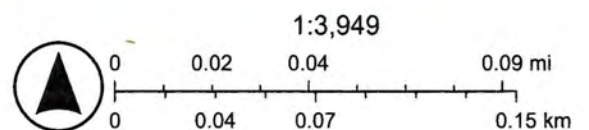


C.U.P. 23-29 Aerial Map



5/29/2025, 9:42:01 AM

- Address Points
- Parcel Boundaries
- IDWR Water Districts
- Roads
- URBAN/RURAL



Maxar

TWP. 14N R03E SEC. 14

Filename: Valley County Base Map
Scale: 1"=100 ft.
Date: 12/30/2022
Drawn by: L Frederick







June 17, 2025

Lori Hunter
Planning and Zoning
Star City Hall
P.O. Box 1350
Cascade, Idaho 83611
lhunter@valleycountyid.gov

Subject: Public Hearing Notice - July 10, 2025

Dear Ms. Hunter:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

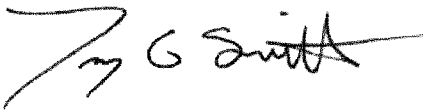
For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

Zen Cascade



Airbnb

[Share](#) [Save](#)



[Show all photos](#)

Campsite in Cascade, Idaho

2 guests · 1 bed · 0 baths

★ 5.0 · [7 reviews](#)



Hosted by Karla

2 years hosting



Mountain view

Soak up the view during your stay.



Exceptional host communication

Recent guests gave Karla a 5-star rating for communication.

\$342 for 5 nights

CHECK-IN
5/1/2025

CHECKOUT
5/6/2025

GUESTS
2 guests



[Reserve](#)

You won't be charged yet










Extend your trip and
save
Add 7 nights

[Report this listing](#)

Unplug and unwind when you stay under the stars in this unique, quiet, private camp site. Nearly an acre off Crown Point with electric and septic hookups for your RV, and a flushable toilet for tent campers. Secluded and nestled in amongst trees and large boulders. Nice campfire ring. Close to town of Cascade, lake access, Kelly's Whitewater Park, and state lands/trails for hiking or foraging....

Show more >

What this place offers

-  Mountain view
-  Free parking on premises
-  Pets allowed
-  Fire pit
-  Exterior security cameras on property
-  Carbon monoxide alarm
-  Smoke alarm

Show all 5 amenities





5 nights in Cascade

May 1, 2025 - May 6, 2025

| < May 2025 | | | | | | | June 2025 | | | | |
|------------|----|----|----|----|----|----|-----------|----|----|----|----|
| S | M | T | W | T | F | S | S | M | T | W | T |
| | | | | 1 | 2 | 3 | 1 | 2 | 3 | 4 | 5 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 | 8 | 9 | 10 | 11 | 12 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 15 | 16 | 17 | 18 | 19 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 | 22 | 23 | 24 | 25 | 26 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 | 29 | 30 | | | |



★ 5.0 · 7 reviews

| Overall rating | Cleanliness | Accuracy | Check-in | Communication | Location | Value |
|-----------------------|---|---|---|--|---|---|
| 5 4 3 2 1 | 5.0 | 4.9 | 4.7 | 5.0 | 4.7 | 4.4 |
| |  |  |  |  |  |  |



Brandon

4 years on Airbnb

★★★★★ · August 2024 · Stayed a few nights

We love staying here! It is so quiet and peaceful. Just nature and us.



Joel

Nampa, Idaho

★★★★★ · July 2024 · Stayed with a pet

We loved camping here again! The electrical connections were perfect (we were able to charge our EV!) and we really appreciated the flushable toilet on site! We would definitely stay here again :)

[Show more](#)



Travis

5 years on Airbnb

★★★★★ · July 2024 · Stayed a few nights

Very private location! Pretty close to the lake and town. The roads can be a bit confusing and are dirt so can be a little tricky when towing an RV. But still totally manageable. The campsite it loaded with everything you need as well! Very good spot

[Show more](#)



Alonda

Boise, Idaho

★★★★★ · June 2024 · Stayed a few nights

Karla's place was wonderful and exactly as described. It has beautiful scenery and a is a well-kept space. Clean, private, and made for a great camping spot. Karla was great as well! Would stay again!

[Show more](#)



Erik

Eagle, Idaho

★★★★★ · June 2024 · Stayed one night

Great camping spot off the beaten path. It has a nice area away from the driveway/parking area for having a fire. Clean bathroom! Just a heads up with Google maps - it got me there via a pretty rough road. Be sure to get off 55 near the Cascade dam if you want to avoid this (or not if you have an appropriate rig). My Outback did fine but wouldn't want les...

[Show more](#)



Joel
Nampa, Idaho

★★★★★ · October 2023 · Stayed a few nights

Had a great stay! Perfect little campsite for a weekend in Cascade.

Show all 7 reviews

[Learn how reviews work](#)

Where you'll be

Cascade, Idaho, United States



Neighborhood highlights

Quiet and secluded space surrounded by trees and large boulders. You may see various wildlife including deer, elk, bears, eagles and/or Osprey, as well as numerous other forest wildlife. Less than 2 miles to town, marina, and golf course.

[Show more](#) >


Meet your host




7
Reviews

5.0★
Rating

2
Years hosting

 Where I went to school: Boise State

 I'm obsessed with: Family, health, nature

[Show more](#) >

Host details

Response rate: 100%
Responds within a few hours

[Message host](#)

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in: 2:00 PM - 8:00 PM

Checkout before 11:00 AM

2 guests maximum

[Show more](#) >

Safety & property

No smoke alarm

Exterior security cameras on property

Heights without rails or protection

[Show more](#) >

Cancellation policy

This reservation is non-refundable.

Review this Host's full policy for details.

[Show more >](#)

[Airbnb](#) > [United States](#) > [Idaho](#) > [Valley County](#) > [Lake Cascade](#)

Explore other options in and around Cascade

Boise

Vacation rentals

Salmon River

Vacation rentals

Nampa

Vacation rentals

Stanley

Vacation rentals

Cascade

Vacation rentals

McCall

Vacation rentals

Meridian

Vacation rentals

Caldwell

Vacation rentals

Atlanta

Vacation rentals

Other types of stays on Airbnb

[Lake Cascade vacation rentals](#)

[Lake Cascade monthly stays](#)

[Pet-friendly vacation rentals in Lake Cascade](#)

[Pet-friendly vacation rentals in Valley County](#)

[Campsite vacation rentals in Idaho](#)

[Pet-friendly vacation rentals in Idaho](#)

[Campsite vacation rentals in United States](#)

Support

[Help Center](#)

[AirCover](#)

[Anti-discrimination](#)

[Disability support](#)

[Cancellation options](#)

[Report neighborhood concern](#)

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Beautiful area. Quite private but close to town, the lake, public lands.

[← See all properties](#)

[Share](#) Save



[Overview](#) [Amenities](#) [Policies](#)

~Zen Cascade~ A great private camping spot w/ power & septic amongst the trees

8.0 **Very good**

[See 1 review >](#)

1 bathroom

Sleeps 2

Popular amenities

Dog-friendly

Service animals are allowed

Non smoking

[See all property amenities >](#)

Explore the area



Cascade, ID
[View in a map >](#)

- Lake Cascade State Park 12 min drive
- Cascade Golf Course 14 min drive
- Kelly's Whitewater Park 15 min drive
- McCall, ID (MYL-McCall Municipal) 41 min drive

[See all about this area >](#)

Members get our best prices when signed in!

[Sign in](#)

Price is lower than typical



The nightly price before taxes and fees is lower than our estimated range for similar properties on our site (in this destination and others). [More details](#)



\$111

\$166

\$55 per night

Non-refundable ⓘ

✔ Your dates are available



Start date

May 1



End date

May 2

Travelers

2 travelers

Total

Total includes fees, not tax

\$95

[Price details](#)

[Request to book](#)

You will not be charged yet

[Contact host](#)

Property # 3970001

Rooms & beds

0 bedrooms (sleeps 2)

1 bathroom

septic hookup

Spaces

[See all rooms and beds details](#)

About this property

~Zen Cascade~ A great private camping spot w/ power & septic amongst the trees

Great private spot to bring your tent, camper, or 5th wheel! Nice flat area tucked into the trees with plenty of room which includes power and septic hookups. Enjoy the firepit, deck for lounging, and peace and quiet while being just a few minutes from town, the lake, and Kelly's whitewater park. Nice open area for stargazing. Bring your own potable water. Flushable toilet available but no sink or running water.


Property manager


Karla

Languages

English

Amenities

 Pet friendly

 Parking available

See all 13 amenities

Have a question?

8614

Get instant answers with AI powered search of property information and reviews.

Q

Ask a question
Is there free parking?

House Rules

Check in after 2:00 PM

Minimum age to rent: 21

Check out before 11:00 AM

Children

Children allowed: ages 0-17

Some dangerous and steep areas

Events

No events allowed

Pets

Pets allowed: dogs less than 50 lbs per pet (limit one pet total)

Clean up after pets, must stay on site, no barking

Smoking

Smoking is not permitted

Max rental span is 7 days No parties or events allowed

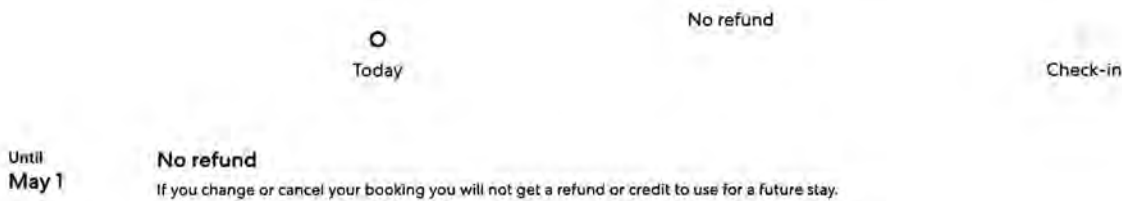
Very high fire danger area. Fires allowed in the fire pit only and must be completely extinguished prior to leaving or returning for sleep.

See more

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation



Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Host has indicated there are no carbon monoxide detectors or gas appliances on the property

Host has indicated there is no smoke detector on the property

Frequently asked questions

- ✓ Is -Zen Cascade- A great private camping spot w/ power & septic amongst the trees pet-friendly?
- ✓ What time is check-in at -Zen Cascade- A great private camping spot w/ power & septic amongst the trees?
- ✓ What time is check-out at -Zen Cascade- A great private camping spot w/ power & septic amongst the trees?
- ✓ Where is -Zen Cascade- A great private camping spot w/ power & septic amongst the trees located?

8.0/10

Very good

1 verified review ⓘ

Recent reviews

8/10 Good

Neighbors at beginning of Stanley Way were a little scary looking and that was where mapping software brought us. A backed off picture of the whole property would have made it a lot easier to find as I didn't recognize it based on the pictures on VRBO. Beautiful property, but it took longer to get in to it than I...

[See more](#)

Lisa C.
Jul 22, 2024

[See 1 review](#)

About the host



Karla

[See host profile](#)

8.0/10

Communication rating

100%

Acceptance rate

10/10

Ease of check-in

Languages English

Send a message

[Contact host](#)

Similar properties to ~Zen Cascade~ A great private camping spot w/ power & septic amongst the trees



Quaint, Rustic Charm Lake house with WiFi in Cascade.
Cascade

Walk to Lake Cascade State Park

- Kitchen
- Pet friendly
- Outdoor Space
- 2 reviews

\$250

\$457 total

Total includes fees, not tax



Piston Peak Cabin - 1/2 mile from Tamarack
Valley County

Walk to Tamarack Ski Resort

- Kitchen
- Washer
- Dryer

\$109

\$259 total

Total includes fees, not tax



Modern Condo|Mountain and Village Views
Tamarack

Walk to Tamarack Ski Resort

- Pool
- Hot Tub
- Kitchen

\$179

\$278 total

Total includes fees, not tax



Twilight Lake Chalet: Cozy Inlet Retreat with Lake Acces...
Donnelly

Hot Tub

Kitchen

Washer

5 reviews

\$114

\$359 total

Total includes fees, not tax



Idy Vill
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All photos (7)

Exterior (6)

Dining (1)

Common areas (5)

Amenities (1)

What's nearby (1)

All photos



Peaceful spot with relaxing fire pit!



Large flat driveway to park your camper/tent trailer/fifth wheel



See all property amenities >



Travelers



Get the app

USD

Trip Planner

List your property

Help

My trips

Sign in

Photo gallery

Return to property

All photos (7)

Exterior (0)

Dining (1)

Common areas (5)

Amenities (1)

What's nearby (1)



Outdoor patio area



Property grounds



50 and 30 amp available



Property grounds



See all property amenities

Travelers

illegible

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90-837

STANLEY D.

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H. J. A.

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[Faint handwritten notes at the bottom of the page]

7/10/2007

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1

C.U.P. 23-29 Gearheard Glamping site

From: Wade Gearheard [REDACTED]
Sent: Monday, June 30, 2025 7:01 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: C.U.P. 23-29 Gearheard Glamping site

Request for Re-Approval of Conditionally Approved Conditional Use Permit for 41 Stanley Dr C.U.P. 23-29 Gearheard Glamping Site

Dear Planning and Zoning Commissioners,

On behalf of Zen Properties, LLC, we respectfully request your re-approval of the conditionally approved Conditional Use Permit (CUP) originally granted for our property at 41 Stanley Dr approximately two years ago. Since the initial approval, we have worked diligently to bring the property into full alignment with the conditions set forth by the Commission.

We are proud to report substantial progress and improvements that support the safety, aesthetics, and sustainability of the site. We don't yet have a dome or yurt, but plan to continue progressing towards this goal in the future.

Property Improvements

In the past two years, we have taken thoughtful and consistent action to restore and improve the property, including:

- Removal of a moldy, dilapidated trailer and its metal frame
- Cleanup of old slash piles and accumulated forest debris
- Reconstruction and safety enhancement of the firepit area
- Leveling and reburial of septic lines
- Improved site drainage
- Upgrades to the bathroom facility

Guest Expectations and Property Rules

As part of our commitment to being conscientious land stewards and good neighbors, we have clear expectations posted on site and within the AirBnb agreement in place for all guests:

- Quiet hours: 10 PM to 7 AM
- All fires must be fully extinguished before leaving or retiring
- Water buckets and shovels are provided for fire safety
- Firewood by the firepit is available for guest use
- All trash must be packed out
- Guests must clean up after their pets
- Guests must stay within the marked property boundaries

Our Commitment and Vision

This land is more than an investment — it's a personal and family project born out of love for the outdoors, a desire to share its serenity with others, and a commitment to responsible land use. We believe that our small-scale, low-impact glamping operation provides a unique benefit to Valley County's tourism economy while preserving the area's character and natural charm.

We respectfully ask the Commission to fully approve our CUP so that we may continue to operate legally, safely, and in accordance with the County's vision for thoughtful land development. Currently we are renting the property on AirBnb and VRBO to guests who wish to camp in their own RV or Tent, which we limit to max of 2 people. Our guests thus far have all been clean, quiet, and respectful, with many repeat customers. We regularly receive praises for the site and how perfect it is for a getaway and finding peace and quiet. Being able to rent it via these platforms helps us to establish this as a legitimate business, and helps us to gauge the overall interest in creating a couples retreat.

If additional documentation, site visits, or clarifications are needed, we are happy to accommodate. Thank you for your time, your work on behalf of the community, and your consideration of our request.

Warmest regards,

Wade and Karla Gearheard
Zen Properties, LLC

