

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



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

STAFF REPORT: C.U.P. 25-035 Albright Camping Sites - Addendum
MEETING DATE: March 12, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Lea and Wyatt Albright
3731 West Mountain Road, McCall ID 83638
LOCATION: 3731 West Mountain Road
Parcel RP18N02E247655 located in the SE ¼ Section 24, T.18N,
R.2E, Boise Meridian, Valley County, Idaho
SIZE: 20.9 Acre Parcel
REQUEST: Recreational Business - Campground
EXISTING LAND USE: Agricultural (Productivity Forest, Dry Grazing) with a Residence

Please refer to Staff Report dated January 8, 2026.

FINDINGS:

1. A public hearing was properly noticed for January 8, 2026.
2. As requested by the applicant, the public hearing was tabled to March 12, 2026, at 6:00 p.m. No testimony or deliberation occurred on January 8, 2026.
3. Since a specific date and time was included in the approved motion to table C.U.P. 25-035, additional notice was not required. However, the applicant was notified by letter sent February 10, 2026. Legal notice was posted in the *Star News* on February 19, 2026, and February 26, 2026

4. Additional Information from Applicant:

Lea' Albright stated the intent is to provide four primitive camping accommodations. Campers will be required to bring their own water for primary use. The on-site well water will be available only as a supplemental or backup source. (March 2, 2026)

5. Additional Agency comment received after previous staff report:

Kerstin Dettrich, Road and Bridge Director, stated an asphalt-paved approach may be required within a five-year timeframe. The applicant shall provide a Fire Department letter of approval for access and turnaround. (January 8, 2026)

Emily Hart, McCall Airport Manager, comments remain unchanged. (February 10, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated detailed site grading and drainage plans are not required. Applicant is required to retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices. (February 23, 2026)

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. (February 23, 2026)

Brandon Flack, Idaho Department of Fish and Game Regional Technical Assistance , Manager, had no comments.

6. Additional Public comment received after previous staff report:

Pete Fitzsimmons, 8 Sawtooth CT, is opposed due to increased fire danger and setting a precedent for additional campsites on vacant land. There should be a proactive, coherent plan on how to deal with repercussions of this use on large lots or vacant land before approval. (December 31, 2025)

SUMMARY:

Staff's compatibility rating was a + 21.

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

STAFF COMMENTS / QUESTIONS:

1. Please refer to the Staff Report for January 8, 2026. This site is within the McCall Fire District, Water District 65, and a herd district.
2. Staff does not believe two driveways are practical at this site. (VCC 9-5A-2)
3. A site grading/stormwater management plan will be required and will need to be approved by the Valley County Engineer (including SWPPP with State of Idaho) for any dirtwork on the site.
4. Will the applicant carry liability insurance?
5. How will trash be dealt with?
6. Do you short-term rent the primary structure? Is there an accessory dwelling unit on-site?

Question to P&Z Commission:

1. Does this use meet the minimum standards in Title 9, Chapter 5, of the Valley County Code, etc.? If not, which ones does it not comply with?
2. Would impacts be properly mitigated? If not, which impacts would not be mitigated?
3. What could the applicant do to gain approval?

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

- Proposed Conditions of Approval
- Additional Responses Received

Proposed Conditions of Approval

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

6. Shall retain all stormwater resulting from site improvements and ground disturbing activities on site and shall protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).
7. Must comply with requirements of Central District Health.
8. A maximum of two (2) renters are allowed at the RV site.
9. The maximum number of people at the combined tent sites shall be _____.
10. Shall obtain approval of a public water system if required by Idaho Department of Environmental Quality.
11. Must comply with the requirements of the McCall Fire District.
12. Any campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
13. No parking or campsites allowed in the setback areas: 50 feet from the front and rear property lines and 30-ft from the side property lines.
14. Snow must be stored on-site.
15. The site must be kept in a neat and orderly manner.
16. Shall post a sign with rules and phone number(s) to contact for emergencies or other issues.
17. Shall obtain a sign permit from Valley County prior to installation of any sign.
18. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
19. No events are allowed; this includes weddings, that would create noise impacts and increase traffic.
20. Shall mark property lines so guests do not enter adjacent properties.
21. Pets shall be contained to the property, either by leash or electronic collars.
22. Trash, including pet waste, should be properly disposed of and not allowed to accumulate. Bear-resistant garbage can(s) may be necessary.
23. Food should be stored in a manner that does not attract wildlife.
24. Building permits will be required for any fencing over 6-ft in height.
25. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
26. The primary home shall not be short-term rented for less than days without amending the conditional use permit.
27. Shall work with Valley County Road Department and Planning and Zoning Director on a Development Agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.

END OF STAFF REPORT

From: Lea Albright [REDACTED]
Sent: Monday, March 2, 2026 9:47 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Albright CUP

Hi Cynda,

Regarding our CUP for 4 campsites: Water service for the proposed campsites will be supplied by the existing residential well on the property. The intent of this project is to provide primitive camping accommodations; therefore, campers will be required to bring their own water for primary use. The on-site well water will be available only as a supplemental or backup source and is not intended to function as a full-service utility for the campsites.

Please let me know if you have any other questions

Thank you
Lea' Albright

From: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Sent: Thursday, January 8, 2026 3:58 PM
To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Paul Ashton <pashton@parametrix.com>
Subject: Re: Valley County PZ - Public Hearings - Jan 8 2026

Cynda: Apologies for tardiness, the ground just 'slipped out from underneath me'. Cc'ing Paul so he can help me track reviews.

CUP 25-033 Brown Commercial

- Roads Department Engineer review pending additional detail from applicant.
- The application lacks information for the road department to complete review on intended vehicular approaches and proposed work in ROW.
- Applicant shall provide additional detail regarding anticipated traffic counts, storage capacity and layout of storage/parking to determine if additional roadway mitigation measures such as dust mitigation, approach improvements or other are required.
- Asphalt paved approach may be required pending additional detail from applicant.
- Provide fire letter of approval for access and turnaround.

CUP 25-034 Bambic Campground

- Asphalt paved approach may be required within a 5-year timeframe pending CUP approval.
- Provide fire letter of approval for access and turnaround.
- Dust mitigation may be required seasonally by roads department.

CUP 25-035 Albright Camping Sites Notice.pdf

- Asphalt paved approach may be required within a 5-year timeframe pending CUP approval.
- Provide fire letter of approval for access and turnaround.



Kerstin Dettrich
Road & Bridge Director
Valley County Idaho
Office: (208) 382-7195
Cell: (208) 315-0635
Email: kdettrich@valleycountyid.gov

From: Emily Hart <ehart@mccall.id.us>
Sent: Tuesday, February 10, 2026 10:34 AM
To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick
<cherrick@valleycountyid.gov>
Subject: Re: Valley County PZ Meeting - March 12, 2026 - Notice

Good morning,

Airport comments for C.U.P. 25-035 Albright Campground remain unchanged from Jan. 8 Hearing.

SUB 26-002 Newton Subdivision - 1.5 miles from Runway 34, in Horizontal Surface. FAA Form 7460-1 required for building permits.

No other Airport Comments.

Best,
Emily

Emily Hart, ACE GA/CM | McCall Airport Manager
336 Deinhard Lane Hangar 100 | McCall, ID 83638
Direct: 208.634.8965 | Cell: 208.630.3441
www.mccall.id.us/airport

Parametrix No. 314-4875-001

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672
Cascade, ID 83611

Re: March 12, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed in the March 12, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following:

Old Business:

1. SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas – Final Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The preliminary site grading plans included with this request show cut and fill slopes extending beyond the proposed road right-of-way and easements. The Applicant should address how the proposed slopes will be protected from individual lot development. The typical section and vertical grades detailed in the preliminary plans appear to meet the Tamarack design criteria but will be verified in the Valley County review.

New Business:

1. C.U.P. 25-035 Albright Camping Sites

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

2. SUB 26-001 Bitton Subdivision – Preliminary and Final Plat

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

3. C.U.P. 26-001 Murph's RV Park Extension – Amendment of C.U.P. 88-2 and 12-1

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground



disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

4. C.U.P. 26-002 Harris Cove Lodge

No changes to the site topography so detailed site grading and drainage plans are not required for this application.

5. SUB 26-002 Newton Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

Pearson Lane is a public road and requires 70 ft of dedicated right-of-way (35 ft each side of centerline). This development will need to dedicate right-of-way along Pearson Lane to accommodate a 35-ft right-of-way from existing centerline. The preliminary plat needs to be clear that Pearson Lane is dedicated right-of-way and not an easement.

Traffic volumes from this development were described to have minimal impact on the existing Pearson Lane, but a Development Agreement may still be required for this project.

Wetlands were identified on the site but don't appear to be impacted by the road improvements; however, the Applicant is responsible for delineating any wetlands encountered within the road improvement and will need to coordinate with all applicable agencies and receive all required approvals/permits prior to County approval of the final site grading and drainage plans.

Please contact me if you have any questions.

Sincerely,

ParametriX



Paul Ashton, PE





February 23, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
cherrick@valleycountyyid.gov

Subject: Valley County SUB 25-003_ CUP 25-035-Mailed Letter Response

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project 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://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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 C1, D2, D5

- 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 contractors 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 contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. AIR QUALITY D1, D3, D4

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

3. 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 local public health district.
- 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 groundwater.
- 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) 373-0459.

4. 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.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (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.
- 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.
- 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 groundwater 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) 373-0459.

5. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- 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 Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- 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) 373-0564.

6. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER 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.

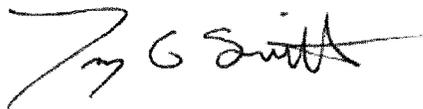
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. 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.
- **Groundwater 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) 373-0510.

7. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both 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 land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. 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

From: Flack,Brandon <brandon.flack@idfg.idaho.gov>
Sent: Friday, February 20, 2026 12:18 PM
To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Valley County PZ Meeting - March 12, 2026 - Notice

Hi Cynda and Lori,

No comments from IDFG on any of these applications.

Thanks,

Brandon Flack

Regional Technical Assistance Manager
Idaho Dept. of Fish and Game
Southwest Region
15950 N. Gate Blvd.
Nampa, ID 83687
Ph: (208) 854-8947



From: Pete Fitzsimmons [REDACTED]
Subject: C.U.P. 25-035 Albright Camping
Date: December 31, 2025 at 8:26:26 AM MST
To: Cynda Herrick <cherrick@valleycountyid.gov>

I live about a mile down West Mountain from this site, I have to admit that if I knew it was just going to be a “one-off” type of development I wouldn’t have much of an issue with it. I think there’s a wildfire danger that needs to be addressed, and also the issue of the precedent that could be set by this, and it turning into a “one-of (many)” similar sites. It seems the idea of turning almost any vacant land into campsites is getting popular, as evidenced by C.U.P. 25-034 also being considered at this meeting.

Though I appreciate that the application specifically states that the tent area will have “no open fire pits” I am curious about how they envision campers getting their meals? Are they supposed to go back and forth to town? Eat everything cold? Or can we expect the standard gas or charcoal grills to be fired up 2-3 times a day at each campsite significantly increasing the danger of a wildfire?

If you approve these five camping sites now, and it proves successful, would you agree to a few more on this same parcel?

If approved, and the neighbors decide they’d also like to make some extra money, how could you say “no” to each of the adjoining lot owners doing the same thing? Some of the adjoining lots are 40 acres, so maybe they could have ten campsites each? By the time we’re done this area could go from what had been originally parceled out as seven large homesites to an area that could host several dozen sets of campers at a time, with the accompanying increase in traffic, congestion and fire danger.

I fully support private property rights, but somewhere in between this application, and, if approved, what that precedent could allow, there has to be a balance for those that live around it.

And please, spare us the “RV pad could help with local affordable housing” spiel since it’s most likely unenforceable unless the County can get some type of guarantee of its use in writing. Not to mention, is RV camping how we really want our local workers to live?

Recommend a “No” due to increased fire danger and the fact that Planning and Zoning needs to have a proactive, coherent plan on how to deal with the repercussions of the trend towards this kind of use on large lots or vacant land before any of them go forward.

Pete Fitzsimmons
8 Sawtooth Ct
Blackhawk Ranch
McCall