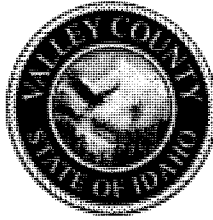


Valley County Planning and Zoning

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



Phone: 208-382-7115
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STAFF REPORT: CUP 26-013 Brown RV Camp
MEETING DATE: July 9, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT / Ben Brown
PROPERTY OWNER: 3451 S Sugar Loaf Pl, Eagle, ID 83616
LOCATION: 1201 Mount Vista Drive
Fox Subdivision Lot 2 in the SWSE Section 23, T.14N, R.3E, Boise
Meridian, Valley County, Idaho
SIZE 0.69-acres
REQUEST: 4 or 5 RVs for Use by Family and/or Friends
EXISTING LAND USE: Single-Family Residential Lot with RVC 25-006 for 3 RVs

Ben Brown is requesting a conditional use permit to have four or five RVs on his property. The RVs sites will be temporary, used by friends and family, and not rented.

One RV uses a septic system hookup; the rest would be self-contained. An existing well provides potable water. The site has electric power and an 8-ft x 8-ft bath house (building permit # 18-172) and a 20-ft x 12-ft utility shed.

Driveway access is from Mount Vista Drive and Laguna Place, both public roads. Both driveway approaches are permitted by the Road Department (#287 and #359).

Three RVs for family and friends are currently allowed on the property with RVC permit 25-006.

The site has already been graded. No additional excavation or grading is planned.

The 0.69-acre site is addressed at 1201 Mount Vista Drive. Fox Subdivision was platted in 1981 at Book 7, Page 64.

FINDINGS:

1. The application was submitted on April 29, 2026.
2. Legal notice was posted in the *Star News* On June 18, 2026, and June 25, 2026. The applicant was notified by letter on June 9, 2026. Potentially affected agencies were notified on June 9, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on June 12, 2026. The notice was posted online at www.co.valley.id.us on June 9, 2026. The site was posted on June 18, 2026.

3. Agency comment received:

Steven Hull, Cascade Fire Chief, listed requirements for driveways:

- Driveways should be unobstructed width of 12' and unobstructed vertical clearance of 13'6".
- Grade should not exceed 10%.
- Should be designed to support loads of fire apparatus.
- Provide a turnaround if over 150' in length.

Brent Copes, Central District Health, stated CDH has no objection. The septic system can be used by one trailer only; no dumping into system by other trailers. Other trailers must haul septage to an RV dump site approved to take septage. (June 14, 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. (June 15, 2026)

Paul Ashton, Parametrix and Valley County Engineer, did not review the application. (July 1, 2026)

4. Public comment received:

Comments in Opposition

- The lot is too small for the use; too dense.
- The applicant is operating a commercial-scale RV park with 6 established RV pads.
- Extensive excavation has already reshaped the steep hillside and has caused erosion and silt runoff, blocking the roadway drainage ditches.
- Noise level is already too high
- The extended family already has large gatherings; it feels very overcrowded on weekends.. The applicant has not been following the RVC 25-006 limit of 3 RVs.
- Owner of 1203 Mount Vista DR states she shares a septic system with the site. This was not disclosed by the applicant. It was not approved for the number of people using it. The bathroom/shower house is used by the applicant's guests.
- The use may strain the limited water resources of the nearby residents.
- Mismanagement of waste disposal (sewage and trash) are odor, eyesore, and environmental issues.
- It appears that a pipe is sending gray water disposal into the drainage along Mount Vista Drive.
- Noise, light pollution, and increased vehicular traffic are also concerns; existing lighting shines into adjacent properties and homes.
- Approval would lower the property value of this residential area; the use is out of character for the neighborhood.
- There are numerous commercial RV campgrounds in close proximity to the site
- The driveway connects at two roads and is used as a loop for kids to drive atvs and create dust.
- Guests park vehicles on the public roads, blocking traffic.
- Erosion is a significant issue. Silt erosion from the lot crosses the road.
- The lot diagram is not consistent with the RV pads on the ground – See attached picture, specifically the orientation of a new pad in southwest corner of lot.
- The trailer on the southeast corner of the lot appears to be within the 20-ft setback.
- The use appears to be out of code compliance with electrical conduit and the required 50-ft distance between a well head and sewer line.

- If approved, the following is requested: a limit of 4 RVs and 30 guests; additional natural vegetation; no parking in setback areas; compliance with codes for electrical, water, wells, sewage/gray water, and lighting; removal of any pipes or connections into the culverts.

- 1) Ken and Celeste Schlegel, 1229 Shore DR, June 29, 2026
- 2) Phyllis Fox, owner of 7 Laguna PL, June 30, 2026
- 3) Ryan Harrison, 3 Laguna PL, June 30, 2026
- 4) Carol Murphy, 1203 Mount Vista DR, July 1, 2026
- 5) Jeff and Carol Barstow, 1231 Mount Vista DR, July 1, 2026
- 6) Carmel Bickham, 4 Laguna Drive, July 1, 2026
- 7) Ashley and Katrin Thompson, 1207 Crownpoint Parkway, July 1, 2026
- 8) Patrick Fox, represented by Arnold Hammari of Hammari Law Office, July 1, 2026

5. Physical characteristics of the site: on a hillside with a slope greater than 15%; conifer trees and some brush

7. The surrounding land use and zoning includes:

North: Single-Family Residential Lots

South: Land Managed by U.S. Bureau of Reclamation

East: Single-Family Residential Lots

West: Single-Family Residential Lots

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

- 4. Private Recreation Uses (e) Campgrounds and facilities, including tent camps

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

9-1-10 DEFINITIONS

Lot Coverage: That portion of a lot that is occupied by the principal building and its accessory buildings, including overhangs, along with any structures requiring a building permit, and other impervious surfaces, such as driveways, patios, and accessory structures.

RECREATIONAL VEHICLE: A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. See Idaho Code 39-4201(2).

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.

RECREATIONAL VEHICLE PARK: A parcel of land under one ownership which has been planned and improved or which is let, rented or used for the placement of two (2) or more transient recreational vehicles for dwelling purposes. This does not include the recreational use of the parcel by friends and family of the property so long as an administrative permit in accordance with VCC Title 9-4-8 Recreational Vehicle Campground has been issued.

9-5-3: STANDARDS:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

A. Lot Areas:

2. **Minimum Lot Size And Configuration:** The minimum lot size and configuration for any use shall be at least sufficient to accommodate water supply facilities, sewage disposal facilities, replacement sewage disposal facilities, buildings, parking areas, streets or driveways, stormwater containment, snow storage, open areas, accessory structures, and setbacks in accordance with provisions herein. All lots shall have a reasonable building site and access to that site.

B. Setbacks:

1. **Structures Exceeding Three Feet In Height:** The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. **Highway 55:** All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. **High Water Line:** All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. **Front Yards:** Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. **Encroachment On Yards:** No other structure may encroach on the yards determined for the structure establishing principal use.
6. **Measurement:** All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

9-5A-1: GRADING:

9-5A-2: ROADS AND DRIVEWAYS:

- B. **Access Roads Or Driveways:** Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.

9-5A-3: PARKING AND OFF STREET LOADING FACILITIES:

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').
 - b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
 - c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').

9-5A-4: LANDSCAPING:

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.

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.
- 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-1: NOISE:

9-5B-2: LIGHTING:

9-5B-4: EMISSIONS:

9-5B-5: DUST:

9-5B-6: OPEN STORAGE:

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.

9-5E. 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.

SUMMARY:

Staff's compatibility rating is -2.

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 District, Water District 65 and a herd district. It is not within an irrigation district.
- 2. Density allowed by Valley County Code is 2.5 dwelling units per acre. Typically 3 RV's equal 1 residence.

3. 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, Staff believes 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.

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.

4. Lot is too small to accommodate setbacks for this use; a variance would 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.

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. This reasoning has also been used for similar conditional use permits since that decision.

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

5. The applicant states that Mount Vista Drive crosses the lot. This affects the setback from the front (southern) property line.
6. Questions for the applicant:
- What is the grade of the driveway?
 - The septic is approved for one RV only. How many people actually use the bath house that goes directly into the septic system?
 - Do you have drainage pipes as shown in the pictures that drain into the county drainage system?
 - Have you pre-constructed for this use in anticipation of an approval?
 - How many people are on-site at one time?
 - How many vehicle trips per day are generated by this use?

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
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Google Maps – Aerial & Street Views
- Pictures Taken June 18, 2026
- Pictures From Assessor's Report
- Assessor Plat – T.14N R.3E Section 23
- Fox Subdivision Plat – Assessor's Annotated Plat
- Building Permit 18-172 with Site Plan
- RVC 25-006 Permit and Application Submittal
- Site Plan
- Responses
- Lighting Flyer
- Septic Handout

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. Must comply with requirements of the Cascade Fire District.
6. Must comply with requirements of Central District Health.
7. All fire rings should be no larger than 3-ft in diameter. Shall have shovel, bucket, and fire extinguisher available near fire pit.
8. 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.
9. The site must be kept in a neat and orderly manner.
10. Shall maintain addressing numbers at the driveway entrance.
11. No parking allowed in the setback areas or within the road right-of-way.
12. Snow must be stored on-site and not moved into the road right-of-way.
13. Quiet hours are 10:00 p.m. to 8:00 a.m.
14. All noxious weeds on the property must be controlled.
15. The site must be kept in a neat and orderly manner.
16. Trash must not be allowed to build up at the site. It shall be hauled away weekly by either the property owner or a trash service.
17. No rental of the RVs or RV sites is allowed. This site is for exclusive use of friends and family.
18. Conditional use permit will expire if ownership of the property changes.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
 2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
 2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.
- D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.
- E. Terms:
- DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and
1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
 2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
 3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.
- LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.
- F. Questions 4 Through 9:
1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
 2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	-1	+2	-1	-2	+1	+2	+1
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2		+1	-1	+1	+1	+1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1		+1	+2	+1	+1	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2		+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
8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1		+2	+2	+1	+1	+1	-2	-1
9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-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	+1	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1		+1	+2	+1	+1	+1	+1	-1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1		+1	+1	+1	+1	+2	+1	+1
13. LANDELL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1		-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	+1	+2	+1	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1			-2	-2	-1	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2			+1	+2	+2	+1	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2		+1		+1	+1	+1	-2	-2
18. SERV. BUS.	-1	+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	+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	-1	+2	-2		+1	+1	+2	+1	+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+2	+1	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1		-1	-2	-1	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1		-1	-2	-1	-2	+1	+1	+2

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 15

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

S.F. Residential Subdivisions

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

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

BOR (Public Recreation)

(+2/-2) 0 X 1 0

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

See S.F. Residential & BOR

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

It is not a large property and has no landscaping.

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

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

No structures, except shed and bath house.

(+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 - it accommodates 5 families.

(+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, dust, smoke

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

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Close to town, on a major collector

(+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?

No Change

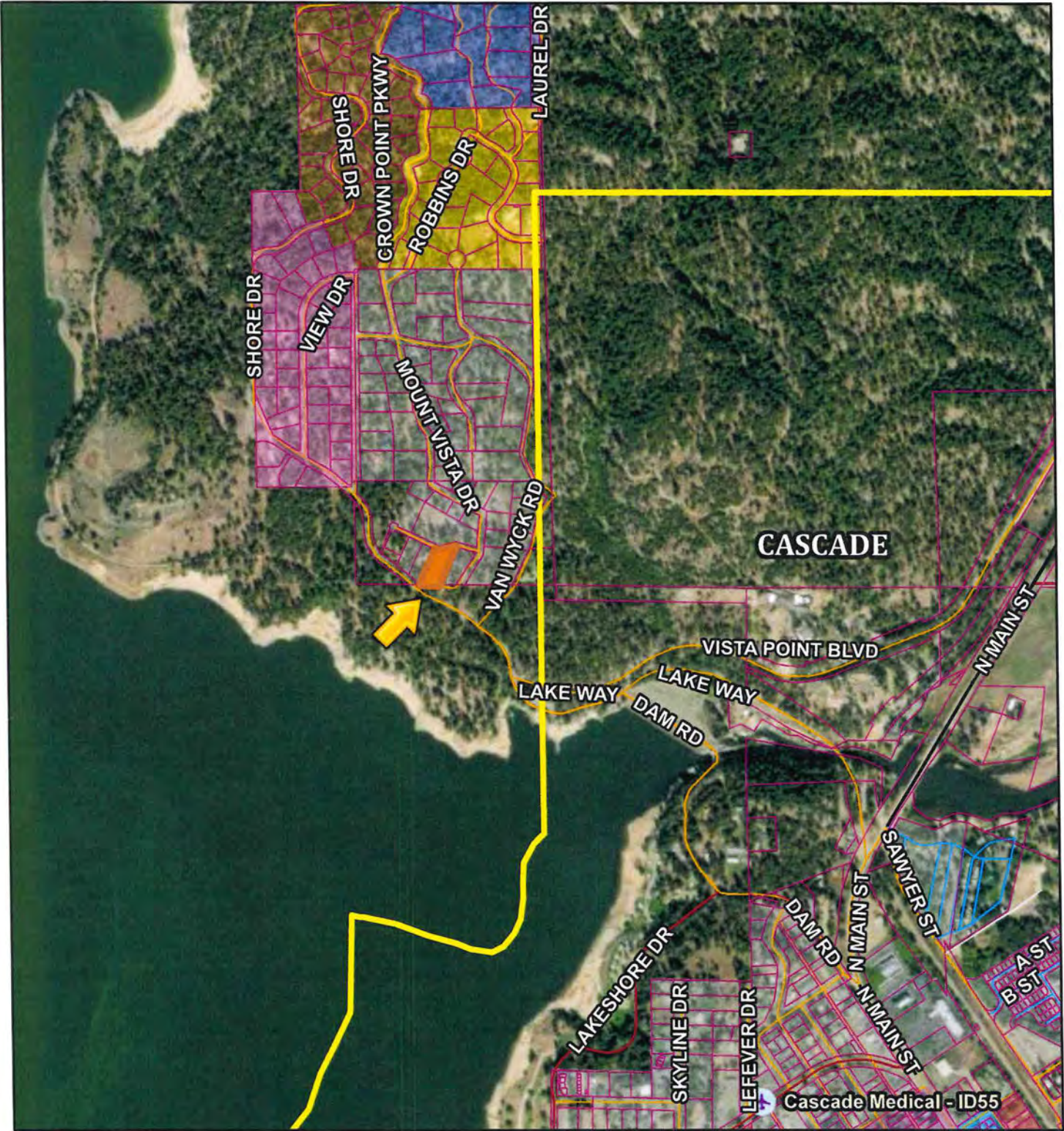
Sub-Total (+) 12

Sub-Total (--) 14

Total Score -2

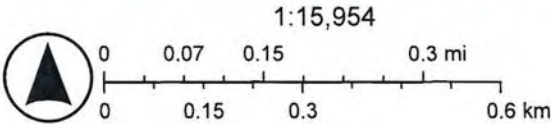
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

CUP 26-013 Location Map



6/2/2026, 9:09:27 AM

- Airstrips
- Municipal Boundaries
- Parcel Boundaries
- Roads
 - MAJOR
 - MINOR COLLECTOR
 - COLLECTOR
 - URBAN/RURAL
 - USFS
 - PRIVATE
 - OTHER
 - Other



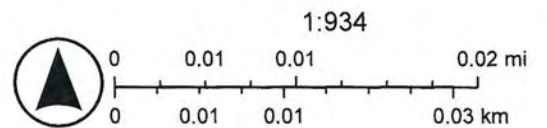
Vantor

CUP 26-013 Aerial Map



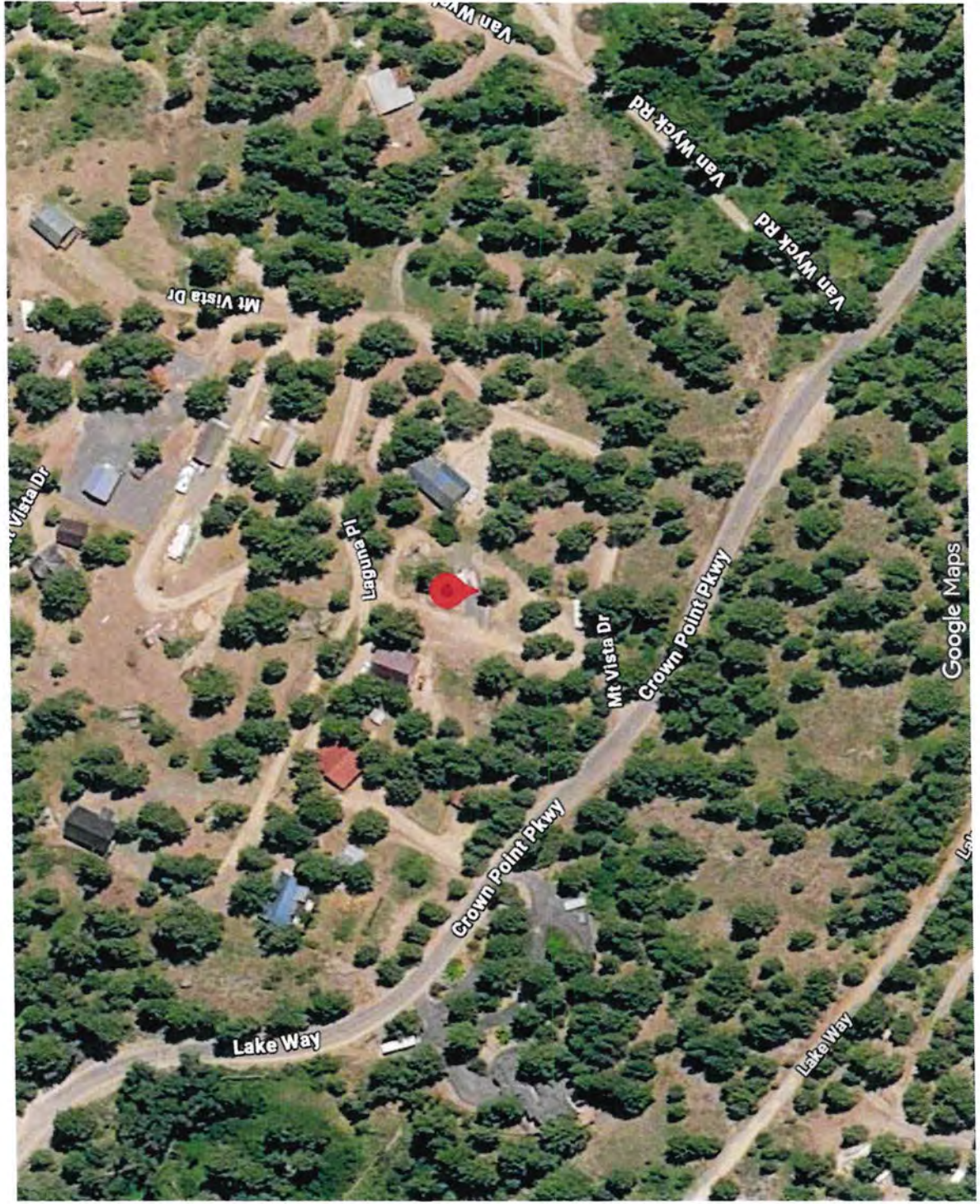
6/2/2026, 9:15:34 AM

Permits			
CUP	RVC	Undefined	COLLECTOR
ADU	STR	Airstrips	URBAN/RURAL
FP	STS	Address Points	USFS
GF	VAC	Municipal Boundaries	PRIVATE
EXC	VAR	Parcel Boundaries	OTHER
Privy	PSP	Roads	Other
RES	HBB	MAJOR	
		MINOR COLLECTOR	



Microsoft, Vantor

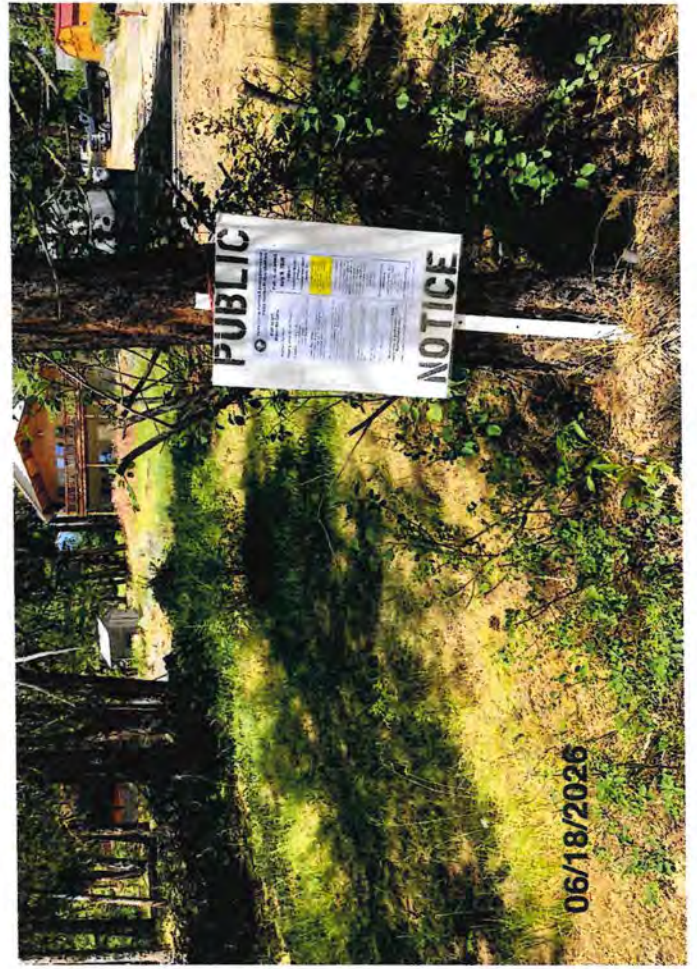
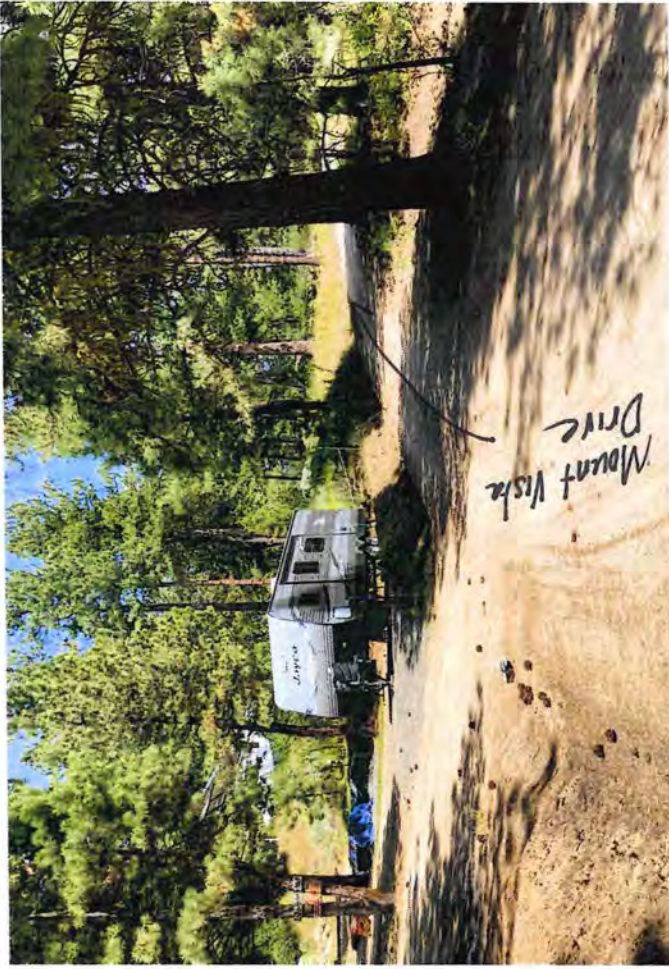
Google Maps – Aerial View



Looking Northerly from Intersection of Crown Point Parkway and Mountain Vista Drive

(Source Google Maps – Street View, August 2024)







Taken from Laguna Place

IMAGES



picture
dated
8/17/2019



picture dated 8/7/2019

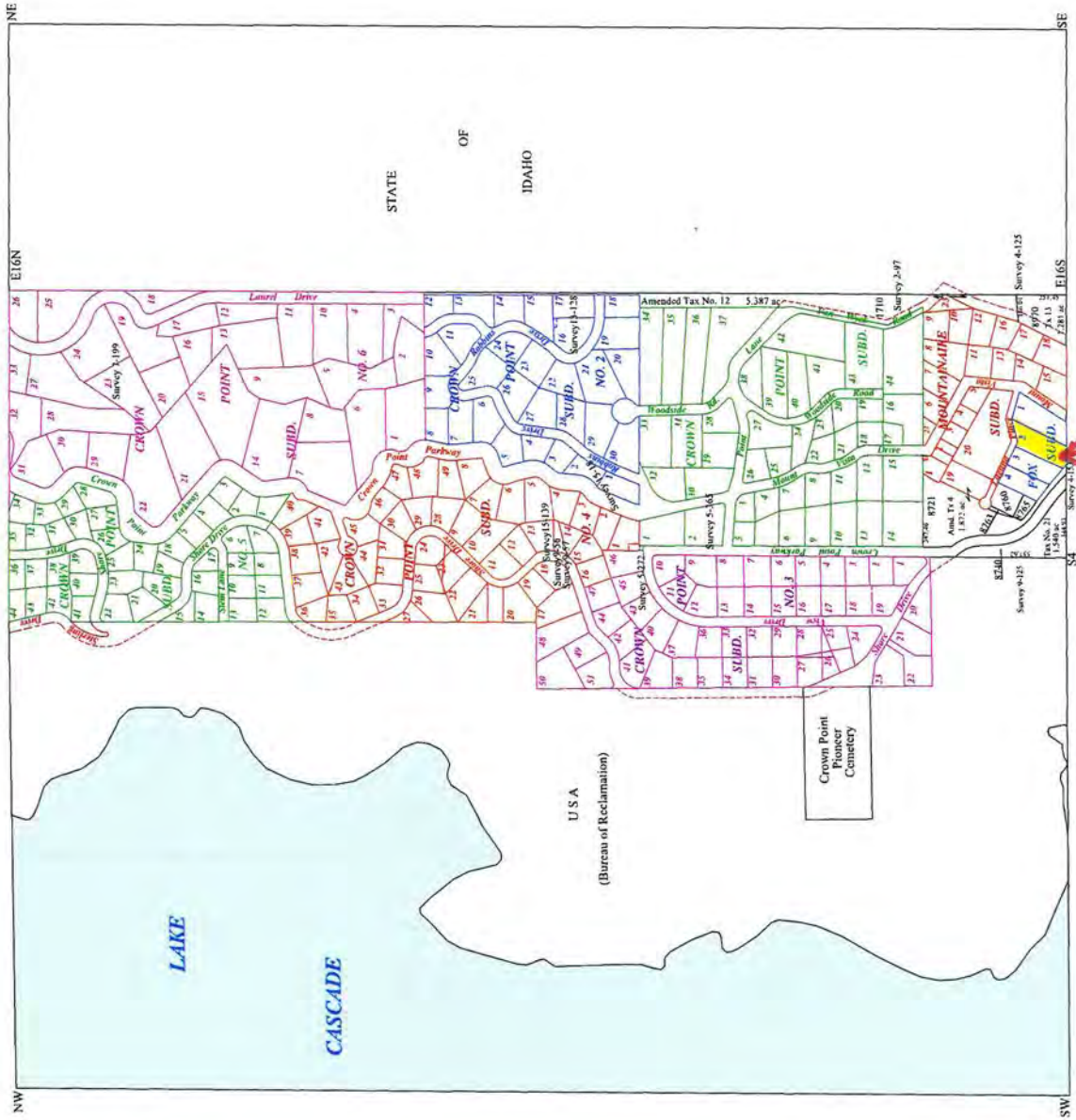
FROM V.C. Assessor's Report

PLAT TITLE

T W P . 1 4 N R O 3 E S E C . 2 3

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

Filename:
Valley County Base Map
Scale: 1" = 1000 ft.
Date: 9/11/2025
Drawn by: L. Frederick



This Drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for Any Measurements Contained Herein.

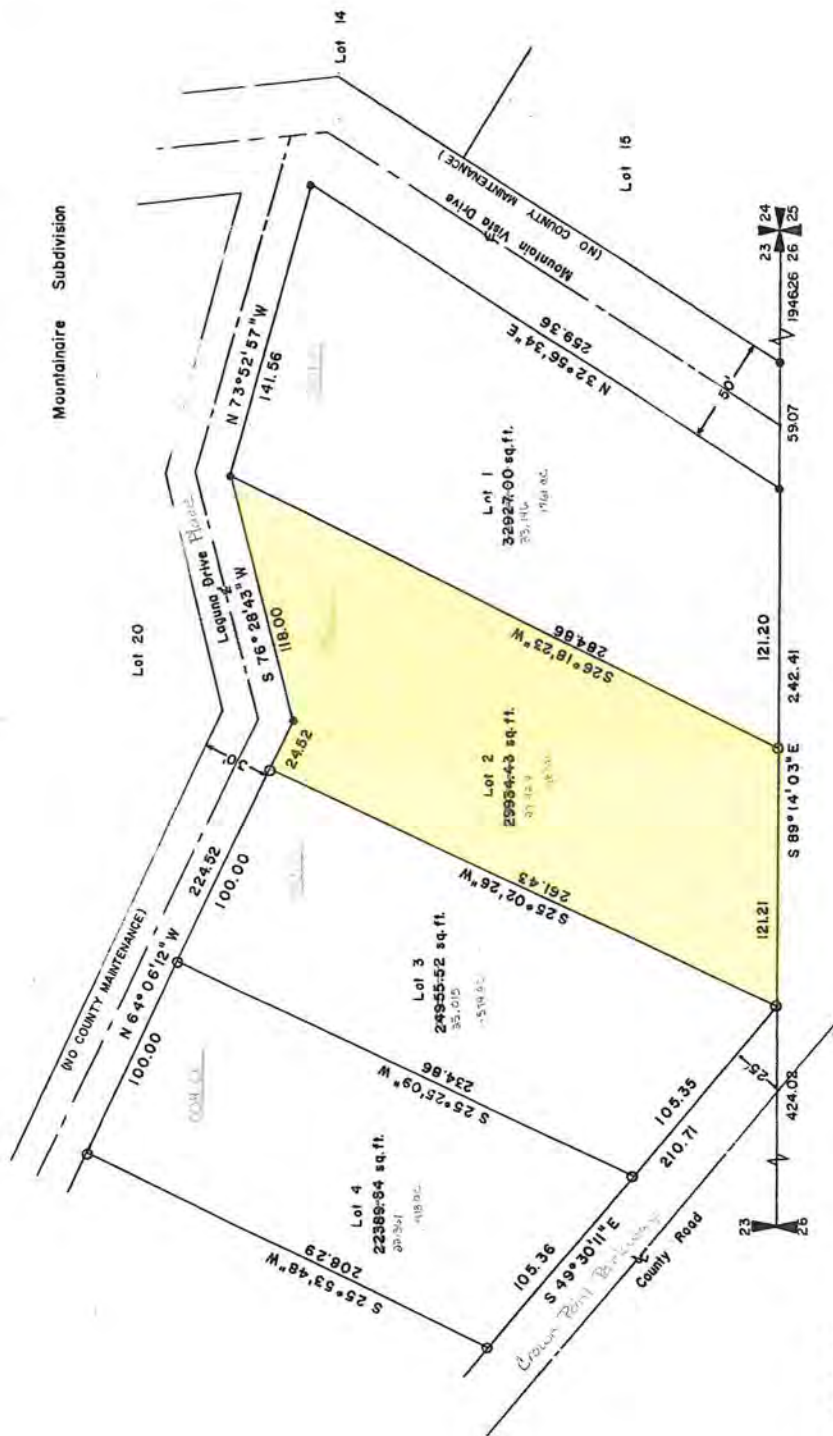
7-6-2

RP 00332

BL 7 13, 14 1st. AD. 113 517 S-20-81
CE 1 13 1st. AD. 113 551

FOX SUBDIVISION

A PORTION OF THE S.E. 1/4 OF SECTION 23 TOWNSHIP 14N. RANGE 3E. B.M.



VALLEY COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO) ss
COUNTY OF VALLEY)

This is to certify that the foregoing Record of Survey was for record in the office of the Recorder of Valley County, Idaho this ____ day of _____, 1980, at ____ o'clock ____ m. at the request of _____ and was duly recorded in Plat Book No. ____ at Page ____

Deputy

Ex- Officio Recorder

LEGEND

- EX 1/2 REBAR
- SET 5/8 REBAR

RINGEL AND ASSOCIATES	
P.O. BOX 742	CASCADE, ID. 83611
206-382-4230	RLS. 986
SURVEY FOR: DONALD J. FOX	
JOB # 80050	DATE: OCT. '80
DRN. E.V. H.W.T.	

SCALE 1" = 40'

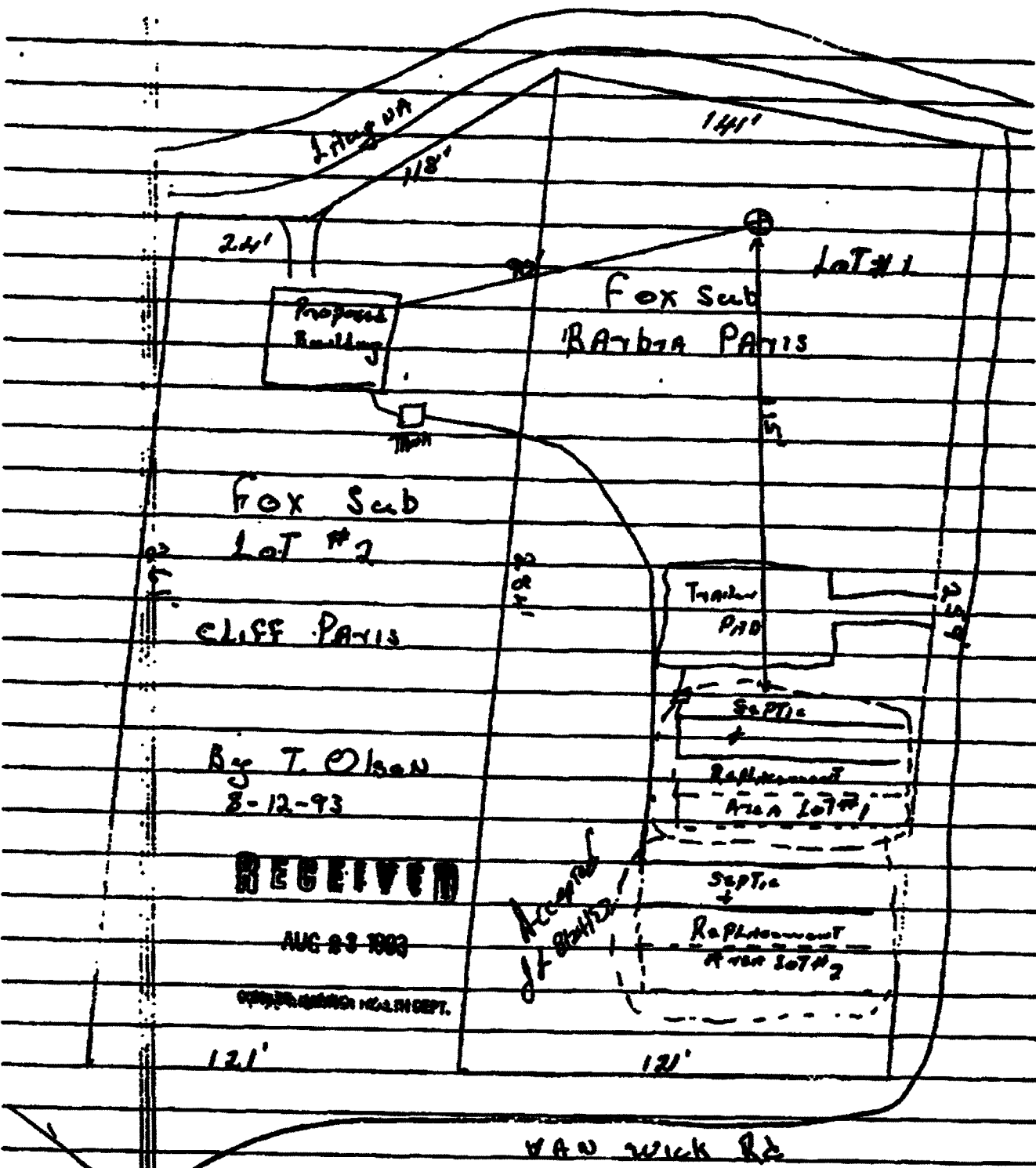
Valley County, Idaho
BUILDING PERMIT APPLICATION

Applicant to complete numbered spaces only.

1. PARCEL NUMBER RP000320000020		R. ADDRESS PG. 3222	
2. PHYSICAL JOB ADDRESS 9 Laguna Pl			
3. LEGAL DESCR.	LOT NO.	BLK	SUBDIVISION OR TOWNSHIP, SECTION AND RANGE Fox Subd.
4. OWNER Ralph Patten		MAIL ADDRESS 6045 Deer Flat Hwy ZIP 83686	
5. CONTRACTOR		MAIL ADDRESS ZIP PHONE	
6. ARCHITECT		MAIL ADDRESS ZIP PHONE	
7. DESIGNER			
8. ENGINEER			
9. FOR MANUFACTURED HOMES: INSTALLER AND LICENSE NUMBER			
10. CLASS OF WORK ☐ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ MOVE ☐ REMOVE			
11. Describe work and use Bathroom sink, Tub, Shower under 200 sq already installed			
12. Change of use from Change of use to			
13. Valuation of work: \$ 800.00		\$ 11.55	
SPECIAL CONDITIONS:		\$ 38.00	
		\$ 44.55	
		PLAN CHECK	
		PERMIT FEE	
		TOTAL FEE	
		Type of Const.	
		Company Group	
		Division	
		Site of Bldg. (Total) Sq. Ft.	
		No. of Stories	
		Max. Occ. Load	
		Fire Zone	
		Use Zone	
		Fire Suppression Required ☐ Yes ☐ No	
		No. of Dwelling Units	
APPLICATION ACCEPTED BY 8/7/18 CW		PLANS CHECKED BY 8/9/18 MW	
APPROVED FOR ISSUANCE BY 8-16-18 SF			
NOTICE			
14. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, HEATING VENTILATION OR AIR CONDITIONING.			
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 90 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 90 DAYS AT ANY TIME AFTER WORK IS COMMENCED.			
I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTOOD THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LOCAL AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH UNLESS SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.			
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT Ralph Patten		DATE 8-7-18	
SIGNATURE OF OWNER OR OTHER BUILDER		DATE	
WHEN PROPERLY VALIDATED ON THIS SPACE THIS IS YOUR PRINT			

PLAN CHECK VALIDATION OK M.O. CASH PERMIT VALIDATION OK M.O. CASH

White - Inspector Pink - Applicant Yellow - Assessor



Valley County Planning and Zoning Recreational Vehicle Campground Permit

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



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

RVC Permit #: **25-006**

Effective Date of Approval: **08/19/2025**

Physical Address: **1201 Mount Vista**

Property Owner: **Ben & Nancy Brown**

Parcel #: **RP003320000020**

Phone Number: **208-861-8449**

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:

Only 3 RV's can be on-site for extended time.

Approved by: _____

Cynda Herrick, P&Z Director

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 9-4-9

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

RVC PERMIT #: 25-006
ACCEPTED BY: [Signature]
CROSS REFERENCE FILE(S) _____

FEE: \$75.00 ☒ Check # _____ or ☐ Cash
DATE RECEIVED: 8-1-2025
DATE ISSUED: _____

Applicant's Signature: [Signature] Date: 7/31/25

The following must be completed and submitted with this application:

- ☒ A **site plan**, drawn to scale, showing the following:
 - o **# and location of RVs** with setbacks from property lines.
 - o **Existing or new structures:** Those over three (3) feet in height shall be subject to single family residential setback requirements, including porta potties.
 - o **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.
 - o **Lighting:** Height and type of fixtures (max of 20', 3000 lumens, fully shielded – VCC Title 6-2)
 - o **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.
 - o **Topographic considerations:** streams, step banks, other hazards.
 - o **Lot Coverage Maximum:** All structures, parking lots, fire pits, and impervious areas cannot cover more than 35% of the lot.
- ☐ 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.
- ☐ A Fire Protection Plan

Valley County Code 9-4-9 is online at www.co.valley.id.us or at the Planning & Zoning Office.

OWNER: BEN/NANCY BROWN PHONE #: [REDACTED]
EMAIL ADDRESS: [REDACTED]
OWNER'S MAILING ADDRESS: 3451 S. SUGAR LOAF PI ZIP 83616
TAX PARCEL NUMBER: RP003320000020 ADDRESS OF PROPERTY: 1201 Mount VISTA
SUBDIVISION NAME - LOT/BLOCK (IF APPLICABLE): _____
SIZE OF PROPERTY: _____ Acres ☐ or 29,924 Square Feet ☒
DESCRIBE ANY EXISTING LAND USES OR STRUCTURES: Shed, BATH HOUSE

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: BBB
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: BBB
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 prior to 2021 (1 RV hooked to septic)
- ☒ Gray water system and sewage disposal facilities
- ☒ Portable holding tanks in RV - 2 RVs
- ☐ Porta potties - cannot be located in an area that will adversely affect neighbors
- ☐ 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. 3

- ✓ 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.

GOOD NEIGHBOR RECOMMENDATION AND CONSIDERATIONS:

- 1) Quiet Hours: Should observe quiet hours from 10:00 p.m. to 7:00 a.m.
 - 2) Should follow local ordinances and licensing requirements for ATVs, UTVs, and snowmobiles.
 - 3) Should try to limit the number of trips through the neighborhood by recreational vehicles.
-

REQUIREMENTS AND DEFINITIONS:

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 9-4-9 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)

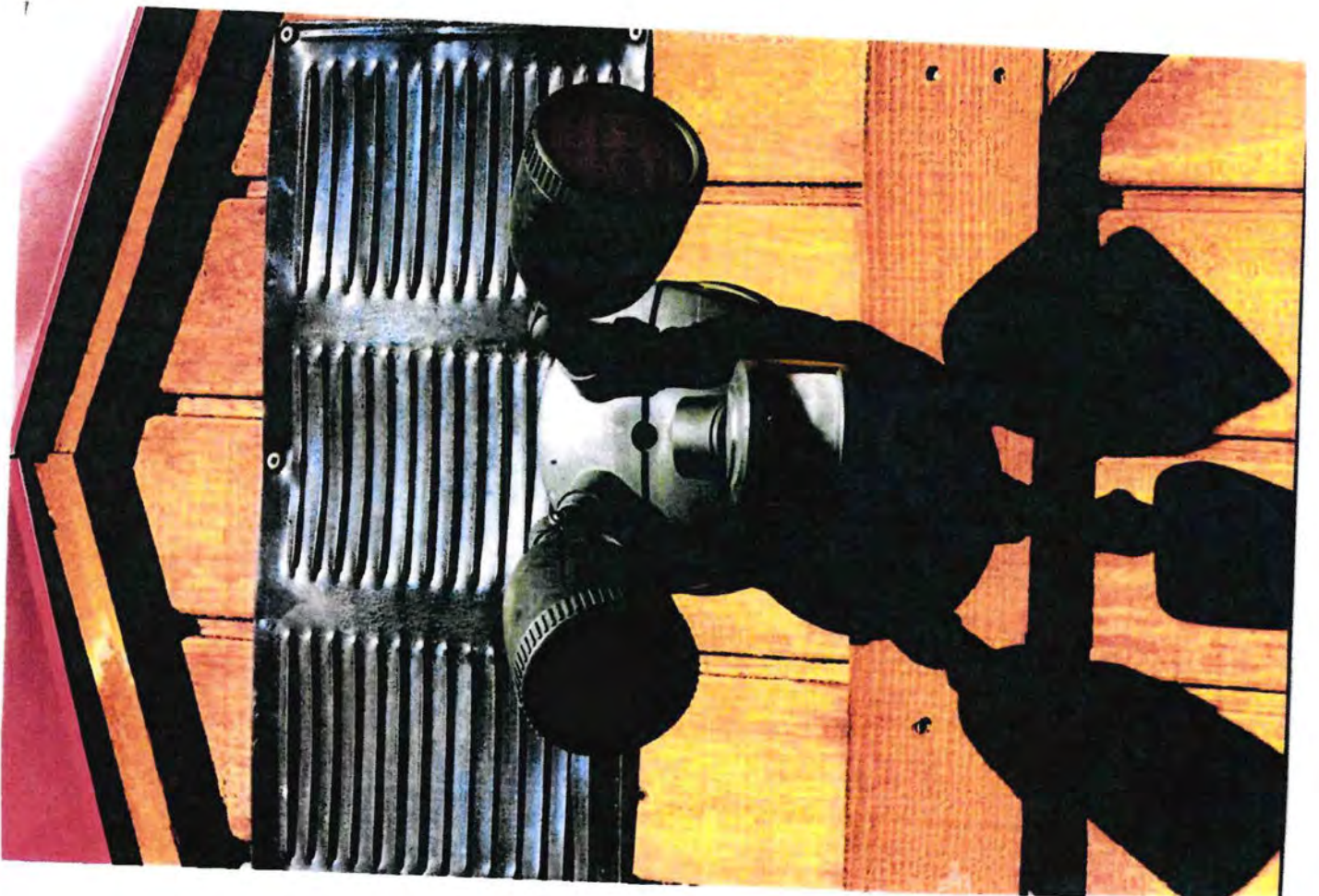
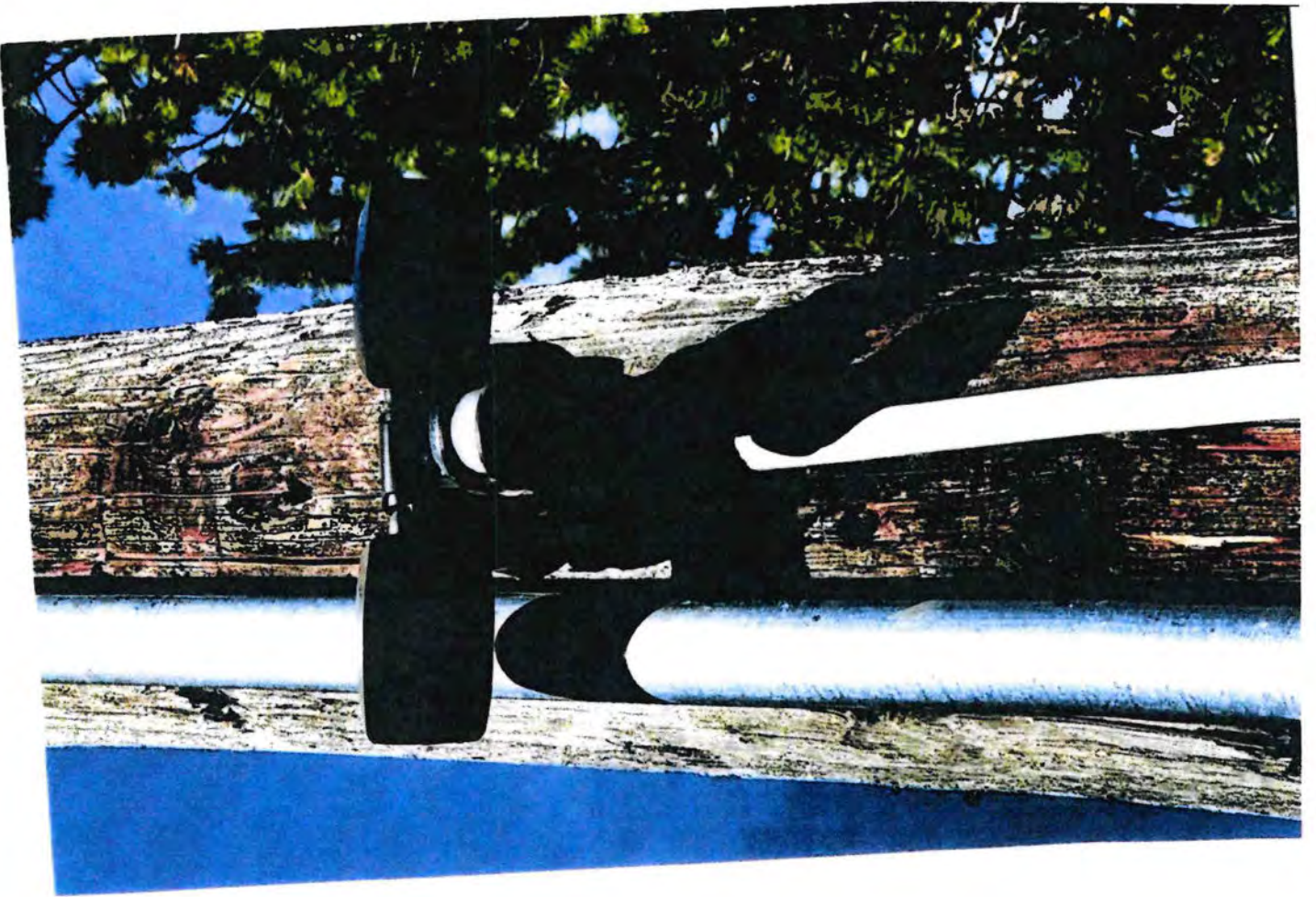
One RV unit is allowed without a permit. Two or three units that are kept on-site for more than an occasional weekend will require an administrative permit. More than three units will require a conditional use permit.

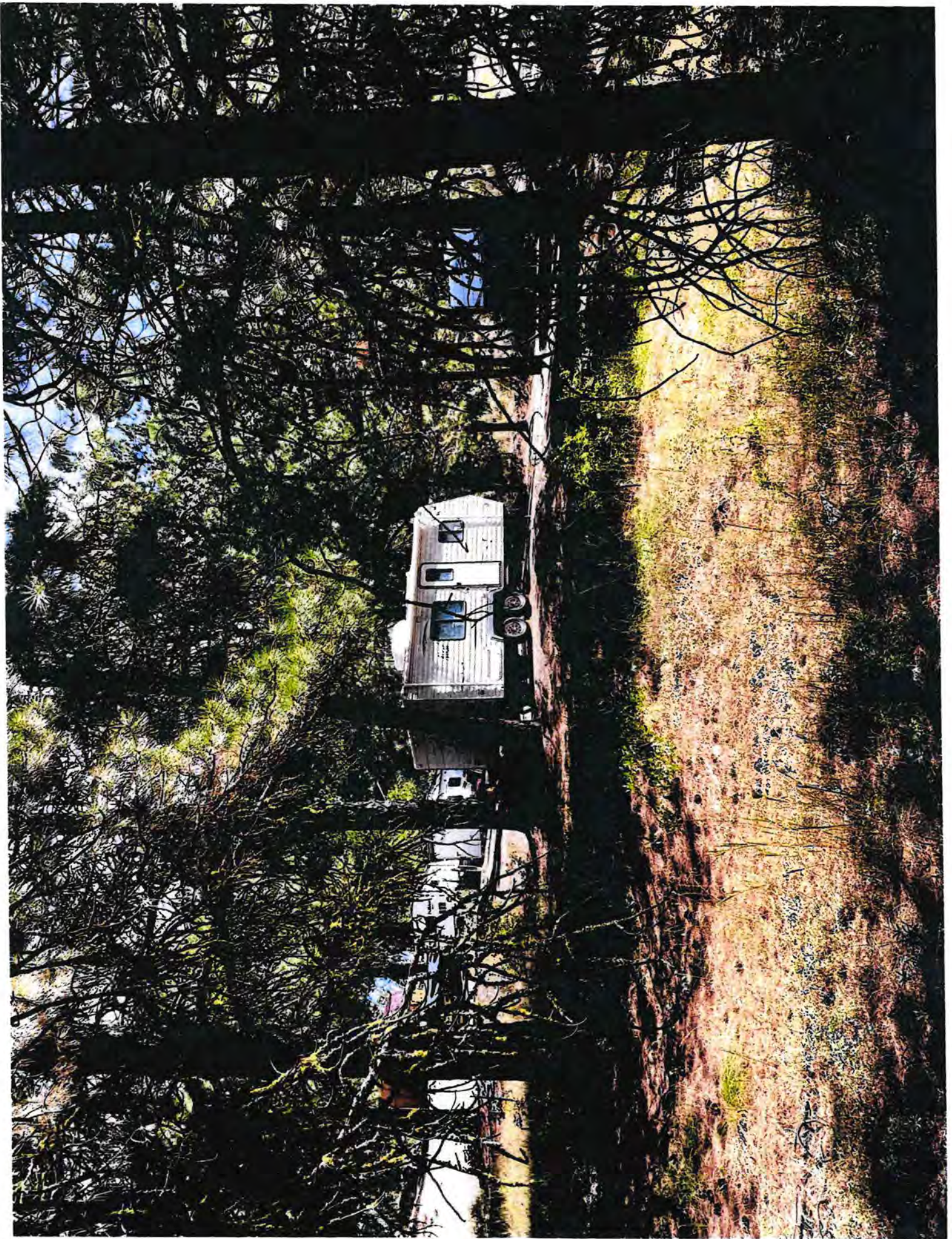
PROCEDURE:

- An application for an RVC shall be submitted to and reviewed by the Planning and Zoning Administrator for completeness prior to issuance of the permit.
- The Valley County Planning and Zoning Office will notify property owners within 300 ft of the property boundaries and active Home/Property Owner Associations.
- Objections to the application must be written and received by the Planning and Zoning Administrator within 10 working days. Objections must give specific grounds and facts upon which the objection is based. If the Planning and Zoning Administrator determines that objections are sufficient to warrant a conditional use permit, the applicant shall be notified promptly that a conditional use permit is required.
- If there are no objections within 10 working days, the RVC will be issued an administrative permit and be a permitted use.
- Recreational Vehicle Campground requirements shall be enforced in accordance with VCC 9-2.

A new permit will be required if changes are made to the site, change in ownership, etc.



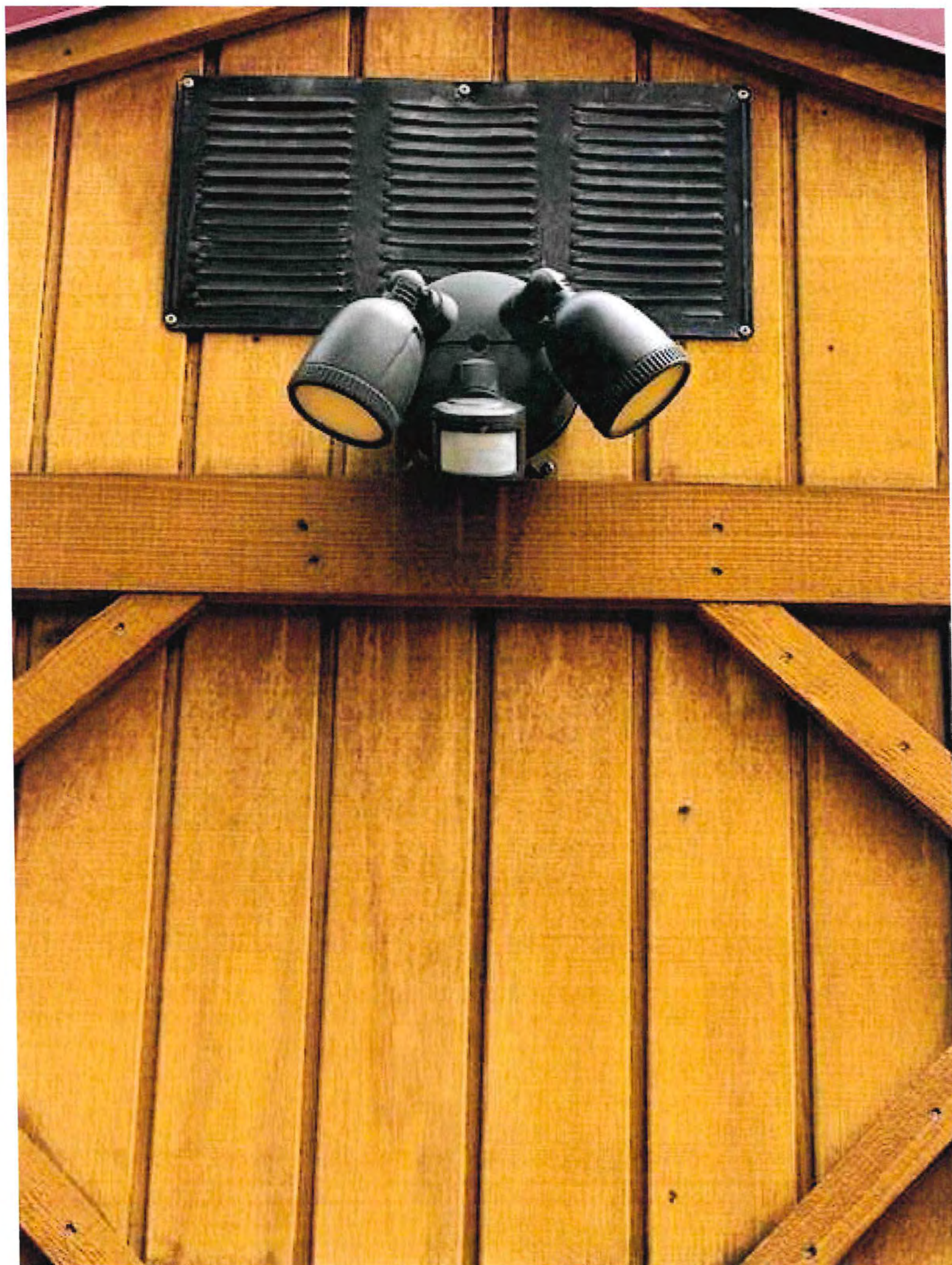














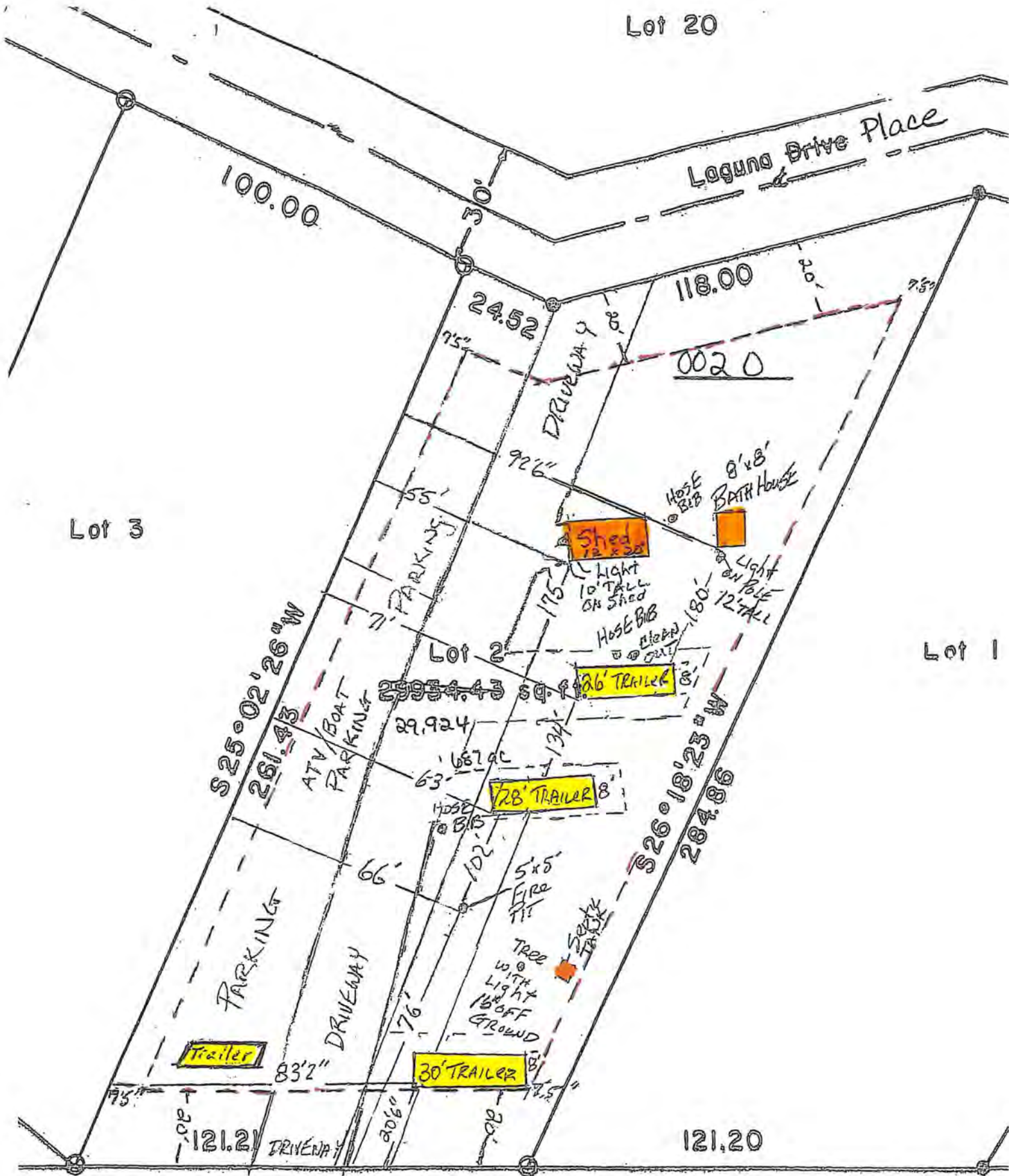


Lot 20

Logans Drive Place

Lot 3

Lot 1





Cascade Rural Fire Protection District
P. O. Box 825
109 East Pine Street
Cascade, Idaho 83611-0825
208.382.3200 – Phone
208.382.4222 – Fax

June 15, 2026

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

RE: CUP 26-013 Brown RV Camp

The Cascade Rural Fire Protection District has reviewed CUP 26-013 Brown RV Camp. CRFPD's primary concern is that emergency access to the property is appropriate, reliable, and maintained for fire apparatus. Based on this review, CRFPD provides the following access recommendations:

- **Driveway clearance:** Driveways should provide a minimum unobstructed width of 12 feet and a minimum unobstructed vertical clearance of 13 feet 6 inches.
- **Grade:** Driveway grades should not exceed 10 percent unless approved by the fire code official. (503.7.6)
- **Surface and load capacity:** Driveways should be designed and maintained to support the imposed loads of local responding fire apparatus, including 70,000 lb vehicles, and should be surfaced to provide all-weather driving capability. (503.7.8)
- **Turnarounds:** Driveways longer than 150 feet should include a turnaround that meets the requirements of IFC Appendix D, Table D103.4.

Please contact me directly with any questions.

Steven Hull
Fire Chief
Cascade Rural Fire Protection District
steve@cascaderuralfire.com



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 26-013 Brown RV Camp

Preliminary / Final / Short Plat _____

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☒ 14. CDH has no objection to this proposal. The septic system can be used by one trailer only, no dumping into system by other trailers. Other trailers must haul septage to an RV dump site approved to take septage.
Reviewed By: Brian Cope
Date: 6/14/26



June 15, 2026

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

Subject: Agency Notice - PZ Commission - July 9, 2026

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 D5

- 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.

AIR QUALITY C1, D1, D2, D3

- 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.

AIR QUALITY C2, D4, D6

- No Comments

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 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.

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.
- 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.

4. 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.

5. 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.

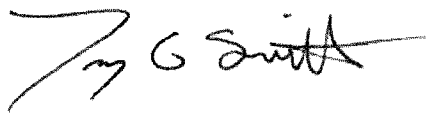
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting 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.

6. 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

June 29, 2026

To: Cynda Herrick, P&Z Director

Re: CUP 26-013 (Ben and Nancy Brown) – 1201 Mount Vista Drive

Subject: Strong Opposition & Request for Denial of Conditional Use Permit

Dear Ms. Herrick,

As full-time, year-round residents of Valley County living in close proximity to 1201 Mount Vista Drive, we are writing to express our **strong opposition to CUP 26-013**. We formally request that the Planning & Zoning Commission **deny this permit** on the grounds that the applicant is actively operating a commercial-scale RV park in direct violation of local allowances, while introducing unpermitted infrastructure and environmental hazards to our neighborhood.

The application states this expansion is intended merely for occasional "family and friends." However, our regular observations of non-repeating vehicles, high turnover, and massive physical site improvements indicate a clear intent to establish a high-density, commercial RV park by subverting the standard public review process.

The application contains several critical claims that are demonstrably inaccurate when cross-referenced with the current reality of the site:

- **Misrepresentation of Existing Use:** The property currently features six fully established RV/camping pads, which is already a direct violation of the three-pad limit mandated by RVC 25-006 (*See Picture 1*).
- **Unpermitted Structural Modifications:** The applicant claims the project *"does not include construction of permanent structures... or significant site modification."* In reality, the applicant has already constructed an 8'x8' bathhouse and installed active RV septic system hookups (*See Picture 4*).
- **Severe Grading & Roadwork:** The applicant claims *"no excavation, grading or recontouring of the land is proposed..."* However, extensive active excavation has already reshaped the steep hillside to carve out, level, and gravel additional large pads and independent roadways (*See Picture 2*).
- **Environmental & Public Infrastructure Damage:** This unauthorized hillside excavation has caused significant erosion and silt runoff, which has entirely blocked the public roadway drainage ditches (*See Pictures 3a & 3b*). Furthermore, a drainage pipe has been improperly routed directly from an RV pad into the public ditch system (*See Pictures 5a & 5b*).

Conclusion

Allowing this CUP would reward unpermitted development, validate ongoing code violations, and establish a dangerous precedent for incremental commercial encroachment in residential zones.

We respectfully request that the P&Z Commission **deny CUP 26-013**, or at minimum, **defer any decision** until code enforcement conducts a formal site review to evaluate the existing violations and environmental damage.

Thank you for your time, leadership, and dedication to protecting Valley County's community standards.

Regards,

Ken and Celeste Schlegel

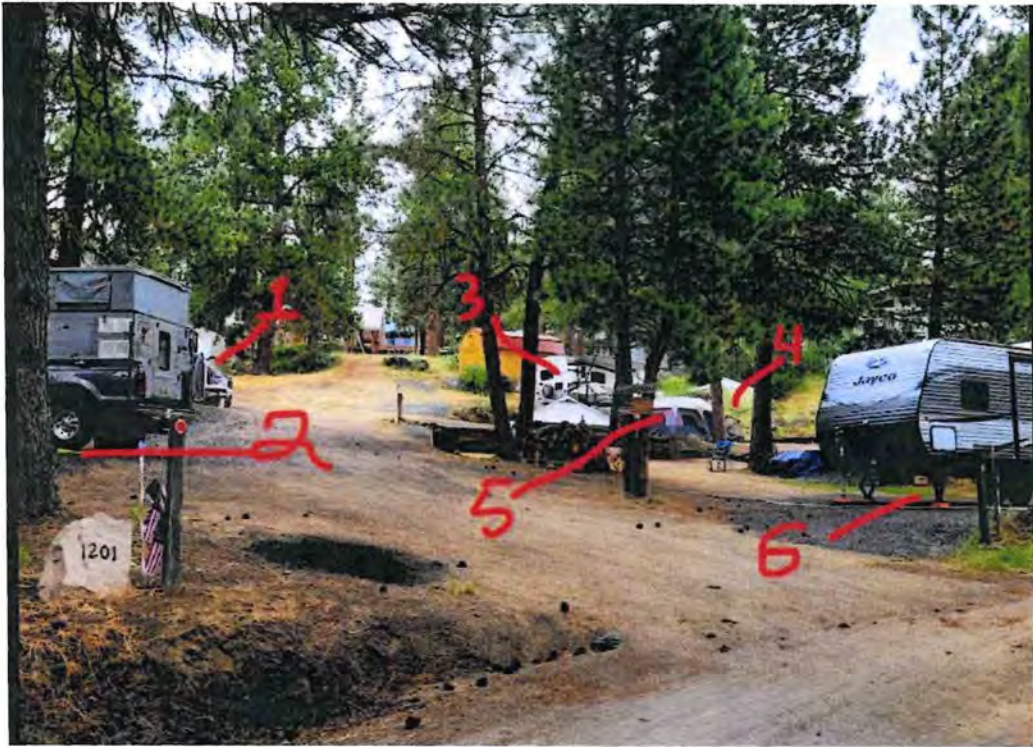
1229 Shore Drive

Cascade, ID 83611

Enclosures: Site Photographic Evidence

- **Picture 1:** Six RV/Camping pads currently established in violation of RVC 25-006.
- **Picture 2:** Active excavation for additional pads and unpermitted roadway.
- **Pictures 3a & 3b:** Severe excavation silt and runoff actively blocking the public roadway ditch.
- **Picture 4:** Unpermitted utility infrastructure including the shed/bathhouse, well, and pads 4-6.
- **Pictures 5a & 5b:** Unauthorized drainage pipe routed from an RV pad directly into the roadway ditch.

Picture 1: six RV/Camping pads currently established in violation of RVC 25-006



Picture 2: Active excavation for additional pads and roadway.



Picture 3 a and b: excavation silt blocking ditch





Picture 4: shows the “shed”, well, and RV pads 4-6.



Picture 5 a & b: shows a pipe from an RV pad run to the ditch



From: K Donohue [REDACTED]
Sent: Tuesday, June 30, 2026 1:13 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Administrative Permit (RVC 25-006) for 101 Mount Vista Dr.,

AS OF JUNE 30, 2026 MY POSITION IS UNCHANGED

Phyllis Fox
512 Dawn Ct
Kuna, Id 83634

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

Dear Ms Herrick,

I am writing to strongly object to the application by Ben and Nancy Brown to have an Administrative Permit (RVC 25-006) for the property located at 101 Mount Vista Dr., Cascade ID,

I own the property immediately next door at 7 Laguna. This is my son's home and my vacation property.

The Brown family has already been using their property in violation of code for the benefit of their friends and family and it has been a significant nuisance, The three additional campers and tent in addition to the owner's camper are considerably too many for the size of the lot. In addition, the noise level of this many alcohol drinking vacationers interferes with our ability to enjoy our mountain retreat.

Finally, allowing a a recreational campground would lower the value of my property. This street is a residential area where several owners live full time. Our safety, property values, and enjoyment should be the first priority.

Thank you for your consideration

Phyllis Fox

From: Ryan Harrison <[REDACTED]>
Sent: Tuesday, June 30, 2026 9:39 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fwd: Responding to your letter - Rec Vehicle permit RVC 25-006

Hello Cynda -

I'm forwarding you (below) my letter to you from last August when my neighbors applied for permission to place three trailers on their lot. Despite objections by more than one neighbor, this permission was granted. It was the wrong decision, in my view and in the view of virtually every neighbor I've spoken with.

Now the owner of this private campground wants to add two more RVs. This needs to be rejected for the following reasons:

1. This proposal (as well as the approval last year) are completely out of character for this neighborhood. These lots are relatively small, and of the 16 properties that have a sight-line to this campground every single property has one home on the lot. Fifteen of the sixteen homes are proper cabins; one is a single RV on a lot. And so three RVs on a small lot is already very much out of character, stacked on a small lot not more than fifteen feet apart.
2. The density that more RVs would entail is unsafe. This extended family already has gatherings numbering 40+ people, with kids spilling into the road for a playground because the bubbling cauldron of humanity and RVs provides no space to play. How many will we have if you approve five RVs? 60 people on a lot the size of 1/3 of a football field? This private campground that you approved is already far more dense than any State campground, and with approval of five RVs, they would be parked not more than ten feet from each other. You might as well approve a used RV sales lot right in the middle of our neighborhood.
3. These people don't respect limits. When I left last week there were already four trailers parked on the lot, despite a permit for maximum three. I'm now out of state but I wouldn't be surprised if there's five trailers now on the lot. This demonstrates a lack of respect. A lack of respect for the neighbors and a lack of respect for P&Z. The vibe I'm getting is "we'll do whatever we want", and they're abusing the privilege given to them to have three RVs. They should not be given more permission.

Thank you,

Ryan Harrison

----- Forwarded message -----

From: Ryan Harrison <[REDACTED]>
Date: Sun, Aug 17, 2025 at 6:11 PM

Subject: Responding to your letter - Rec Vehicle permit RVC 25-006

To: <cherrick@valleycountyid.gov>

Hi Cynda, I live at 3 Laguna Place. I've been out of town, just here for a quick 15 hours and picked up your letter today asking for comment by 8/18 which is tomorrow. Since I'll be leaving the valley early tomorrow for a meeting in Boise, I hope you'll accept this email as a valid form of comment.

I am absolutely pro family, I love kids, babies, dogs, hamburgers on a grill. I'm not a grouchy "get off my lawn" sort. Now having said that...

I'm not psyched about allowing this many trailers on this small parcel. My wife and I refer to this property as "the gypsy camp" because it's already like its own settlement with too many trailers on a small lot in a neighborhood of single family homes. I've seen upwards of 20 people (wife says 40+) camping for extended periods, kids taking over Monte Vista road as though it's a backyard for their games. It's pretty out of hand as is and I wouldn't want to encourage any further expansion or permanency to what is a misplaced campground inside an otherwise quiet community.

You can reach me at [REDACTED] if you have any questions. Thank you,

R.

--

Ryan Harrison
C1 Design Group

From: T Murphy <[REDACTED]>
Sent: Wednesday, July 1, 2026 8:32 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Brown's RV Park

July 1, 2026
Mrs. Carol Murphy
2702 E Lacewood Drive
Meridian, ID. 83646

Regarding property at
1201 Mt. Vista
Cascade, ID 83611

Dear Cynda Herrick,

We did not receive a letter notifying us of Ben Brown's latest request for more RVs on his property, which is adjacent to ours.

They are good neighbors, but they have lots of family, friends, kids and dogs. They also put up large tents to accommodate their guests. It feels very overcrowded on weekends and one of our biggest concerns is the shared septic system which is on our property. It was definitely not approved for the number of people using it on Ben Brown's property. While they say that some of the RVs do not use it, their RV friends & visitors, use the bathroom/shower house. In addition to the RV's, there are several large family tents that go up on the weekends. That obviously is filling OUR septic system. We will not pay for any septic system repairs if the Browns are allowed more RVs.

My husband died six weeks ago or he would definitely be attending any hearings regarding this request. This is exactly what he was afraid of when we reluctantly gave approval for three of the Browns fishing friends to be on their property on the weekends last year. It does not seem to be the few fishing buddies that Mr. Brown described to us.

I realize now that we should not have been so generous the first time, allowing them to start an RV Park. We trusted them that three friends would be it. It appears that some friends come to visit, but do not bring an RV. I have seen their visitors waiting in line to use the bathroom. They have asked for too much now. We absolutely do NOT approve of giving them permission for more RV spaces.

We do have an RV on our property, that is not in use, while the DeGuchi's are building their new home on Mt. Vista above us. We have had occasional family visitors with an RV.

Thank You,

Mrs. Carol Murphy
1203 Mt Vista Drive
Cascade, ID. 83611
[REDACTED]

From: Jeff Barstow <[REDACTED]>
Sent: Wednesday, July 1, 2026 9:34 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Dear Cynda Herrick,

Dear Cynda Herrick,

My name is Jeff Barstow, my wife, Caroll and I have a residence at 1231 Mount Vista Dr We are writing to express our objection to Valley County approving Ben and Nancy Brown to have four or more RV's on their property. (CUP 26-013)

It is our desire that the integrity of the properties and neighborhood of Crownpoint to upheld as was decided in CUP 25-0006. Allowing the Brown's to place four or five RV's on their property not only drops the value of the properties in the area, but it also sets a precedent for others to follow their example. If allowed, the value and integrity of Crownpoint would be greatly affected.

While I appreciate what the Brown's have done, Cascade has a wonderful RV park which allows for RV's to be parked. Crownpoint is not an RV park and the residence oppose the allowing of this.

Thank you for considering our voice as residence of Crownpoint and again reiterate our opposing of allowing the Brown's to move forward.

Sincerely,
Jeff and Caroll Barstow

Sent from my iPhone

June 30, 2026



To Valley County Planning & Zoning

The Uria Family Trust, in response to the proposed addition of a commercial R.V. park at 1201 Mount Vista Drive (RP003320000020), are completely against the issuance of the permit.

The following are the primary reasons for our opposition to this use Permit being issued:

1. The location of the proposed R.V. park is within the confines of a solely dedicated residential neighborhood. This variance would reduce the values of every residential property in the wider area. History has shown that property values can drop in the area of up to 20%, when this type of enterprise is allowed within residential neighborhoods.

2. R.V. parks require an expansion of infrastructure, such as increased water use, electricity, an sewerage use, and trash disposal. This increase in use would most certainly adversely effect all residences within the larger surrounding neighborhood. An increase in usage of sewage could prove to be catastrophic, not only to the existing residents but could also disrupt an already fragile ecosystem.

3. The increased use of the already limited water resources, may strain them to the point of failure for the other residents. The implication of such an event would certainly be catastrophic!

Response to Proposed R.V. Park. (cont.)

4. Small, personally managed, R.V. parks are notorious for mismanagement of waste disposal. This would not only present a visual obscenity but also may lead to contamination of local water sources and present a dire threat to wildlife and aquatic resources. Mismanagement of garbage disposal will create not just an "eye sore" but also odor and sanitation issues for all residents in the neighborhood.

5. By issuing a permit for this type of commercial enterprise will also open the "floodgates" for other commercial operations in the neighborhood, essentially turning a residential area into a commercial zone. This would have an adverse effect on all property owners and degrade a beautiful area into a fundamentally urban commercial zone.

6. There already exists numerous R.V. campgrounds in close proximity to the proposed new location. There is no evidence for the need of additional R.V. camp space in or near the proposed location. We see no need or advantage to adding a commercial R.V. camp site in the requested location.

7. There are numerous other "side effects" to having a R.V. park in this location; noise and light pollution are endemic to these types of recreational facilities. This would destroy one of the main reasons for family residences located here. Another issue would be

Response to Proposed R.V. Park (cont.)

increased vehicular traffic along with the decrease in safety for pedestrian use. There are many children who populate the neighborhood. By issuing this permit you would be placing them in jeopardy because of the increase in OHV and automobile traffic.

B. R.V. camp use would create a noisy and disruptive addition to a quiet and peaceful recreational and living community. There will be in addition to the human noise element, the additional noise of electricity generators to power the parked R.V.'s systems. This noise would be very disruptive to the local residents, and could create noise pollution at all hours of the day and night.

The above issues are just the most obvious negatives associated with this type of enterprise being permitted in a residential area. Therefore, the Uria Family Trust, as concerned property owners, must emphatically respond in the negative to the issuance of a permit for the R.V. Park proposed.

Respectfully,

Carmel Bickham, owner #4 Laguna drive,
Crown point, Cascade, Idaho

June 30, 2026

From: Katrin Thompson [REDACTED]
Sent: Wednesday, July 1, 2026 3:38 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-013 Brown RV Camp

Ashley and Katrin Thompson
1207 Crownpoint Parkway
Cascade, Idaho 83611

Dear Cynda Herrick,

We regret that we could not attend the hearing on July 9, 2026, in person.
Thank you for letting us respond by email.

RE: CUP 26-013 Brown RV Camp

As neighbors across the street, we **still** respectfully object to Valley County approving Ben and Nancy Brown's request to have four or five RVs on their property.
Why are we being asked about this again? We responded "no" to CUP 25-0006 last year.

What the Browns didn't mention was that their "septic system" is actually using a hookup from the Murphys septic system next door. How easy it will be for them to quietly provide water & septic access to all the RVs. According to the request, they must already have the Bath House connected. Did the Murphys receive notice of this hearing?

Maintaining the integrity of our neighborhood is important to all who have invested in their property. Anticipating approval of CUP 26-013, the Browns have ignored the previous ruling from CUP25-0006 and pushed occupancy above the limit, especially if large tents are counted. Cleared prepared sites have already been created to accommodate a total of 5 RVs. Valley County staff cannot be expected to "babysit" those extra two sites waiting to be occupied even before approval is granted.

If approval is given, it sets a precedent for all other lot owners in the Crownpoint area to put more RVs on their property or do whatever they want.

Presently, there is a lot available for daily RV use rental on Mount Vista. They and their pets have caused problems with the neighbors.

We are trying to preserve the Crownpoint area as a beautiful residential subdivision not zoned for an RV Park in Valley County.

Sincerely,

Ashley and Katrin Thompson
1207 Crownpoint Parkway
PO Box 1018, Cascade, Idaho 83611
[REDACTED]



454 W. Roseberry Road, Suite 110
P.O. Box 988
Donnelly, ID 83615
(208) 469-1817
www.HammariLaw.com

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

July 1, 2026

VIA ELECTRONIC MAIL

RE: CUP 26-013 Brown RV Camp

To the Valley County Planning and Zoning Commission;

Pursuant to Valley County Code (“VCC”) Title 9, Chapter 5, by and through their undersigned counsel, Mr. Patrick Fox (the “Affected Person”) submit this comment requesting the Valley County Planning and Zoning Commission (“Commission”) deny the Conditional Use Permit (“CUP”) 26-013 to increase the density of Recreational Vehicles (“RV”) on the parcel located at 1201 Mount Vista Drive, Cascade, Idaho (“Lot”).

BACKGROUND

CUP 26-013 seeks authorization for a private RV park with up to five RVs¹ parked on the 0.69 acre parcel at 1201 Mount Vista Drive, Cascade, Idaho.² Currently the applicants are authorized up to three RVs under RVC permit 25-006.³ The applicants applied for the CUP on April 29, 2026.⁴

LEGAL STANDARDS

Valley County Code and the Idaho Administrative Procedures Act (IDAPA) contain regulations that control the development of private RV parks and wells and their separation from sewer lines. Relevant portions of the VCC and IDAPA are:

- A. VCC § 9-4-9 Recreational Vehicle Campground.
- B. VCC Title 9, Chapter 5 Conditional Uses.
- C. IDAPA 37.03.09.

ISSUES WITH THE APPLICATION

There are several problems with the application and the existing permitted RV park, the most significant of which is the impact to neighbors. The Lot has existing lighting at several locations

¹ Public Hearing Notice at p.1. Pages indicate the PDF page number of the document.

² Valley County Assessor’s Map, RP003320000020, retrieved Jul. 1, 2026 from <https://experience.arcgis.com/experience/948002caf8c64d76918b146cbcb730e2/>

³ Public Hearing Notice at p.1.

⁴ Application at p.1.

that shine lights into adjacent properties and their houses. Some of the lights have motion sensors that trigger the lights at random times when the lot is unoccupied, causing a nuisance to neighbors. Some of the non-motion sensor lights have also been left on during the week while the applicants were absent.

Occupants of the RV park also create excessive noise that is a nuisance to neighbors. This is increased when campers are parked within the setback of the lot so that the camper is close to the Affected Person's house, so that the Affected Person can distinctly hear conversations at tables next to the RV. The occasional large family gatherings of more than 30 persons amplify the noise.

The unique structure of the Lot with a driveway that extends end-to-end (north to south) of the lot creates a thoroughfare that generates noise and dust. Occupants of the Lot often use the driveway to connect to Mount Vista Drive to Laguna, creating a racetrack loop for kids to drive all-terrain vehicles. Guests staying on the lot also park their cars on the surrounding roads, blocking the passage of other cars. Dust from the Lot escapes and bothers the neighbors as there is little natural landscaping left on site. This dust has increased lately as the applicants have been grading RV pads and placing railroad ties. Silt erosion from the lot also crosses the road and makes passage on Mount Vista Drive difficult at times.

Other issues with the application are that the Impact Report is incomplete. Most of the entries on the impact report are labeled as NA or not applicable. Some of these answers are not accurate as construction work is already underway.

The Applicants are already violating their permit RVC 25-006 by having more than three RVs on site. Applicant admitted in his application that on some weekends they have exceeded their permit for three RVs, saying "occasionally there are a couple more- especially the 4th of July when the whole family joins in."⁵ It is likely that given their history of violating their existing permit they will continue to violate a new CUP.

The lot diagram is not consistent with the RV pads on the ground. Pictures taken on July 1, 2026, show a new pad that is oriented north-south in the southwest corner of the lot.⁶ On the diagram that RV pad is oriented east-west.⁷

Additionally, the proposed use is inconsistent with the character of the neighborhood. This is a residential neighborhood on the outskirts of the City of Cascade that consists almost entirely of single-family homes on rural treed lots. There are no other RV parks in the immediate area. When the Affected Person looks out his bedroom window he is looking down on a dense RV park.⁸

Erosion is a significant factor with this lot. In the Application the Applicant states that he needs to do some work "in the spring after winter has changed some of the contouring of the land."⁹ The photos from the Assessors map of this lot show that there is significant slope to the lot and a zoomed-out view of the topography of the area shows that this lot is in a drainage.¹⁰ A recent

⁵ Application at p.2.

⁶ Photo 1 by Patrick Fox, taken Jul. 1, 2026.

⁷ Application at p. 4.

⁸ Photo 2 by Patrick Fox, taken Jun. 20, 2026.

⁹ Application at p.2.

¹⁰ Photo on Assessor website, attached to the lot description for the Lot. All such cited photos there available.

photo by Affected Person shows silt escaping from the Lot into Bureau of Reclamation land adjacent to the Lot.¹¹

Other violations of the existing permit include: the trailer on the RV pad on the south-east corner of the lot also appears to be within the twenty (20) foot setback required on the front or back of the lot.¹² It also appears there may be a problem with the gray water disposal as there is a pipe that runs from an RV pad located on the south-east corner of the lot into the culvert along Mount Vista Drive.¹³

Photos of the Lot from the Assessors Map on the Valley County website seem to indicate there may be issues with code compliance. For example, the photos show an electrical conduit nailed into a live tree by the fire pit.¹⁴ Additionally, the Applicant's Lot diagram shows the small bath house (8x8feet)¹⁵ located next to the well head/hose bib. The Affected Person believes the site diagram shows the bath house next to a hose bib which is actually the well head for the site. Central District Health requires at least 50 feet of separation between the well and a sewer line.¹⁶

RECOMMENDATIONS

Therefore, the Affected Party asks the Commission for the following:

- A. Deny the permit and revoke the existing RVC 25-006 permit for noncompliance.
- B. Deny the permit and issue a new RVC permit limited to two (2) RVs.
- C. If approve, then require the following conditions:
 - a. Screening (natural trees) from neighbors in their setback area;
 - b. No more than four (4) RVs allowed at any time;
 - c. Remove extra RV pads so only four (4) on site;
 - d. No more than 30 guests on the lot;
 - e. Place natural vegetation in the setback areas that would prevent parking in the setback area;
 - f. Comply with code and permits for electrical, water, wells, and sewage/gray water;
 - g. Remove bathhouse;
 - h. Comply with setback requirements;
 - i. Replace the existing lighting with fully dark-sky compliant shielded lighting;
 - j. Landscaping to control erosion and silt escaping onto Mount Vista Drive;
 - k. Remove any pipes or connections into the culverts

¹¹ Photo 4 by Patrick Fox, taken Jul. 1, 2026.

¹² Assessor map, satellite photo of 1201 Mount Vista Road, Cascade ID. Retrieved Jul. 1, 2026.

¹³ Photo 3 by Patrick Fox, taken Jul. 1, 2026.

¹⁴ Photo on Assessor website.

¹⁵ Photo on Assessor website, dated 08/17/209.

¹⁶ IDAPA 37.03.09, Section 025.01.d. Retrieved July 1, 2026, from <https://proddfmmaina.blob.core.windows.net/dfm-admin-website/rules/current/37/370309.pdf>

Sincerely,

HAMMARI LAW OFFICE, PLLC


A handwritten signature in black ink, appearing to read 'A. Hammari', is written over a solid horizontal line.

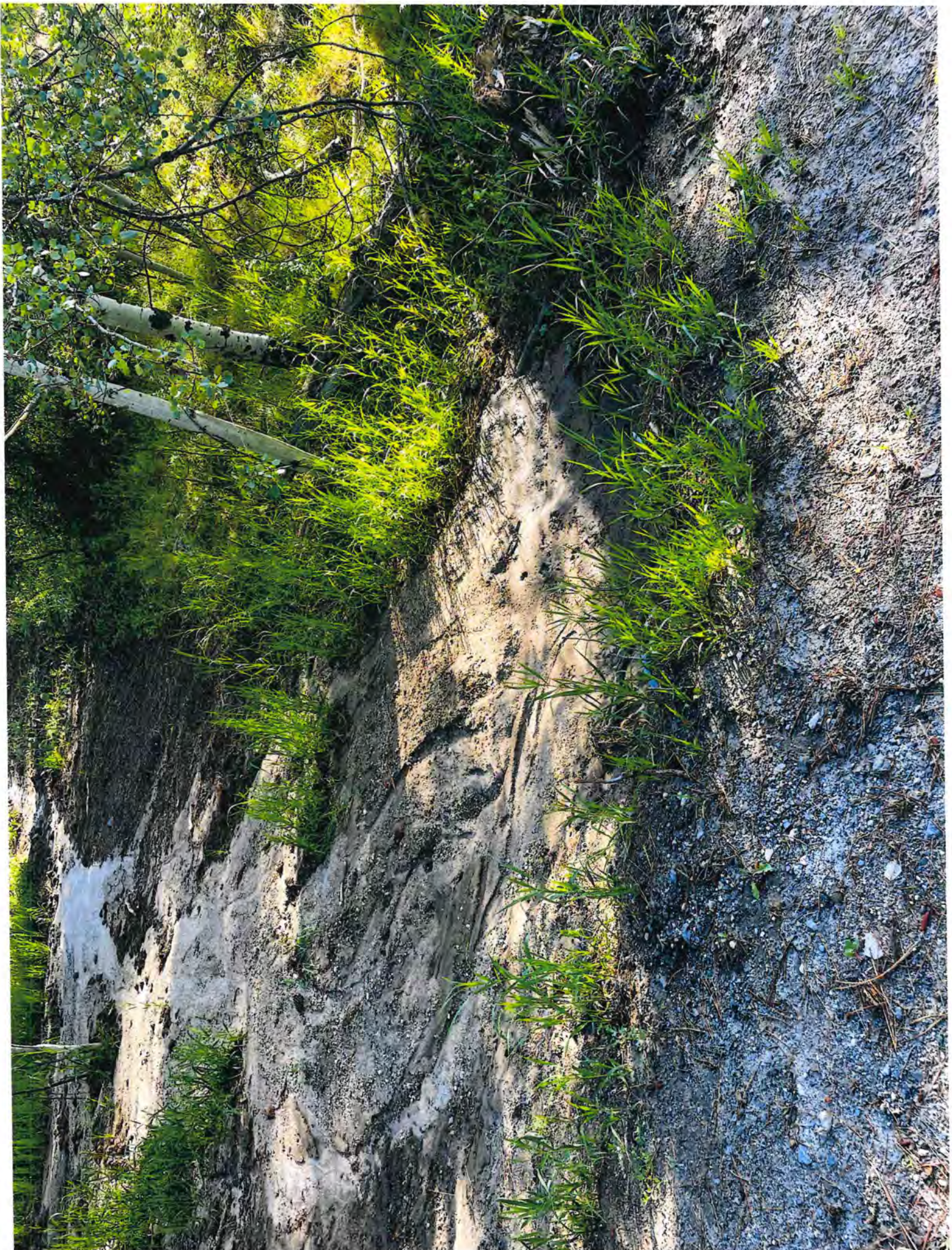
Arnold V. Hammari

Attorney for Patrick Fox









The installation of mercury vapor lamps is prohibited.

Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This shall not be construed so as to prohibit holiday lights during the holiday season.

Sensor activated lights It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way, set to only go on when activated and to go off within five (5) minutes after activation. The lights shall not be triggered by activity off the property.

Uplighting for flags is allowed provided the flag is of a government and the maximum lumen output is 1300 lumens. Flags are encouraged to be taken down at sunset to avoid the need for lighting. LED lighting shall not exceed 3000 degrees Kelvin.

Tod Costello Code Compliance
208-382-7145 ext., 1390

ALL OTHER OUTDOOR LIGHTING SHALL MEET THE FOLLOWING STANDARDS

The height of any light fixture or illumination source shall not exceed thirty feet (30').

All lighting or illumination units or sources **shall be hooded or shielded in a downward direction** so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section Valley County Code 6-2-7.

Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. **Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.**

All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.



Outdoor Lighting Dark Sky Compliance

Valley County Code 6-2-5 **PURPOSE**

The purpose is to promote the health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting.

APPLICABILITY

These standards shall apply to all outdoor lighting including, but not limited to, search, spot, or flood light.

PERFORMANCE STANDARDS

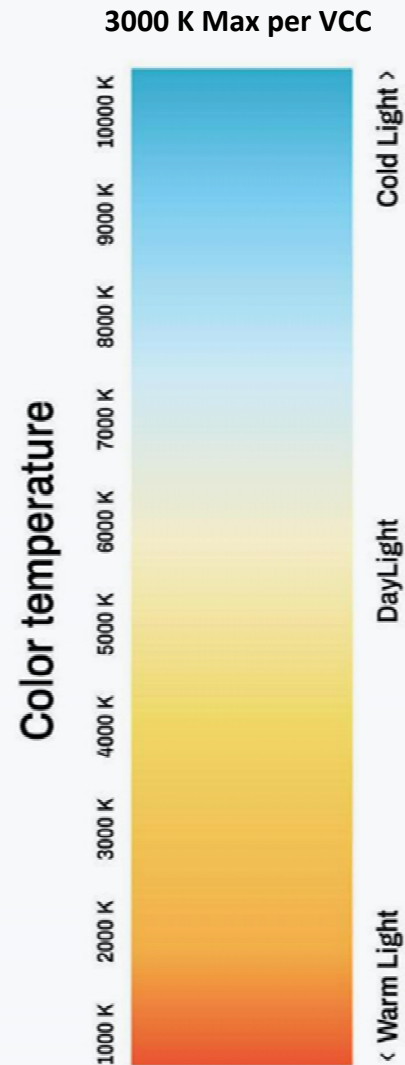
All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

Examples of Shielded Lights



NOTE : "Cannot See the Bulb"

Basic LED Colors/Kelvin Temperatures

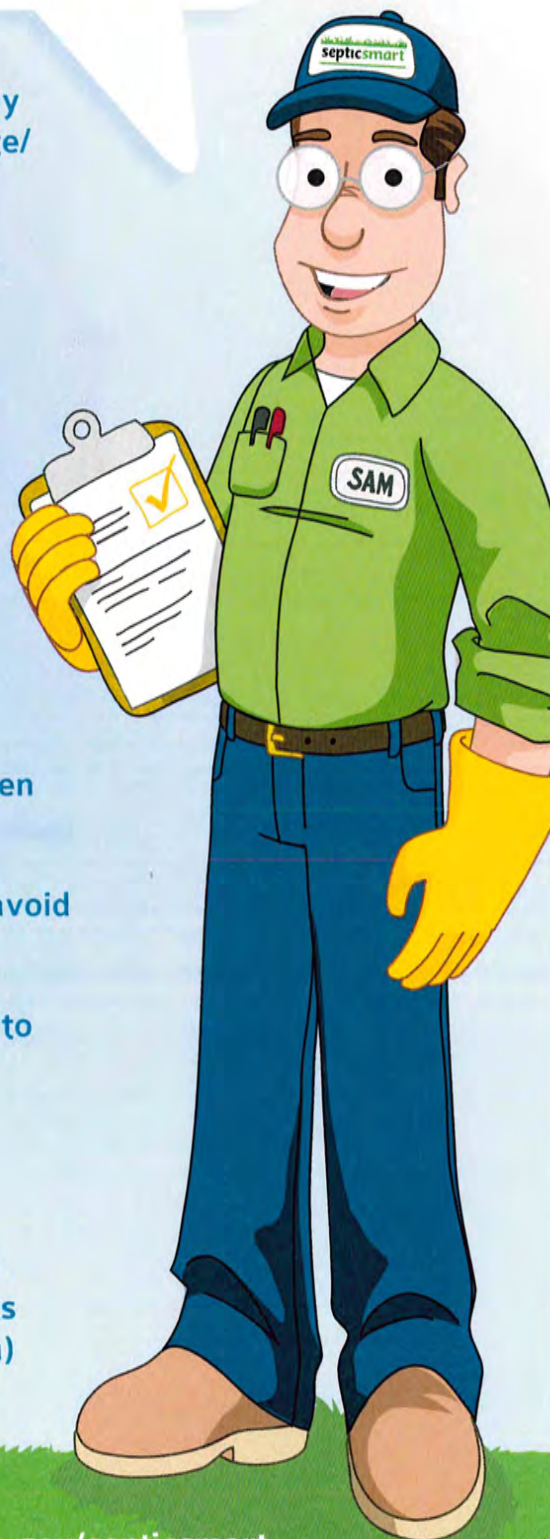


Here are some examples of options to bring your lights into Dark Sky Compliance



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

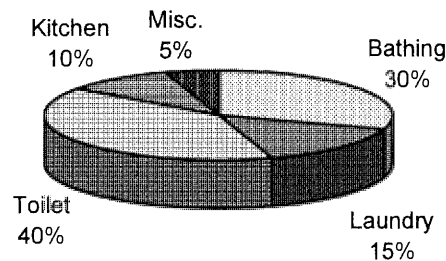


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure 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.

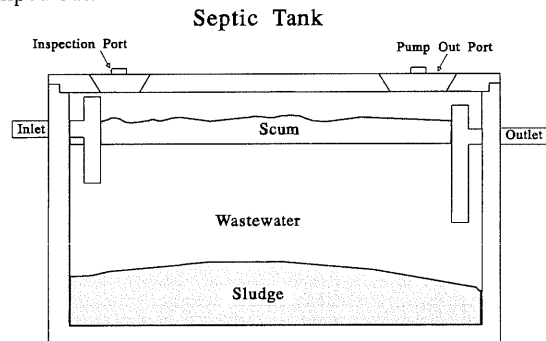
Septic Tank

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.

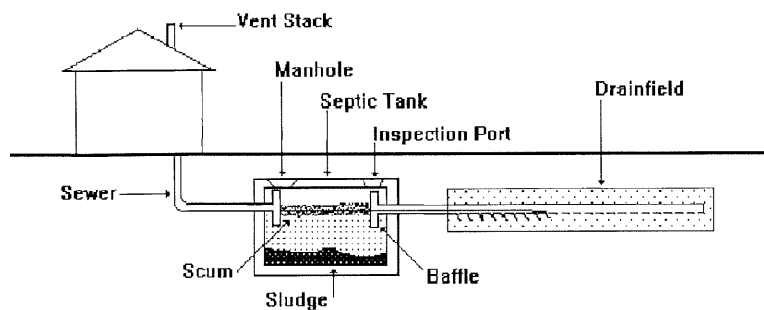
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced 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

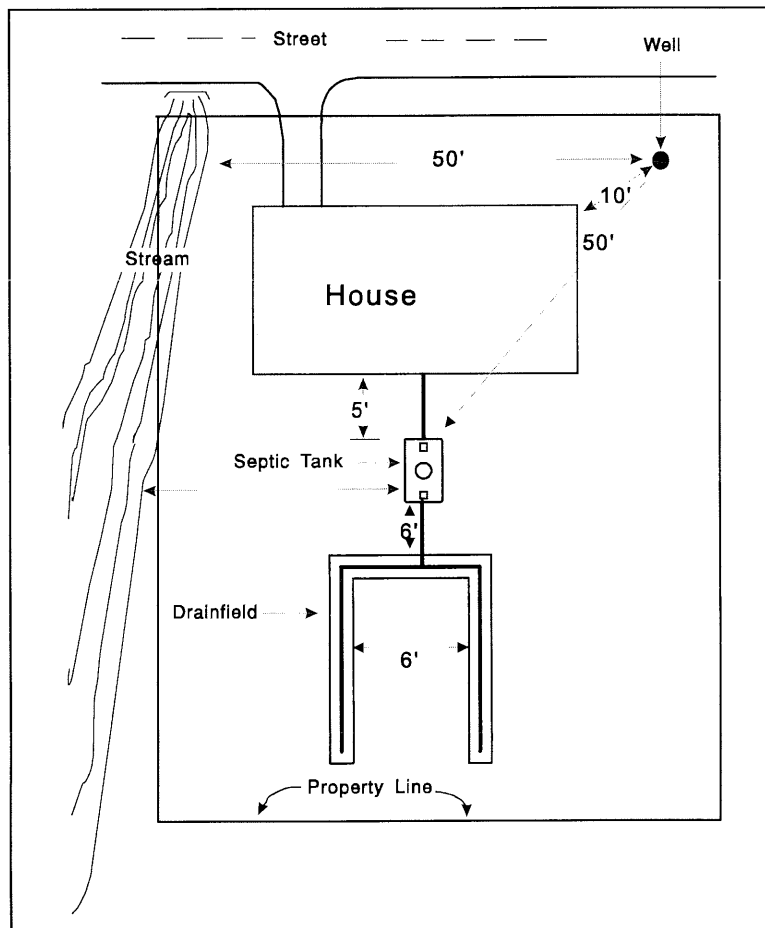
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water 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

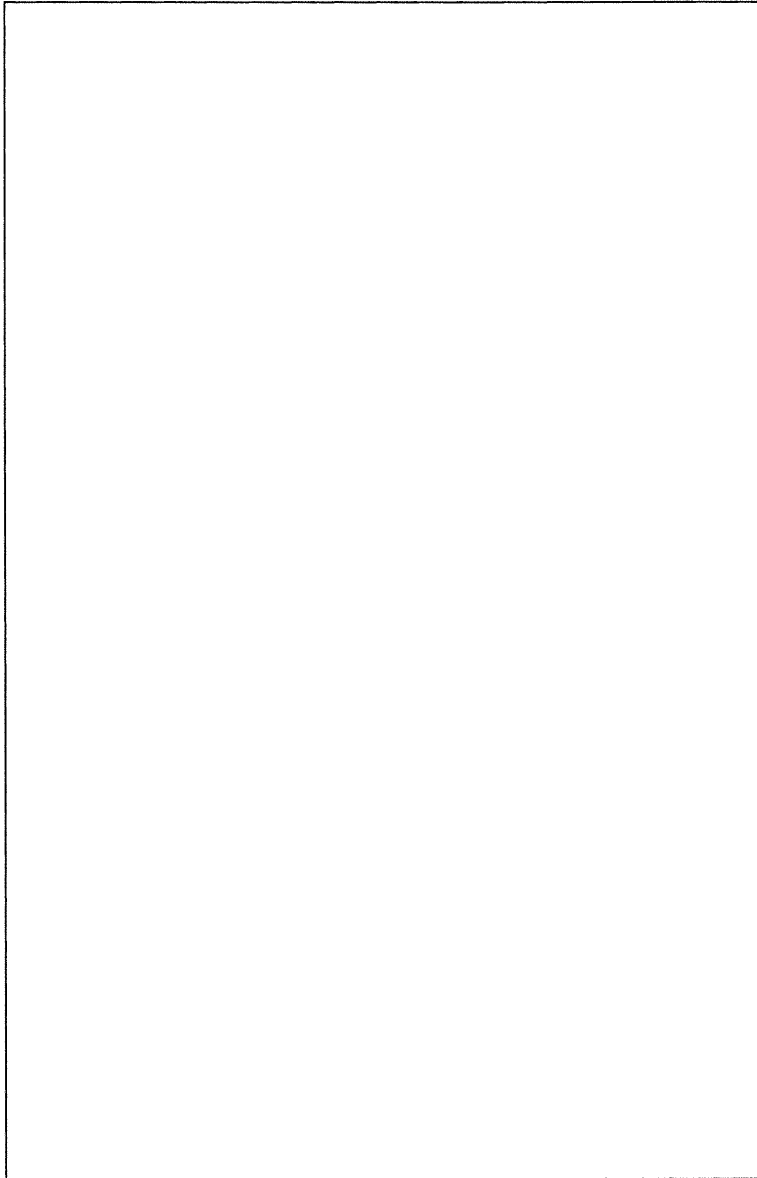
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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 10th 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