



Valley County Planning and Zoning Department

219 N. Main
Post Office Box 1350

Phone (208) 382-7115
Fax (208) 382-7119

Cascade, Idaho 83611
Courthouse Annex

C.U.P./Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # _____

FEE \$ _____

ACCEPTED BY _____

DATE _____

CROSS REFERENCE FILE(S): _____

Are application materials attached?
Yes No

This application is a request to construct, add, or change the use of property as follows:

NOTE: WHEN AN APPLICATION HAS BEEN SUBMITTED, IT WILL BE REVIEWED IN ORDER TO DETERMINE COMPLIANCE WITH APPLICATION REQUIREMENTS. IT WILL NOT BE ACCEPTED IF IT IS NOT COMPLETE. A HEARING DATE WILL BE SCHEDULED ONLY AFTER AN APPLICATION HAS BEEN ACCEPTED AS COMPLETE.

SUBDIVISION NAME _____

APPLICANT _____ PHONE _____

Owner

Option Holder

Contract Holder

APPLICANT'S MAILING ADDRESS _____ ZIP _____

OWNER: _____ PHONE _____

OWNER'S MAILING ADDRESS _____ ZIP _____

Nature of Owner's Interest in this Development? _____

AGENT/REPRESENTATIVE _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____ ZIP _____

ENGINEER _____ PHONE _____

ADDRESS _____ ZIP _____

1. SIZE OF PROPERTY _____ NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER _____
2. ANY RESTRICTIONS ON THIS PROPERTY? Easements to _____
Deed Restrictions _____
Liens or encumbrances _____
3. LEGAL DESCRIPTION _____

4. TAX PARCEL NUMBER _____
Quarter _____ Section _____ Township _____ Range _____
5. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

6. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: _____

7. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North _____
South _____
East _____
West _____
- 8a. TYPE OF TERRAIN: Mountainous Rolling Flat Timbered
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? _____
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: _____

- 9a. WATER COURSE: _____
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? (Information can be obtained from the Engineer's Office) _____
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? _____
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? _____
- 10a. NUMBER OF EXISTING ROADS: _____ Width _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____
- 10b. NUMBER OF PROPOSED ROADS: _____ Proposed width: _____
Will the proposed roads be publicly or privately maintained? _____
Proposed road construction: Gravel Paved

11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

11b. PROPOSED UTILITIES:

Proposed utility easement width _____ Location _____

12a. SOLID WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility

12b. POTABLE WATER SOURCE: Public Water Association Individual

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well _____ Depth _____ Flow _____

13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? _____

Are you proposing any alterations, improvements, extensions or new construction? _____

If yes, explain: _____

14. DRAINAGE (Proposed method of on-site retention): _____

Any special drains? _____ (Please attach map)

Soil type (Information can be obtained from the Soil Conservation District): _____

15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? _____ If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat _____

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front _____ Sides _____ Rear _____

Mobile homes allowed? _____

Minimum construction value _____ Minimum square footage _____

Completion of construction required within _____ Days Months Years

Resubdivision permitted _____

Other _____

17. LAND PROGRAM:

Acreage in subdivision _____ Number of lots in subdivision _____

Typical width and depth of lots _____

Typical lot area _____ Minimum lot area _____ Maximum lot area _____

Lineal footage of streets _____ Average street length/lot _____

Percentage of area in streets _____ %

Percentage of area of development to be public (including easements) _____ %

Maximum street gradient _____

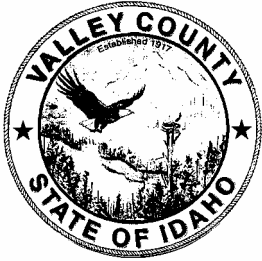
Indicate if subdivision is to be completely developed at one time; if not, describe stages _____

- 18a. AN IMPACT REPORT IS REQUIRED FOR THE FOLLOWING PROPOSED CONDITIONAL USES:
- ❖ Residential Uses
 - ❖ Commercial Uses
 - ❖ Industrial Uses
 - ❖ Central Sewage Facilities
 - ❖ Sanitary Landfills
 - ❖ P.U.D.
- 18b. THE IMPACT REPORT MUST ADDRESS POTENTIAL ENVIRONMENTAL, ECONOMIC, AND SOCIAL IMPACTS AND HOW THESE IMPACTS ARE TO BE MINIMIZED.
19. THE FOLLOWING MUST BE COMPLETED AND SUBMITTED WITH THE CONDITIONAL USE PERMIT APPLICATION:
- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
 - ❖ One 8½ x 11” – 300 scale drawing of the proposed subdivision showing only the street names and lot numbers.
 - ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
 - ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
 - ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
 - ❖ Names and addresses of property owners within 300 feet of the property lines (Information can be obtained through the Assessor’s Office).
 - ❖ A summary detailing how the project meets the goals and objectives outlined in the Valley County Comprehensive Plan. The summary shall follow the chapter by chapter format and must address any relevant issues.



TEN COPIES OF THE APPLICATION, PRELIMINARY PLAT, PLOT PLAN, LANDSCAPING PLAN, GRADING PLAN, IMPACT REPORT, AND COMPREHENSIVE PLAN SUMMARY ARE REQUIRED.

*** We recommend you obtain a copy of the following documents from the Recorder’s office:
 Valley County Land Use and Development Ordinance
 Valley County Comprehensive Plan**



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7114
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APPLICATION FOR IRRIGATION PLAN APPROVAL and/or submitted with C.U.P. & Subdivision Applications (Idaho Code 31-3805)

Applicant(s): _____

Street Address _____ City, State _____ Zip _____

Telephone Numbers: _____

Location of Subject Property: _____
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP _____ Section ____ Township ____ Range ____

C.U.P Number: _____

- This land:
- Has water rights available to it
 - Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your subdivision application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction →).
- Direction of wastewater flow (use long arrows on your map to indicate waste water direction →).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: _____

Also, provide the following documentation:

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: _____
Applicant / Property Owner

Date: ____/____/____
(Application Submitted)

Accepted By: _____
Director / Staff

Date: ____/____/____
(Application and Fee Accepted)



VALLEY COUNTY WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are neither related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

Date _____

By: _____

By: _____

Valley County Weed Control

3.03.05 IMPACT REPORT

- a. An impact report shall be required for all proposed Conditional Uses.
- b. The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
 1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
 2. Provision for the mitigation of impacts on housing affordability and provision for Community Housing as part of the project. Include written review/recommendation from the Valley/Adams Regional Housing Authority.
 3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.
 4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.
 5. Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

18. What will be the impacts of a project abandoned at partial completion?

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

20. Stages of development in geographic terms and proposed construction time schedule.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.