

## ***Project Description; 239 Ashton, Lakefork (McCall), Idaho***

### **Event Venue**

The property located at 239 Ashton Lane, Lakefork Idaho, is a family farm and will be the site of our proposed event venue business. The property is approximately 10.5 acres. It has a 2500 square foot house (includes basement), an 1800 square foot barn, and an out building that is approximately 600 square feet. The house is set back approximately 600 feet from Ashton Lane and the barn and out-building are set back 700 feet from the road.

The farm appears to have been established somewhere around the turn of the 20<sup>th</sup> century. An *Intermountain Map Company survey map dated 1911* shows that the *original owners were likely the Kumpula family*. The barn, outbuilding, and an addition to the house were added by the subsequent owners Hazel Dean and Arthur Bollar somewhere around 1939. The construction of the farm complex seems to be Finnish in style. Bollar is short for Bollari, which is Finnish.

During the partial restoration of the farmhouse in 2017, something like a journal was found stuffed in the loft wall, the testimony of a young girl named Matiena (Kumpula) who tells of her life on the farm. Her thoughts are recorded in her native Finnish language, slightly archaic and requiring a special translator to decipher her fanciful script; a challenging work in progress. As we move forward, sharing Matlena's farm as an historic events venue, we honor her life, her rugged beginnings in Upper Long Valley, and her struggles and successes as a young woman in the early twentieth century. Her identity will be respectfully used in our branding.

The proposed business is a service type, an event venue (primarily weddings). The events will be held on the lawn area and event tents. We will be able to accommodate up to 150 guests however, an average wedding is about 75 guests. We will park on the property by clarifying the road behind the barn (will eventually add gravel and low solar lighting), which will accommodate 60 cars including 6 handicap accessible parking spaces closest to the venue. Music will be staged inside the barn to mitigate noise. We will provide portable restrooms. Cleanup services will be contracted directly after every event. All waste will be taken to the landfill north of Donnelly.

Our season will stretch from May to November, with a maximum of one event per week (a likely pace will be every other week). Days of operation will likely be from Thursday through Sunday depending on which of those days will be chosen for the event. Each event will involve 3 days; setup, event day, and clean-up day. Fund raisers or special events may involve other days of the week however our focus will be weddings to take place primarily on weekends. As morning weddings are rare, most events will take place in the afternoon and evening hours, to be concluded no later than 11:00 p.m. Ceremonies will be held on lawn locations on site selected by the patrons (it seems that most brides prefer outdoor settings to make best advantage of the landscape scenery for their photos), dinners in tented areas, then music in the barn (see attached site map).

Traffic volume for each event will involve, set up crews on set up day; party rental delivery trucks, *wedding planning crew, florists, and temporary toilet delivery*. Day of event; *musicians (D.J.s and live), wedding planning crew, caterers, cars of bridal party and guests (however McCall Weddings will offer shuttle services)*. Cleanup day will involve; party rental pickup, wedding planners' cleanup, portable toilet pickup.

All services and peripheral event activities will be contracted by Wedding planners (McCall Weddings will be contracted as an exclusive planner to be reviewed every other year). We will provide a concierge service on our website to deliver information to potential customers regarding local businesses including; hotels, musicians, pastors and officiates, makeup artists, hair stylists, massage and spa services, photographers, and other entertainment ideas that might make the bridal party events more interesting; i.e. *Color Me Mine* could have an event to entertain prior to a wedding, *Emulate* or other gift type businesses could prepare bridal party gift packages, local fishing guides, zipline services, rafting, etc. could provide entertainment for bridal parties and their guests.

Catering providers can set up either on the east side of the barn, which has concrete floors, a large door (garage type), and electricity or in their own catering vehicles on the west side of the circle drive. Bridal parties will stage in the farmhouse. As a possible "phase 2" the out building could be remodeled to serve as a staging area for the bridal parties (we will, of course, apply for all necessary permits prior to any construction). The out-building is currently used as storage.

Strategy for marketing will include, website, Facebook/Instagram, print media and strategic alliances with the event service providers (photographers, musicians, hotels, etc.). We hope to accommodate between 12 and 24 events per year. Most local wedding and event venues are saturated so the need for another one in the area is evident. Vintage barn weddings are very popular and allow us to share our beautiful property with its incredible views.

*We hope to energize local businesses with our outreach as a wedding and event venue, provide an excellent service to local and destination customers, and generate revenue to improve the property and business. It is important to preserve this part of the history of Upper Long Valley and restore some of the incredible barn architecture that is symbolic of our region.*

# Valley County Planning & Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
Phone 208-382-7115  
Fax 208-382-7119



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # CAP 20-11

FEE \$ 50

ACCEPTED BY [Signature]

DEPOSIT \$ \_\_\_\_\_

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

DATE \_\_\_\_\_

PROPOSED USE: Matlona Farms

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: [Signature] Date: 1-14-2020

The following must be completed and submitted with the conditional use permit application:

- ❖ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, 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.
- ❖ A lighting plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at [www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

APPLICANT TERRI MARTIN PHONE 9494120330

Owner  Purchaser  Lessee  Renter

APPLICANT'S MAILING ADDRESS 38 VIA BARCAZA, TRABUCO CYN, CA. ZIP 92679

OWNER'S NAME TERRI MARTIN

OWNER'S MAILING ADDRESS 38 VIA BARCAZA, TRABUCO CYN, CA. ZIP 92679

AGENT/REPRESENTATIVE \_\_\_\_\_ FAX \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT/REPRESENTATIVE ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

CONTACT PERSON (if different from above) \_\_\_\_\_

CONTACT'S ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS OF SUBJECT PROPERTY 239 ASHTON, MCCALL, IDAHO 83638

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)  
Ashton Ridge Ranch Subdivision LOT 6

TAX PARCEL NUMBER RP 005840000020

Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial

2. SIZE OF PROPERTY 10.5 Acres  or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
USE LAND FOR HAYING, BARN, OUTBUILDING  
HOUSE FOR PART TIME RESIDENCE

4. 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: NO

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:  
North SUB MOUNTAIN - HOMES AND GOLF COURSE/CLUB  
South RANCHES  
East RANCHES  
West HOMES (one)

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: NONE

7a. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (if applicable):

Number of Proposed Structures: _____	Number of Existing Structures: <u>2</u>
<u>Proposed Gross Square Feet</u>	<u>Existing Gross Square Feet</u>
1 <sup>st</sup> Floor _____	1 <sup>st</sup> Floor <u>1900 BARN</u>
2 <sup>nd</sup> Floor _____	2 <sup>nd</sup> Floor <u>1000 OUTBUILDING</u>
Total _____	Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable):  
 Single family residence  Mobile home for single family residence  Multiple residences on one parcel

8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): \_\_\_\_\_  
 SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 2500 (includes basement)

8c. DENSITY OF DWELLING UNITS PER ACRE: \_\_\_\_\_

9. SITE DESIGN:  
 Percentage of site devoted to building coverage: < 1 ACRE  
 Percentage of site devoted to landscaping: \_\_\_\_\_  
 Percentage of site devoted to roads or driveways: 2%  
 Percentage of site devoted to other uses: \_\_\_\_\_, describe:  
 Total: 100%

10. PARKING (If applicable): Office Use Only

a. Handicapped spaces proposed: 6 Handicapped spaces required: \_\_\_\_\_  
 b. Parking spaces proposed: 60-75 Parking spaces required: \_\_\_\_\_  
 c. Number of compact spaces proposed: 0 Number of compact spaces allowed: \_\_\_\_\_  
 d. Restricted parking spaces proposed: 0  
 e. Are you proposing off-site parking: 0

11. SETBACKS:	BUILDING	Office Use Only	PARKING	Office Use Only
	Proposed	Required	Proposed	Required
Front	<u>600 FT.</u>	_____	_____	_____
Rear	<u>750 FT.</u>	_____	_____	_____
Side	<u>7450 FT.</u>	_____	_____	_____
Street Side	_____	_____	_____	_____

12a. NUMBER OF EXISTING ROADS: \_\_\_\_\_ Width: \_\_\_\_\_ Private or Public? \_\_\_\_\_  
 Are the existing road surfaces paved or graveled? \_\_\_\_\_

12b. NUMBER OF PROPOSED ROADS: NA Proposed width: \_\_\_\_\_  
 Will the proposed roads be publicly or privately maintained? \_\_\_\_\_  
 Proposed road construction: Gravel  Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
ELECTRIC, PROPANE, SEPTIC

13b. PROPOSED UTILITIES: NA  
 Proposed utility easement width \_\_\_\_\_ Location \_\_\_\_\_

14a. SEWAGE WASTE DISPOSAL METHOD: Septic  Central Sewage Treatment Facility

14b. POTABLE WATER SOURCE: Public  Water Association  Individual   
 If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? YES \*  
 Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_

\*AQUAPHOR

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? NO. 2 HAND PUMPS  
Are you proposing any alterations, improvements, extensions or new construction? NO  
If yes, Explain: \_\_\_\_\_

16. DRAINAGE (Proposed method of on-site retention): NATURAL VEGETATION AROUND PERIMETER  
Any special drains? \_\_\_\_\_ (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): \_\_\_\_\_

17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
(Information can be obtained from the Planning & Zoning Office) NO

17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? NO

17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? NO

18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? NO If yes, Explain:  
\_\_\_\_\_  
\_\_\_\_\_

19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.

20. COMPLETE ATTACHED WEED CONTROL AGREEMENT

21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



# 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 not 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

Tersi Martin

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

**Valley County Weed Control**

Date: 1-14-2020

Date: \_\_\_\_\_

# IMPACT REPORT (from Valley County Code 3-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ 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.

MAY THROUGH NOVEMBER;  
2 DAYS PER WEEK; 10 VEHICLES PER DAY FOR SETUP & TAKEDOWN  
1 DAY PER WEEK; 60 CARS IN AND OUT (WILL LIKELY USE  
SHUTTLES FOR GUESTS, MANAGED BY EVENT DIRECTORS, WHICH WILL  
MITIGATE TRIPS) CATERERS, ETC.

2. Provision for the mitigation of impacts on housing affordability.

NA

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.

PREFERRED LOCATION FOR DANCING AND MUSIC IS IN THE  
BARN, BUT MIGHT OCCASIONALLY BE OUTSIDE IN LAWN  
AREA.

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.

VEHICLE LIGHTS, PORCH LIGHTS, LOW, SHIELDED LIGHTING  
AT GROUND LEVEL, INTERNAL BARN LIGHTS.

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.

NONE, PAVED ROADS



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.

NONE, SPRING FOR POTABLE

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.

NO REMOVAL

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

NA

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

NONE. NO CHANGES, JUST MANICURING.

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

NO CURRENT PLANS; PARKING IN MOWN FIELD. LATER MAY USE BLUE CHIP ROCK FOR PARKING, WILL MATCH EXISTING DRIVEWAY. WILL ASSESS AS NEEDED.

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.

CAN SEE BARN FROM ASTON BUT IT IS FAR ENOUGH AWAY FROM THE ROAD NOT TO BE A DISTRACTION.

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.

I CHOSE THIS PROPERTY BECAUSE OF THE POTENTIAL TO RESTORE IT. PROCEEDS FROM THIS VENUE WILL BE USED TO IMPROVE (RESTORE) THE PROPERTY. AS A HISTORIAN BY TRADE, I APPRECIATE THE BEAUTY, QUALITY AND ANTIQUITY OF THE RATHER AMAZING BARN.

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

I WILL MAINTAIN THE AGRICULTURAL PRACTICE, HIRE LOCAL BUSINESSES, AND BRING VISITORS TO THE COUNTY.

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

NO ADDITIONAL PUBLIC SERVICES.

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

NOT A DEVELOPMENT

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.

NONE. JUST THE VIEWS!

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

NONE. WE ARE MAKING FEW CHANGES, JUST RESTORING WHAT IS THERE. NO IMPACTS IF EVENTS OR SERVICES STOP.

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

~~N/A~~

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

NO CONSTRUCTION

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.

N/A.

Residences within 300 feet of 239 Ashton property boundary line;

**253 Cold Creek Court**

R.E De Garimore

S'L. De Garimore

De Garimore Living Trust

**254 Cold Creek Court**

Paul E. Pemberton

Amy M, Pemberton

P.O, Box 103, McCall, Idaho 83638





Google Earth

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300 ft

150 200 250