

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		CHK 6261
FILE #	CUP 20-13	FEE \$ 50.00
ACCEPTED BY	CH	DEPOSIT \$
CROSS REFERENCE FILE(S):		DATE 6-22-2020
PROPOSED USE:	RX Campel	

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: Thomas Zahradnik Date: 6-22-2020

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 or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLICANT Theodore & Sherry ZADNICEK PHONE 2084665496

Owner Purchaser Lessee Renter

APPLICANT'S MAILING ADDRESS 9676 S. Robinson Nampa ID ZIP 83686

OWNER'S NAME T & S ZADNICEK

OWNER'S MAILING ADDRESS 9676 S. Robinson Nampa ID ZIP 83686

AGENT/REPRESENTATIVE _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____ ZIP _____

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY 217 Wildwood MME Wagon Wheel

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.) See attached #6 LOT 7 BKT

TAX PARCEL NUMBER RP001790070070

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY _____ Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
4 RV'S 10x20 Storage Shed

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 S.F. Residential
South _____
East _____
West _____

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

7a. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
Number of Proposed Structures: _____ Number of Existing Structures: _____

Proposed Gross Square Feet
1st Floor _____
2nd Floor _____
Total _____

Existing Gross Square Feet
1st Floor _____
2nd Floor _____
Total _____

RV's x 4

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): NA

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 1 (10x20 Shed)

8c. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:
Percentage of site devoted to building coverage: MINIMAL
Percentage of site devoted to landscaping: _____
Percentage of site devoted to roads or driveways: _____
Percentage of site devoted to other uses: _____, describe:
Total: 100%

10. PARKING (If applicable): on-site (lots) Office Use Only
a. Handicapped spaces proposed: _____ Handicapped spaces required: _____
b. Parking spaces proposed: _____ Parking spaces required: _____
c. Number of compact spaces proposed: _____ Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: _____
e. Are you proposing off-site parking: _____

11. SETBACKS:	BUILDING	Office Use Only	PARKING	Office Use Only
	Proposed	Required	Proposed	Required
Front	<u>20+</u>	_____	_____	_____
Rear	<u>21+</u>	_____	_____	_____
Side	<u>7 1/2+</u>	_____	_____	_____
Street Side	_____	_____	_____	_____

12a. NUMBER OF EXISTING ROADS: None Width: _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____

12b. NUMBER OF PROPOSED ROADS: None Proposed width: _____
Will the proposed roads be publicly or privately maintained? _____
Proposed road construction: Gravel Paved Driveway

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

13b. PROPOSED UTILITIES: Electricity
Proposed utility easement width _____ Location _____

14a. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility X4

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

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
 Are you proposing any alterations, improvements, extensions or new construction? _____
 If yes, Explain: _____
Sprinkler Lot When Dry
16. DRAINAGE (Proposed method of on-site retention): No
 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 OK
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

A handwritten signature in blue ink, appearing to read "Thomas Zahradnik", written over a horizontal line.

By: _____

Date: _____

By: _____

Valley County Weed Control

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.

Come to site twice a month during summer.

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.

*Same as Single Family Use
- Family Reunion ~~once~~ once a year*

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.

*1 outdoor light ~ 15'
Full-Cutoff*

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 - Campfire

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.

N/A

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

Fire pit - fully contained w/ oxygen depriving cap & hose

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.

N/A

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

N/A

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

N/A Existing

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

None

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.

Very clean site

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.

Owned ⁴⁵ ~~60~~ years ~ 1975

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

N/A

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

N/A

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

N/A

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.

N/A.

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

None - Exist

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

4 RV'S on .82 Acres

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

Completed

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.

None

Narrative

Family (Parents/3 Children) bring camper up annually. Visit twice a month

Pull Camper out September

217 Wildwood Drive



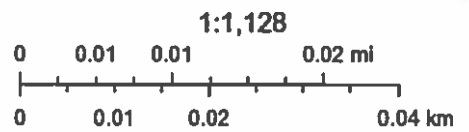
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 Parcel Boundaries

All Road Labels

Roads

 URBAN/RURAL



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

