

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 # CUP 20-19

FEE \$ 50.00

ACCEPTED BY _____

DEPOSIT \$ _____

CROSS REFERENCE FILE(S): _____

DATE 6/29/2020

PROPOSED USE: Rocking K Ranch

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: 6/24/20

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. see attached
- ❖ 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. N/A
- ❖ 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. N/A
- ❖ A lighting plan. N/A
- ❖ 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. see attached
- ❖ 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 Nick and Sabrina Kertz PHONE 970 9482348

Owner Purchaser Lessee Renter

APPLICANT'S MAILING ADDRESS 25 Pearson Ln ZIP 83638

OWNER'S NAME Sabrina and Nick Kertz

OWNER'S MAILING ADDRESS 25 Pearson Ln ZIP 83638

AGENT/REPRESENTATIVE _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____ ZIP _____

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY 25 Pearson Ln, McCall, ID 83638

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
Lot

TAX PARCEL NUMBER RPI8N03E276155

Quarter _____ Section 27 Township 18N Range 03E

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 9.876 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
House, cabin, barn, shed, cabin #2, Primary Residence
stable, stable 2

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: None

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North single family home

South N/A

East single family home

West N/A

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

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

Number of Proposed Structures: N/A Number of Existing Structures: _____

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor _____

2nd Floor _____

2nd Floor _____

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): N/A
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A

8c. DENSITY OF DWELLING UNITS PER ACRE: N/A

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

10. PARKING (If applicable): 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: No

11. SETBACKS:	BUILDING	Office Use Only	PARKING	Office Use Only
	Proposed	Required	Proposed	Required
Front	<u>N/A</u>	_____	_____	_____
Rear	<u>N/A</u>	_____	_____	_____
Side	<u>N/A</u>	_____	_____	_____
Street Side	<u>N/A</u>	_____	_____	_____

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

12b. NUMBER OF PROPOSED ROADS: N/A 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:
two wells, septic, electricity

13b. PROPOSED UTILITIES: N/A
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? _____
Nearest adjacent well _____ Depth _____ Flow _____

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes
 Are you proposing any alterations, improvements, extensions or new construction? None
 If yes, Explain: _____

16. DRAINAGE (Proposed method of on-site retention): N/A
 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%? None
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? None
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? None 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
PLANNING & ZONING DEPARTMENT

219 North Main Street Phone 208-382-7115
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APPLICATION FOR IRRIGATION PLAN APPROVAL
submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Nick and Sabrina Kertz

25 Pearson Ln McCall, ID 83638
Mailing Address City, State Zip

Telephone Numbers: (970) 948-2348 (970) 618-1583

Location of Subject Property: 25 Pearson Ln.
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 18N03E276155 Section 27 Township 18N Range 03E

C.U.P Number:

This land: [X] 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 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: N/A

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: 6/24/20
(Application Submitted)

IMPACT REPORT (from Valley County Code 9-5-3-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.

No event will have more than 100 vehicles. Transportation services will be recommended for all events. As all residential traffic is to the east, it will not be affected by the events.
 2. Provision for the mitigation of impacts on housing affordability.

N/A
 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.

All amplified music at events will end in accordance with Valley County ordinances.
 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.

N/A
 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.

N/A

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.

N/A

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

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

N/A

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.

N/A

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.

Having hosted the 2000 MDHS prom, we were encouraged by caterers, event planners, DJ, rental companies, hotel representatives, and community members to use our property for events. With commercial properties on the westland south and isolated residences to the east and north, this location is idyllic.

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

This will bring guests and visitors who will stay in local accommodations, eat at local restaurants, shop at local stores, and utilize local service companies. It will have an all around positive economic impact.

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.

According to local events professionals, this would be providing an additional, unique location that is not currently available.

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?

NA

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.

N/A

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 would vary.

25 Pearson Lane CUP project description

The purpose of this CUP application is to seek approval to use our property as a venue for events. The strategy would be to host (not to exceed) 24 events per year with (not more than) 300 guests per event. We have plenty of on-site parking available. This CUP would require no construction, no landscaping, no site grading, and no lighting plan.

Port-a-potties and portable hand washing stations would be utilized to accommodate the events.

List of Property Owners within 300' of 25 Pearson Lane CUP

- BP Properties- PO Box 4110 McCall, ID 83638
- Sackerman Family Trust- 11017 Barman Ave Culver City, CA 90230
- Larry & Monica Shake- 1612 S Samson Trail McCall, ID 83638
- Samuel & Jamie Fernandez- 411 Deinhard Ln Ste F182 McCall, ID 83638
- Garrett & Tawny De Jong- 30 Pearson Ln McCall, ID 83638
- Bruce & Jamie Forsyth- PO Box 1842 McCall, ID 83638
- Michael Weiss- PO Box 205 McCall, ID 83638
- Harrison Development LLC- 5112 N 40th St Ste 105 Phoenix, AZ 85108
- Nez Perce Tribe- PO Box 305 Lapwai, ID 83540

25 Pearson Ln Additional Information requested by P&Z staff

Existing Lighting- Our existing exterior lighting consists of one fixture each of our four buildings. All of these existing lights comply with the “Outdoor Lighting Compliance Checklist”. They are all either shielded or hooded in compliance with the ordinance. Two of them are motion activated and turn off after 90 seconds of inactivity. Most are LED with colors at or below 3000k. Unless there is outdoor activity or we are waiting for someone to come home in the evening, we keep all of our exterior lights off at night.

CUP Lighting- This would depend on the event. Attached are pictures giving an example of lighting. This was the lighting used for the MDHS 2020 Prom at our property. I think this is representative of what typical lighting would look like for an event.

Hours of Operation- Again, this would depend on the event. However, typically for a wedding, the event would start in the late afternoon/early evening and conclude by 11pm.

Noise Description- Typically the noise would be amplified music from a DJ or band, also speakers for announcements, speeches, toasts, etc. During the recent MDHS 2020 Prom that we hosted, there was a DJ with amplified music as well as announcements. All music ended by 10pm. No noise complaints were received from us, McCall, Valley County, or Idaho State police departments.

Traffic Patterns- Please review our CUP application. All events would be encouraged to use group ground transportation services. However, we have more than adequate parking in our south pasture. Guests would be directed to turn east on Pearson Ln from Highway 55 and then south into our driveway ¼ mile later. Traffic would return to town after the event by turning west on Pearson Ln exiting our property, and then north onto Highway 55 ¼ mile later. None of the traffic would pass any residential driveways on Pearson Ln. Traffic would only pass the entrance to the Idaho Power property as well as the intersection with Burr Dr.



Parking

Laka Irrigation District Canal

Laka Irrigation District Canal

Porto-potty & hand wash station location

Likely Tent locations





