



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

Instrument # 424096

VALLEY COUNTY, CASCADE, IDAHO
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CW

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
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Date October 1, 2019

Approved by Grade Herrick

**CONDITIONAL USE PERMIT
NO. 19-19
Powell Mechanic Shop**

Issued to: Michael Powell
37 Goslin Loop
Cascade, ID 83611

Property Location: The site is 2.6-acres and is addressed at 37 Goslin Loop in the Ben Goslin 3 Subdivision, Tax # 46 in Lot 49, located in the SW Section 16, T.13N, R.4E, Boise Meridian, Valley County, Idaho.

The appeal of the Valley County Planning and Zoning Commission's decision of approval on August 8, 2019, was heard by the Board of County Commissioners in a public hearing on September 30, 2019. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 19-19 with Conditions for establishing a mechanic shop as described in the application, staff report, and minutes.

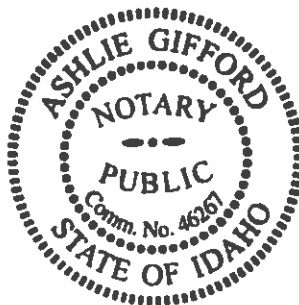
The effective date of this permit is October 1, 2019.

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.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within one year of the date of approval or this permit shall be null and void.

4. 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.
5. Must comply with requirements of the Cascade Rural Fire District. A letter of approval is required.
6. Lighting must comply with Valley County Standards.
7. The site must be kept in a neat and orderly manner.
8. There shall be no uses other than landscaping and driveway access in the setbacks. Cars and vehicles cannot be in the setback area.
9. Landscaping shall be installed prior to July 1, 2020. If landscaping dies, it must be replaced.
10. The fence shall be placed prior to July 1, 2020.
11. A sign permit shall be required.
12. Hours of operation will not exceed 7:00 a.m. to 7:00 p.m., Monday through Saturday.
13. Cannot create a salvage yard. There can only be two vehicles that are not titled to the property owner at this location at the same time.
14. This approval is valid through October of 2020. In October of 2020, a public hearing will be held to determine if the applicant is in compliance with the conditional use permit. The intention of this condition is to not allow expansion of the business unless relocated to a different permitted location.

END CONDITIONAL USE PERMIT



STATE OF IDAHO, COUNTY OF VALLEY
ON THIS October 9th DAY OF 2019
A NOTARY PUBLIC IN & FOR SAID STATE PERSONALLY
APPEARED.

Cynda Herrick
KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED
TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO
THAT HE, SHE THEY EXECUTED THE SAME.
Ashlie Gifford
NOTARY PUBLIC, RESIDING AT CASCADE, ID
COMMISSION EXPIRES 01.23.2024