

File Copy
CUP 20-27

Project Description

Driver room at Staub propane plant.

The scope of this project is to use the South bay of the existing building as a drivers room. A well and septic system will be added to provide a bathroom to replace the existing porta potty. A kitchenette will be added to provide a breakroom, space for drivers to complete paperwork, rooms for storage of supplies associated with the service trucks and a time clock will be added. This will result in less traffic on the highway in that the employees will not need to drive to the main office to clock in and out of work for each shift.

The installation of the septic system will be on the East side of the lot and should only take a few weeks to complete. The well will be on the north side of the building. The construction of the drivers room is inside the building and should not cause and noise or undue disturbance to any neighbors. It should take less than 6 weeks from the time of approval.

Big Valley Estates Lot 4 BIK 1
13451 Hwy 55

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 # C.U.P. 20-27

FEE \$ 50 -

ACCEPTED BY _____

DEPOSIT \$ —

CROSS REFERENCE FILE(S): _____

DATE 9-23-2020

PROPOSED USE: _____

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: *JMG* Date: 09-18-2020

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 ED STAUB + SONS PETROLEUM INC PHONE (541) 887-8900
 Owner Purchaser Lessee Renter
 APPLICANT'S MAILING ADDRESS 1301 ESPLANADE AVE ZIP 97601
 OWNER'S NAME ED STAUB + SONS PETROLEUM INC
 OWNER'S MAILING ADDRESS 1301 ESPLANADE AVE ZIP _____
 AGENT/REPRESENTATIVE LOW MILANI FAX _____ PHONE _____
 AGENT/REPRESENTATIVE ADDRESS 1301 ESPLANADE AVE ZIP 97601
 CONTACT PERSON (if different from above) SAME
 CONTACT'S ADDRESS SAME ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY 13451 HWY 55 DONNELLY RD 83615
 PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
PART OF THE SW 1/4 OF SECTION 27 T17N, R3E B.M. VALLEY
COUNTY, IDAHO

TAX PARCEL NUMBER _____
 Quarter _____ Section _____ Township _____ Range _____

- PROPOSED USE: Residential Civic or Community Commercial Industrial
- SIZE OF PROPERTY 121,596.15 Acres or Square Feet 2.79 ACRES
- EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
BULK PROPANE STORAGE
VERTICAL STORAGE

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 _____
 South I.O. TRANSPORTATION SAND STORAGE
 East NO BUILDINGS
 West NO BUILDINGS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: EXISTING 19'

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

Number of Proposed Structures: _____	Number of Existing Structures: <u>1</u>
<u>Proposed Gross Square Feet</u>	<u>Existing Gross Square Feet</u>
1 st Floor _____	1 st Floor <u>3,420</u>
2 nd Floor _____	2 nd Floor <u>Ø</u>
Total _____	Total <u>3,420</u>

8a. TYPE OF RESIDENTIAL USE (If applicable): N/A
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: 3240

Percentage of site devoted to landscaping: NO LANDSCAPE

Percentage of site devoted to roads or driveways: 0

Percentage of site devoted to other uses: _____, describe:

Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: N/A

Handicapped spaces required: _____

b. Parking spaces proposed: N/A

Parking spaces required: _____

c. Number of compact spaces proposed: N/A

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: N/A

e. Are you proposing off-site parking: NO

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

12a. NUMBER OF EXISTING ROADS: 1 Width: _____ Private or Public? PRIVATE
Are the existing road surfaces paved or graveled? GRAVELED

12b. NUMBER OF PROPOSED ROADS: NONE 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:
POWER

13b. PROPOSED UTILITIES: WELL & SEPTIC

Proposed utility easement width NONE 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? NO 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: _____

16. DRAINAGE (Proposed method of on-site retention): SAME AS EXISTING
 Any special drains? NO (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 PLANNING & ZONING DEPARTMENT

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
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www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL submitted with C.U.P. & Subdivision Applications (Idaho Code 31-3805)

Applicant(s): Ed Stalls and Sons Petroleum Inc.

1301 Esplanade Ave Klamath Falls, OR 97601
Mailing Address City, State Zip

Telephone Numbers: 541-887-8900

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 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.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

1. Are you within an area of negotiated City Impact? _____ Yes _____ No *unk*

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: _____

Drainage: _____

3. How many acres is the property being subdivided? _____

4. What percentage of this property has water? _____

5. How many inches of water are available to the property? _____

6. How is the land currently irrigated? surface sprinkler irrigation well
 above ground pipe underground pipe

7. How is the land to be irrigated after it is subdivided?

surface sprinkler irrigation well
 above ground pipe underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

9. Is there an irrigation easement(s) on the property? Yes No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) _____

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.

NO IRRIGATION PLANNED

Signed: _____
Applicant / Property Owner

Date: 09/17/2020
(Application Submitted)



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

Ed Stalls & Sons

By: EM

By: _____

Valley County Weed Control

Date: 09-17-2020

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.

NO IMPACT

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

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.

0

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.

0

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.

0

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 yet - will apply for septic after water source is installed

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

0

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.

0

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.

U/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.

U/A

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

U/A

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

U/A

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

U/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.

U/A

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

NONE

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.

6-8 weeks

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



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

Instrument # 424422

VALLEY COUNTY, CASCADE, IDAHO
10-22-2019 03:15:26 PM No. of Pages: 3
Recorded for : PLANNING & ZONING
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

CW

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

Phone: 208.382.7115
FAX: 208.382.7119

**CONDITIONAL USE PERMIT
NO. 19-28**

Ed Staub and Sons – Pole Building

Issued to: Lou Milani
Ed Staub & Sons
1301 Esplanada Ave
Klamath Falls, OR 97601

OWNER: SOS Properties
1301 Esplanada Ave
Klamath Falls OR 97601

Property Location: The 2.79 acre site is addressed at 13451 Highway 55, located in Big Valley Estates Lot 4, in the SE ¼ Sec. 27, T.17N R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of October 10, 2019. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 19-28 with Conditions for establishing a pole structure as described in the application, staff report, and minutes.

The effective date of this permit is October 22, 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 approval, or a permit extension will be required.
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. All lights shall be fully shielded so that there is no upward or horizontal projection of lights. The lights can only be a maximum of 20' in height.
6. The applicant shall provide and maintain orderly and proper disposal of waste including by-products of the operation, other solid waste, and sanitary waste.
7. Must comply with Central District Health requirements.
8. Must comply with requirements of the Donnelly Rural Fire District. An approval letter is required.
9. Parking must comply with setback standards: 100' front, 10' side, 30' rear, 30' side street.
10. New structures must have building permits and be approved as part of a conditional use permit.
11. The site must be kept neat and orderly.
12. Shall obtain a sign permit prior to installation of a sign.
13. Color of building will be a natural color.
14. Hours of operation will be 7:00 a.m. to 7:00 p.m.

END CONDITIONAL USE PERMIT

Date October 22, 2019

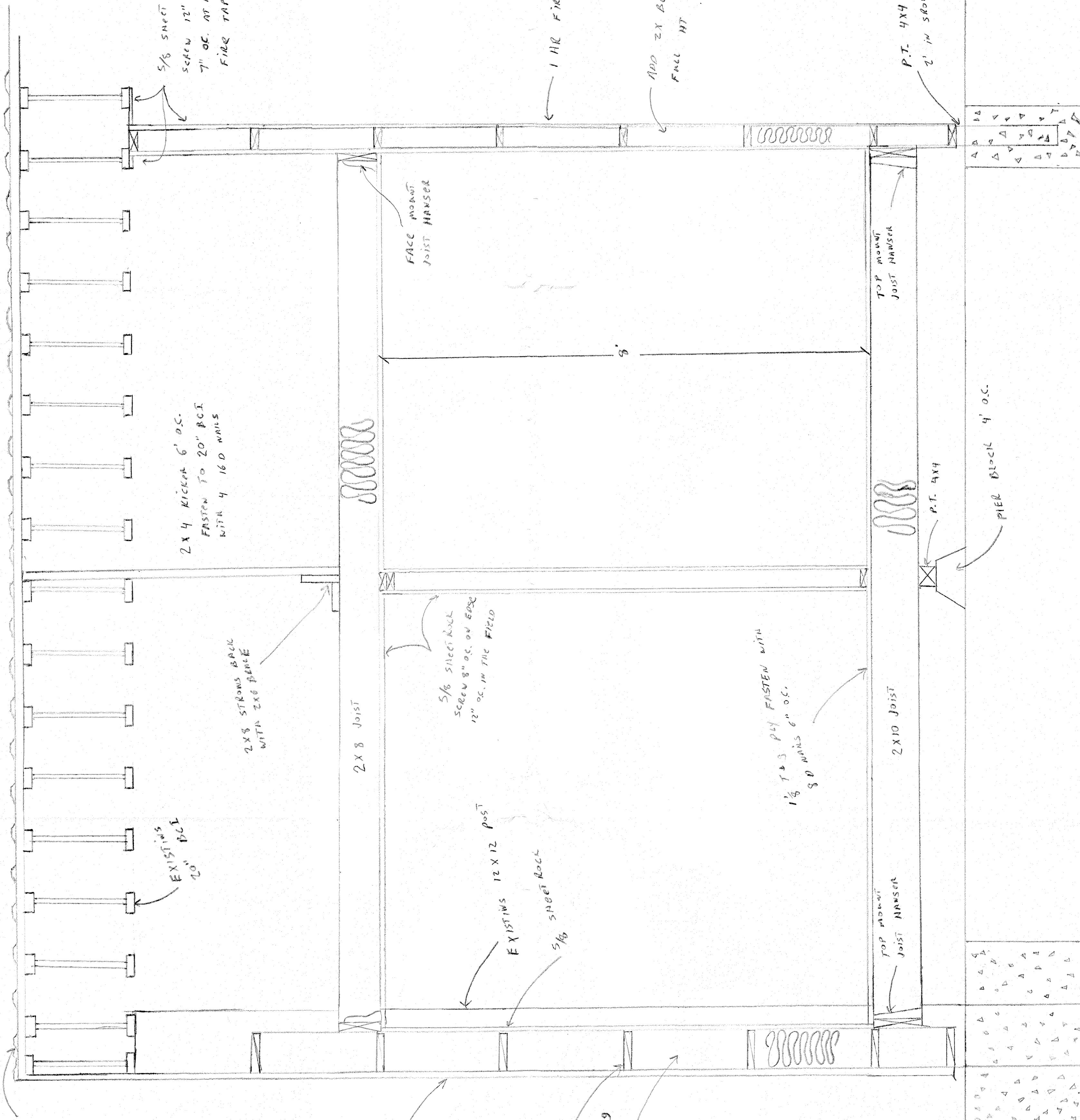
Approved by Jyda David

On this 22nd day of October, 2019, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.

Ashlie Gifford
Notary Public
Residing at: Castro, ID (Valley County)
Commission Expires: 01-23-2024





5/8 SHEET ROCK FULL NT
 SCREW 12" OC IN FIELD AND
 7" OC. AT EDGES.
 FIRE TAPE ALL SEAMS

2 X 4 KICKER 6' O.C.
 FASTEN TO 20" BCI
 WITH 4 16D NAILS

2 X 8 STRONS BAUL
 WITH 2X6 BARGE

EXISTING
 10" BCI

2 X 8 Joist

5/8 SHEET ROCK
 SCREW 8" OC. ON EDGE
 12" OC. IN THE FIELD

EXISTING 12 X 12 POST

EXISTING
 5/8 SHEET ROCK

1 1/8 T & B PLY FASTEN WITH
 8D NAILS 6" O.C.

2 X 10 JOIST

TOP MOUNT
 JOIST HANSEN

P.T. 4X4

PIER BLOCK 4' O.C.

1 HR FIRE WALL

ADD 2X BLOCKING 16" O.C.
 FULL NT

Insulation:
 Ceiling - R-49
 Floor - R-30
 Walls - R-20

P.T. 4X4
 2' IN SPANNO

EXISTING
 ROOFING

EXISTING
 SIDING

EXISTING
 GIRT

ADD 2X BLOCKING
 16" O.C. FROM
 FLOOR TO CEILING

