

Project Description:

Construction of a multi-generational family legacy ranch, cattle and timber management operations.

Project as currently planned will include 5 residential structures for family members and ranch manager. This is a private family project and will not be used in any other manner than as a retreat for the family and operation of the remainder of the property as a cattle ranch and timber management operation.

A forest plan is on file already, provided to Valley County and prepared by Lynn House Valley County qualified forester.

Residential Buildings will include the following:

6 Bedroom Family Bunkhouse

Family Pavilion for social gatherings, meal preparation and vehicle storage

2 Custom Homes for the principal families

Ranch Management House

Cattle Operations will include the following:

Horse Barn

Storage Garage/Shop

Roping Arena/Cattle Handling Equipment

The cattle operation will be at the Finlandia Road frontage and be the most visible portion of the overall property development, the rest of the project will be spread across the property into the tree line and up into the mountain, this portion of the project will not be highly visible to the road or neighboring properties.

The project will start off with the construction of the Family Bunkhouse, then move to the Family Pavilion. The proposed schedule is to start the Family Bunkhouse in year 2020, then start the Family Pavilion in spring 2021. The 2 Custom Homes would follow the Family Pavilion and would be scheduled for a summer 2021 start. Cattle Operations area would be used for construction materials staging, with the Horse Barn and Storage Garage/Shop to be completed after the Homes are complete and the staging area is no longer needed. Forest and timber management, along with livestock grazing operations will continue to simultaneously operate as they are now currently operating. It is planned as a legacy ranch and it is anticipated that these livestock, timber and grazing operations will continue during and after the owners lifetime and beyond, as the life of the family evolves.

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 # 3204
FILE # <u>C.U.P. 20-30</u>	FEE \$ <u>300.00</u>	
ACCEPTED BY _____	DEPOSIT \$ _____	
CROSS REFERENCE FILE(S): _____	DATE <u>10-2-2020</u>	
PROPOSED USE: <u>multiple residences</u>		

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:  Date: 09-30-2020

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 Willow Creek Vista, LLC PHONE 480-540-3445

Owner Purchaser Lessee Renter

APPLICANT'S MAILING ADDRESS 11811 N Tatum Blvd Ste 1060, Phoenix, Arizona ZIP 85028

OWNER'S NAME Willow Creek Vista, LLC

OWNER'S MAILING ADDRESS 11811 N Tatum Blvd Ste 1060, Phoenix, Arizona ZIP 85028

AGENT/REPRESENTATIVE Steve Simpson FAX _____ PHONE 480-540-3445

AGENT/REPRESENTATIVE ADDRESS 8420 E. Sage Drive, Scottsdale, Arizona ZIP 85250

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY TBD

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

Property is currently designated 105 Dry Grazing Land and 106 Productivity Forest Land. Property survey attached.

TAX PARCEL NUMBER RP16N04E066605 ^{30.79 acres} + RP16N04E066011 ^{20.39 acres} + RP16N04E066771 ^{6.30 acres} + RP16N04E068406 ^{40AC 8406}

Quarter SESW Section S6 Township T16N Range R4E

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 337.228 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Property is currently designated 105 Dry Grazing Land and 106 Productivity Forest Land.

There are no existing structures on the property.

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 existing hazards exist on the property.

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

North Open Forest Land.

South Existing Mobile Home Category 10.

East Open Forest Land.

West Dry Grazing Land, Category 105

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 30'-0"

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

Number of Proposed Structures: 1 Number of Existing Structures: 0

Proposed Gross Square Feet

1st Floor 4,000

2nd Floor _____

Total 4,000

Existing Gross Square Feet

1st Floor _____

2nd Floor _____

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): 3,000 to 7,000 s.f.
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0

8c. DENSITY OF DWELLING UNITS PER ACRE: 1 per 53.882 acres.

9. SITE DESIGN:

Percentage of site devoted to building coverage: .002

Percentage of site devoted to landscaping: 0

Percentage of site devoted to roads or driveways: .05

Percentage of site devoted to other uses: 99.948, describe: Cattle Grazing/Operations.

Total: **100%**

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: 0

Handicapped spaces required: _____

b. Parking spaces proposed: 0

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:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>20'</u>	_____	<u>0</u>	_____
Rear	<u>20'</u>	_____	<u>0</u>	_____
Side	<u>7'-6"</u>	_____	<u>0</u>	_____
Street Side	<u>20'</u>	_____	<u>0</u>	_____

12a. NUMBER OF EXISTING ROADS: 5 Width: 16' Private or Public? Private Logging
Are the existing road surfaces paved or graveled? No

12b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 24'

Will the proposed roads be publicly or privately maintained? Privately

Proposed road construction: Gravel Paved

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

No existing utilities

13b. PROPOSED UTILITIES: Electric, Septic and Well Water

Proposed utility easement width 8' Location West property line

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): Natural water course drainage.
 Any special drains? No (Please attach map)
 Soil type (Information can be obtained from the Soil Conservation District): Shellrock loamy course sand
- 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%? Yes
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes If yes, Explain:
All weather roads to the proposed build sites and pad preparation for the buildings.

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.



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

Applicant(s): N/A

Mailing Address _____ City, State _____ Zip _____

Telephone Numbers: _____

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

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 \rightarrow).
- Direction of wastewater flow (use long arrows on your map to indicate waste water direction \longrightarrow).
- 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.

Signed: _____
Applicant / Property Owner

Date: ____/____/____
(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

Willow Creek Vista, LLC

11811 N Tatum Blvd Ste 1060, Phoenix, Arizona 85028

480-540-3445

By: Steve Simpson

Date: 09-29-2020

By: _____

Valley County Weed Control

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

- ❖ 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.

Traffic Volume will be for family access to the property via existing County Maintained Finlandia Road frontage and not add to the existing road traffic volume.
Construction access will occur at the existing gate to the private property and will not impact the existing County Maintained roadway.

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

This is a private multi-generational family ranch and cattle operation, it will add value to the surrounding area.
Housing affordability would not be impacted by the project, it will enhance the value of the surrounding area and the density on the parcel is smaller than surrounding development.

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.

There will be no noise or vibration level impact with the scope of the project.

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.

Heat and glare will be limited by Dark Sky compliant lighting at the exterior of the homes, window glass glare would be minimal on the homes, with shaded patios and deep set windows.

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.

No particulate emissions will be created with the scope of work. Dust control will follow County guidelines.

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.

Water for the project will be via domestic wells at the home sites, surface water drains naturally through the property, there are no wetlands on property. Water quality will be verified with the well drilling and testing at time of installation.

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

There will be no fire, explosion or hazards related to the scope of the project and will not affect neighboring properties.

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.

There will be existing trees removed at the build sites for pad preparation, soil and surrounding slopes will be compacted at the build sites to meet compaction standards. No wetlands will be impacted by the project.

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

Building pads will be excavated and formed, soil compaction will be verified with compaction testing at time of pad preparation. No additional vegetation is planned at this time that would impact soil stability.

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

Existing soil is listed as Shellrock loamy coarse sand, build sites with be prepared building pads and stability will be verified with compaction testing. No additional vegetation is planned at this time that would impact soil stability.

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

Site grading and improvements will take place at the individual build sites, drainage around the structures will be directed to existing drainage ways at each build site and will not impact any neighboring properties, or require any sight buffers or fencing.

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.

Visibility from public roads will be minimal, cattle operation buildings are planned at the front of the property, the rest of the buildings will not be visible to the public roads. Grading will be minimal at the cattle operation area and at the building sites. There will be no shadow affect on neighboring properties.

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.

Property is in a historically ranching and timber area, location was selected to move an existing cattle operation and to provide acreage for the family to build individual homes and operate their cattle operation. Existing land is compatible with the planned development and fits the use and character.

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

Project is a private family residential and cattle operation. It will have no impact on revenue, new jobs or increase local expenditures.

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

Project will not add any costs for public services, facilities or have any economic impact on surrounding properties.

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

There will be no developments, products or services impacted by the proposed project.

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.

There will be no impact on natural resources or material impacted by this project.

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

There would be minimal impact to neighboring properties if the project were to be abandoned, work will be minimally visible to neighboring properties.

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

Project includes 5 residential dwelling, horse barn and operations shop building on 6 building sites, there will be no non-residential floor space.

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

Initial project is a family bunkhouse project, cattle operations area on private land. Construction is expected to start late 2020 and will continue into 2021.

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.

There will be no sale, lease or rental of any of the project structures, this is a private family ranch/cattle operation.

Outdoor & Landscape : Outdoor Lighting : Outdoor Wall Lights : Henry Dark Sky Friendly Outdoor Wall Sconce by Hubbardton Forge



Henry Dark Sky Friendly Outdoor Wall Sconce by Hubbardton Forge

(0)

[Write a review](#)

Usually ships within 4 to 6 weeks

Key Features

Made In USA

Keep your home exteriors as beautiful as the night sky with the Henry Dark Sky Friendly Outdoor Wall Sconce from Hubbardton Forge. Its clean and crisp design brings sleek style to your home, with a flat aluminum backplate sprouting an arched arm to uphold its conical shade. Bold banded accents with exposed rivets lend the piece its distinct industrial style, while its lamping casts a clean downflow of light. Designed to meet Dark Sky regulations, this piece helps reduce light pollution while offering practical everyday light.

Hubbardton Forge, headquartered in Castleton, Vermont, hand-forges simple and elegant metal lighting fixtures and accessories, combining ancient hand-forging techniques with environmentally-sound finishing practices.

The Henry Dark Sky Friendly Outdoor Wall Sconce is available with the following:

Details:

- Coastal finishes are built to withstand harsh saltwater environments
- Material: Aluminum
- Dimmable When Used With a Standard Dimmer (Not Included)
- UL Listed Wet
- Made In USA

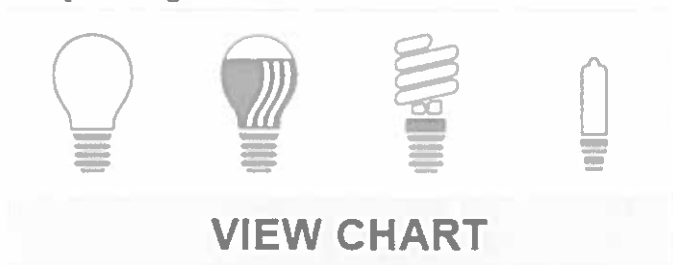
Options:

- Finish: Coastal Black, Coastal Bronze, Coastal Burnished Steel, Coastal Dark Smoke, Coastal Gold, Coastal Mahogany, Coastal Natural Iron
- Size: Medium, Large

Lighting:

- One 39 Watt (530 Lumens) 120 Volt E26 Medium Base Xenon Lamp(s) (Not Included)

Compare Brightness:



Dimensions:

- Medium Option Backplate: Width 4.9", Height 5.5"
- Medium Option Fixture: Width 9.2", Height 10.5", Depth 10.4", Weight 1.4Lbs
- Large Option Backplate: Width 4.9", Height 5.5"
- Large Option Fixture: Width 14.4", Height 12.9", Depth 16.8", Weight 2.2Lbs

Manufacturer IDs: [view](#)

California Residents: [Prop 65 regulations](#)