

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 # <u>CUP 20-33</u>	<input checked="" type="checkbox"/> Check # <u>101</u> or <input type="checkbox"/> Cash
ACCEPTED BY <u>CYNDA</u>	FEE \$ <u>300⁰⁰</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT \$ _____
PROPOSED USE: <u>Valley County Kickball Park</u>	DATE <u>10-26-2020</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: *Emily Barfield* Date: 10/26/2020
Secretary, VCPD

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.

Project Description: Valley County Pickleball Court Complex

Provided that fundraising efforts are successful, Valley County Pickleball Club will construct, operate and maintain an 8 court pickleball court complex on 2+ acres of County property.

Purposes:

- To promote the continued growth of Pickleball - America's fastest growing sport.
Pickleball is the fastest growing sport in the nation with nearly 3 million players. Players enjoy a wide range of health benefits from regular exercise including Lower risk of heart disease, Mood enhancement, Increased social interaction, and Improved reflexes and balance.
- To provide a new public facility as a recreation resource for the people and visitors of Valley County.
- To create an improvement on existing land and add more varied opportunity for outdoor recreation for the enhancement of leisure time by people of all ages.
- To maintain the important role of outdoor recreation in supporting the local economy and support multiple uses of public lands.

Phase 1 – Time frame: 2021 - 2022: Build 8 Pickleball courts, chain link fencing, gravel parking area, Portable Toilet, and portable shed. Operate and Maintain Pickleball courts.

VCPC Budget estimate for the project is \$400k, which will be raised through private and public donations, and grants. Exact location of courts layout and design is yet to be finalized.

Detailed Description:

Build 8 pickleball courts

- Conduct a soil survey to ensure suitability and stability of land.
- Coordinate all site survey and ground prep work with county
- Existing dirt berms may be left in place for noise reduction and wind break
- Setbacks as requested or required and by county ordinances
- Install post-tensioned concrete pad totaling 20,000 sq. ft.
- Concrete surface top will be at ground level, un-sealed, lightly troweled, with no fiber,
- The pickleball court surface will be installed atop of lightly troweled concrete surface
- Fill cut joints. Install Court slurry, Court play area blue, outside areas & NVZ in light green
- Paint court striping lines - white
- Install Permanent posts for 8 pickleball nets
- Install donation lock box and sign for public donations to support operating & maintenance costs, including free beginner lessons to persons of all ages
- Install plexiglass covered 24' x 36' bulletin box on chain link fencing near gate for use in postings & schedules related to pickleball

Chain link Fencing

- Install 10' high perimeter chain link fencing where needed
- Install two chain link fence 36" walk through entry gates
- Install 4' high ball barrier chain link fencing between each court, with a 36" walk through gaps at mid court net line

Gravel Parking area

- Install gravel parking area and driveway to it, ADA parking spaces /signs

- Install signage on East Lake Fork Road, identifying location and entrance to Pickleball courts, and/or any other directional or parking lot signage required to meet county ordinances.

Portable Toilet

- lease a portable toilet for the operating season, including maintenance
- provide and maintain 15-32-gallon steel outdoor trash cans

Portable Shed

- install an accessory structure - a portable shed of less than 120 sq. ft. to
- store pickleball and maintenance equipment
- no power, or lighting is required for phase 1 build
- When not in use shed will be kept locked and under key/combo control of VCPC

Landscaping

- 4' gravel surround of concrete slab as a weed barrier
- plant native Plants will be natural scape on existing soil. no water required
- All land surfaces not used for courts, access roads & parking will be covered by existing natural vegetation, as un-disturbed space.

Operations

- The pickleball courts will be unlocked and available for public use during the operating season, 7 days a week, during daylight hours.
- Nets will be removed and stored during off-season
- The operating season will be weather permitting - est. May through November
- Valley County to include complex under County's existing property and general liability insurance coverage at no cost to VCPC.
- VCPC will have naming rights, dedicate courts and areas to donors and may install placards or other signage recognizing contributors to the project.
- VCPC will post pickleball information such as lessons, skills, tournaments, ladder and open play, and contacts for questions.
- VCPC will utilize a donations receptacle, and donations collected will support maintenance and operating costs

Maintenance

- May through November, weather permitting
- VCPC will maintain court cleanliness and remove trash for the entire 2.5 acres as needed
- Repair cracks and maintain courts in safe condition

Phase 2 – Time frame – 2022 - 2025: If funding exists, build a Vault Toilet (possibly build permanent bathroom structure if water/sewer/power have been brought into the area with other county projects). Install a permanent shade structure outside courts. Install seating benches and/or viewing seating such as metal tiered stadium sections.



Valley County Planning and Zoning Conditional Use Permit Application

Site Grading Attachment

Valley County Pickleball Courts Complex Site Grading Plan Information:

The site grading will be done by Valley County Roads Dept., according to results of soil survey and in a manner that meets all county ordinances for land grading.

The grading for the concrete pad area will be completed according to contractor's requirements for post-tensioned slab.

See drawings for placement of driveway from existing gravel road off East Lake Fork Drive to Pickleball Complex parking area

APPLICANT Valley County Pickleball Club PHONE 208-724-6188

Owner Purchaser Lessee Renter

APPLICANT'S MAILING ADDRESS Po Box 415 Cascade ID ZIP 83611

OWNER'S NAME President, VCPC Larry Keene, TREASURER Nancy Bloomfield

OWNER'S MAILING ADDRESS Po Box 595 Donnelly ID ZIP 83615

AGENT/REPRESENTATIVE HOPE AYRES FAX _____ PHONE 208 724 6188

AGENT/REPRESENTATIVE ADDRESS Po Box 1146 Donnelly ID ZIP 83615

CONTACT PERSON (if different from above) Evelyn Banfield or Hope Ayres

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY 50 EAST LAKE FORK RD 2+ acres @ SW corner

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

TAX PARCEL NUMBER _____

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 2.5 acres Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Currently Zoned Industrial, unimproved land, dirt, gravel & natural vegetation, some trees

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: _____

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

North County

South Residential

East County

West County

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 10' chain link fencing

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

Number of Proposed Structures: _____ Number of Existing Structures: 0

Proposed Gross Square Feet

1st Floor 20 K feet sq concrete slab

2nd Floor _____

Total _____

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

8c. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:
Percentage of site devoted to ^{land} ~~building~~ coverage: < 20%
Percentage of site devoted to landscaping: 3-4%
Percentage of site devoted to roads or driveways: < 10%
Percentage of site devoted to other uses: 2%, describe: portable shed
portable toilet
Total: **100%**

10. PARKING (If applicable): **Office Use Only**
a. Handicapped spaces proposed: 2 Handicapped spaces required: _____
b. Parking spaces proposed: 20 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

11. 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: _____ Width: _____ Private or Public? COUNTY
Are the existing road surfaces paved or graveled? Gravel

12b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 28'
Will the proposed roads be publicly or privately maintained? publicly
Proposed road construction: Gravel Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
NONE

13b. PROPOSED UTILITIES: NONE
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? NO
 Are you proposing any alterations, improvements, extensions or new construction? _____
 If yes, Explain: _____

16. DRAINAGE (Proposed method of on-site retention): _____
 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) _____
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? _____
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? _____
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? _____ If yes, Explain:
YES, COUNTY TO GRADE 160x160 area for courts,
parking area & entrance, exit to parking area
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): _____

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.

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

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.

We expect anywhere from 4 to 20 cars per day increase along the existing East Lake Fork Road, and on the gravel access road off it. Access to parking area will be off that gravel road to the pickleball courts parking area.

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.

outdoor, daylight hours, 60-80dB

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.

The toilet and shed will be the only structures on the property area related to pickleball, which should not cause a glare. Standard as expected glare from parked automobiles

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.

Possible (but not expected) fumes from port-a-potty. Portable toilet will be cleaned + maintained regularly in order to mitigate any fumes. No other particulate emissions are generated from pickleball play.

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. There is a long narrow pond with standing water on the east side of the designated area. It will remain as is, we may need to put an access driveway across it (fill one portion for driveway)

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.

existing vegetation includes bushes, grasses and some trees. We do not expect to need to remove any trees. Land will be cleared for grading as needed to build courts + parking

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

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

Soil survey to be completed by VCPC to determine suitability of land, location of cement pad for courts. existing landscaping will be left natural, as is.

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

County roads dept. will level + grade the designated area in preparation for pickleball concrete pad(s). Natural landscaping. There will be 10' chain link fencing around the courts.

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.

The existing berm of dirt between E Lake Fork Rd and area designated for courts will remain as is. This will reduce visibility and noise for properties S. side of E Lake Fork Rd

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.

This location was selected due to its central location to Cascade, Donnelly, Lake Fork & McCall. The current characteristic is flat land, non-floodplain.

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

Pickleball players would occasionally purchase gas, food, + other retail items from local businesses

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

Ongoing maintenance costs for the court area, toilet + shed would be handled by VAPC

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

There are no similar products or services in the area.

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?

There could be a graded flat area or concrete pad.
est 20,000 sq ft

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.

Grading road/driveway access + grading work in 2021
Concrete pad, court surface, chain link fencing 2021-2022

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