

# 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>C.U.P. 20-34</u>                            | FEE \$ <u>300<sup>-</sup></u> |
| ACCEPTED BY _____                                     | DEPOSIT \$ _____              |
| CROSS REFERENCE FILE(S): _____                        | DATE <u>11-25-2020</u>        |
| 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: *Shelly R McCey* Date: 11-24-2020

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](http://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 RHP, LLC PHONE see below

Owner  Purchaser  Lessee  Renter

APPLICANT'S MAILING ADDRESS 4018 N. Whitehead St., Boise, ID ZIP 83703

OWNER'S NAME RHP, LLC

OWNER'S MAILING ADDRESS same as above ZIP \_\_\_\_\_

AGENT/REPRESENTATIVE Shelley McCoy FAX n/a PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS same ZIP \_\_\_\_\_

CONTACT PERSON (if different from above) Doug McCoy

CONTACT'S ADDRESS same ZIP \_\_\_\_\_ PHONE [REDACTED]

ADDRESS OF SUBJECT PROPERTY 166 Lodgepole Lane/12750 Skain, Donnelly, ID

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)  
McLeod & Edwards Wagon Wheel Sub#8, Lot 14, Block 2, Donnelly, ID

TAX PARCEL NUMBER RP001810020140

Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial

2. SIZE OF PROPERTY .769 Acres  or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
Use- Family camping  
Existing Structure - Pump House

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 RV - Shed  
South Road/Vacant lot  
East House/Shop  
West Road/House

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: n/a

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

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

Proposed Gross Square Feet

Existing Gross Square Feet

1<sup>st</sup> Floor \_\_\_\_\_

1<sup>st</sup> Floor \_\_\_\_\_

2<sup>nd</sup> Floor \_\_\_\_\_

2<sup>nd</sup> Floor \_\_\_\_\_

Total 190'

Total 50'

8a. TYPE OF RESIDENTIAL USE (If applicable): (4 RV's)  
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: 3%  
Percentage of site devoted to landscaping: 60%  
Percentage of site devoted to roads or driveways: 30%  
Percentage of site devoted to other uses: 7%, describe: set backs  
**Total: 100%**

10. PARKING (If applicable): n/a

**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: n/a

| 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 ft</u>    | _____                  | _____          | _____                  |
| Rear          | <u>20 ft</u>    | _____                  | _____          | _____                  |
| Side          | <u>7 ft</u>     | _____                  | _____          | _____                  |
| Street Side   | <u>20 ft</u>    | _____                  | _____          | _____                  |

12a. NUMBER OF EXISTING ROADS: n/a Width: \_\_\_\_\_ Private or Public? \_\_\_\_\_  
Are the existing road surfaces paved or graveled? Driveway - gravel

12b. NUMBER OF PROPOSED ROADS: n/a Proposed width: \_\_\_\_\_  
Will the proposed roads be publicly or privately maintained? n/a

Proposed road construction: Gravel  Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Electrical/Water/Sewer

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? n/a Depth 80 Flow 20GPM Purity Verified? Yes  
Nearest adjacent well neighbors well-app. 120ft Depth 50 Flow 10GPM

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? n/a  
 Are you proposing any alterations, improvements, extensions or new construction? \_\_\_\_\_  
 If yes, Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
16. DRAINAGE (Proposed method of on-site retention): natural/county maintained drainage  
 Any special drains? no (Please attach map)  
 Soil type (Information can be obtained from the Soil Conservation District): clay & sand
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? see county records  
 (Information can be obtained from the Planning & Zoning Office) \_\_\_\_\_
- 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. n/a
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): Not Applicable

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 → ).
- 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.

Signed:   
Applicant / Property Owner

Date: 11, 24, 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

RHP, LLC  
\_\_\_\_\_

Managing Member  
\_\_\_\_\_

Shelley McCoy  
\_\_\_\_\_

By: Shelley McCoy  
*Shelley McCoy*

Date: 11-24-2020

By: \_\_\_\_\_  
Valley County Weed Control

Date: \_\_\_\_\_



## 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.

Traffic-Vehicles parked on lot accordance to Valley County Guidelines; see plot map.  
4 RV's-parked on lot; see plot map

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.

Normal Activites-Family Camping Quite hours observed from 10:00PM to 7:00AM

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. occasional campfire.

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.

Fire Pit- Meets Valley County specifications  
6 UL approved fire extinguishers; shovels and hoses on site.  
All fires will be attended at all time.  
All fires will be fully extinguished when not attended  
Defensible space gravel driveway/grassy areas.  
No Smoking allowed on premises.

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. Minimal trees removed for development of lot, no disturbance.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.  
Planting new trees and grass seed.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping. not applicable, level lot.

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

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 maintain natural foliage

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.

Geographic, Topographic, access to public lands, recreation, utilities.

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

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. No effect ~~XXXX~~

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. none

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

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

4-Recreational Vehicles

No dwellings

1 Well House 50'

1 Proposed storage building -190'

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

Development is on going.

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. none



Imagery ©2020 Maxar Technologies, USDA Farm Service Agency, Map data ©2020 50 ft

RECEIVED

DEC 24 2020

## **RHP, LLC., PROJECT DESCRIPTION**

RHP, LLC - is a family unit base and below are the board members and users of the property.

**Doug & Shelley McCoy - (Doug-Semi Retired)**

**Kendra Falen- (Sister to Shelley, Retired)**

**Eric & Mindra (McCoy) Perotto - Daughter**

**Chris & Megan (McCoy) Habben - Daughter**

### **Purpose:**

The purpose of this project and the purpose of RHP, LLC are one and the same. In 2019 it was decided that having a piece of property where the family could camp together for years to come was a priority. The Lodgepole-Skain property was purchased with the sole purpose of the family being able to camp together with their 4 trailers during the summer camping season.

The property was purchased July 2019 and the initial construction process was started. The lot was cleared of most of the dead trees, and the conduit was trenched in part of the property for power and water, Idaho Power finished their job providing power in September 2019. The well was drilled October 2019. In 2020 the trenching for sewer and completion of the water and electricity occurred. At this point construction is complete.

Future work of a shed being placed on the property is not schedule at this point.

### **Lighting Plan:**

Because the lot will primarily be used during the summer months when there are long days there is very little lighting that needs to be planned.

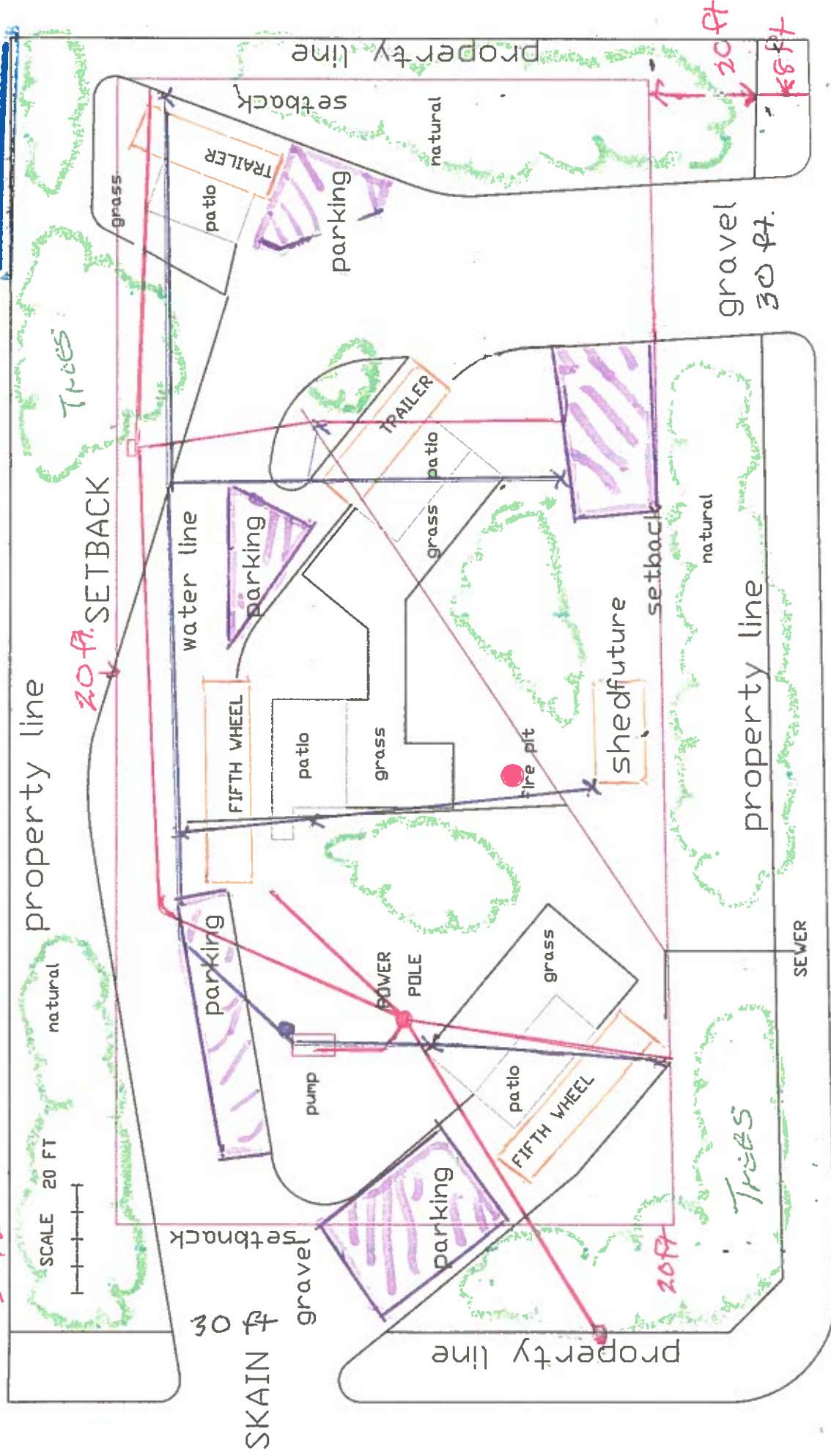
1. The exterior lighting that will be used are LED horizontal lighting on each trailer mounted under the awnings, which are dark sky compliant for neighbors. The LED light strip is attached to the underside of the awning on the RV's that do not project outward and are not automatic.
2. Each trailer has a small 20 watt incandescent yellow porch light by the door that aluminate steps to the RV for safety.
3. Any permanent or semi-permanent lighting not attached to an RV will meet all dark sky requirement.

### **Fire Pit Description:**

One Fire pit constructed of a concrete floor (per Donnelly Fire Dept.), a metal tractor rim incased with gravel and rock surrounded by an exterior 3'x 3' metal ring, with gravel and rock extending out approximate 3 feet from base of metal ring, (see photo). This is a communal fire pit, we chose to provide an access point close by for water as well as fire extinguishers mounted close by during the summer months.

DEC 24 2020

15 Scale 11



red = power blue = water brown = sewer

X = Hydrant

LODGEPOLE