

# 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. 21-14</u>	<input checked="" type="checkbox"/> Check # <u>3021</u> or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>150.00</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT \$ _____
PROPOSED USE: _____	DATE <u>5-21-2021</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: [Signature] Date: 5/18/21

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.

**Project description:**

**Guided off road and snowmobile tours on DF Development land. Operation Sun-Sat, 9:00 AM to 6:00 PM. 15 UTV units and 30 snowmobile units.**

**Landscape:**

**Natural forest**

**Lighting plan:**

**No lighting or electricity**

APPLICANT Mountain Meadow Adventure Rentals PHONE [REDACTED]

Owner  Purchaser  Lessee  Renter

APPLICANT'S MAILING ADDRESS 2445 W Mountain ZIP 83615

OWNER'S NAME Rachel Esplin

OWNER'S MAILING ADDRESS 2445 W Mountain ZIP 83615

AGENT/REPRESENTATIVE Rachel Esplin FAX \_\_\_\_\_ PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS 2445 W Mountain ZIP 83615

CONTACT PERSON (if different from above) [REDACTED]

CONTACT'S ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS OF SUBJECT PROPERTY Copeband Flats, Red Ridge Rd

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

TAX PARCEL NUMBER RP18N 02E243008 = parking area

Quarter SE Section 24 Township 18N Range 2E

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial

2. SIZE OF PROPERTY 32000 Acres  or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
Timber farm, Rock Pit, Hunting

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 Bare land / forest  
South Bare land / forest  
East Bare land  
West Bare land / forest

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

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

Number of Proposed Structures: _____	Number of Existing Structures: _____
<u>Proposed Gross Square Feet</u>	<u>Existing Gross Square Feet</u>
1 <sup>st</sup> Floor _____	1 <sup>st</sup> Floor _____
2 <sup>nd</sup> Floor _____	2 <sup>nd</sup> Floor _____
Total _____	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: \_\_\_\_\_

8c. DENSITY OF DWELLING UNITS PER ACRE: \_\_\_\_\_

9. SITE DESIGN:  
Percentage of site devoted to building coverage: None  
Percentage of site devoted to landscaping: Natural  
Percentage of site devoted to roads or driveways: Existing  
Percentage of site devoted to other uses: \_\_\_\_\_, describe:  
**Total: 100%**

10. PARKING (If applicable): **Office Use Only**  
a. Handicapped spaces proposed: \_\_\_\_\_ Handicapped spaces required: \_\_\_\_\_  
b. Parking spaces proposed: \_\_\_\_\_ Parking spaces required: \_\_\_\_\_  
c. Number of compact spaces proposed: \_\_\_\_\_ Number of compact spaces allowed: \_\_\_\_\_  
d. Restricted parking spaces proposed: \_\_\_\_\_  
e. Are you proposing off-site parking: \_\_\_\_\_

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: 1 Width: 60 Private or Public? Private  
Are the existing road surfaces paved or 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:  
None

13b. PROPOSED UTILITIES: None  
Proposed utility easement width \_\_\_\_\_ Location \_\_\_\_\_

14a. SEWAGE WASTE DISPOSAL METHOD: Septic  N/A Central Sewage Treatment Facility

14b. POTABLE WATER SOURCE: Public  N/A 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? No  
If yes, Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
16. DRAINAGE (Proposed method of on-site retention): Natural  
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%? 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

## 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

Mountain Meadow Adventure  
Rachel Esplin  
Corp Sec.

By: [Signature]

Date: 5/18/21

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

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

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

N/A

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 construction, just parking

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

None

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.

No construction

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.

No

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.

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.

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.

N/A

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.

None



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.

*Not Visible*

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.

*Access to Red Ridge & Fish Lake*

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

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.

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?

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.

1- Storage shed 10x16

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

N/A

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

