

# 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		<input checked="" type="checkbox"/> Check # <u>5553</u> or <input type="checkbox"/> Cash
FILE # <u>CUP 20-16</u>		FEE \$ <u>150</u>
ACCEPTED BY <u>CH</u>		DEPOSIT \$ _____
CROSS REFERENCE FILE(S): _____		DATE <u>5/27/2021</u>
PROPOSED USE: <u>South Fork Excavation</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: 5/27/2021

### 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 South Fork Excavation, LLC PHONE [REDACTED]

Owner  Purchaser  Lessee  Renter

APPLICANT'S MAILING ADDRESS P.O. Box 1109 McCall, ID ZIP 83638

OWNER'S NAME Nick & Britanica Pierz

OWNER'S MAILING ADDRESS P.O. Box 1109 McCall, ID ZIP 83638

AGENT/REPRESENTATIVE \_\_\_\_\_ FAX \_\_\_\_\_ PHONE \_\_\_\_\_

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

CONTACT PERSON (if different from above) \_\_\_\_\_

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

ADDRESS OF SUBJECT PROPERTY 165 Lot 8 Pleasant Acres Dr McCall, ID

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

TAX PARCEL NUMBER RPO0204000008B

Quarter SU Section 3 Township 17N Range 3E

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial

2. SIZE OF PROPERTY 1.56 Acres  or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
Rural Residential Vacant Land

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 Vacant Land

South Vacant Land

East Vacant Land

West Rural Residential with 2,428 s.f. house & 560 sf. Pole bldg.

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 29.5'

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

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

Proposed Gross Square Feet

1<sup>st</sup> Floor 3,900

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

Total \_\_\_\_\_

Existing Gross Square Feet

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

2<sup>nd</sup> 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): N/A  
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: ∅

8c. DENSITY OF DWELLING UNITS PER ACRE: ∅

9. SITE DESIGN:

Percentage of site devoted to building coverage: 10% Including covered parking

Percentage of site devoted to landscaping: 3%

Percentage of site devoted to roads or driveways: 32% Gravel entrance & turn around

Percentage of site devoted to other uses: 55%, describe: Drainage Swales, Septic area, native grasses.  
Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: 2

Handicapped spaces required: \_\_\_\_\_

b. Parking spaces proposed: 4

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: No

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front Pleasant Acres.	<u>214'</u>	_____	_____	_____
Rear	<u>20'</u>	_____	_____	_____
Side	<u>10'</u>	_____	_____	_____
Street Side Hwy 55	<u>100'</u>	_____	_____	_____

12a. NUMBER OF EXISTING ROADS: ∅ Width: \_\_\_\_\_ Private or Public? \_\_\_\_\_  
Are the existing road surfaces paved or graveled? \_\_\_\_\_

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

Will the proposed roads be publicly or privately maintained? private

Proposed road construction: Gravel  Paved

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

None

13b. PROPOSED UTILITIES: Overhead Power (1 pole), underground power, comm., septic, well

Proposed utility easement width TBD Location TBD

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 091886 Depth 56' Flow 12 gpm

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): on-site drainage swales  
 Any special drains? No (Please attach map)  
 Soil type (Information can be obtained from the Soil Conservation District): Gestrian & Archabal / sandy loam
- 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? Yes If yes, Explain:  
Site grading will include placement of driveway/parking lot base material. Small landscape mounds and drainage swales will also be installed for on-site surface water run-off retention.
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.

## 165 Lot 8 Pleasant Acres Dr, South Fork Excavation CUP Application

### Project Description:

South Fork Excavation of McCall is proposing a small commercial building in the Lake Fork area in this Conditional Use Application. The purpose of the building is for the use of the company alone, there will be no other tenants. There will also be no residential dwellings on the property. The building will consist of approximately 3,900 SF of heated space. The max height of the roof peak will be no greater than 29.5' to accommodate 14' tall shop bay doors. The heated shop will be no longer than 78 feet and approximately 50' deep. It will be aligned along the Northern fence line running East and West. We are proposing three 14'x14' roll-up doors and two 36" man doors. One man door will have a 6' covered porch and be located on the SW corner of the building facing Pleasant Acres Dr. The other man door will be located on the gable end of the building on the East side.

The use of the shop will be primarily for tool and equipment storage. With a small office located inside the shop as well as a single bathroom with toilet and sink only, no shower or tub. The daily activities at the site will consist of the loading and unloading of tools required for the daily and/or weekly task of the company performed throughout the county. Loading and unloading of equipment when machinery is not on jobsites will also take place. No material processing (screening/crushing) or material burning will take place on site. It is anticipated that the staff size of the company will be 2-4 persons. Non-employee visitors to the location should be minimal as the majority of meetings are held on-site at our projects. Staff will travel to jobsites with their personal vehicles rather than starting each day at the shop and leaving personal vehicles parked throughout the day. This should further limit the visual impact on the neighboring properties.

In addition to the heated space, we are proposing a covered parking area off the gable end to the East. The covered parking will be screened on three sides by walls and siding, with an opening facing the parking area (South.) Our intentions are to use the covered parking to park heavy equipment and trailers used in the work of our excavation company. Equipment will be small to medium in size with a quantity of 5-7 pieces. Parking of 2-3 trailers ranging from 14'-36' will also take place.

In the initial layout and design phase we have tried to focus on minimizing visual impacts to the public while maintaining the required setbacks on this 1.56 acre parcel. The parcel is located in the Lake Fork area near other parcels with similar use. There is one parcel to the East that has an existing residence as well as a pole structure, the other surrounding parcels are vacant land. As part of the landscape plan, vegetation will be planted parallel to Hwy 55 to further limit the visual impact. Existing vegetation between the neighboring residence and the proposed shop location will add to the shielding benefits of the covered/screened parking.

Access to the site will be from Pleasant Acres Dr with no access directly to Hwy 55. Access to Hwy 55 will utilize approximately 120' of Valley Counties Pleasant Acres Dr. The two properties to the South of Pleasant Acres Dr. on Hwy 55 currently have a CUP in place for a mixed use residential/commercial with no construction underway currently.

**Lighting Plan:**

Requested lighting will be minimal. We would suggest a single light under the covered porch above the SW man door as well as two motion activated lights along the South face of the building near the roll-up doors. Lighting will have full cut-off shields and be placed no higher than 14' above grade. There will be no street lamps or parking lot lighting. All lighting will meet Valley Co codes.

**Operations:**

Hours of operation will be Monday- Friday 7:00 AM – 5:00 PM with an estimated 2-4 employees.

**Project Schedule:**

We are planning on beginning grading work as soon as possible. Depending on Valley Co. approval we anticipate starting construction in the fall of 2021. If there are delays in approval and/or the design permit process, construction may not be able to begin until 2022. With the simple design of the structure and minimal development, construction is anticipated to take less than six months. With that said, I am confident the project will be completed by Fall of 2022, with approval. South Fork Excavation has been working in Valley County starting in May. Work will be completed as diligently as possible, once approval is given, to ensure the shop is available for our tool and equipment storage needs.

Thank you for your time and we I appreciate your consideration!



Nick Pieratt

EXHIBIT 'A'

File No. 464849AM

A parcel of land situate in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 3, T. 17 N., R. 3 E., B.M. being a portion of Lot 8 of Pleasant Acres Subdivision, as shown on the official plat thereof on file in the office of the Recorder of Valley County, Idaho more particularly described as follows:

Commencing at a  $\frac{1}{2}$  inch rebar marking the NW corner of Lot 8 Pleasant Acres Subdivision, as shown on the official plat thereof on file in the office of the Recorder of Valley County, Idaho, the REAL POINT OF BEGINNING.

Thence South  $89^{\circ}12'20''$  East, 267.18 feet along the north boundary of said Lot 8 to a  $\frac{1}{2}$  inch rebar, Thence South  $02^{\circ}00'43''$  East 287.73 feet to a  $\frac{1}{2}$  inch rebar on the South boundary of said Lot 8, Thence North  $89^{\circ}12'20''$  West 206.27 feet to  $\frac{1}{2}$  inch rebar marking the south west corner of said Lot 8, Thence North  $13^{\circ}50'00''$  West 297.01 feet to the Point of Beginning.



# 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

South Fork Excavation, LLC

P.O. Box 1109

McCall, ID 83638

By: [Signature]

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

Date: 5/26/2021

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



**Neighboring Property Owners within 300' of 165 Lot 8 Pleasant Acres DR McCall, ID.**

- Gans Family Trust P.O. Box 217 McCall, ID 83638
- Regee & Krista Rauch 8 Pleasant Acres Dr McCall, ID 83638
- (Two Parcels) James & Lillian Corbet 14155 Jefferson Rd McCall, ID 83638
- LF Land Holdings P.O. Box 2966 McCall, ID 83638
- Michelle Butler 13889 Hwy 55 McCall, ID 83638
- Jack & Karen Gantz 3715 Yorktown Way Boise, ID 83706
- Karen Gantz 3715 Yorktown Way Boise, ID 83706
- Casey & Kara Jeffus 13911 Hwy 55 McCall, ID 83639



VALLEY COUNTY
PLANNING & ZONING DEPARTMENT

219 North Main Street Phone 208-382-7115
PO Box 1350 Fax 208-382-7119
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APPLICATION FOR IRRIGATION PLAN APPROVAL
submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): South Fork Excavation, LLC

P.O. Box 1109 McCall, ID 83638
Mailing Address City, State Zip

Telephone Numbers: [Redacted]

Location of Subject Property: 1165 Lot 8 Pleasant Acres Dr McCall, ID (Hwy 55 + Pleasant Ave)
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 002040000088 Section 3 Township 17N Range 3E

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: \_\_\_\_/\_\_\_\_/\_\_\_\_  
(Application Submitted)

## 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.

One new access point with the standard Valley County dimensions, not in excess width of 30' is proposed off Pleasant Acres Dr. No Hwy 55 access point will be created. Grading will be well within 8% Valley Co. maximum. Driveway access and parking area will be maintained by property owner. A slight increase in vehicle traffic during construction will become minimal once construction is complete. Few, if any, customers are anticipated to frequent the location. Additional vehicle traffic would be from employees/business owner.

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

It is not expected that this small commercial business use will affect 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.

Short term daytime noise and vibration level increases will occur during construction with minimal long term noise level increases. No nighttime noise or vibration level increases will occur as the the business will be closed.

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.

Glare increases during construction will be slight due to equipment and construction activities. Long term effects on glare will be minimized by building orientation, covered/screened equipment parking, and landscaping plan designed to break-up view from Hwy 55 traffic.

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 existing emissions are present on the bare land. Gravel for the parking area will consist of few silts, minimizing dust as much as feasible. Material for roadway/parking area will be of similar nature to current material on Pleasant Acres Dr. Smoke from equipment parked on-site will be non-existent due to current EPA emissions restrictions on those proposed pieces.

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.**

A proposed private well will supply the single bathroom within the shop. No existing wetlands or irrigation rights exist. Fire protection needs will be addressed with building design. Peak high water levels are at 1.4'-1.8' below existing grade. Site grading to establish swales and drainage will increase by approximately 12"

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

Spring and summer grasses are the only current potential fire hazards. The addition of a gravel parking area and driveway will help to mitigate any risk of fire spreading to neighboring properties. There are no neighboring property activities that are anticipated to affect the proposed use.

**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 will be removed in the access road, parking lot, and building footprint. The upper layer of topsoil will be removed in these areas and used in site grading and landscape construction. Gravel placement on roadway and parking area will help minimize sedimentation of surface water. Drainage swales would act as a "settling pond" for any sediments moved by surface water.

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

Gravel sub-base will be placed to create driveway and parking area and stabilize underlying soils for wet weather vehicle traffic. Landscape contours will be planted with bunch grasses and/or shrubs along with trees to reduce soil erosion.

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

There are no anticipated problems for soil stability as the site has an approximate 1%-1.5% gradient. With summer ground water levels at 6-7' below existing grade (per water monitoring), utility and foundation installation shouldn't create ground stability issues as long as underground work occurs in seasonally low ground water months.

**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 including cuts/fills are anticipated to be less than 18" with the majority under 12". A free draining sub-base will provide vehicle travel way and parking area with a solid base. A smaller diameter road-mix will be used as a finish course. Sight buffers will include covered and screened parking for equipment. Screening will also aid as a sound buffer. Views of the open areas will be "broke-up" by landscape contours in the planting plan to extents possible. No site fencing is anticipated at this time.

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.

Proposed building will run East to West along Northern side of the property. No shadows should affect neighboring properties. The only visible cut/fill after construction is complete will be the drainage swale which will be located behind the protection of the landscape contours and vegetation along Hwy 55 property line.

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 parcel was selected because of it's location in Lake Fork which is in close proximity to numerous other commercial applications of like in kind. I.E. excavation contractors, heavy equipment dealers, rental yards, material supplier, etc. In addition, it provides quick access to Hwy 55 in a central location to serve Valley Co.

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

Taxable value of the property will increase with improvements proposed for construction. The business will make jobs available during and after construction. To include local engineering, contractors, and potential new employees when available. Monthly utility providers will also have increased revenue, although likely minimal.

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

Demand on public services for the proposed use is anticipated to be minimal.

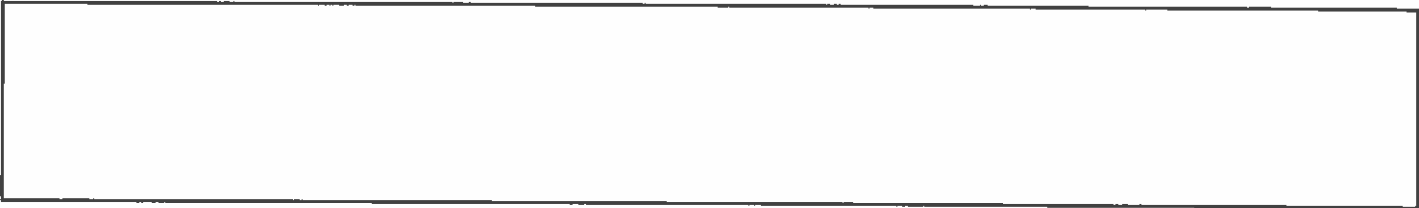
16. State how the proposed development will impact existing developments providing the same or similar products or services.

With a lack of available shop/yard space in Valley Co. the addition of this use should benefit the area. The addition of a sitework contractor to an area of high demand and shortened work season will be a benefit as well.

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.

No natural resources will be used and/or removed, other than the minimal grading during construction.

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



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

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

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.



Impact Form Answers #18-#21 (fillable form isn't working for this page)

#18 Although not anticipated, if this small scale project were to be partially completed the improvements to the property including utility development, septic installation, site grading and finally the structure would become available space for another company upon approval.

#19 There are no proposed residential units. Gross floor space for the shop would be approximately 3,900 s.f. with an additional 3,000 s.f. of covered & screened parking.

#20 Grading work will take place as soon as possible. Depending on Valley Co approval of the CUP, construction would likely begin in the fall of 2021 or possibly Spring of 2022. Completion no later than Fall of 2022.

#21 The project is proposed for owners' use. If sold in the future, it would be priced competitive with other properties in the county with similar uses.

# Valley County Road Department

520 S Front Street  
P.O. Box 672  
Cascade, ID 83611  
www.co.valley.id.us  
Phone 208-382-7195  
Fax 208-382-7198



## Approach in County Right-of-Way Permit

Fee \$50.00	Date Paid <u>5/25/21</u> <u>CR# 1431</u>	Permit No. <u>702</u>
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Applicant: Nick Pieratt Signature: [Signature]

Mailing Address: P.O. Box 1109 McCall, ID 83638

Phone numbers : [Redacted]

Access is located off county road named: Pleasant Acres Dr.

Location of proposed access road: 75' from SE property corner on Pleasant Acres Dr.

\*\*\* Attach a site plan & vicinity map. Stake the location on-site. \*\*\*

Approach used to access parcel #: RP00204000008B

Section 3 Township 17N Range: 3E

Physical Address of site: 165 lot 8 Pleasant Acres Dr. McCall  
(Hwy 55 & Pleasant Acres Dr.)

The Valley County Road Superintendent hereby grants permission to place, construct, and thereafter maintain an approved access road at the above location.

1. Driveway/approaches must be built per attached figure (# 200).
2. There will be a maximum 8% grade and a 30-foot runout at  $\pm 4\%$  for driveways/approaches from a county road.
3. Above ground fixtures shall be located off the road right-of-way or on the right-of-way line.
4. All trenches and other excavations shall be carefully backfilled in such a manner as to eliminate settlement, and the surface of the ground shall be returned to its original condition.
5. It is understood and agreed that Valley County will not be liable for any costs in connection with the future required relocation of the road improvement.
6. All abandoned approaches/driveways shall be reclaimed to their original state at the cost of the applicant and/or its successors.

7. Installation, maintenance, relocation, and removal of said approach on county right-of-way shall be done in a manner satisfactory to, and subject to supervision by, the Valley County Road Superintendent.
8. Valley County shall not be liable for damage to said approach resulting from reconstruction or maintenance of the right-of-way. Applicant and/or its successors shall hold the County harmless for injury to persons or damage to property resulting from the location of said approach on county right-of-way. Applicant and/or its successors are responsible for any and all claims of damage, personal injury, or bodily injury that might result from their activities on any existing road in Valley County. Furthermore, the applicant and/or its successors agree to indemnify and hold harmless Valley County for any and all claims of damage, either personal injury or property or any type of claim for damages of any nature whatsoever, whether valid or invalid, that is made against Valley County on account of the activities conducted by the applying company and/or its successors on the construction of said approach.
9. Applicant and/or its successors shall promptly remove said approach from county right-of-way or shall relocated or adjust said approach, at its sole cost and expense when requested to do so by the county. The applicant and/or its successors shall be responsible to pay for all costs of moving, relocation, or reconstruction of the said approach, should Valley County deem it necessary or advisable, in its sole discretion, to repair or reconstruct the existing road. Should the applicant and/or its successors fail to take necessary steps to relocated or reconstruct its approach, the County may take steps to have the same accomplished, and the applicant agrees to reimburse the County for all expenses incurred in moving, relocating, or reconstruction of the approach so the existing roads may be repaired or reconstructed.
10. If at any time Valley County wants to excavate in this area and if it should require the said approach to be moved, it will be at the expense of the applicant and/or its successors.
11. Applicant and/or its successors shall repair or replace public road structures and appurtenances, and any existing facilities located on, over, or under public right-of-way which may be damaged as a result of the installation and maintenance of said approach.
12. Any other road construction activity beyond a driveway (e.g. utility work, trenching) must have a "Construction in County Right-of-Way" permit.

South Fork Excavation  
Contractor Name Printed

[Signature]  
Contractor Signature

5/25/2021  
Date

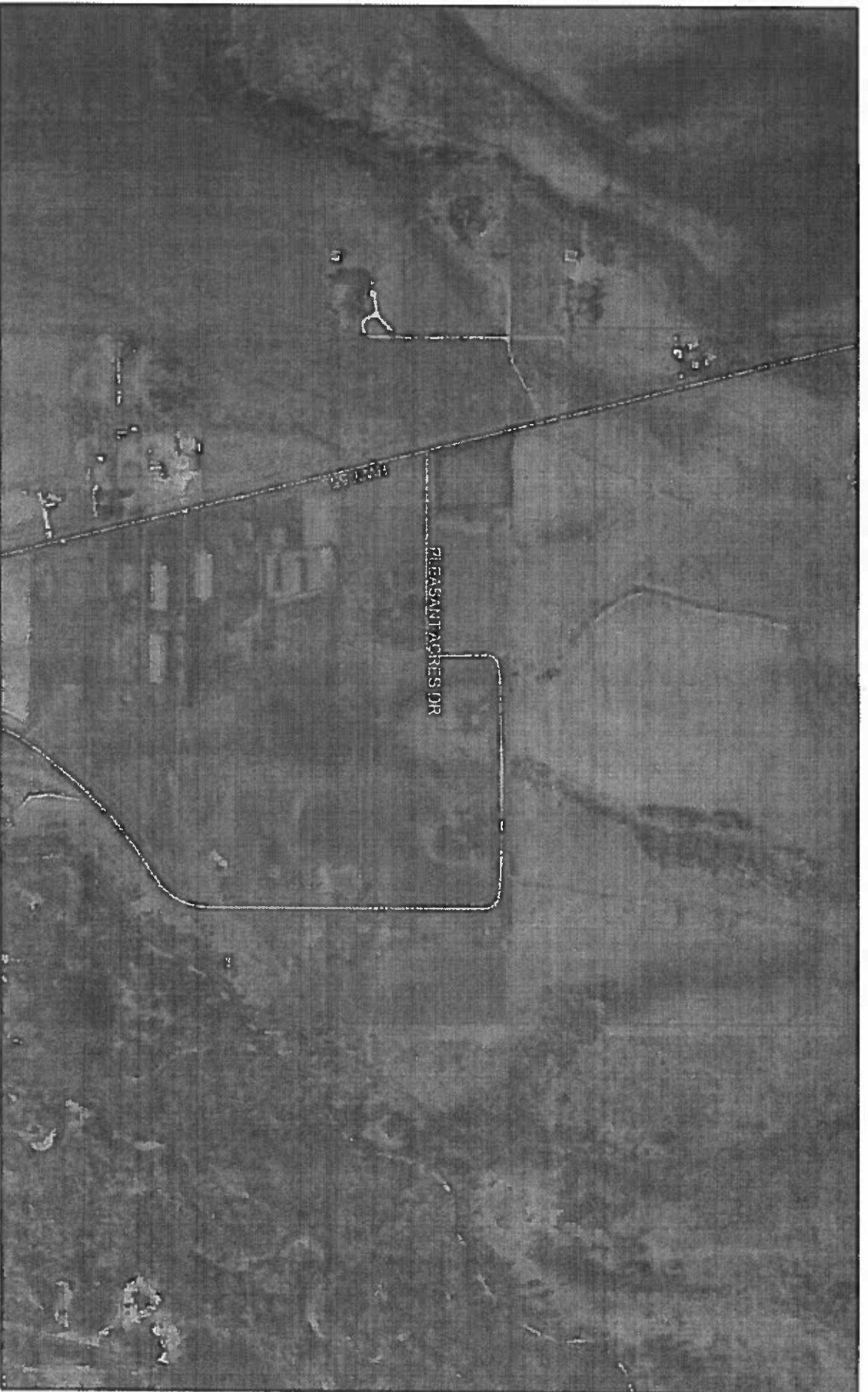
[Redacted]  
Contractor Phone #

[Signature]  
Valley County Road Superintendent Signature

5-26-21  
Date

12" culvert acceptable

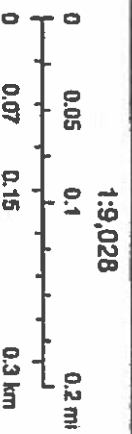
# Assessor's Map & Parcel Viewer



5/25/2021, 2:24:48 PM

Parcel Summary & Improvement Report

Valley County Boundary

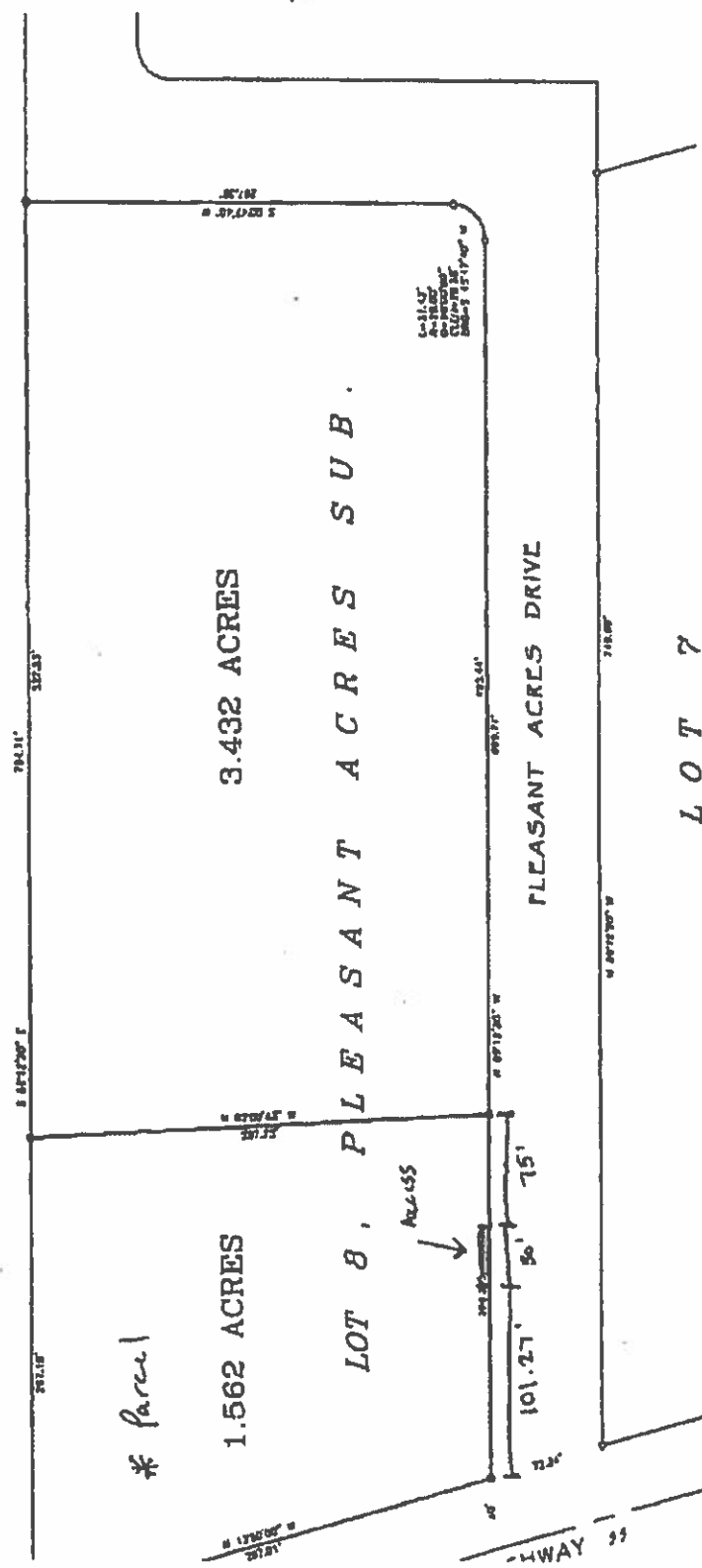


Mileage

I, Joel G. Heinrich, a Registered Land Surveyor,  
 do hereby certify that this plat was prepared from  
 notes taken during an actual survey made by me  
 in accordance with the laws of the State of Idaho,  
 and that the same is a true and correct statement of  
 said field notes.



**Instrument # 258654**  
 VALLEY COUNTY, CASCADE, IDAHO  
 2001-11-21 09:30:06 No. of Pages: 1  
 Recorded for: JOEL DROULARD  
 LELAND G. HEINRICH Fee: 5.00  
 Ex-Officio Recorder Deputy *J. Heinrich*  
 , herefor: RECORDER OF SURVEY



**LEGEND**

- o Found 1/2" rebar
  - o Set 1/2" x 24" rebar w/plastic cap
- Bearings based on Pleasant Acres Subdivision

**RECORD OF SURVEY**

plat in the  
 NW 1/4 of the SW 1/4 of Section 3, T. 17 N., R. 3 E., S. 14  
 Lot 8, Pleasant Acres Subdivision, Valley County, Idaho

for  
**JIM KERN**

Existing Elevations

N 1" = 50'



Hwy 55

Pleasant Acres Dr

- ▭ = Property line
- ▭ = Setbacks
- ▭ = building footprint
- ▭ = parking area / turn around

# Site Plan

N 1" = 50'

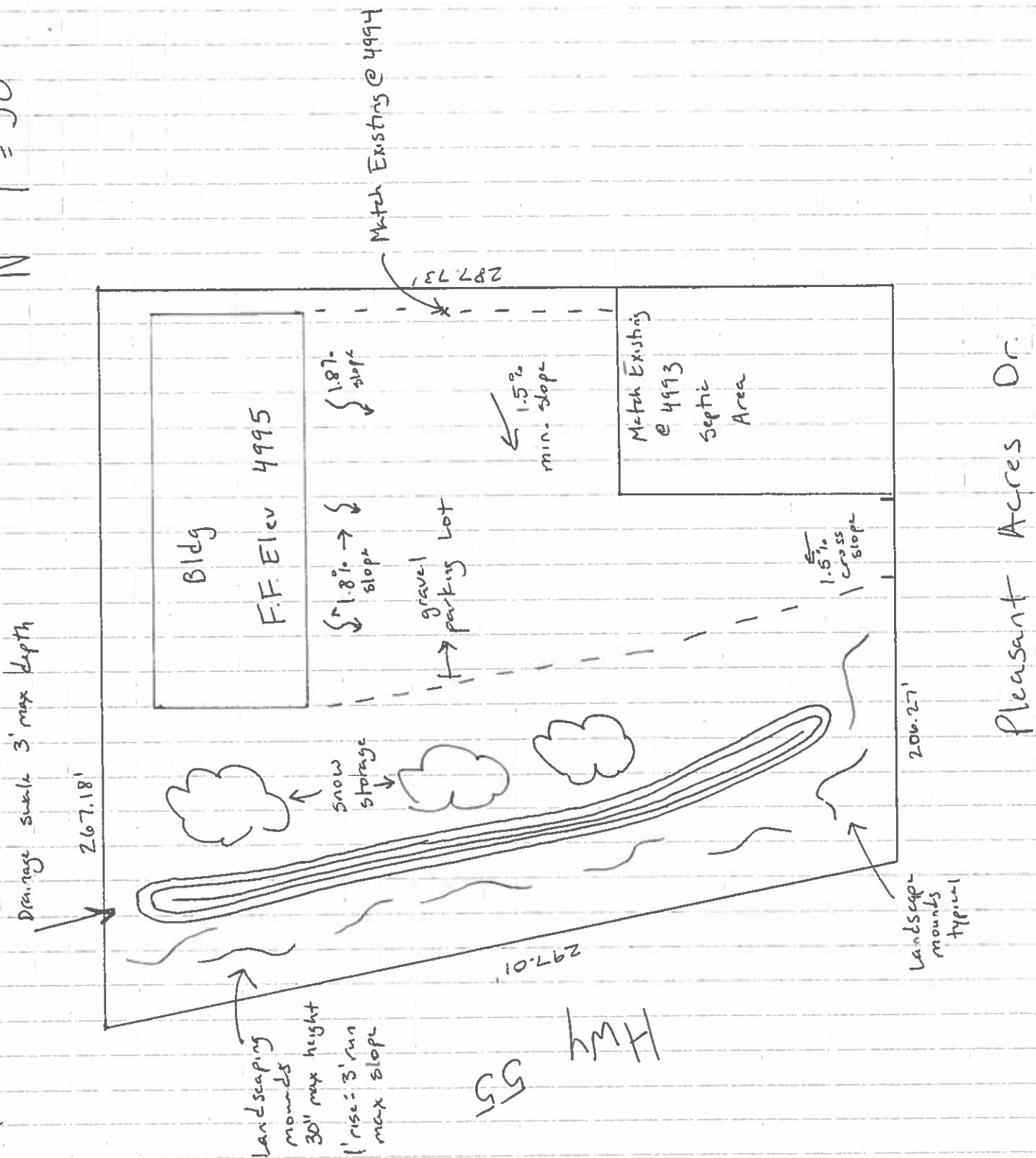


Hwy 55

Pleasant Acres Dr

# Grading Plan

N 1" = 50'

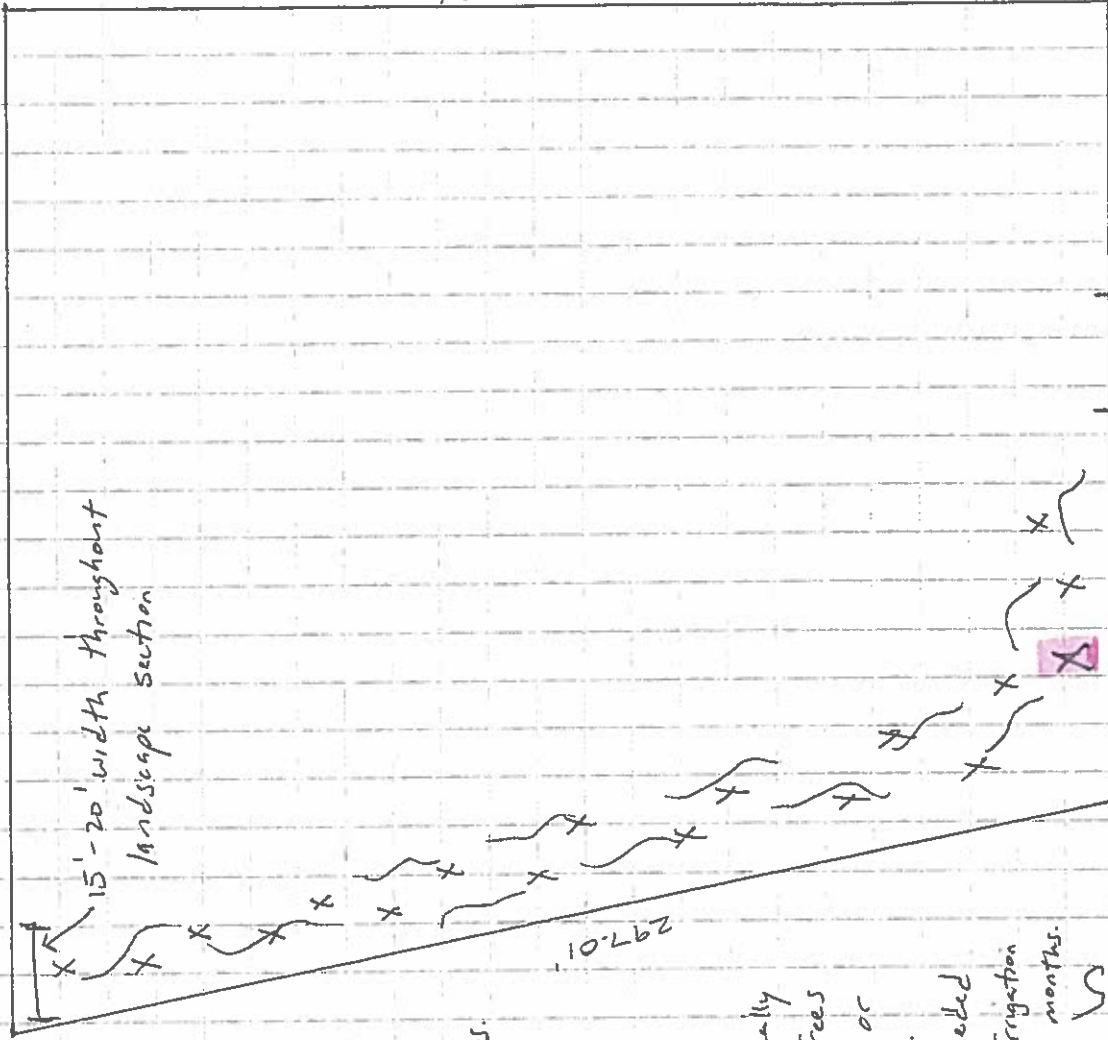




# Landscape Plan

1" = 50'

267.18'



Landscape mounds or contouring will be at a max height of 30" above grade. Slope away from contouring will not be over 1:3 slope. Grading will be done in a way to look as natural as possible to blend back into existing grades. 5-6 evergreens will be planted along landscaping mounds to create an appealing visual screen. Pinegrass and round boulders 2'-3' will be placed sporadically to add to the landscaping. Trees will be placed 10'-15' apart or as recommended by Valley Co. Bark mulch will be placed as needed to cover top soil contouring. Irrigation will be done by hand in summer months.

55 hwy

Access

Pleasant Acres Dr

Existing Trees to aid in visual shield

287.73'

200.27'

I, Joel G. Drouillard, a Registered Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made by me in March of 2001, and that it correctly represents the same and adheres to requirements set forth in said filed notes.



**Instrument # 258654**  
**VALLEY COUNTY, CASCADE, IDAHO**  
 2001-11-21 09:30:06 No. of Pages: 1  
 Recorded for: JOEL DROUILLARD  
**LELAND G. HEINRICH**  
 Ex-Officio Recorder Deputy  
 Index to: RECORD OF SURVEY

*J. Drouillard*

Fee: 5.00

