

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 # 19-22 <u>21-22</u>	<input checked="" type="checkbox"/> Check # <u>150.00</u> or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>150 -</u>
CROSS REFERENCE FILE(S): <u>CUP 19-23 & 16-17</u>	DEPOSIT \$ _____
PROPOSED USE: <u>short-term rental^{home} plus long-term rental apartment.</u>	DATE <u>7-21-2021</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: Lee Binnion Date: 06/21/2021

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 or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLICANT Dianna Lee Binnion PHONE 208-602-6354

Owner Purchaser Lessee Renter

APPLICANT'S MAILING ADDRESS 4060 Adams St. Garden City, Idaho ZIP 83714

OWNER'S NAME Dianna Lee Binnion

OWNER'S MAILING ADDRESS 4060 Adams St. Garden City Idaho ZIP 83714

AGENT/REPRESENTATIVE self FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____ ZIP _____

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY 1907 Lone Tree Rd. Donnelly, Idaho 83615

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
see prior CUP 19-23

TAX PARCEL NUMBER _____

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY _____ Acres or Square Feet

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

Currently the ground floor is owned and occupied by me part time. I wish to change this to a vacation rental.

The second floor is currently approved for long term rental. It is one bedroom.

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 _____

South _____

East _____

West _____

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: _____

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

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

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor _____

2nd Floor _____

2nd Floor _____

Total _____

Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable): (1) Apartments built into existing single residence
 Single family residence Mobile home for single family residence Multiple residences on one parcel

8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 303 sq ft each
 SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 2200 (49'4" x 44'10")

8c. DENSITY OF DWELLING UNITS PER ACRE: 1 unit / 0.46 ac

9. SITE DESIGN:
 Percentage of site devoted to building coverage: 5%
 Percentage of site devoted to landscaping: 87.5%
 Percentage of site devoted to roads or driveways: 7.5% (includes garage)
 Percentage of site devoted to other uses: 0, describe:
 Total: 100%

10. PARKING (If applicable): Office Use Only

a. Handicapped spaces proposed: 0 Handicapped spaces required: _____
 b. Parking spaces proposed: 2 (already there) Parking spaces required: _____
 c. Number of compact spaces proposed: _____ Number of compact spaces allowed: _____
 d. Restricted parking spaces proposed: 0
 e. Are you proposing off-site parking: 2

11. SETBACKS:	BUILDING	Office Use Only	PARKING	Office Use Only
	Proposed	Required	Proposed	Required
Front	<u>60'</u>	_____	_____	_____
Rear	<u>154'</u>	_____	_____	_____
Side	<u>22.5/8</u>	_____	_____	_____
Street Side	<u>60'</u>	_____	_____	_____

12a. NUMBER OF EXISTING ROADS: 1 Width: 2 lane Private or Public? public
 Are the existing road surfaces paved or graveled? gravel

12b. NUMBER OF PROPOSED ROADS: N/A 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:
electricity
septic tank

13b. PROPOSED UTILITIES: ~~proposed~~ none
 Proposed utility easement width _____ Location _____

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

14b. POTABLE WATER SOURCE: Public Water Association Individual well already present
 If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? Present
 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): French drain around structure and north side
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) 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? 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.



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

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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 _____

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.



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

D. Lee Binnion

By: *D. Lee Binnion*

By: _____

Valley County Weed Control

Date: *8.6.19*

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.
No changes expected
 2. Provision for the mitigation of impacts on housing affordability.
No changes expected
 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 changes expected
 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 changes expected
 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 changes expected

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.
Septic currently good for 4 bedrooms and 2 kitchens. Propose adding room for 6 bedrooms and 2 kitchens.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
No changes expected

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.
No changes expected

9. Include practices that will be used to stabilize soils and restore or replace vegetation.
No changes expected

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
No changes expected

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

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.

No changes expected

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.

Limited hotels in the area. Access to Tamarack, recreation.

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

Long term rental available for local employees, increased tourism from vacation rental.

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

No changes expected

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

Housing, rentals and hotels are limited in this 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.

No changes expected

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

Bujilding already in place.

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

No change

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

No changes needed to current structure

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.

Rental rates set by property management company, around \$125/night

New and expanding business may qualify for a property tax exemption for up to 5 years by meeting the qualifications In accordance with Idaho Code§ 63-602NN

Protocols for qualifying property exemption in Valley County, Idaho

Application must be received prior to the start of construction (ex. Building Permits, excavation)
Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners


- ❖ Retail sales business do not qualify
- ❖ Multi use may qualify excluding retail sale area
- ❖ Housing
 - Multi-family housing must have 5 units or more per structure.
 - ◆ For local housing only (workforce)
 - Multi-Family housing: units may qualify if more than one structure is built totaling 5 or more units.
 - ◆ **Vacation/short term rentals not allowed**
 - ◆ **Units cannot be individually sold (Example: Condominiums)**

Remodel and/or additions to existing Businesses

- ❖ Only the area of remodel/addition may qualify for exemption
- ❖ Retail sales additions/remodel will not qualify

Application must be filed with the Valley County Assessor's office before construction begins.

For further information regarding the 63-602NN application process and instructions please visit the Valley County Assessor's office. (208-382-7126)



To: Valley Planning and Zoning Department
From: Lee Binnion
RE: Addendum to CUP application 19-23
Date: 6/25/2021

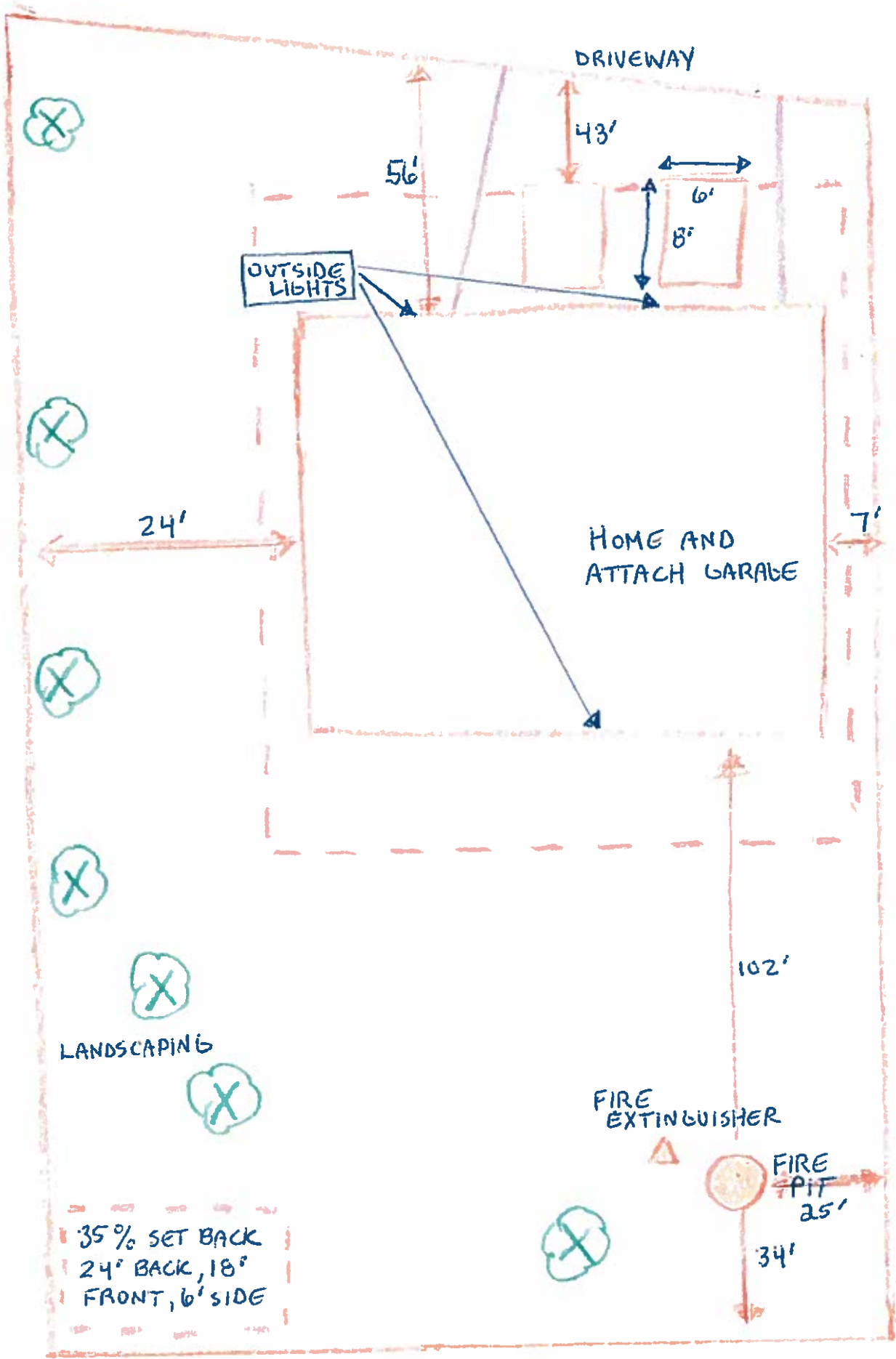
Dear Committee;

I wish to addend my application to include a vacation rental on the main floor. Currently, the main floor is my private residence and the upstairs is a long term rental one bedroom. My septic system is approved for eight people and two kitchens, which would allow me to have a maximum of six people downstairs when the upstairs is rented or eight people if the upstairs is vacant. I am also working with the septic company such that I could have a total of 6 bedrooms and 2 kitchens.

This would make no changes to the building structure, parking needs, or lighting.

Thank you for your attention to this proposal,

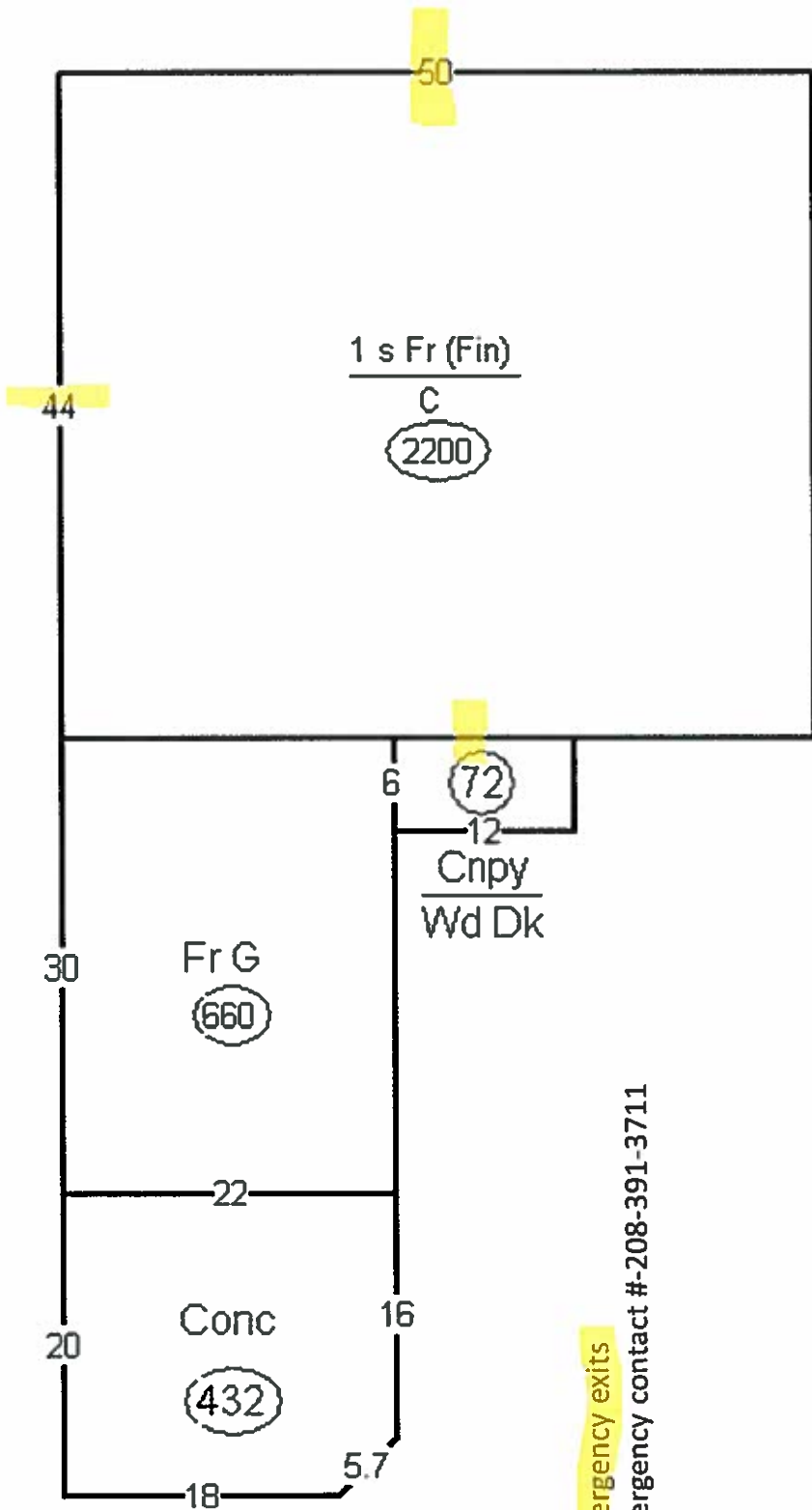
Dianna Lee Binnion
1907 Lone Tree Rd.
Donnelly, Idaho 83615
208-602-6354
leebinnion@gmail.com



1907 A LONE TREE RD

OCCUPANCY 10





Emergency exits
 Emergency contact #-208-391-3711

PROPERTY RULES

1907 lone tree ln

1. Be respectful of the neighbors.
2. Quiet hours from 10:00 p.m. to 8:00 a.m.
3. No trespassing on any surrounding properties.
4. Do not use any off-road motorized vehicles (UTVs/ATVs or snowmobiles) on or around the house or on the property or neighboring properties.
5. Driving speed in the subdivision is 20 mph maximum.
6. Trash bins most likely will not completely be empty when your group arrives. Trash pick-up is very early on Wednesday morning, do not block access to the trash bins. If trash bins are full within 48 hours of garbage pick-up, there will be an additional pick-up charge.
7. When not in use, please cover the hot tub. If hot tub has to be emptied and re-filled after your departure, there will be \$100 charge.
8. No smoking/vaping anywhere on the property
9. No more guests than agreed upon in the reservation (even if not spending the night). If more guests are planning on coming, please advise us immediately.
10. Credit card on file will be charged for damages or extra cleaning of the property with an explanation of charges emailed to you.