

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



Conditional Use Permit Application

| | |
|---|--|
| TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT | |
| FILE # <u>CUP 21-30</u> | <input type="checkbox"/> Check # _____ or <input checked="" type="checkbox"/> Cash |
| ACCEPTED BY _____ | FEE \$ <u>150 -</u> |
| CROSS REFERENCE FILE(S): _____ | DEPOSIT \$ _____ |
| PROPOSED USE: _____ | DATE <u>9-16-2021</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: _____

Date: 9/16/21

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

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

Attn: Planning and Zoning

Project Description

McCall Woodworks Custom Furniture is looking to occupy an existing building located at 13239 Hwy 55, Donnelly. Unfortunately, we lost our shop located in McCall and want to relocate to this new space to continue to do business building log and custom furniture.

There are two buildings located next to one another at this location and the south building lost its roof a number of years ago. The building to the north is the one we want to occupy and therefore, we have added interior peer pads and supports and bracing to reinforce and secure the building beyond the original build. We have also reconnected power to this building. The building sits back 100 feet from the highway. *Public w/ not have access to shop.*

We are currently in the process of establishing a walkway between structures. We also want to cut down the old walls to create a fenced area that matches the current northern structure and we will use this area to store logs, stumps and slabs to hide them from the site of traffic traveling Hwy 55. We have moved the porta potty to that area as well to hide from site. We will also remove the southern roof section of the old building.

In addition, we were notified yesterday, September 15th that the existing driveway easement will start being utilized again, so we will adjust our parking areas. Our parking spaces will now be located on the east side of the building in order to keep the driveway easement clear.

The plot plan is attached.

Landscaping plan

We would be adding a fenced area on the asphalt section of the property, but would not anticipate adding any additional landscaping as the owner is still filling in other portions of his property with clean fill. We will however clean up around the existing trees to make it more presentable to the general public driving by.

Grading Plan

The building is located on asphalt so we will not be doing any grading. This property has been a storage facility since built and was originally designed for appropriate run off.

Lighting Plan

All of our lighting is night sky compliant and set with motion sensors. Indoor lighting is LED.

Property owners within 300 feet

LeBois Building
6800 Evans Creek
Reno. NV

APPLICANT McCall Woodworks Custom Furniture PHONE [REDACTED]

Owner Purchaser Lessee Renter

APPLICANT'S MAILING ADDRESS _____ ZIP _____

OWNER'S NAME Richard Helberg

OWNER'S MAILING ADDRESS 13235 Hwy 55 ZIP _____

AGENT/REPRESENTATIVE Belinda Provancher FAX _____ PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS PO Box 492 ZIP 83615

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY 13239 Hwy 55

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

TAX PARCEL NUMBER _____

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 1 1/4 Acres or Square Feet

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

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 Storage units

South home owner w/ 100 yard cur

East Hwy 55

West home owner w/ 100 yard cur

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: _____

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

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

| <u>Proposed Gross Square Feet</u> | <u>Existing Gross Square Feet</u> |
|--------------------------------------|-----------------------------------|
| 1 st Floor <u>100 sq.</u> | 1 st Floor _____ |
| 2 nd Floor _____ | 2 nd Floor _____ |
| Total _____ | Total _____ |

8a. TYPE OF RESIDENTIAL USE (If applicable): N/A
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: _____
Percentage of site devoted to landscaping: _____
Percentage of site devoted to roads or driveways: _____
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: 2 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: _____ Width: _____ Private or Public? Private
Are the existing road surfaces paved or graveled? asphalt

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:

13b. PROPOSED UTILITIES: power
Proposed utility easement width _____ Location _____

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

14b. POTABLE WATER SOURCE: Public Water Association Individual
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
 Are you proposing any alterations, improvements, extensions or new construction? _____
 If yes, Explain: _____

16. DRAINAGE (Proposed method of on-site retention): _____
 Any special drains? _____ (Please attach map)
 Soil type (Information can be obtained from the Soil Conservation District): _____
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
 (Information can be obtained from the Planning & Zoning Office) 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.
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

A large, stylized handwritten signature in black ink, appearing to read "Belinda Provancher".

By: Belinda Provancher

By: _____

Valley County Weed Control

Date: _____

Date: _____

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

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

50-100/yr cars pulling on & off
Hwy 55

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.

We will mill logs & build furniture.
7am - 4pm M-F

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.

Should not produce heat or glare unless
customers in parking lot.

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.

Shavings from wood fall to the
grounds when milling & sanding
w/ be within structure

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.

we have fire extinguishers w/in the bldg. Our neighbor to north is a storage bldg. To south is log yard with milling well.

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.

no vegetation w/be touched.

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 - existing structure on pavement

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

N/A

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.

existing trees between bldg & Hwy 55.
We are cleaning up debris from prop.
w/ paint existing structure in the spring 2022

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.

No nearby neighbors except one with a log yard cut.

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

moved existing bus from McCall to V.C location. Keeps business operating.

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

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

Neighbor/owner of property is working toward retirement. We lost our McCall lease so just moving our business.

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 local resources on property w/be used

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.

N/A

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

existing structure w/are cleaning up

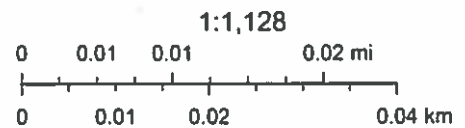
21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

13239 Highway 55

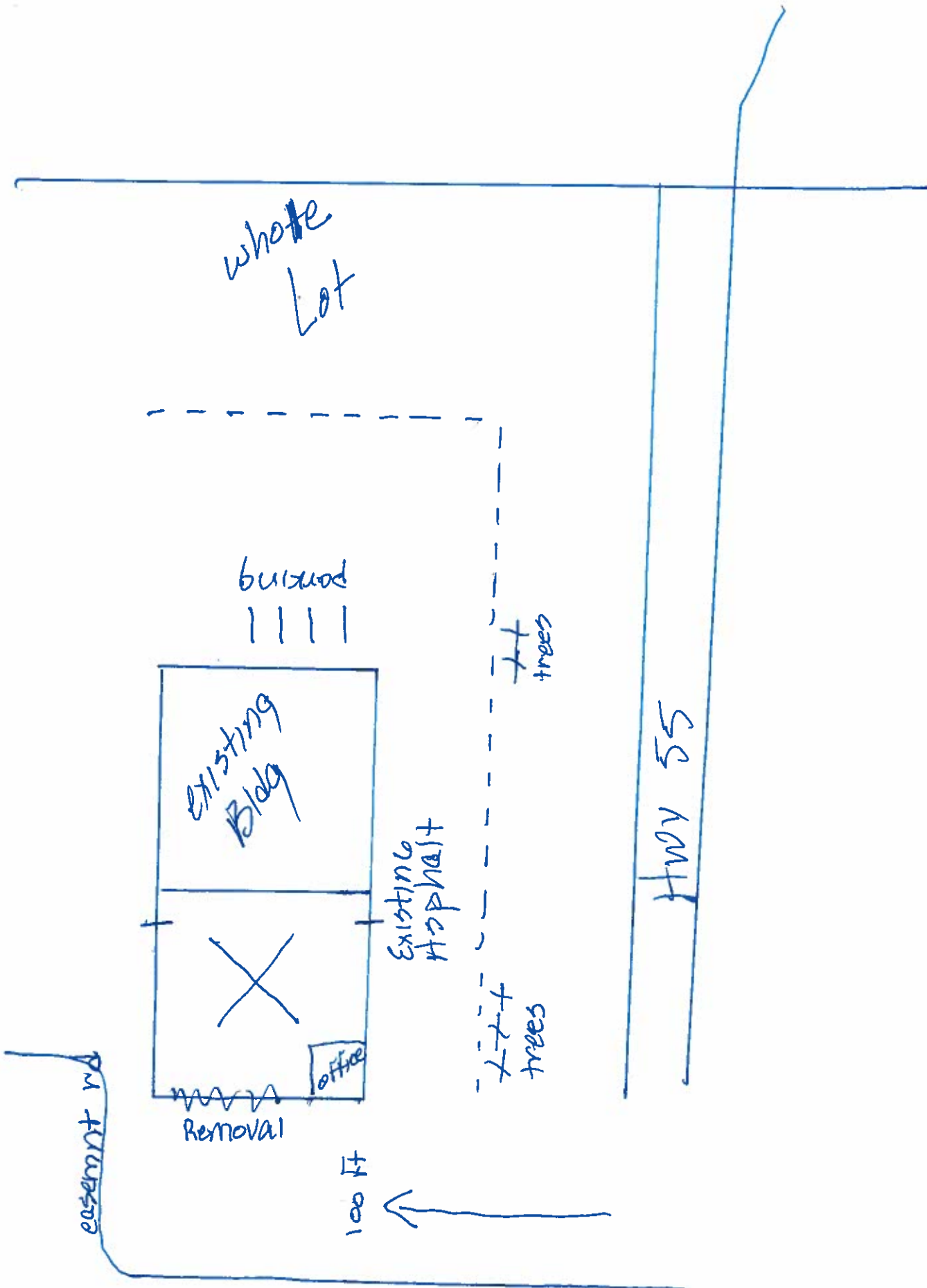


9/8/2021, 2:31:42 PM

- Parcel Boundaries
- Addresses
- MAJOR
- All Road Labels



Maxar, Microsoft



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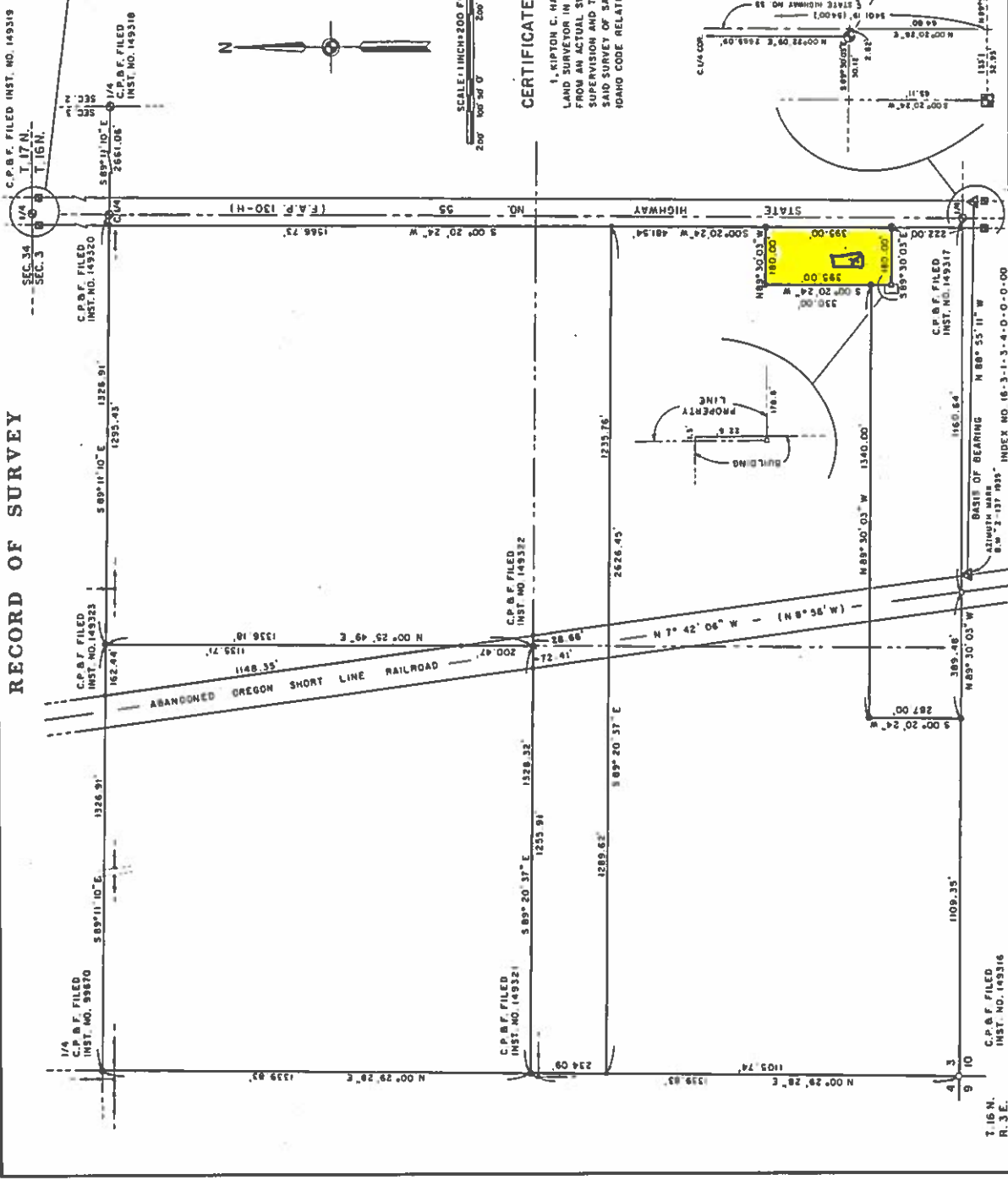
STATE OF IDAHO, ss
 I, County Clerk, do hereby certify that this instrument was filed for record in the office of the County Clerk of said county, on this 11th day of August, 1966, at 10:30 A.M. and that it is a true and correct copy of the original as the same appears on the records of said County Clerk.

K. L. Knepp
 County Clerk

W. J. Knepp
 Deputy

W. J. Knepp
 Deputy

RECORD OF SURVEY



CERTIFICATE OF SURVEYOR

I, KIPTON C. HANES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY OF SAID LAND AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



KIPTON C. HANES, L.S. 4996

1707 LINDA VISTA LANE
 BOISE, IDAHO 83708
 (208) 378-8751
 PO BOX 328
 DONNELLY, IDAHO 83819
 (208) 325-8755

SMITH & KANGAS ENGINEERS, INC.

DRAWN: 2/22
 DATE: 1/21/66
 CORR: 1
 DATE: 1/21/66
 JOB NUMBER: 8556

RECORD OF SURVEY
 SW 1/4 - SECTION 3
 T. 16 N., R. 3 E., B.M.
 VALLEY COUNTY, IDAHO

REVISED AUG. 6, 1966

C.P.B.F. FILED
 INST. NO. 149316

T. 16 N.
 R. 3 E.
 B.M.

