

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. 21-83</u>	<input checked="" type="checkbox"/> Check # <u>1417</u> or <input type="checkbox"/> Cash
ACCEPTED BY <u>CH</u>	FEE \$ <u>150.00</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT \$ <u>—</u>
PROPOSED USE: _____	DATE <u>10-6-2021</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: 9/27/2021

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

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

APPLICANT Amy + Stanley Lawrence PHONE [REDACTED]

Owner Purchaser Lessee Renter

APPLICANT'S MAILING ADDRESS 277 Potter Lane, McCall ZIP 83638

OWNER'S NAME Amy + Stanley Lawrence

OWNER'S MAILING ADDRESS 277 Potter Lane, McCall 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 277 Potter Lane, McCall, ID 83638

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

Deed attached

TAX PARCEL NUMBER ~~RPI7~~ RPI7N03E010160 + RPI7N03E010020

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 24.81 Acres or Square Feet

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

Residential Home, Detached garage, Barn & Indoor arena (currently empty).

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 Pasture/vacant land

South Ing Mountain Golf course

East Residential home, barns, detached garages/outbuildings

West Vacant land

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: _____

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

Number of Proposed Structures: 0

Number of Existing Structures: 4

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):
Single family residence Mobile home for single family residence Multiple residences on one parcel

8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): NA

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 3,400

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: _____ 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: _____

we have plenty of space for parking & can designate as needed.

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front

Rear

Side

Street Side

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: _____

Will the proposed roads be publicly or privately maintained? _____

Proposed road construction: Gravel Paved

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

Well, irrigation, electric, propane, septic

13b. PROPOSED UTILITIES: NA

Proposed utility easement width _____ Location _____

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

14b. POTABLE WATER SOURCE: Public Water Association Individual *existing*

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well _____ Depth _____ Flow _____

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

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) _____
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? _____
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? _____
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.



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APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Amy + Stanley Lawrence
277 Potter Lane, McCall, ID 83638
Mailing Address City, State Zip

Location of Subject Property: 277 Potter Lane, McCall, ID 83638
(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.**

NA

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? **NA**
 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

NA

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)



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

Amy Lawrence

By: [Signature]

Date: 9/27/21

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. The horse boarding facility + indoor arena ~~will~~ will bring minimal traffic down Potter Lane, and rarely multiple vehicles at once. The occasional use of the arena for riding clinics or the local ~~rodeo~~ junior rodeo team practice might bring slightly more vehicle traffic, but nothing substantial.
2. Provision for the mitigation of impacts on housing affordability.
NA

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 planned.
sound does not travel out of the indoor arena,
so no concerns here.

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.

NA

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.

NA

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.

No Changes to be made.

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

NA

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.

NA

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

NA

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

NA

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

NA

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.

NA

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. Location is ideal because of existing horse stables and indoor riding arena. Only minor cosmetic upgrades needed, but no major changes. Location ~~is ideal~~ has wide open spaces and no close neighbors.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures. We will hire a local resident to manage the facility, local residents to help with cleaning and upkeep. We will buy hay and local supplies for the horses.

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

We will increase our power and propane expenses to keep the barn & arena lit up and warm.

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

There is a shortage of indoor boarding and riding facilities in the 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.

NA

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

NA

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

NA

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

NA

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.

NA

Project Description

277 Potter Lane, McCall, ID 83638

Owners: Amy & Stanley Lawrence

Overview: We would like to use our existing property and barn/arena for an equine business. We have 10 indoor stalls for horse boarding and a large indoor arena for riding.

Purpose: To allow people to board their horses and use the indoor riding arena. We think this will provide a much-needed service to the community. The indoor arena can be used year-round. We believe this will be a valuable resource the local junior rodeo team, local riding instructors, and local equestrians alike.

Hours of operation: 7 days a week, 9am-6pm.

Arena will be open for reserved riding timeslots Monday – Thursday, ~~2-6pm~~ *noon - 6:00 p.m.*

Arena will be available for small, hosted clinics Friday-Sunday. For example: barrel racing, pole bending, ranch riding, 4-H and reigning cow horses. We expect at least 1 clinic per month, with a maximum of 10 attendees at each.

Arena will be available for the McCall Donnelly rodeo team district 3 high school to practice in. There are 10 kids on the team, and this will allow them to ride all winter.

We will also offer a daytime park to ride area so people can park horse trailers and ride onto the forest service property at the end of our road. No overnight parking.

Strategy: All necessary buildings are already on the property, so we plan to do any required cosmetic and safety repairs before opening. We have a local equestrian and riding instructor who we will hire to manage the business.

We will keep a rented dumpster on site for horse manure. This will be emptied weekly.

We will rent a porta-potty that will be cleaned weekly.

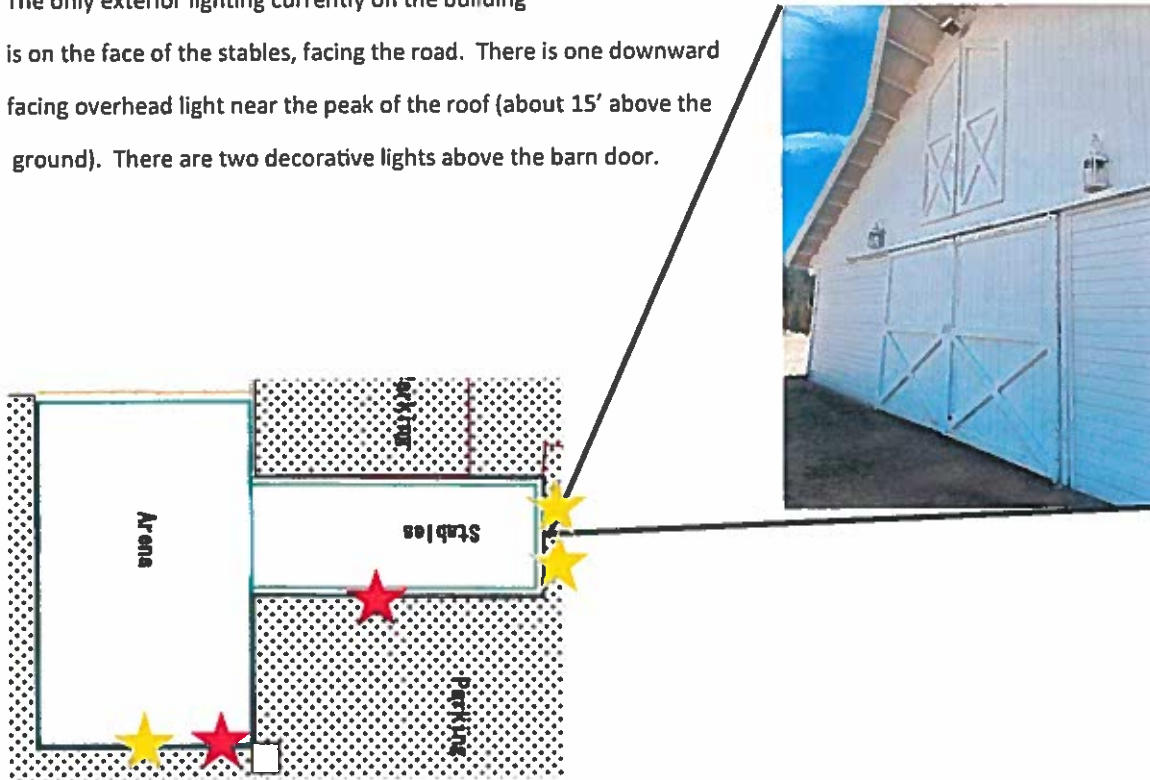
Construction: No construction is required. We have plenty of parking and can designate spots as needed.

Parking: We have plenty of parking for the above needs, but we aren't set up for RVs to stay overnight, so we would not offer it for now.

Lighting Plan - 277 Potter Lane

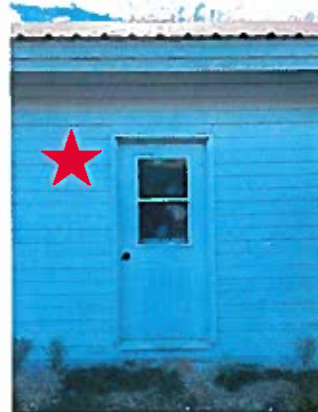
Current Lighting:

The only exterior lighting currently on the building is on the face of the stables, facing the road. There is one downward facing overhead light near the peak of the roof (about 15' above the ground). There are two decorative lights above the barn door.



Proposed Lighting Changes:

1. Leave the top overhead light (pictured in above photo), which shines directly down to the ground.
2. Replace the two decorative fixtures (pictured in above photo) with two of these. Add one more above the garage door on the arena. See orange stars. They shine down towards the ground.



3. Add these lights next to the side access doors (red stars). They shine down towards the ground.



Aerial View of entire property



Potter Lane

Site Plan

