

Valley County Planning and Zoning Department

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



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Check # _____ or ☐ Cash or ☒ Card

FILE # CUP 26-014

FEE \$ 250.00

ACCEPTED BY Hannah Smith

DEPOSIT n/a

CROSS REFERENCE FILE(S): CUP 24-28

DATE 6/23/2026

PROPOSED USE: Office and Warehouse for online vehicle sales

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: _____

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. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ 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 GIS Portal at www.co.valley.id.us. 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.
- ☐ A Development Agreement may be required. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

Date of Pre-Application Meeting with Staff: 6-22-26

Staff Name(s): Cinda Herlihy

CONTACT INFORMATION

APPLICANT James Golden

PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS PO Box 4435 McCall ID

ZIP 83638

EMAIL oreandhask@gmail.com

PROPERTY OWNER James Golden

MAILING ADDRESS PO Box 44

ZIP _____

EMAIL _____

AGENT / REPRESENTATIVE _____

PHONE _____

MAILING ADDRESS _____

ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____

ZIP _____

EMAIL _____

PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY RP18N03E289270

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

Corner of Hwy 55 and Pearson LN

TAX PARCEL NUMBER(S) RP18N03E289270

Quarter SE4

Section 28

Township 18N

Range 3E

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 zoned Residential

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: No

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Residential Commercial Cusco's Car dealer
South Idaho Power Station Bailey Earthworks
East Idaho Power
West Residential Franklin Building Supply

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 24 Feet

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

Number of Proposed Structures: 1

Number of Existing Structures: 0

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor 4000

1st Floor 0

2nd Floor 0

2nd Floor 0

Total 4000

Total 0

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☒ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 0

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: 10.89%

Percentage of site devoted to landscaping: 12%

Percentage of site devoted to roads or driveways: 73%

Percentage of site devoted to other uses: 88.8% describe: Open Space

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 1

b. Parking spaces proposed: 10

c. Number of compact spaces proposed: 0

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: No

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front 133 ft

Rear 35 ft

Side 44 ft

Side Street 88 ft

11

12. NUMBER OF EXISTING ROADS: 2 Width: Person 34 ft

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Existing road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: 0 Proposed width: 0

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

Anticipated Trip Generation [Refer to ITE – Trip Generation Manual within Roads Policy Manual] _____

Primarily heavy truck traffic? Yes ☐ No ☒ Combination ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

Power Box

16. PROPOSED UTILITIES: Septic and Well

Proposed utility easement widths _____ Locations _____

17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
Name: _____

18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒

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

Nearest adjacent well Well ID 489735 Depth 130 Flow 100 Gpm

19. DRAINAGE (Proposed method of on-site retention): _____

Any special drains? None (Please attach map)

Soil type(s): _____

(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

22. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

23. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND
FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.
Yes ☐ No ☒

24. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒
If yes, explain: _____

25a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒

If yes, explain: _____

25b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT

27. COMPLETE ATTACHED IMPACT REPORT

10. How do you plan to retain storm and excess water on each lot? NA

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)

NA

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 wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: NA

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 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

Date: 6.22.25

Irrigation Plan

(Idaho Code 31-3805)

N/A

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it.

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 landowners 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.
 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 (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. 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 district/company and drainage entities servicing the property?
Irrigation: _____
Drainage: _____
3. How many acres is the property being subdivided? N/A
4. What percentage of this property has water? N/A
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. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
N/A
9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No



VALLEY COUNTY

WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: Valley County Weed Supervisor

Date: 6-22-26

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.

❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.

❖ 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.

Open Tuesdays 1-2pm
1 person Inventory Management

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.

None

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.

Glass Garage Doors

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.

None

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

N/A

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

NA

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
8. Removal of existing vegetation or effects thereon including disturbance of wetlands, 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.

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.
- Adding improved landscaping to Hwy 55 Frontage

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

Landscaping and Lot Maintenance

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 impacts of shadows from new features on neighboring property.

Landscaping

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.

Surrounded By Commercial use, ~~At~~ Neighbor to the North used to have a dealers house at the location Next Door.

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

Increase in property value by adding building
Increase title fees & local sales tax

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

None

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

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

NA

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.

1 Building

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

Start Building as Soon as Approved

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

Property Tax Exemption

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

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

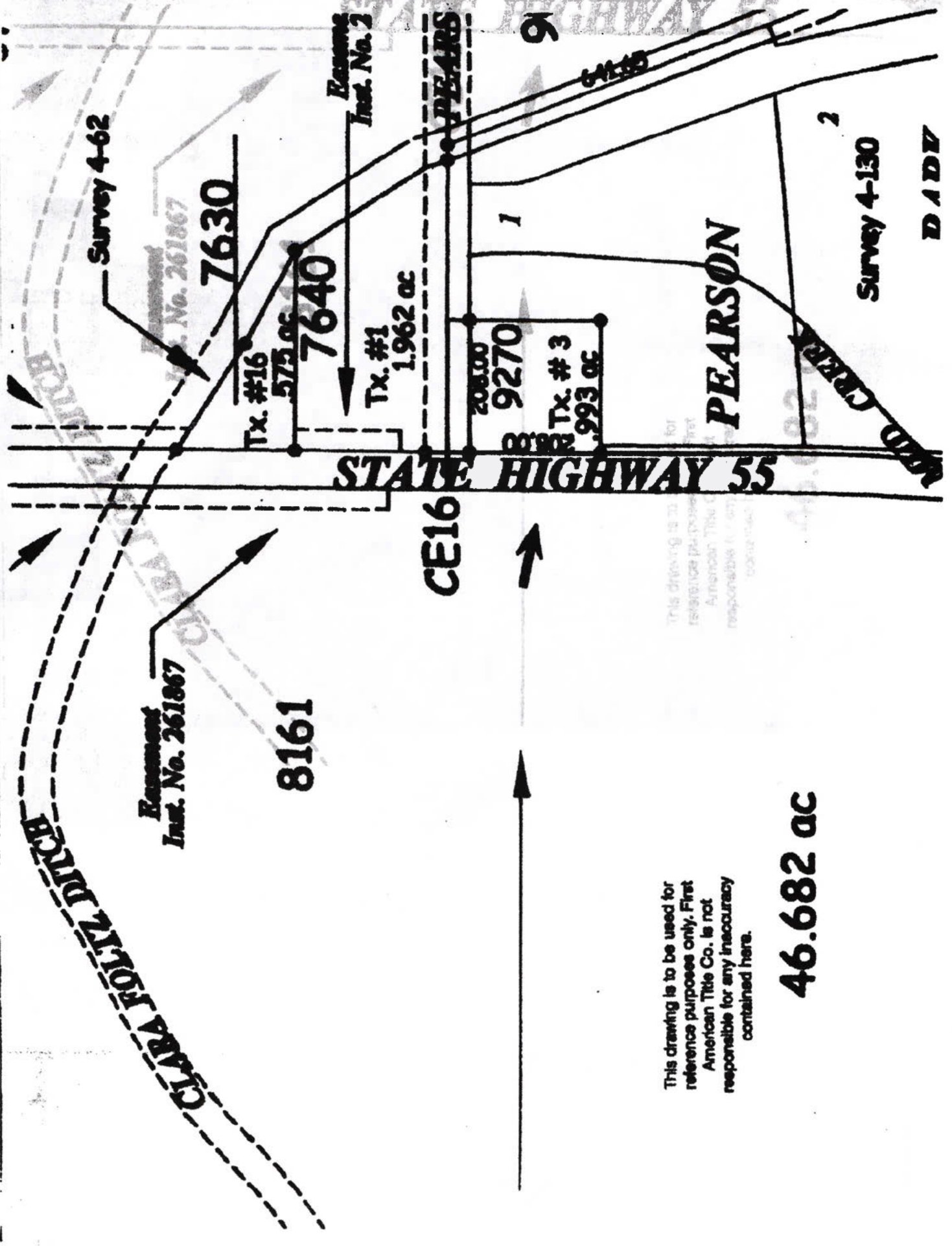
Protocols for qualifying property exemption in Valley County, Idaho:

- 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.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no 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

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

This drawing is to be used for reference purposes only. First American Title Co. is not responsible for any inaccuracy contained here.

46.682 ac



Survey 4-62

Easement
Inst. No. 261867

8161

7630

7640

Tx. #16

575 ac

Easement
Inst. No. 2

Tx. #1

1.962 ac

CE16

PEARSON

208100

9270

Tx. #3

.993 ac

STATE HIGHWAY 55

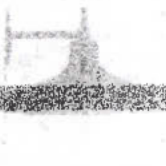
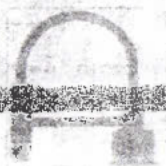
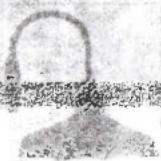
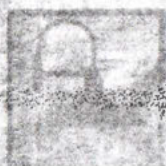
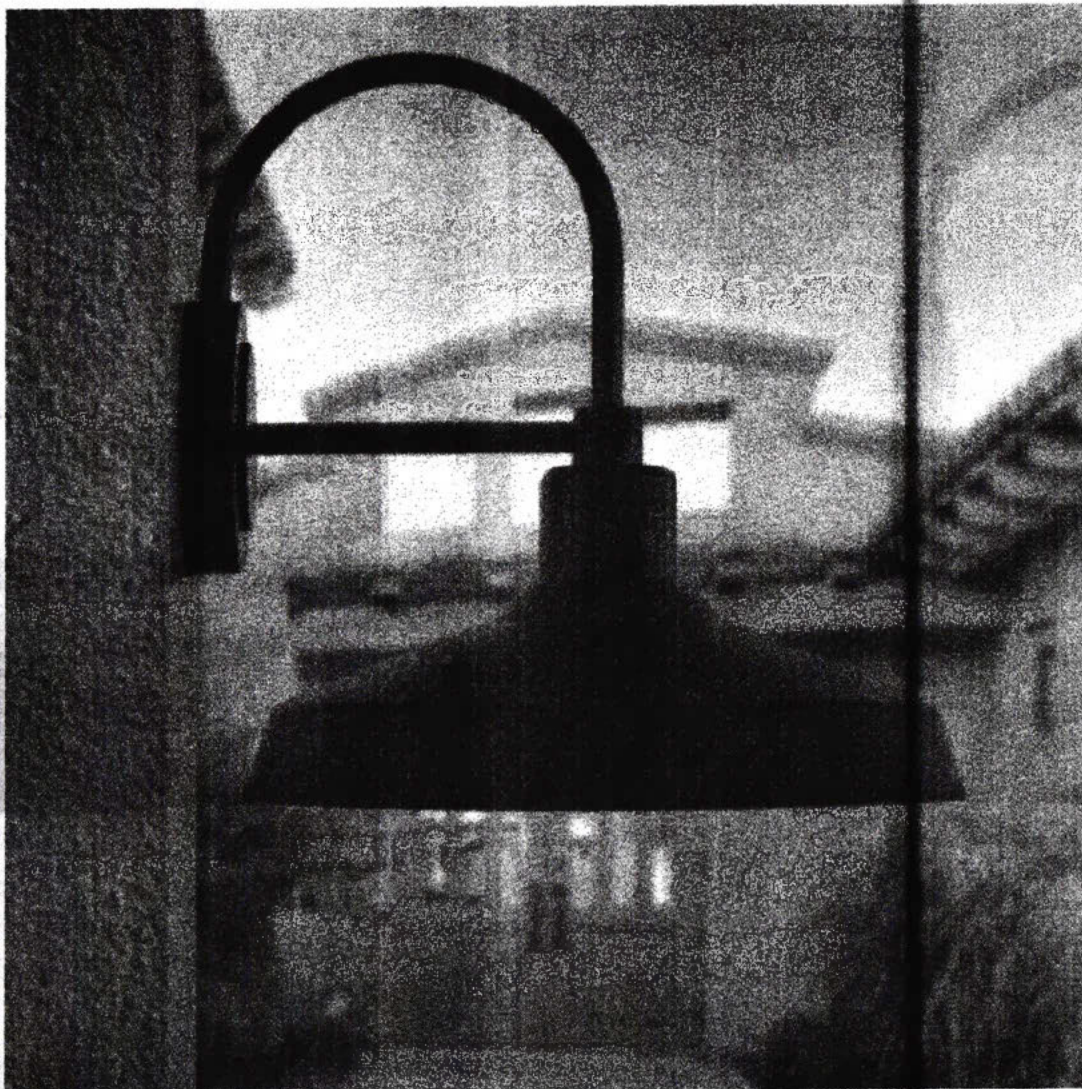
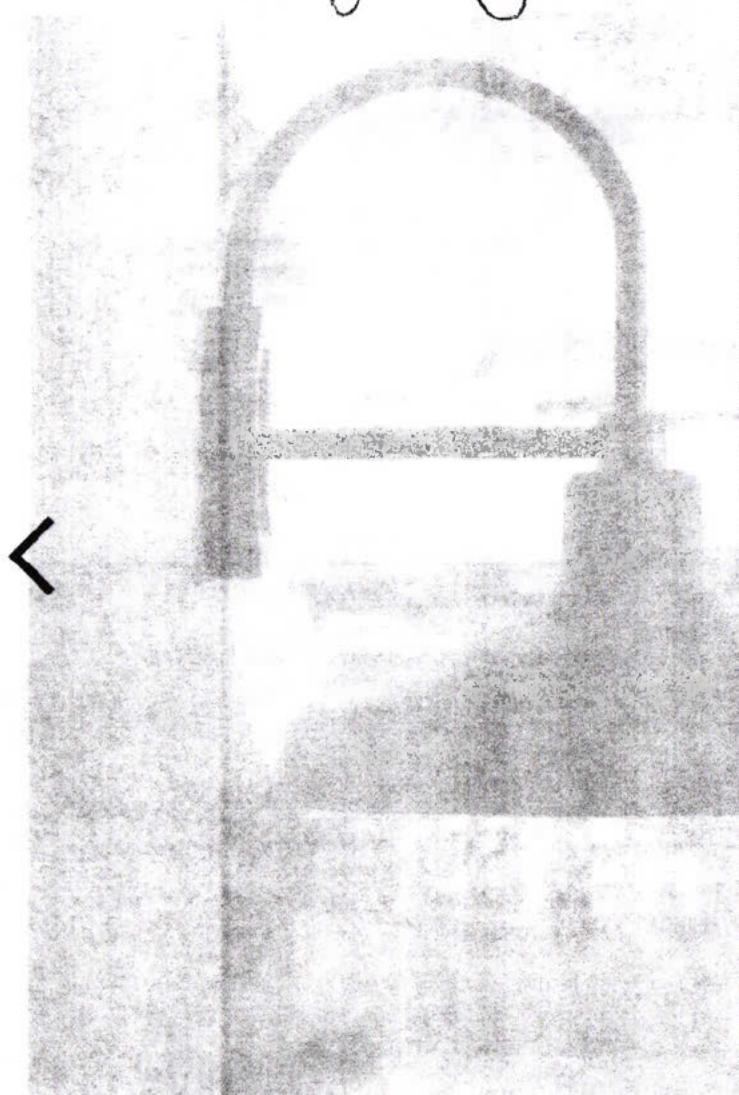
PEARSON

Survey 4-130

DADE

Photos

Exterior
Lighting



State of Idaho

State of Idaho

Central District Health Department

Public Record Information - File/Lot/Parcel Detail

File No. 166549
Pearson Lane
Mccall, ID 83638

File No. 166549
 Pearson Lane
 Mccall, ID 83638

[Close this File/Parcel/Lot](#)
[Click Here to Display Documents for this File/Lot/Parcel](#)

County: Valley
Jurisdiction: Valley County

Subdivision: Valley
Subdivision No: 0 Valley County

Quarter 2:
Quarter 1:
Section: 28
Township: 18N
Range: 03E
Lot:
Block:

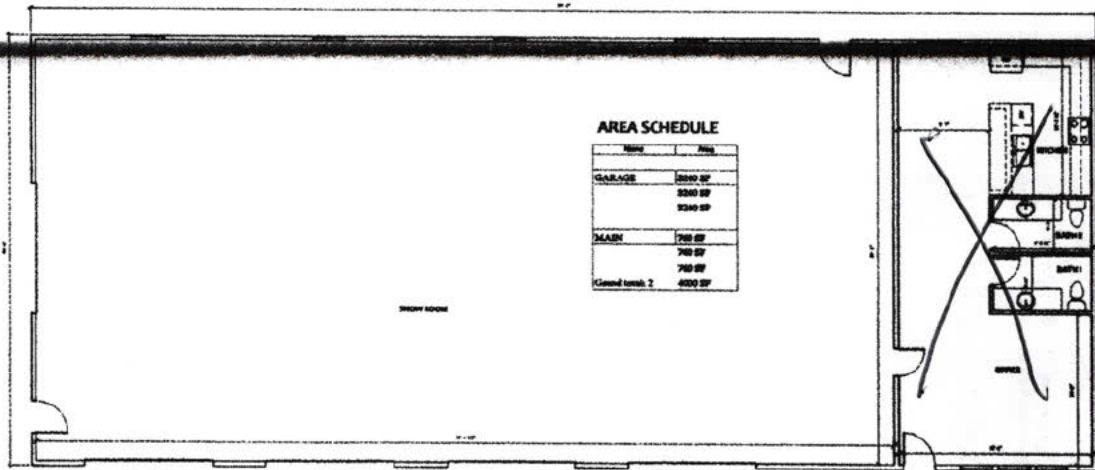
County Parcel No: RP18N03E289270
Quarter 1:
Application Date: 28
Township: 18N
Range: 03E
Lot:
Block:

Onsite

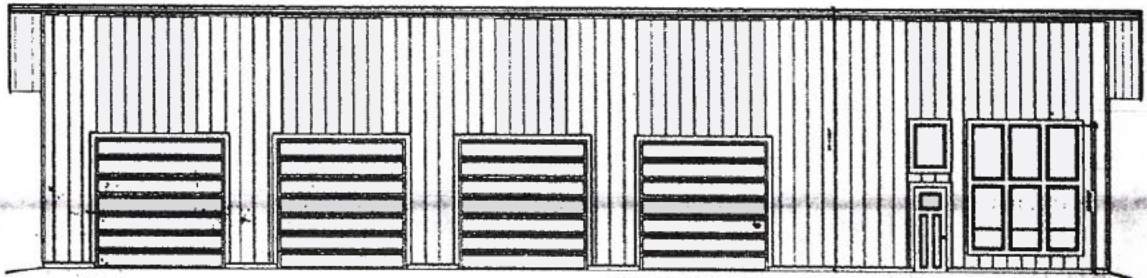
Onsite

Unit	Applied	Expires	Contact Name	Status	Permit Issued	Expires	Final	Compliant?
	7/1/2022	6/30/2026	James Golden	Active	7/7/2022	7/6/2026		No
	11/5/2021	11/4/2022	Craig Johnson	Speculative Finaled		11/4/2022		No

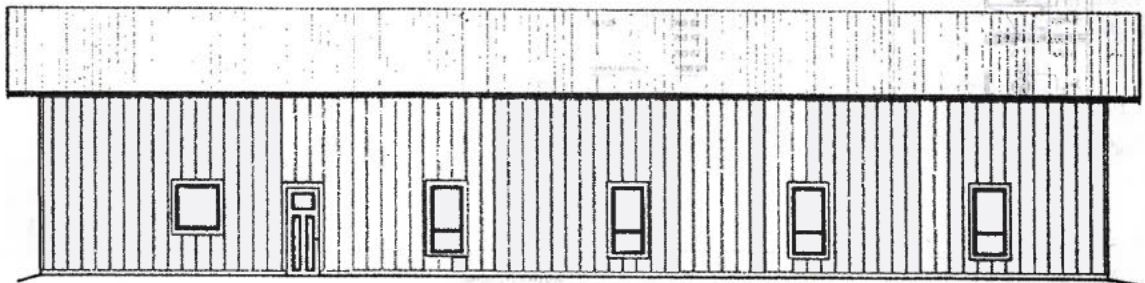
[Files/Lots/Parcels Inquiry and Disclaimer](#)



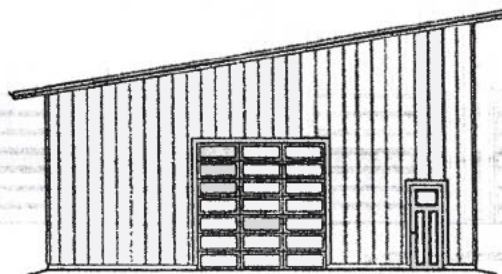
① CONCEPT FLOOR PLAN



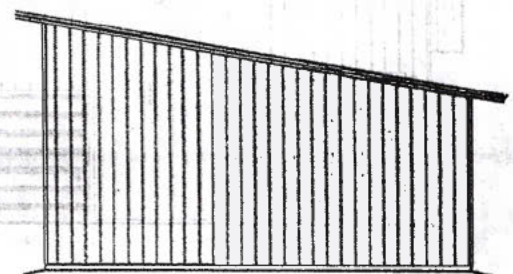
② CONCEPT FRONT ELEVATION



③ CONCEPT REAR ELEVATION



④ CONCEPT LEFT ELEVATION



⑤ CONCEPT RIGHT ELEVATION

Permit - Subsurface Sewage Disposal



Public Health

Idaho Public Health Districts

Central District Health
707 N. Armstrong Place
Boise, ID 83704
(208) 327-7499

File # 166549



Owner's Name: James Golden
Property Address: Pearson Lane
McCall, ID 83638

Phone #: 307-222-2222

Legal Description: 1/4 1/4 Section: 28 Township: 18N Range: 03E

Subdivision: 0 No Subdivision

Lot:

Block:

Installation Type	Type of System (check all that apply)			Water Supply
☒ New System ☐ Expansion ☐ Repair ☐ Tank Only	☐ Absorption Bed ☒ Capping Fill ☐ Central System ☐ Composting Toilet ☐ Drip Distribution ☐ ETPS ☐ Experimental ☐ Extra Drainrock ☐ Evapotranspiration ☒ Gravel Drainfield	☒ Gravelless Drainfield ☐ Gray Water Sump ☐ Gray Water System ☐ Holding Tank ☐ Incinerator Toilet ☐ Individual Lagoon ☐ Intermittent SF ☐ Intrench SF ☐ LSAS ☐ Pit Privy	☐ Pressurized DF ☐ Recirculating GF ☐ RV Dump Station ☐ Sand Mound ☐ Seepage Pit ☐ Steep Slope Drainfield ☐ Two Cell Lagoon ☐ Vault Privy ☐ Other (see below)	Private Water ☒ Well ☐ Spring

Condition of Approval :

Orient system East - West near test hole #1.

Access silt loam soils at 20 inches below original grade and install.

Dimensions 2 (6' x 42') STD.

If GTS system is used, 125 lineal feet of trench is required.

Max depth of system below ground is 20 inches, excavation depth 20 inches.

Minimum 100' separation from drainfield and future replacement area and 50' separation from septic tank to all wells is required.

REQUEST FOR INSPECTION must be confirmed
with the Environmental Health Division

Bedrooms :	ONE INSPECTION by Central District Health is required prior to final cover or use.	0 Bedrooms
Non Residential :		150 Gallons Per Day
Soil Type (USDA) :		C-1
The minimum septic tank capacity is :		1000 Gallons
The minimum effective drainfield absorption area is :		500 Square Feet
The drainfield can be no closer to permanent/intermittent surface water than:		100 Feet

Note : Final approval of this permit requires inspection of the uncovered system.

This permit expires if the system is not constructed as approved within one year from the date issued. Once the system is constructed and approved by the Health District, all requirements of the approved plans and specifications, permit and permit application (including operations, maintenance, monitoring, and reporting) are applicable indefinitely and convey through transfer of property ownership unless the system is abandoned, removed, replaced or the permit is renewed. A permit may be renewed if the permit application is received on or before the expiration date of the previous permit. Prior to a transfer of property, the transferor must inform the transferee of all applicable requirements of the permit and application. Failure to satisfy the permit or application requirements may result in enforcement action.

REHS Signature / REHS #

07/07/2022

07/06/2024

Approval Date :

Expiration Date :

40063 Mike Reno

LD003WD Revision Date: 9/26/20 EMC



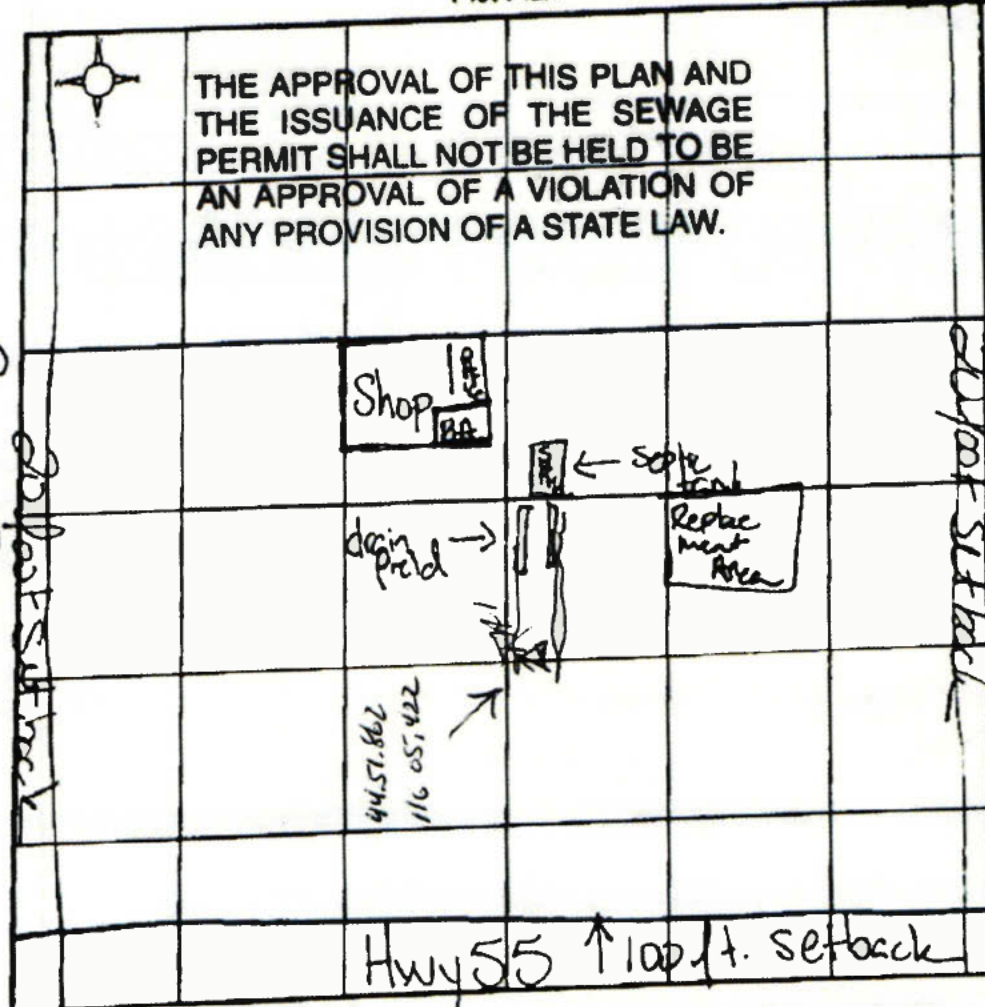
Public Health
Idaho Public Health Districts

Please draw an aerial view of the property showing the outline of buildings, property lines, well location(s), water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, driveway and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield.

Plot Plan

Scale 1" = 200'

208



Signature: [Signature]

Date: 11-3-2021

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hereby authorize the Health District to have access to this property for the purpose of conducting a site evaluation.

(Official Use Only)

Plot Plan Approval Date: 7/6/22

EHS Name: [Signature]

EHS #: 063

Revision Date: 10/2010 NRU

Receipt: 80778
Reference No:
Authorization No: 78499638

Payment Date: 06/22/2026
CDHD - McCall

703 N. 1st St.
Mc Call, ID 83638
(208)630-8001



James Golden
1620 Lakeridge Drive
McCall ID 83638

Fee Code	Description	Service Date	Amount Charged	Amount Paid	Transaction Balance
0020	0020 - Application or Permit, Renewal : File No 166549	06/22/2026	\$94.00	\$94.00	
			\$94.00	\$94.00	

Permit Paid through 7-6-2028

Refund Policy: Requests for refunds must be made within one year of date of payment. Refunds will be made for the amount of fee received less the cost of staff time spent on the application up to the date of request for refund. If the cost of staff time exceeds the amount of fee paid, no refund will be made.

DESCRIPTION:

Ore & Husk is a small automotive dealership specializing in pre-owned unique 4X4 vehicles imported from overseas. They operate strictly by appointment only and otherwise only in the place of business one hour a week, currently on Tuesday's from 1pm-2pm. Most of the business is conducted online and rarely have customers come to their place of business. This is an extremely niche market and currently they are only selling an average of 3 vehicles per month. And because of that, Idaho State Law requires a Dealership License.

The purpose of the proposed conditional use permit is for Ore and Husk to build a place to conduct their business and to keep their vehicles out of the elements as these are higher end vehicles and need to be protected. With over 90 % of sales taking place online, this is essentially an e-commerce logistics center.

Ore and Husk will take the vehicles out of the building when conducting business, but will be putting the vehicles back inside after hours.

* WE WILL NOT HAVE ANY STREET LIGHTS, OTHER THAN
WHAT'S DISPLAYED ON THE BUILDING.