

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350
Phone: 208-382-7115
Email: cherrick@co.valley.id.us



Instrument # 457122

VALLEY COUNTY, CASCADE, IDAHO
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Ex-Officio Recorder Deputy NA
Index to: COUNTY MISC

CONDITIONAL USE PERMIT

N O. 22-34

Shoemaker - Donnelly Storage

Issued to:

Craig Shoemaker
Shoemaker Properties LLC
2265 S Riverbirch PL
Eagle, ID 83615

Property Location:

The site is 26.97 acres and is Parcel RP16N03E157408 located west of Highway 55 at the intersection of Old State RD and Eagle Lane. The site is in the SE ¼ Section 15 T.16N R.3E, Boise Meridian, Valley County, Idaho.

There have been no motions for reconsideration or appeals of the Valley County Board of County Commissioner's decision of April 24, 2023. The Board's decision stands, and you are hereby issued Conditional Use Permit No. 22-34 with Conditions for establishing storage units as described in the application, staff report, and minutes.

The effective date of this permit is May 23, 2023.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within one year of the date of approval, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. The fee for engineering review shall be reimbursed at 105% prior to obtaining building permits.
6. Must comply with requirements of the Donnelly Fire District.
7. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
8. Shall obtain building permit for the structures.
9. Shall obtain a sign permit prior to installation of a sign.
10. All noxious weeds on the property must be controlled.
11. Snow must be stored on-site.
12. The site must be kept in a neat and orderly manner.
13. Any use other than storage buildings and an office will require an additional conditional use permit.
14. Shall obtain Central District Health approval prior to issuance of a building permit.
15. Berm should be elevated above new grade and not have a slope no greater than 3:1.
16. Landscaping should be installed within one year after the first structure is completed. Irrigation for the landscaping shall be pressurized. The caliper of the trees shall be increased to a minimum of 3". If landscaping dies it shall be replaced.
17. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves.
18. Must have an approach permit from the Valley County Road Department and/or Idaho Transportation Department.
19. Hours of operation are limited to 6:00 a.m. to 10:00 p.m. Gates will be locked when closed.
20. No outside storage allowed.
21. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.
22. Shall maintain irrigation system through the property in alignment with state conveyance rights and rules.
23. Shall not increase runoff onto neighboring properties.
24. Traffic Impact Study to Idaho Transportation Department should explore deceleration and turn lanes.

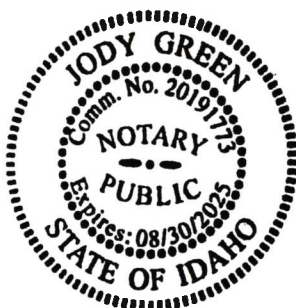
END CONDITIONAL USE PERMIT

Date May 25, 2023

Approved by Cynda Herrick

On this 25 day of May, 20^{***}23, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



Jody Green
Notary Public
Residing at: Valley County
Commission Expires: 8/30/25