

Proposed Conditions of Approval – Revised

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 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.
4. The final plat shall be recorded within two years, or this permit will be null and void.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any more dirt work being done on-site.
6. Wetland delineation shall be shown on the final plat and marked as a "No Build Area".
7. A letter of approval is required from McCall Fire District prior to recording the final plat.
8. Must have approval from Central District Health prior to issuance of a building permit.
9. Must have approval from Idaho Transportation Department for Joint Access approach prior to approval of the final plat.
10. Must have a letter of approval from Lake Irrigation District.
11. All easements must be shown on the final plat.
12. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. Motion lights are recommended.
13. Landscaping, as shown on the submitted landscaping plan, shall be installed prior to October 1, 2027. If landscaping dies, it must be replaced.
14. Shall place addressing numbers on each building.
15. All easements shall be shown on the final plat.
16. Shall obtain a sign permit prior to installation of any signs. Construction trailers cannot be used as signage.
17. No outside storage is allowed.
18. Any additional uses will require approval of a new conditional use permit.
19. Must have Idaho Transportation Department approval of the change in access and use.
20. Standard Plat Notes shall be included on the final plat.
21. The following notes shall also be placed in the notes on the face of the final plat:
 - There shall be no division of any unit depicted on this plat except as permitted in the declaration AND with approval of the Health Authority and Planning and Zoning

Commission.

- Idaho Code 42-1102 shall be referenced.
22. CCR's shall include Standard Conditions of Approval for CCRs, approved uses, wetlands, and landscape maintenance.
 23. A building permit will be required to convert the storage units to commercial use. The units cannot be rented until permit is issued and in compliance with fire code and commercial codes.
 24. First well installed will be a monitoring well for data collection by Idaho Department of Environmental Quality or their assigned.