

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

☐ Check # _____ or ☐ Cash

FILE # _____

FEE \$ _____

ACCEPTED BY _____

DEPOSIT \$ _____

CROSS REFERENCE FILE(S): _____

DATE _____

PROPOSED USE: _____

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: December 1, 2020

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 R&R Promotions LLC (Ron Dillon) PHONE (208) 573-4255
Owner ☐ Purchaser ☐ Lessee ☒ Renter ☐
APPLICANT'S MAILING ADDRESS 15187 Daniel St. Caldwell, ID ZIP 83607
OWNER'S NAME Franklin A. and Christine R. Loomis
OWNER'S MAILING ADDRESS PO Box 934, Donnelly, ID ZIP 83615
AGENT/REPRESENTATIVE Matt Loomis, (owner's son) FAX _____ PHONE (208) 315-1434
AGENT/REPRESENTATIVE ADDRESS PO Box 934, Donnelly, ID ZIP 83615
CONTACT PERSON (if different from above) Ron Dillon
CONTACT'S ADDRESS 15187 Daniel St. Caldwell, ID ZIP 83607 PHONE (208) 573-4255

ADDRESS OF SUBJECT PROPERTY 387 Gold Fork Rd., Donnelly, ID 83615

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

TAX PARCEL NUMBER PARCEL NO RP16N03E240004

Quarter NE4 Section S24 Township T16N Range R3E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐

2. SIZE OF PROPERTY 100 Acres ☒ or Square Feet ☐

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

Agricultural & residential use

2005 CHAMPION 27X50 MH VIN: UNKNOWN ON MH ROLL

and 1986 NASHUA 24X66 MH ON ROLL VIN#NZIDBNC470243TCK226

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: Canal crosses property

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

North Agricultural and residential

South Agricultural and residential

East Agricultural and residential

West Agricultural and residential

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: Not Applicable

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

Number of Proposed

Proposed

1st Floor

2nd Floor

Total

Not Applicable

8a. TYPE OF RESIDENCE

Single family residence

Multiple residences on one parcel ☐

8b. SQUARE FOOTAGE OF LOT

Approximate square footage of lot: _____

SQUARE FOOTAGE OF LOT

8c. DENSITY OF DEVELOPMENT

9. SITE DESIGN:

Percentage of lot covered by impervious surfaces

Percentage of lot covered by pervious surfaces

Percentage of lot covered by water

Percentage of lot covered by other

Not Applicable

10. PARKING (If applicable):

Office Use Only

a. _____

b. _____

c. _____

d. _____

e. _____

11. SEWERAGE

Not Applicable as written.

only

Fraction of lot covered by impervious surfaces

Recreation area

Sidewalks

Streets

12a. NUMBER OF UNITS

Approximate number of units

12b. NUMBER OF UNITS

Water supply

Private

13a. EXISTING

13b. PRIVATE

Private

14a. SEWERAGE

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 _____

No dirt work will be done. Parking for at least 250 cars will be via snow plowed on frozen, flat ground as shown on map. Sanitation will be via 4-6 portable toilets. All water sources, including well, will not be utilized in any way.

15. ARE THERE ANY
Are you propos
If yes, Explain: _

_____ ruction? _____

16. DRAINAGE (Pro
Any special drai
Soil type (Inforr

Not Applicable

_____ FLOODPLAIN?

- 17a. IS ANY PORTION
(Information ca

- 17b. DOES ANY POR

- 17c. ARE THERE WE

18. IS THERE ANY S

_____ 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): _____

Mailing Address

Zip

Telephone Numbers: _____

Location of Subject Property _____

Not Applicable

Assessor's Account Number _____

C.U.P. Number: _____

This land: ☐ Hereby
☐ Is
re

Range _____

is document and
cation.

Idaho Code 31-3805 states that no
existing irrigation district or
subdivision plat or an
county for the division

the boundaries of an
deliver entity ... **no**
nized by the city or

- 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.**

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 _____

6. How is the land currently irrigated? _____ well

_____ and pipe

Not Applicable

7. How is the land to be irrigated? _____ well

_____ and pipe

8. Please describe how the head _____ ditches &/or pipes go.

9. Is there an irrigation easement?

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

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
- ☐ Head gate locations
- ☐ Pipe location and size
- ☐ Rise locations and elevations
- ☐ Easements of all types
- ☐ Slope of the property
- ☐ Direction of water flow
- ☐ Direction of wastewater flow
- ☐ Location of drains
- ☐ Other information

Not Applicable

on entity.

; and drainage ways).

tion →).
:r direction →).
property

Also, provide the following:

- ☐ Legal description
- ☐ 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 Valley County values in the Up and expansion cooperative effort to control the spread of weed boundaries. Th of these weeds

In this continuir will consult with techniques, pre management pi

The undersigne 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.

Not Applicable

ship between al and economic to the invasion This is a as weeds and ted to the gency r management agement Plan.

eed Control rtification per land

COOPERATOR

By: _____

Date: _____

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.

Event will draw 400 to 800 total people including racers. Traffic will be spread out between 8am and 2pm and uses a simple route of Hwy 55 to Barker Lane to Gold Fork to get to and from event.

2. Provision for the mitigation of impacts on housing affordability.

Not applicable.

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 dust since it is an on-snow event. There will be some noise, but event ran from 2009 to 2015 at McCall Golf Course, right next to a number of houses and condos

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.

No heat issues since it is an on-snow event. A little glare from windshields if it is a nice sunny day.

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.

No dust or particulates since it is an on-snow event. Will be some exhaust, but only from up to 70 dirt bikes for the day.

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.

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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

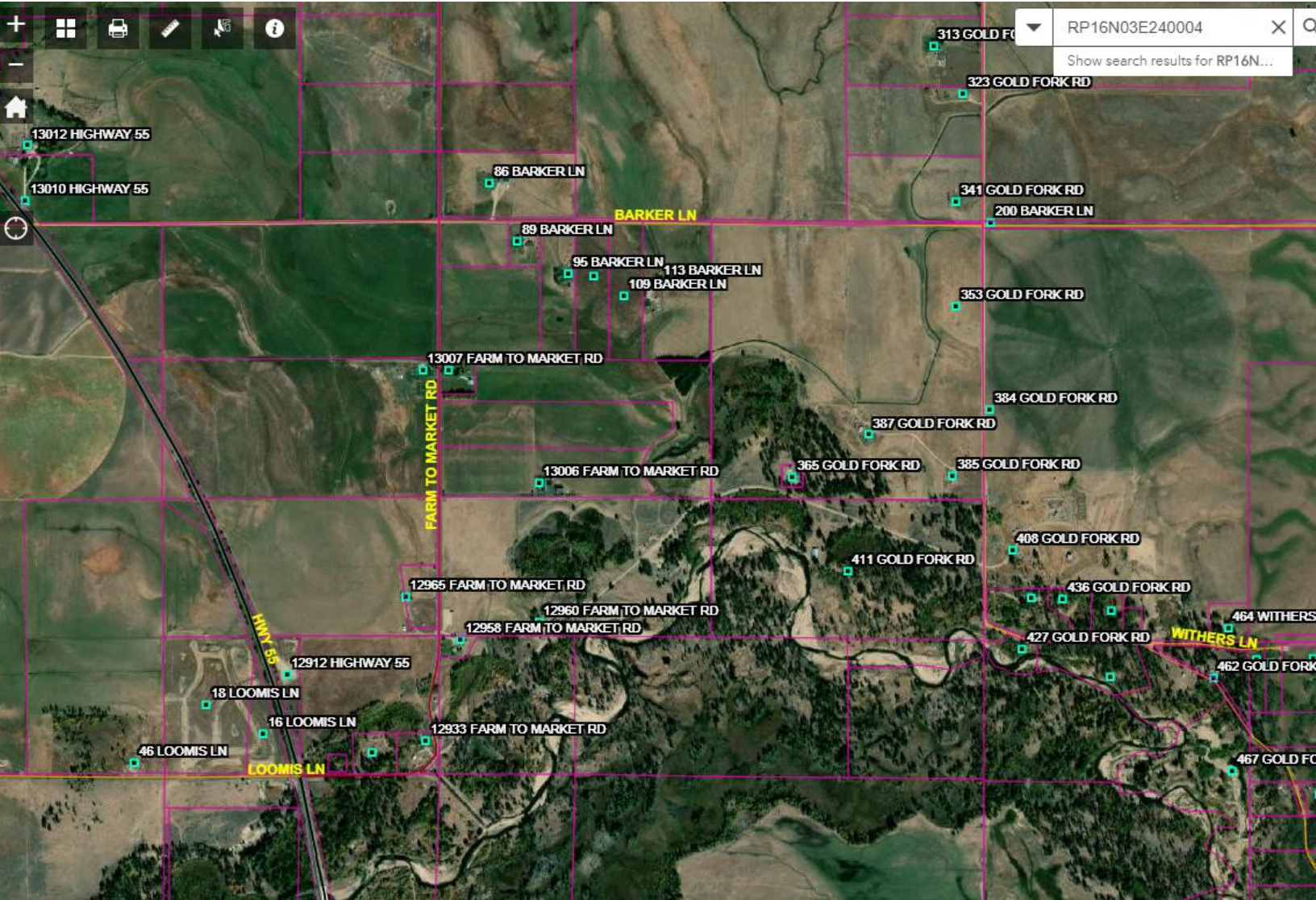
Not applicable.

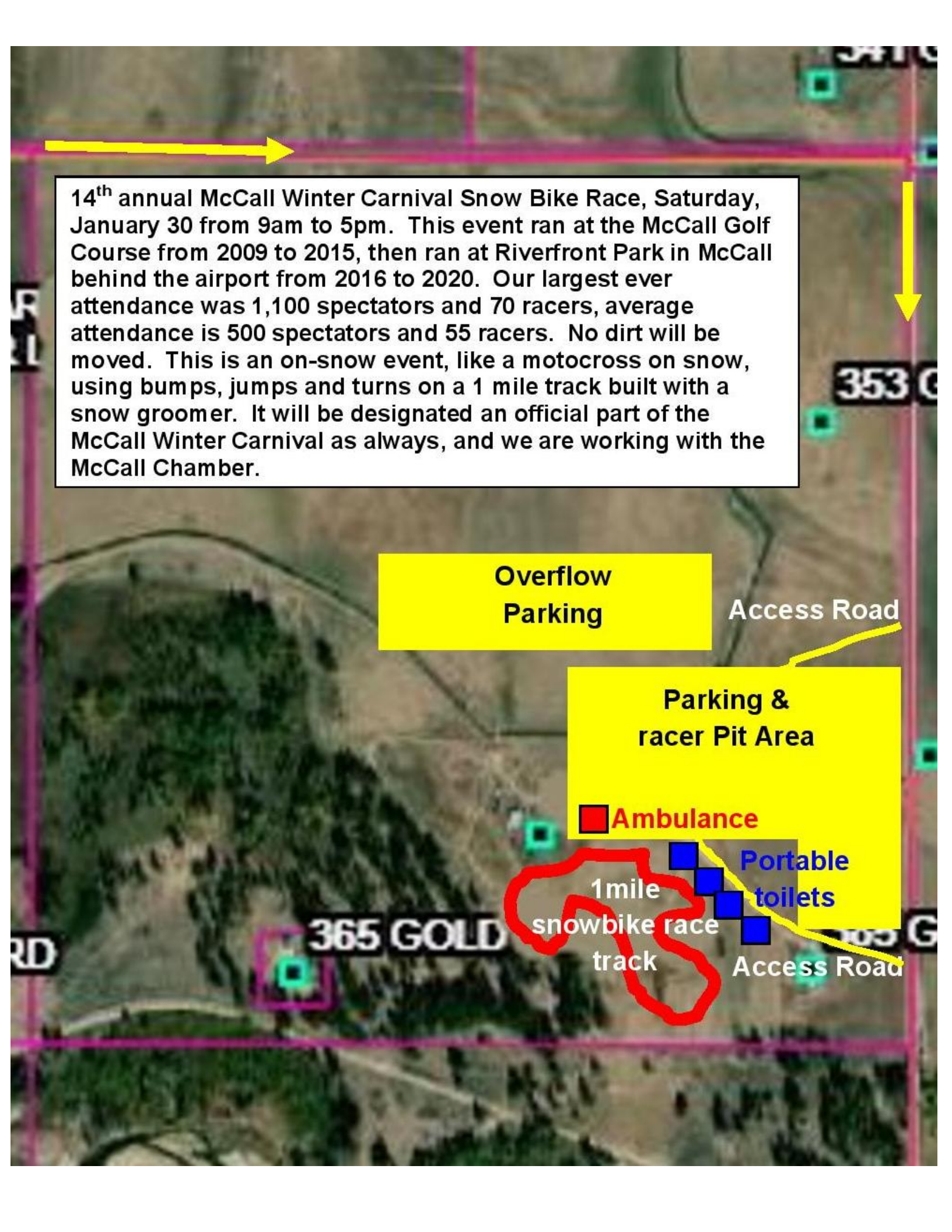
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Not applicable.

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

18. What will be the impacts of a project abandoned at partial completion?
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.
20. Stages of development in geographic terms and proposed construction time schedule.
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.





14th annual McCall Winter Carnival Snow Bike Race, Saturday, January 30 from 9am to 5pm. This event ran at the McCall Golf Course from 2009 to 2015, then ran at Riverfront Park in McCall behind the airport from 2016 to 2020. Our largest ever attendance was 1,100 spectators and 70 racers, average attendance is 500 spectators and 55 racers. No dirt will be moved. This is an on-snow event, like a motocross on snow, using bumps, jumps and turns on a 1 mile track built with a snow groomer. It will be designated an official part of the McCall Winter Carnival as always, and we are working with the McCall Chamber.

The map shows an aerial view of the area. A yellow arrow points right along a road at the top. Another yellow arrow points down along a road on the right. A yellow box labeled 'Overflow Parking' is in the upper center. A larger yellow box labeled 'Parking & racer Pit Area' is in the center-right. A red square icon is labeled 'Ambulance'. A red outline is labeled '1 mile snowbike race track'. Blue square icons are labeled 'Portable toilets'. A yellow line is labeled 'Access Road' in two places. The text '365 GOLD' is visible on the map.

**Overflow
Parking**

Access Road

**Parking &
racer Pit Area**

 **Ambulance**

 **Portable
toilets**

**1 mile
snowbike race
track**

Access Road