

# 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		<input checked="" type="checkbox"/> Check # <u>1296</u> or <input type="checkbox"/> Cash
FILE #	<u><del>#242</del> C.U.P. 23-42</u>	FEE \$ <u>250</u>
ACCEPTED BY	<u>Cyril Smith</u>	DEPOSIT
CROSS REFERENCE FILE(S):		DATE <u>9/25/2023</u>
PROPOSED USE:	<u>Shop, Storage Units, Employee Housing</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: 9-22-23

The following must be completed and submitted with the conditional use permit application:

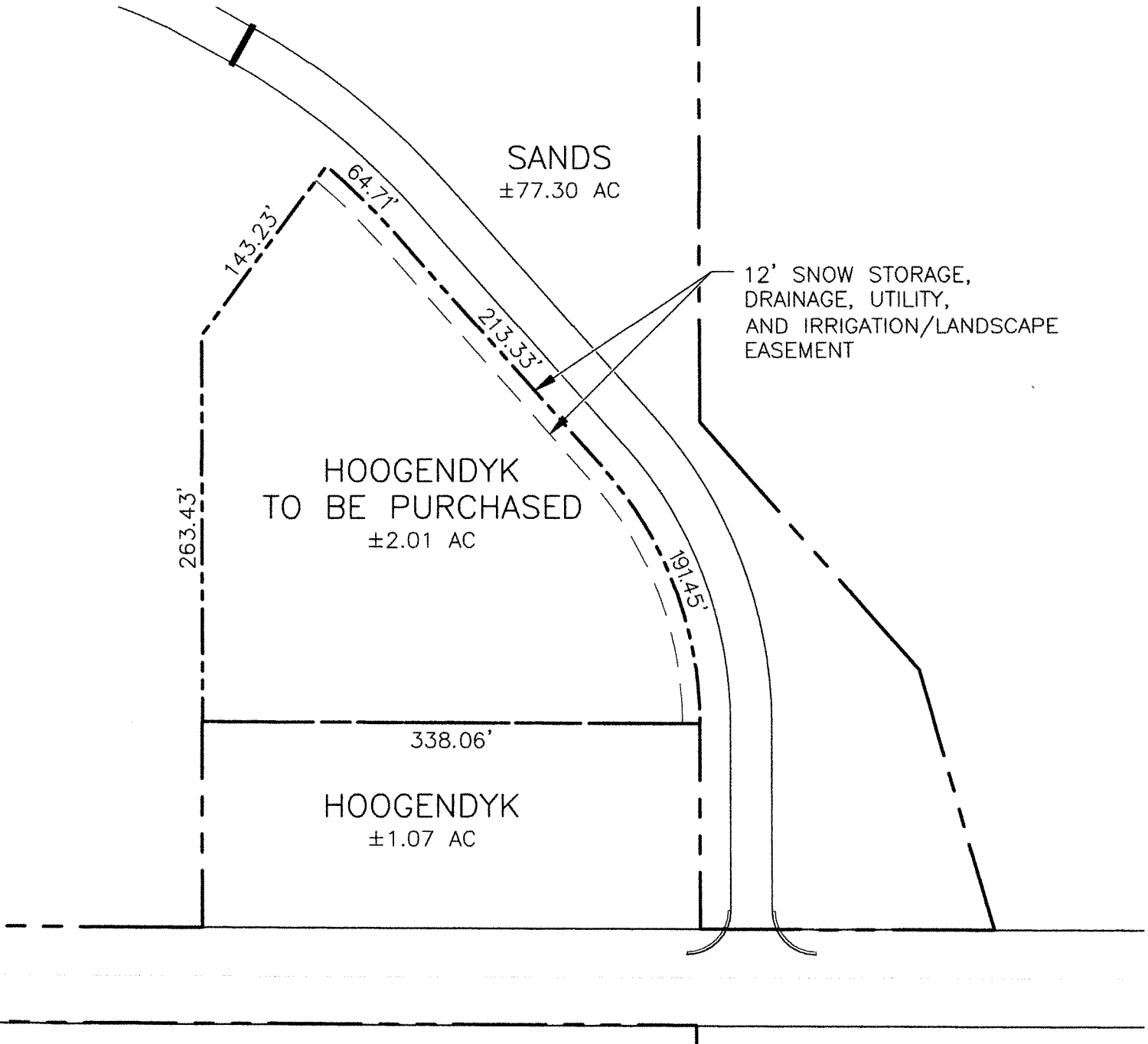
- ☐ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A plot plan, drawn to scale, showing the boundaries, dimensions, 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](http://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.

We recommend you review the Valley County Code online at [www.co.valley.id.us](http://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.

# LEGEND:

- SANDS PROPERTY BOUNDARY
- - - - - PROPERTY BOUNDARY TO BE PURCHASED
- \_\_\_\_\_ EXISTING RIGHT-OF-WAY
- ..... EXISTING ROAD CENTERLINE
- - - - - PROPOSED EASEMENT

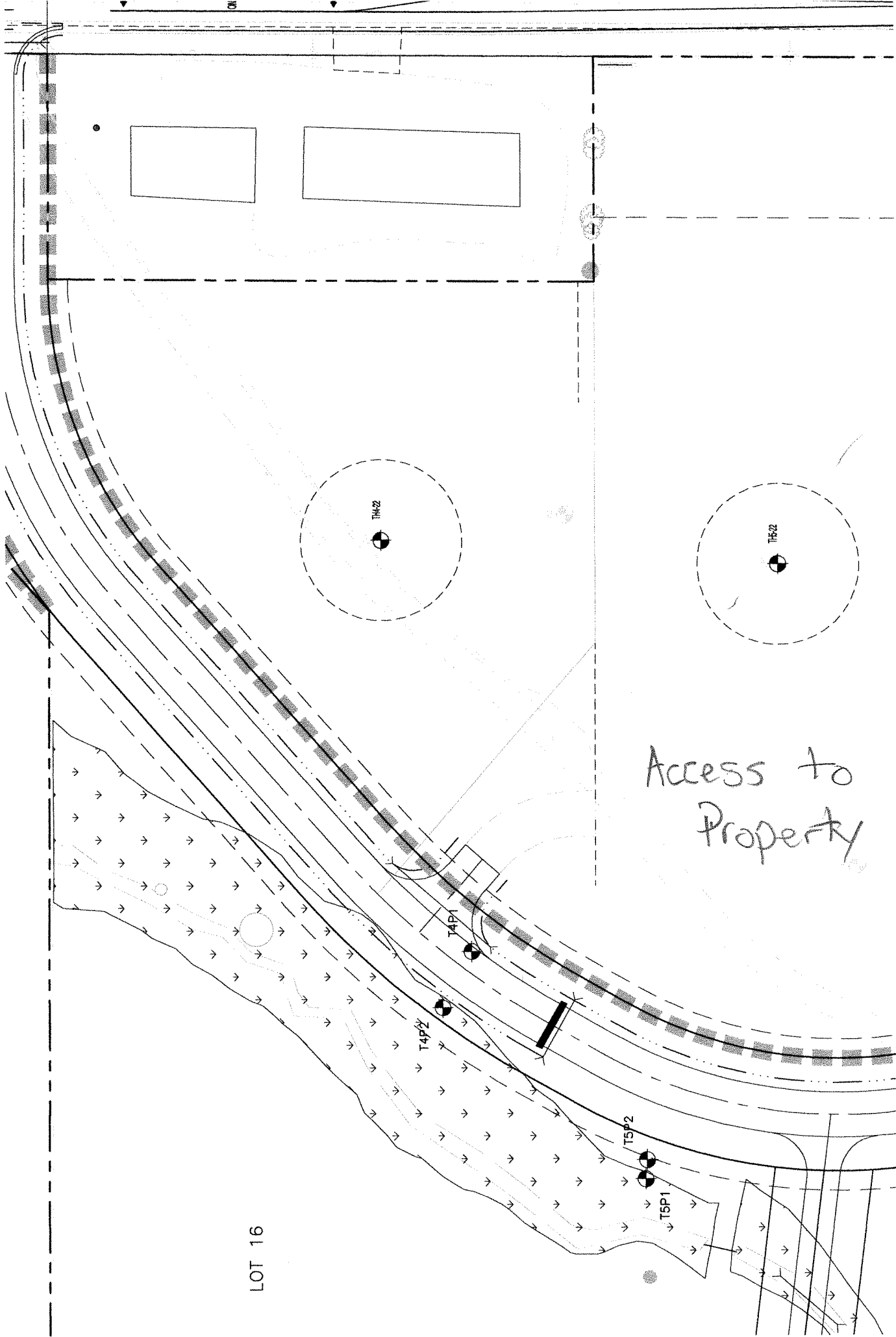


NORTH  
SCALE: 1" = 100'

**CRESTLINE**  
ENGINEERS  
323 DEINHARD LANE, SUITE C · PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 · 208.634.4146 FAX

McCALL LANDING  
SANDS/HOOGENDYK LAND SALE  
EXHIBIT A

PROJECT	22015	DRAWN	FIGURE NO.
DATE	8/22/2023	AMD	1 OF 1



Access to  
Property

LOT 16

**CONTACT INFORMATION**

APPLICANT Toby Bunce / Paradigm Custom Homes PHONE [REDACTED]  
Owner ☐ Purchaser ☒ Lessee ☐ Renter ☐

MAILING ADDRESS 411 Leinhard Ln Ste F224 McCall ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

AGENT / REPRESENTATIVE Toby Bunce PHONE [REDACTED]

MAILING ADDRESS same as ZIP \_\_\_\_\_

EMAIL [REDACTED]

CONTACT PERSON (if different from above) \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

**PROPERTY INFORMATION**

ADDRESS OF SUBJECT PROPERTY Paradigm Custom Homes (Base)

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

TAX PARCEL NUMBER(S) RP

Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

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:

NA

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: \_\_\_\_\_

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

North Cabinets Shop

South old Farm House

East Hwy 55

West New development McCall / and by



# **APPLICATION DETAILS**

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: less than 28'

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

Number of Proposed Structures: 5

Number of Existing Structures: 0

Proposed Gross Square Feet

1st Floor 83,500 sq ft

2nd Floor \_\_\_\_\_  
Total 83,500

Existing Gross Square Feet

1st Floor \_\_\_\_\_

2nd Floor \_\_\_\_\_  
Total \_\_\_\_\_

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): 9500 sq ft

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0

8d. DENSITY OF DWELLING UNITS PER ACRE: 0.34 percent

9. SITE DESIGN:

Percentage of site devoted to building coverage: 98,500 sq ft

Percentage of site devoted to landscaping: Roughly 160,000 sq ft

Percentage of site devoted to roads or driveways: 144,750 sq ft

Percentage of site devoted to other uses: 163,030, describe: Future Buildings  
Total: 100% snow storage, Drainage

10. PARKING (If applicable):

a. Handicapped spaces proposed: 1

b. Parking spaces proposed: 6

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**

Proposed

## **Office Use Only**

Required

## **PARKING**

Proposed

## **Office Use Only**

Required

Front 30'

Rear 30'

Side 10'

Any 55' Side Street 100'

12. NUMBER OF EXISTING ROADS: 1 Width: 30'

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: 1 Proposed width: 40A

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

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

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒ Road m/call
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: NA
16. PROPOSED UTILITIES: Power, Well,  
Proposed utility easement widths 15' Locations North End of Property
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 \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_
19. DRAINAGE (Proposed method of on-site retention): See attached map  
Any special drains? \_\_\_\_\_ (Please attach map)  
Soil type(s): \_\_\_\_\_  
(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://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 ☒
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐  
If yes, explain: See attached map
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒  
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐  
If yes, explain: \_\_\_\_\_
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.  
Submit letter from Irrigation District, if applicable.
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE ATTACHED IMPACT REPORT

- 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? \_\_\_\_\_
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? ☐ 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.  
Working on the details
9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

# Irrigation Plan

(Idaho Code 31-3805)

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

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**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.**"

10. How do you plan to retain storm and excess water on each lot? Lot grading and drainage swells and piping

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)  
Will be determined with grading engineers

### 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: \_\_\_\_\_

### 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: 9/25/23





# 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.

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

By:   
Applicant

By: \_\_\_\_\_  
Valley County Weed Control

Date: 9-25-23

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.
- ❖ 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.

Busy during construction Phase, but very limited after construction complete. 5-10 cars daily

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

We are offering 4 homes for employee housing

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.

Standard construction noise during construction but normal noise at completion. I would assume on the lower end of normal.

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.

Limited

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.

Almost NONE existent

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.

20 Wells Residence (1) For shop  
Each building will have adequate Septic

Fire Protection will be worked out with Fire Dept

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

Storage units increase revenue  
offering 4 homes housing, 8 new jobs

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

NA

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

Not Sure of the impact, but I  
Know there is a need for storage, weather  
protection in McCall

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?

Will revegetate any undisturbed soils

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

5 units, 83,500 Non residential

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

Spring 24, office, shop, 1 Row storage  
units, and housing.

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.

Homes - 2500 - 3,000<sup>00</sup>  
Storage units sale 300,000 ish  
Storage units Rent 800 per month

## **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.

## Project Description

Block A will be new business for Paradigm Custom Homes. With offices and showroom for custom home building company. Along with business shop for materials storage and equipment storage and workshop. See drawing block A

Block B is planned to be long term storage units with half being platted and sold to individual owners. The other half as long term storage units owned by Paradigm.

## Strategy

Our hope is to start new constuction buildings in the spring of 2024. Also would like to start first half phase of storage buildings in 2024. With completion before the start date in 2025. Start the 2<sup>nd</sup> and final phase of storage units in 2025.

## Fire mitigation

Location will be completely accessible by fire truck per fire codes

## Utilities/Fencing

Utilities will be underground and located with what best fits final design and layout of new buildings. Fencing will be approved and agreed upon with adjacent development.

## Access

(See attached drawing) will be coming of access to new develoment of McCall landing.

## Emissions

Should be very low impact to none.

## Dust

This area will be either paved or landscaped and watered very minimal dust

## Noise

These types of proposed buildings also provide very low impact of noise



## Outside Storage

Zero outside storage everything will have cover over it.

Plot plan, landscaping plan, grading plan see attached drawing

Lighting plan will be all down can lights in exterior soffits of the buildings

No exterior facing electrical fixtures.



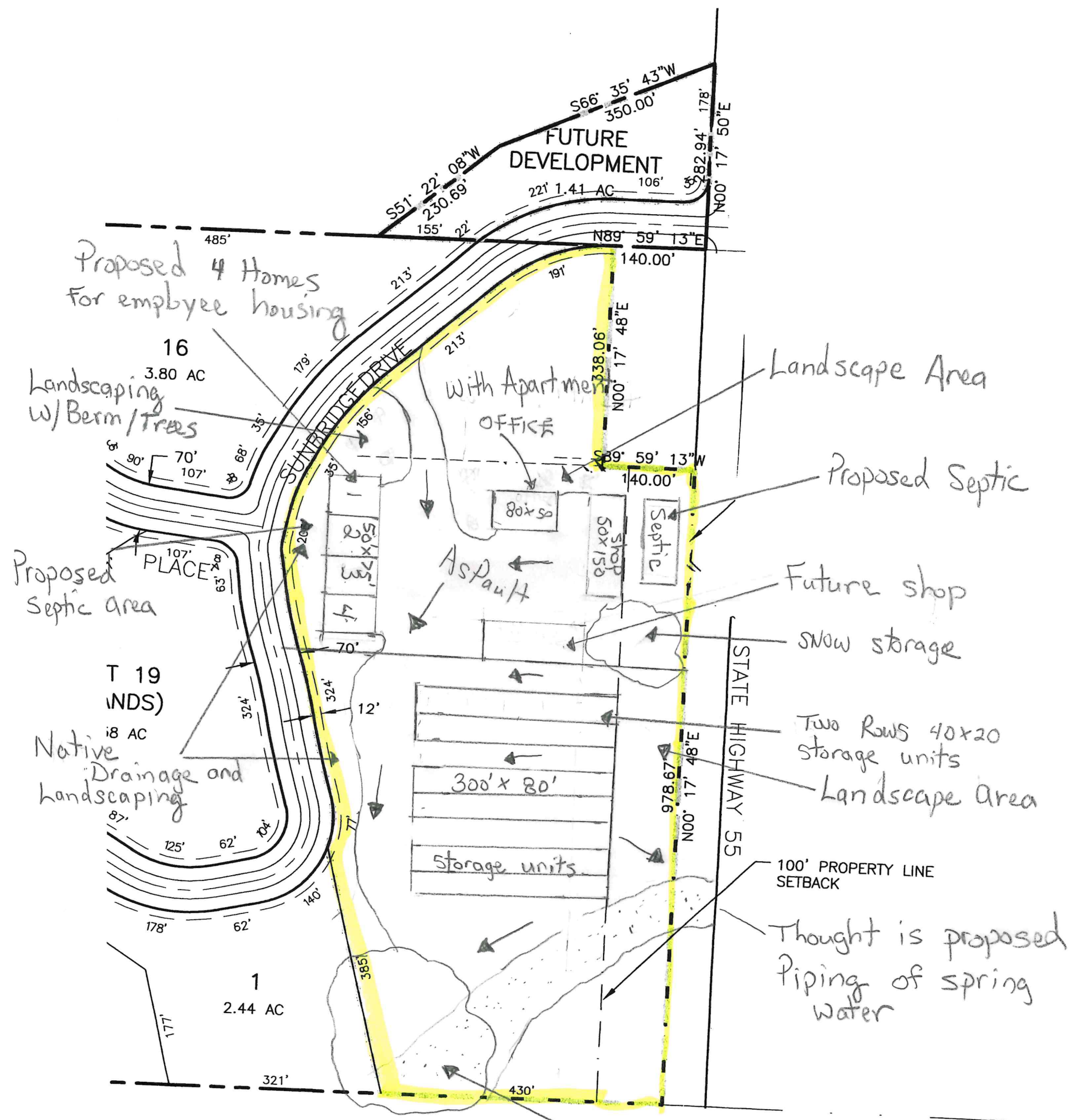












→ Equal Grade slope  
 4- Home Lots - 3750 sq ft.  
 Office - 4,000 sq ft.  
 Shop - 7500 sq ft  
 3 storage buildings 72,000 sq ft.

snow storage  
 water retention

scale:  
 1" = 150'