

August 7, 2023

Cynda Herrick
Director
Planning and Zoning
Valley County
PO Box 1350
Cascade, ID 83611

RE: Ranch Facility Building and Helicopter Landing Pad and Ancillary Emergency Activities -
CUP Request

Dear Ms. Herrick:

AB West Mountain Holdings, LLC., the property owner, is submitting the "Ranch Facility Building (Bunk House) and Helicopter Landing Pad and Hanger" CUP application for review and approval. The CUP request is for the following uses and activities:

Bunk House (Ranch Facility Building) will be used as a ranch office, ranch equipment and material storage. In addition, the bunk house building will house temporary ranch employees and guests of the applicant in a dormitory style setting with four sleeping quarters and one bathroom.

The "Bunk house (Ranch Facility Building)" requests the following conditional use approvals:

- The construction of approximately 3200 square feet building.
- Septic: The Bunk House facility will have an individual septic system based on the results from monitoring wells and consultation with Central District Health.
- Stormwater: Stormwater is being retained onsite with retention basins that also serve as snow storage.
- Water: The proposed building will be served by an existing well for domestic water (It is possible that a new domestic well may be needed).
- Fire Suppression: Will be approved by Donnelly Fire District.
- Electrical: There is electricity available from onsite existing power sources.
- Data: Data and telecommunication lines are available from the adjacent West Mountain Road.
- Irrigation for landscape will use the existing on-site source and infrastructure.
- Outdoor lighting will replicate the current lighting standard that is on the existing ranch buildings. The outdoor lighting will meet the Dark Sky Valley County ordinance.
- Proposed buildings Landscaping will be minimal and will utilize the existing natural plant material found on the ranch (i.e., native trees and shrubs).
- Existing fencing will remain in place to enclose the proposed CUP area from the existing land use of livestock and cattle grazing.
- Noise and Emissions: Noise and emissions will be consistent with the use. The current proposed use will not produce abnormal or excessive noise.

Helicopter Land Pad and Hanger consists of an existing concrete activity area pad to be used as an Intermittent (approximately 3 times per month or less) private Helicopter Landing Pad with

an associated Helicopter Storage Building/Hanger. The Helicopter Landing Pad and Hanger will only be used by applicant's ranch business partner located in Stanley, Idaho.

The "Helicopter Landing Pad" CUP requests the following conditional use approvals:

Helicopter flight access approach to and from the Helicopter Landing Area is from the south and west of the property (see Figure 1 – Designated Landing and Takeoff Approach).

- The Helicopter Landing area is for limited use (3) times a month on an as-needed basis.
- The construction of approximately 2400 square feet helicopter and material Storage/Hanger building. Single room sleeping quarters with 1 bathroom.
- Septic: The Hanger facility will have an individual septic system based on the results from monitoring wells and consultation with Central District Health.
- Stormwater: Stormwater is being retained onsite with retention basins that also serve as snow storage.
- Water: The proposed building will be served by an existing well for domestic water (It is possible that a new domestic well may be needed).
- Fire Suppression: Will be approved by Donnelly Fire District.
- Electrical: There is electricity available from onsite existing power sources.
- Data: Data and telecommunication lines are available from the adjacent West Mountain Road.
- Outdoor lighting will replicate the current lighting standard that is on the existing ranch buildings. The outdoor lighting will meet the Dark Sky Valley County ordinance.
- Proposed buildings Landscaping will be minimal and will utilize the existing natural plant material found on the ranch (i.e., native trees and shrubs).
- Irrigation for landscape will use the existing on-site source and infrastructure.
- Existing fencing will remain in place to enclose the proposed CUP area from the existing land use of livestock and cattle grazing.
- Noise and Emissions: Noise and emissions will be consistent with the use. The current limited proposed use will not produce abnormal or excessive noise and emission. Helicopter landing and takeoffs will be limited and infrequent use. The private applicant Helicopter has a noise decibel of 60 dB - equivalent to a local lawn mower noise, much less than current gravel truck noise on West Mt. Road created by the adjacent land use of a commercial gravel pit.

Other Proposed Uses:

The CUP application request other associated approvals with the Helicopter Landing Pad. These activities include using the Helicopter Landing Pad for Life Flight landings for area medical emergency purposes. In addition, the applicant is requesting approval to allow for Fire Districts, Forest Service and State personnel and equipment to withdraw water from the existing onsite pond. The pond withdraw station is for Fire Truck, Water Tenders and associated firefighting Helicopters for local area Forest and Rural Residential fire suppression. The CUP Application also requests for the use of the existing ranch area to the north to be allowed to be used for a temporary fire emergency personnel encampment, equipment staging and placement area for Forest Service and State of Idaho uses.

Below is a summary of the project, description of uses, development and construction phases, and a summary of the approvals and documents for consideration. Thank you in advance for your time and review of our project.

Project Summary

The subject property is located approximately 6.0 miles to the south of McCall at 3324 West Mountain Road. The Ranch Facility Bunk House, Helicopter Landing Pad and Hanger property is located on agricultural ranch land in the rural unincorporated zone of Valley County (Parcel No. RP17N02E120635) and consists of 261 acres. The property has five existing structures and a pond related to the existing ranching and personal activities conducted on the site. The ranch land to the North of the Ranch Facility Bunk House, Helicopter Landing Pad and Hanger location is the proposed area for emergency fire encampment (Parcel No. RP17N02E012565) consists of 361 acres and is used for livestock grazing.

The neighboring uses are:

North – Agricultural – Cattle and Stock Grazing.

West - Residential Rural Subdivision.

East - Agricultural – Cattle and Stock Grazing.

South – Proposed - Residential Rural Subdivision (2 Lots) and Agricultural – Cattle and Stock Grazing.

Additional CUP Submittal Information

The civil engineering drawings addressing the site grading, stormwater management and project best management practices are in the process of being completed and will be sent to the Valley County Engineer for review and approval. The submitted civil engineering drawings will also be sent to Planning and Zoning staff for their review.

The Proposed “Helicopter Landing Pad” CUP is located in an upland area. Waters of the United States (wetlands) will not be affected.

Attached:

Architectural drawings of the Ranch Facility Bunk House, Helicopter Landing Pad and Storage/Hanger.

The well logs of adjacent properties are attached.

Project Phases

The owner intends to begin construction as soon as approvals and permitting are obtained from the County.

The following is the estimated construction timeline:

- September 2023 – CUP application submittal.
- September – Noticing, County review and revisions.
- October/November – Approval of CUP application
- December/January 2024 – Building applications for permits are submitted.

- May / June 2024 – begin construction of Helicopter Landing Pad and Storage/Hanger Building Improvements (Completion 2025).
- May / June 2025 – begin construction of Bunk House Building Improvements (Completion 2026).
- Note: It is possible for both buildings to be started at the same time.


Summary

As provided in the Valley County Comprehensive Plan, the property is being developed to meet the intent of Valley County, including retaining open space, onsite water treatment, underground utilities, and shared access points off West Mountain Road. The proposed CUP complies with all applicable ordinances and state/federal regulations.

Adequate public and private facilities will be provided for the site and the use will have little to no impact on public resources.

We sincerely appreciate your time and review of the application CUP submittal.

Respectfully,


James Fronk
James Fronk Consulting, LLC.

Attachments:

Enclosure 1 – CUP Application
CUP – Drawings:
Existing Site Conditions – Sheet 1 of 2
Grading, Drainage, Erosion Control Plan – Sheet 2 of 2
Architectural Conceptual Plans:
Bunk House – A101
Helicopter Hanger – A101
Figure 1 – Designated Landing and Takeoff Approach
Existing Well Locations – Wells and Groundwater Management
List of adjacent property owners

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>1228</u> or <input type="checkbox"/> Cash
FILE # <u>23-40</u>	FEE \$ <u>250</u>	DEPOSIT <u> </u>
ACCEPTED BY _____	CROSS REFERENCE FILE(S): _____	DATE <u>9-7-2023</u>
PROPOSED USE: <u>bunkhouse + helicopter pad</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: _____

Date: 9/6/23

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. 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 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.

CONTACT INFORMATION

APPLICANT Tommy Ahlquist PHONE [REDACTED]
Owner Purchaser Lessee Renter

MAILING ADDRESS 2275 West Navigator Drive – Suite 220, Meridian, Idaho ZIP 83642

EMAIL Tommy Ahlquist [REDACTED]

PROPERTY OWNER AB West Mountain Holdings, LLC.

MAILING ADDRESS 2275 West Navigator Drive – Suite 220, Meridian, Idaho ZIP 83642

EMAIL _____

AGENT / REPRESENTATIVE James Fronk Consulting, LLC. PHONE [REDACTED]

MAILING ADDRESS P.O. Box 576, McCall, Idaho ZIP 83638

EMAIL [REDACTED]

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 3324 West Mountain Road

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
A Portion of Amended Tax No. 16 In a Portion of Section 12.

TAX PARCEL NUMBER(S) RP17N02E120635

Quarter _____ Section _____ Township 17N Range 2E

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 261.46 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Existing Use - Ranch Facility. Existing structures consist of (1) metal building shop and storage building. (1) metal utility shed. (2) Wood structure barns. (1) Wood structure storage shed.

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 Rural Subdivision
South Proposed - Residential Rural Subdivision (2 Lots) and Agricultural – Cattle and Stock Grazing.
East Ranch Land
West Residential Rural Subdivision

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 30 ft. - Ranch Facility Bunk House, 23 ft. - Hanger

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

Number of Proposed Structures: Two (2) Number of Existing Structures: Five (5)

Proposed Gross Square Feet

Existing Gross Square Feet

Ranch Facility	1 st Floor	<u>1600 s.f.</u>	Garage - Vehicle Storage	1 st Floor	<u>4500 s.f.</u>	Helicopter Hanger.
Bunk House	2 nd Floor	<u>1600 s.f.</u>	Office - (4) Bunk Bedrooms -	2 nd Floor	<u>(1)</u>	Bathroom
	Total	<u>3200 s.f.</u>	(1) Bathroom, Kitchen	Total	<u>4500 s.f.</u>	

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 Metal

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

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: NA

8d. DENSITY OF DWELLING UNITS PER ACRE: N/A

9. SITE DESIGN:

Percentage of site devoted to building coverage: See decription below.

Percentage of site devoted to landscaping: _____

Percentage of site devoted to roads or driveways: _____

Percentage of site devoted to other uses: _____, describe: Infill into existing Ranch facility bldg's.

Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: 1

Handicapped spaces required: _____

b. Parking spaces proposed: 4

Parking spaces required: _____

c. Number of compact spaces proposed: _____

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: _____

e. Are you proposing off-site parking: _____

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>NA</u>	_____	_____	_____
Rear	<u>NA</u>	_____	_____	_____
Side	<u>NA</u>	_____	_____	_____
Side Street	<u>NA</u>	_____	_____	_____

12. NUMBER OF EXISTING ROADS: One (1) Width: 20 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: One (1) Proposed width: 20 ft.

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
-
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power, Phone, Data' _____
-
16. PROPOSED UTILITIES: Additional Power for Storage/Hanger and Helicopter Landing Pad.
Proposed utility easement widths _____ Locations _____
17. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility
Name: _____
18. POTABLE WATER SOURCE: Public Water Association Individua Well:
If individual, has a test well been drilled? Existing Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well On Site. Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): Retention Basins
Any special drains? No (Please attach map)
Soil type(s): Sweede Silt Loam
(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
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:
Ranch Facility Bunk House construction - Pad preparation and gravel driveway.
Hanger construction - Pad preparation and gravel driveway.
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes No
Are you proposing any alterations, improvements, extensions or new construction? Yes No
If yes, explain: The existing pressurized pipe irrigation will be expanded to include the new building areas.
-
- 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. COMPETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

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 X No
2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: NA
Drainage: NA
3. How many acres is the property being subdivided? NA
4. What percentage of this property has water? NA
5. How many inches of water are available to the property? NA
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.
 NA
-
9. Is there an irrigation easement(s) on the property? Yes No

10. How do you plan to retain storm and excess water on each lot? Area improvements will have stormwater basins to retain and treat stormwater.

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 - no contaminates.

Irrigation Plan Map Requirements NA

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: _____

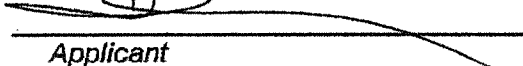
Also, provide the following documentation:

- 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, 6, 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

Date: 9/6/23

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.
- ❖ 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. **The traffic volume, character of West Mountain Road will have a slight impact during project construction. After construction completion of the buildings, the traffic characteristics will stay the same with very little impact.**
 2. Provision for the mitigation of impacts on housing affordability. **Ranch employee temporary 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. **Construction of the project buildings will temporarily increase noise to what presently exists. The infrequent and limited landings and takeoffs of the Helicopter will produce limited and short increases to noise levels. The Helicopter has a noise decibel rating of 60 dB - equivalent to local lawn mower noise and much less than current gravel truck noise on West Mt. Road.**
 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. **The heat and glare created from the proposed buildings will be limited. The Bunk House has small second floor windows, and the Hanger building has no windows. The buildings will match the existing buildings white metal siding and red metal roofs. The Proposed buildings will be screened from the adjacent properties to the north, south and west.**
 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. **The proposed building construction will increase dust emissions temporarily. The infrequent and limited landings and takeoffs of the Helicopter will produce limited and short increases to dust emissions.**
 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. **Water demand will be for two bathrooms and limited additional pressurized irrigation connected the existing irrigation system from an existing well. The project has two proposed buildings which will be connected to a new domestic well. There will be slight changes to existing groundwater from the installation of a domestic well. There will be no changes to surface water quality from the construction of the proposed buildings.**

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

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. **The proposed project will have small amounts of existing vegetation removed, the buildings are located in open areas free of tree and shrub vegetation. The limited amount of potential for sedimentation of the disturbed soils will be protected by implementing sediment and erosion control measures.**

9. Include practices that will be used to stabilize soils and restore or replace vegetation. **Installation of sediment basins and silt fence. Landscape techniques implemented on the site shall be in compliance with Section 3.03.04 (d) of the Valley County LUDO. Best Management Practices (BMP's) shall be used as outlined in the "Department of Environmental Quality's Handbook of Stormwater BMPs to capture, disperse and treat stormwater and to stabilize and prevent sedimentation of disturbed soils.**

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping. **The on site soil characteristics do not pose a problem for slope stability, building foundations, or other types of construction. The topography of the project slope is generally 2 percent. The NRCS soils survey identifies the soil type as Swede silt loam, 2 to 4 percent slope, erosion slight to moderate, well drained. Generally, the soils found across the site have good to moderate erosion and slope stability.**

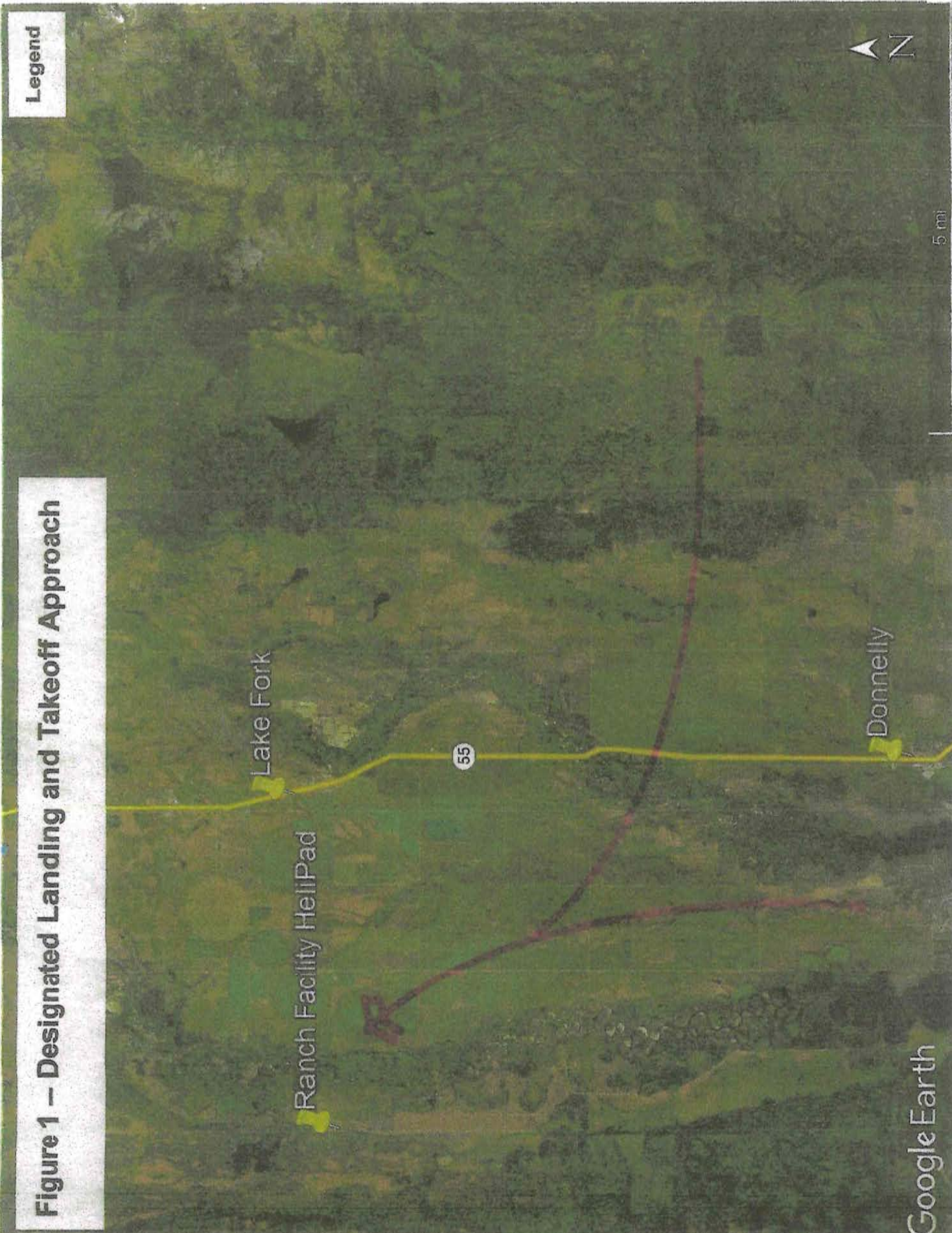
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas. **Landscape techniques implemented on the site shall be in compliance with Section 3.03.04 (d) of the Valley County LUDO. Best Management Practices (BMP's) shall be used as outlined in the "Department of Environmental Quality's Handbook of Stormwater BMPs to capture, disperse and treat stormwater and to stabilize and prevent sedimentation of disturbed soils. Proposed buildings Landscaping will be minimal and will utilize the existing natural plant material found on the ranch (i.e., native trees and shrubs).**

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. **The proposed development will be minimally visible from the adjacent West Mountain Road, adjoining property, and buildings. The applicant will use existing natural landscaping to screen the structures that will reduce visibility from surrounding areas**

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. **The proposed project building locations are within an area that has existing ranch structures.**

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
The proposed development will increase tax revenue. It will provide jobs during the construction of the new buildings.
15. Approximation of costs for additional public services, facilities, and other economic impacts.
Because of the small scale of this development, it is not anticipated that the project will have significant economic impacts on the greater community. Associated property taxes will offset any additional burden placed on the public services by the addition of the two buildings.
16. State how the proposed development will impact existing developments providing the same or similar products or services.
Because of the proposed CUP specific land uses, it is not anticipated that the project will have significant impacts on existing developments.
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.
The construction of the driveway and buildings will use local resources of crushed rock and building material from local building supply vendors. All proposed activities will be designed to protect the natural integrity of the existing landscape and adjacent properties.
18. What will be the impacts of a project abandoned at partial completion?
Because this project is a minor infill infrastructure within an existing ranch facility, and is owned by the applicant the project will not be 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.
**The proposed project will consist of two buildings:
The ranch Bunk House facility is a two story building and the first story is 1600 square feet and the second floor is 1600 square feet in size.
The Hanger building is a single story building and is approximately 2400 square feet.**
20. Stages of development in geographic terms and proposed construction time schedule.
The planned start of the construction of the proposed buildings, driveway, and utilities is anticipated to start spring 2024 with the completion target of the proposed buildings in 2027 (One building constructed at a time).
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

Figure 1 – Designated Landing and Takeoff Approach

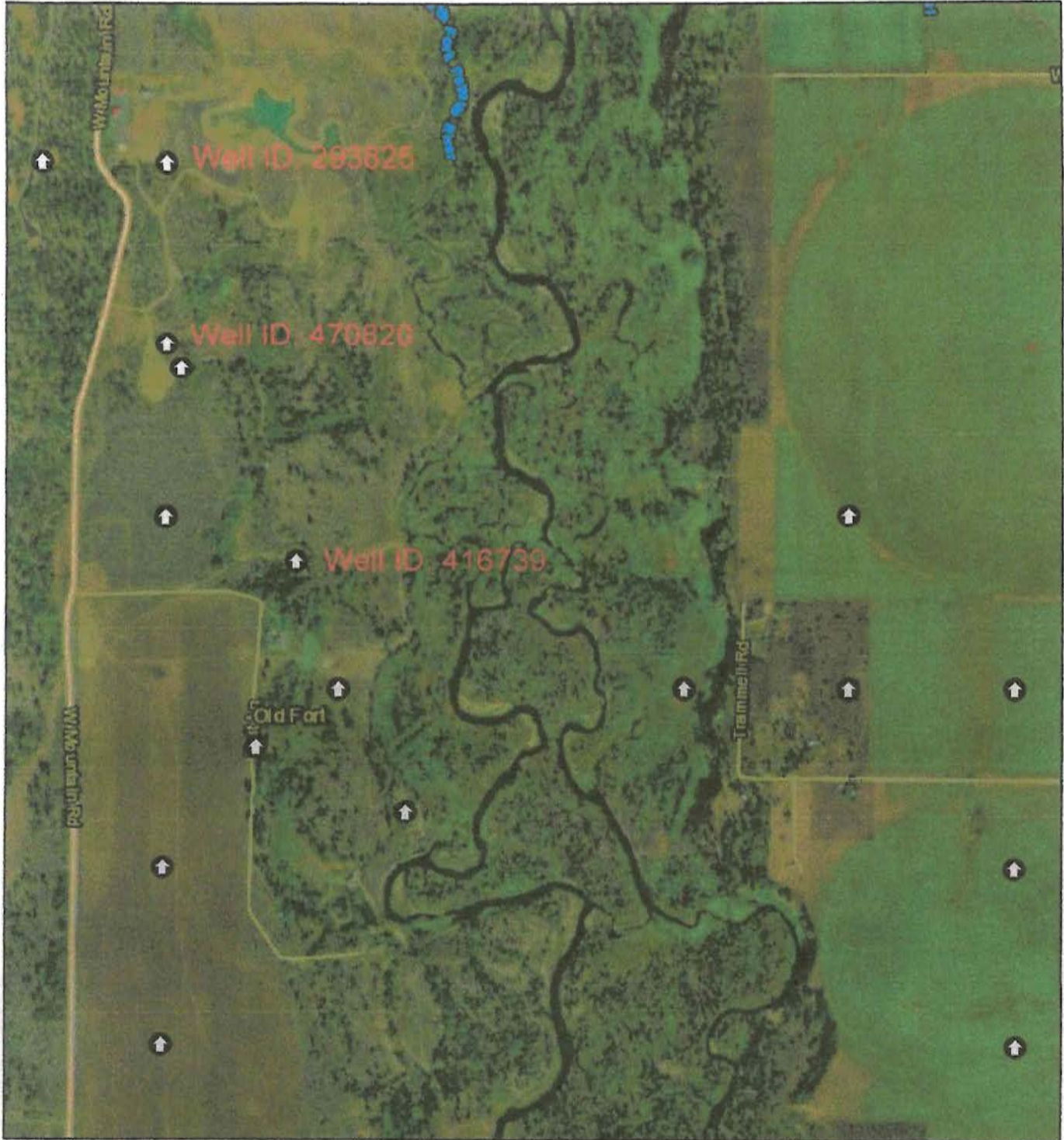


Legend




Google Earth

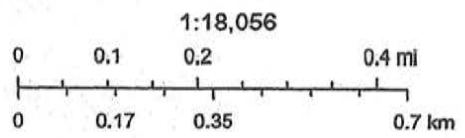
5 mi

Wells and Groundwater Management



9/7/2023, 8:12:21 AM

-  Wells
-  Administrative Regions
-  Counties



Esri, HERE, IPC, Esri, HERE, Garmin, IPC, Maxar

Find a Well Map

Use the map below to view well locations layered with areas of drilling concern in addition to nitrate priority areas, groundwater management areas, and more.

Wells and Groundwater Management in Idaho IDWR Home IDWR Map Hub

Customize

Layer List

Layers

- Injection Wells
- Wells
- Administrative Regions
- Areas of Drilling Concern
- Areas Of Groundwater Concern
- Eastern Snake Plain Aquifer ACGWS Boundary
- Rathdrum Aquifer
- Nitrate Priority Areas
- Critical Groundwater Areas
- Groundwater Management Areas
- Groundwater Districts
- Idaho
- Counties
- PLS

Wells: VALLEY

WellID	293825
PermitID	734618
MetalTagNumber	
CurrentStatus	
ConstructionDate	11/27/1990
Owner	BEA PEREZ
AppType	
WellUse	
BasinNumber	65
CountyName	VALLEY
Township	17N
Range	02E
Section	12
QQQ	
QQ	SW
Quarter	NW
GovLotNum	
WellAddress	
Lot	
Block	
subdivision	
ProductionRate	8.00
StaticWaterLevel	60.00
CasingDiameter	6
CasingDepth	120.00
TotalDepth	
DataSource	QQ
DiversionName	
WellDocs	More info
Latitude	
Longitude	

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Need a larger map?

Click here to view a full-size interactive map of the wells.

(<https://maps.idwr.idaho.gov/agol/WellsandGroundwaterManagement/>)

Find a Well Map

Use the map below to view well locations layered with areas of drilling concern in addition to nitrate priority areas, groundwater management areas, and more.

Wells and Groundwater Management in Idaho IDWR Home IDWR Map Hub

Customize

Layer List

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- PLS

Wells: VALLEY

WellID	470820
PermitID	906655
MetalTagNumber	D0097306
CurrentStatus	
ConstructionDate	8/4/2022
Owner	CRAIG NUNLEY
AppType	
WellUse	Domestic-Single Residence
BasinNumber	65
CountyName	VALLEY
Township	17N
Range	02E
Section	12
QQQ	
QQ	SW
Quarter	NW
GovLotNum	
WellAddress	TBD address - W Mountain Rd
Lot	
Block	
subdivision	
ProductionRate	24.00
StaticWaterLevel	30.00
CasingDiameter	6
CasingDepth	
TotalDepth	120
DataSource	Digitized
DiversionName	
WellDocs	More info
Latitude	
Longitude	

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Need a larger map?

Click here to view a full-size interactive map of the wells.

(<https://maps.idwr.idaho.gov/agol/WellsandGroundwaterManagement/>)

Find a Well Map

Use the map below to view well locations layered with areas of drilling concern in addition to nitrate priority areas, groundwater management areas, and more.

Wells and Groundwater Management
in Idaho

[IDWR Home](#)
[IDWR Map Hub](#)

Customize

Layer List
▼

Layers 1/1

- Injection Wells
- Wells
- Administrative Regions
- Areas of Drilling Concern
- Areas Of Groundwater Concern
- Eastern Snake Plain Aquifer ACGWS Boundary
- Rathdrum Aquifer
- Nitrate Priority Areas
- Critical Groundwater Areas
- Groundwater Management Areas
- Groundwater Districts
- Idaho
- Counties
- PLS

Well: VALLEY
1 of 2

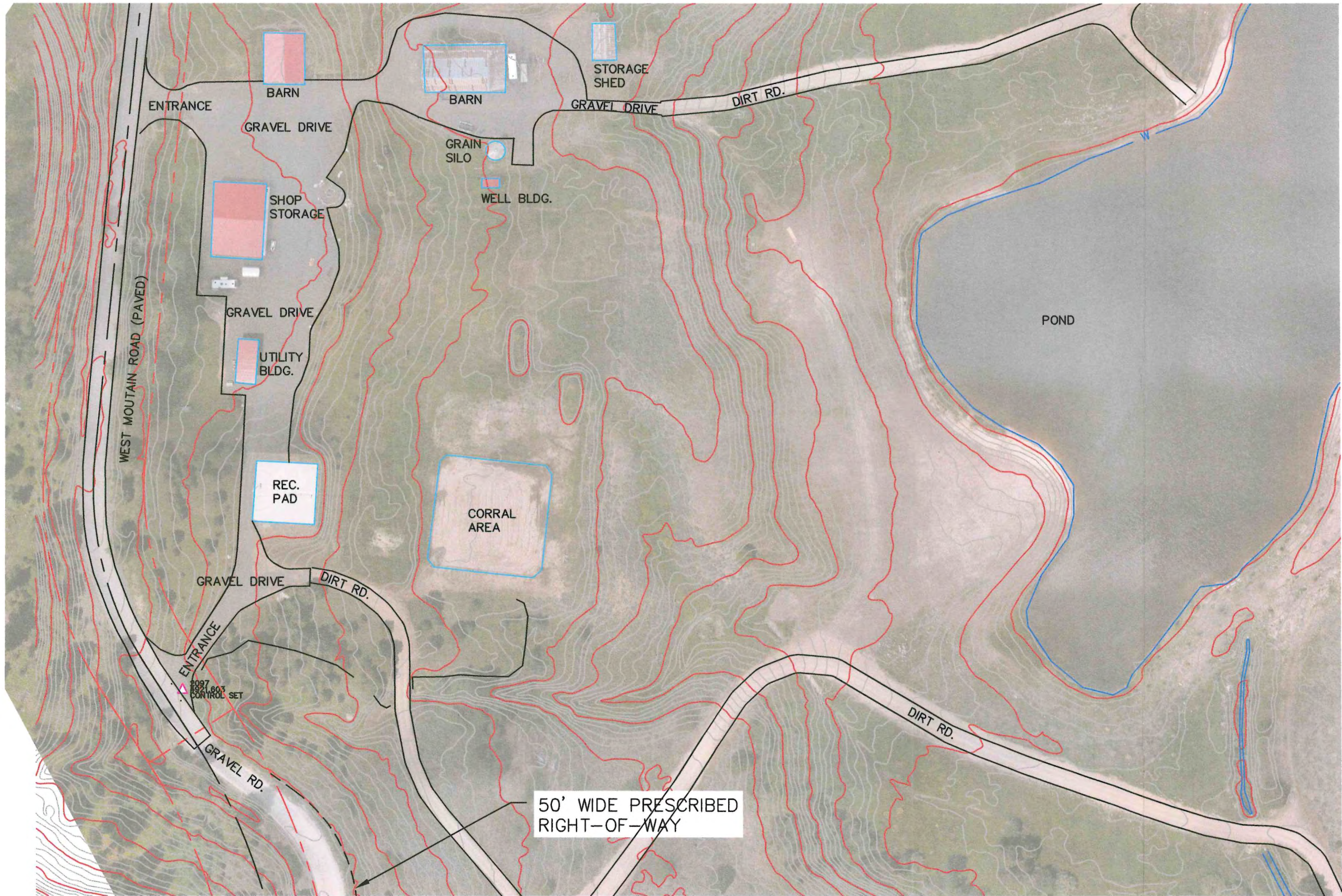
WellID	416739
PermitID	846696
MetaTagNumber	D0048060
CurrentStatus	
ConstructionDate	5/9/2007
Owner	BEATRICE PEREZ
AppType	
WellUse	Domestic
BasinNumber	65
CountyName	VALLEY
Township	17N
Range	02E
Section	12
QQQ	SW
QQ	NE
Quarter	SW
GovLotNum	
WellAddress	22 HAIT LN
Lot	
Block	
subdivision	
ProductionRate	50.00
StaticWaterLevel	13.00
CasingDiameter	6
CasingDepth	55.00
TotalDepth	55
DataSource	QQQ
DiversionName	
WellDocs	More info
Latitude	
Longitude	

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Need a larger map?

Click here to view a full-size interactive map of the wells.

(<https://maps.idwr.idaho.gov/agol/WellsandGroundwaterManagement/>)



14028 Norwood Road
 P. O. Box 576
 McCall, ID 83636

JAMES FRONK CONSULTING, LLC.

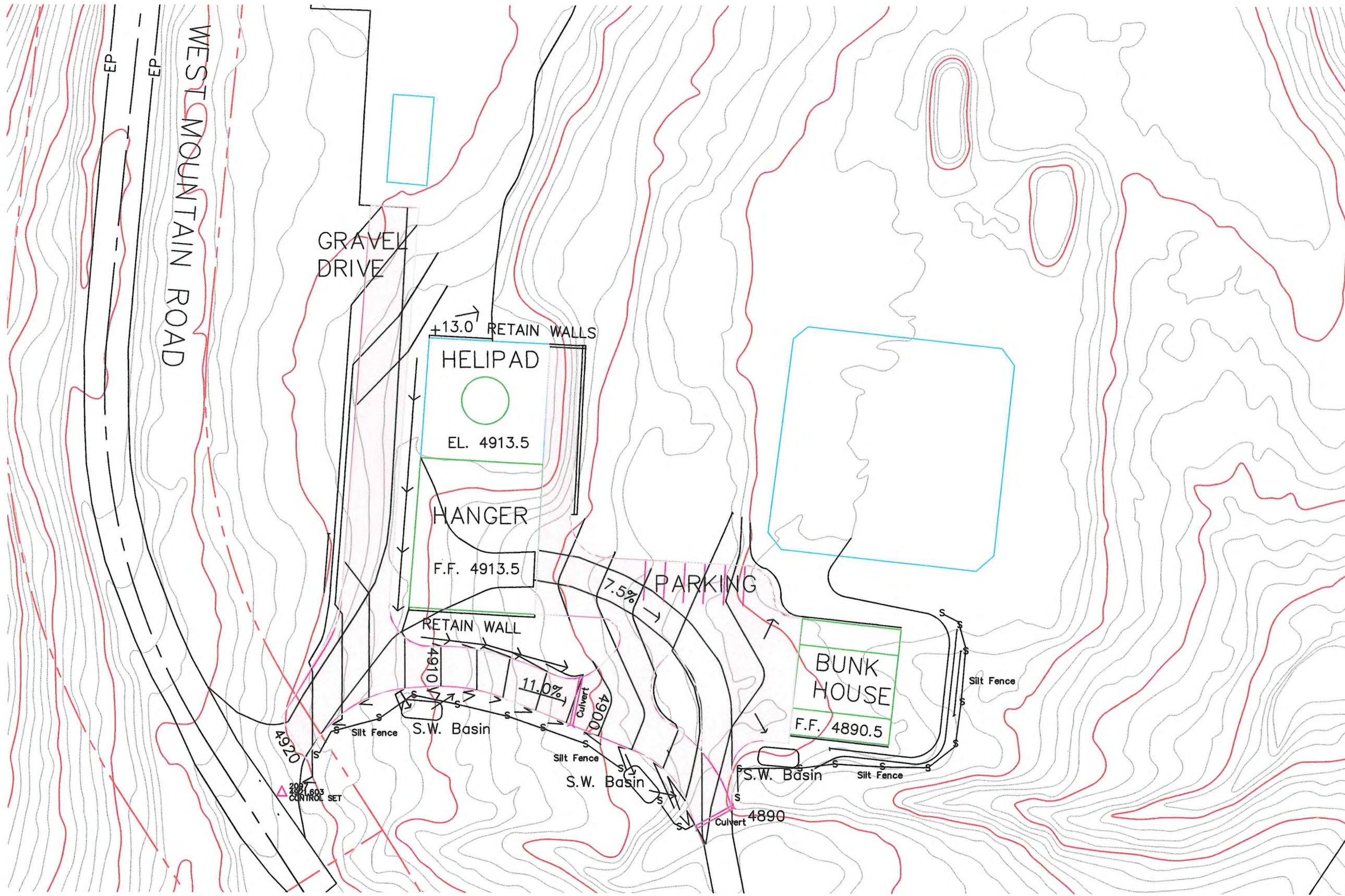
PROJECT

EXISTING SITE CONDITIONS

AHLQUIST RANCH FACILITY
 TAX No. 16 IN A PORTION OF SECTION 12
 T.17N., R.2E., B.M., VALLEY COUNTY, IDAHO
 3324 WEST MOUNTAIN ROAD
 MCCALL, ID 83638

SHEET DATA		REVISIONS	
NO.	DESCRIPTION	DATE	

P.M.: JF
 DRAWN BY: JF
 CHECKED BY: JF
 DATE: 9/8/2023
 FILE NO:



GRADING, DRAINAGE, EROSION CONTROL

PLAN

AHLQUIST RANCH FACILITY
 TAX No. 16 IN A PORTION OF SECTION 12
 T.17N., R.2E., B.M., VALLEY COUNTY, IDAHO
 3324 WEST MOUNTAIN ROAD
 MCCALL, ID 83638

JAMES FRONK CONSULTING, LLC.
 14028 NORWOOD ROAD
 P.O. BOX 576
 MCCALL, ID 83638

PROJECT

SHEET DATA		REVISIONS	
NO.	DESCRIPTION	DATE	

P.M.: JF
 DRAWN BY: JF
 CHECKED BY: DATE: JF
 9/8/2023
 FILE NO:

SHEET



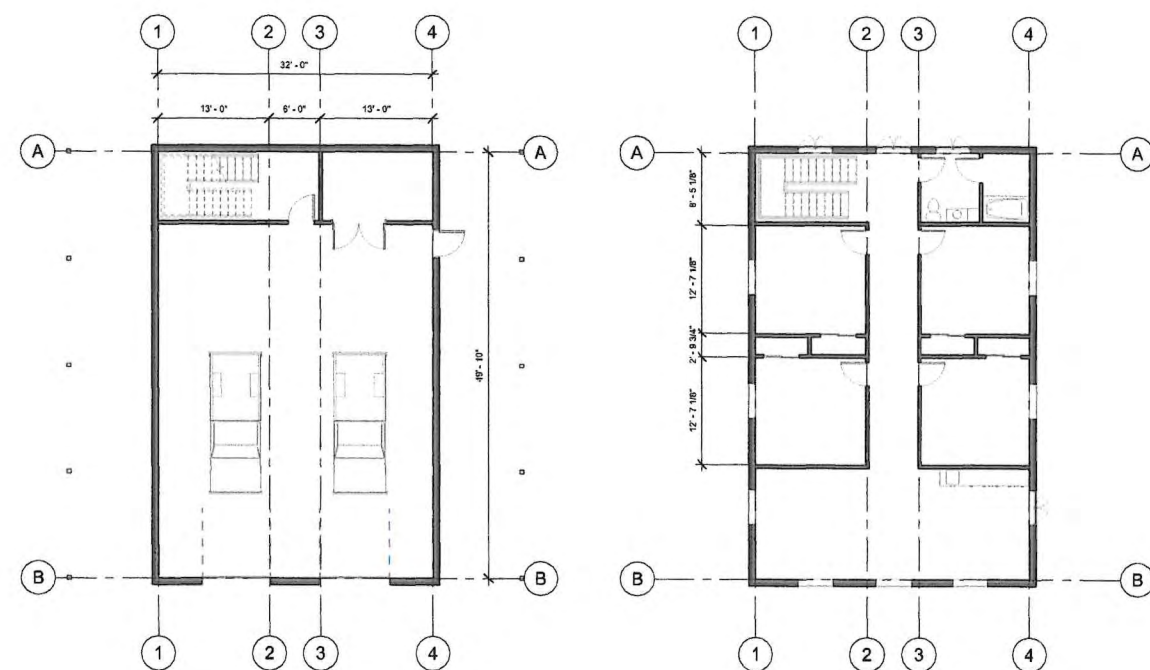
1144 S SILVERSTONE LN #500
MERIDIAN, ID 83642

US-708817 © 2019

CONSULTANT

DATE

No. Description Date

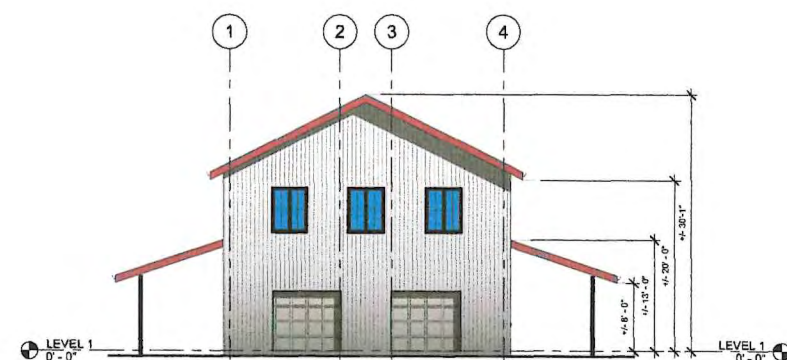


1 PRESENTATION - LEVEL ONE
1/8" = 1'-0"

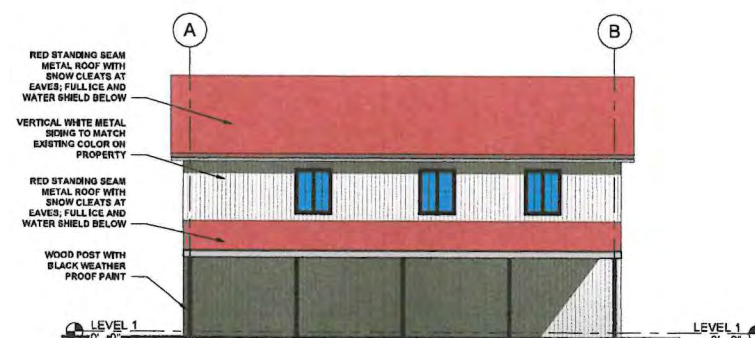
7 PRESENTATION - LEVEL TWO
1/8" = 1'-0"

2 PERSPECTIVE CORNER

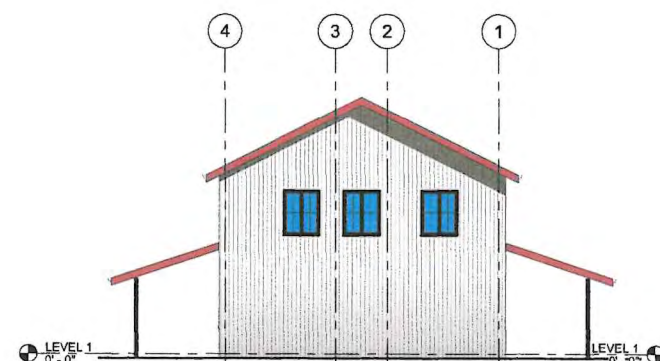
Project Number 0000
Date 08.19.23



3 FRONT ELEVATION
1/8" = 1'-0"



4 LEFT ELEVATION
1/8" = 1'-0"



5 BACK ELEVATION
1/8" = 1'-0"



6 RIGHT ELEVATION
1/8" = 1'-0"

BUNK HOUSE
McCALL IDAHO

FLOOR PLAN, ELEVATIONS, PERSPECTIVE

A101

Project Status



1144 S SILVERSTONE LN #500
MERIDIAN, ID 83642

OWNER: [REDACTED]

CONSULTANT:

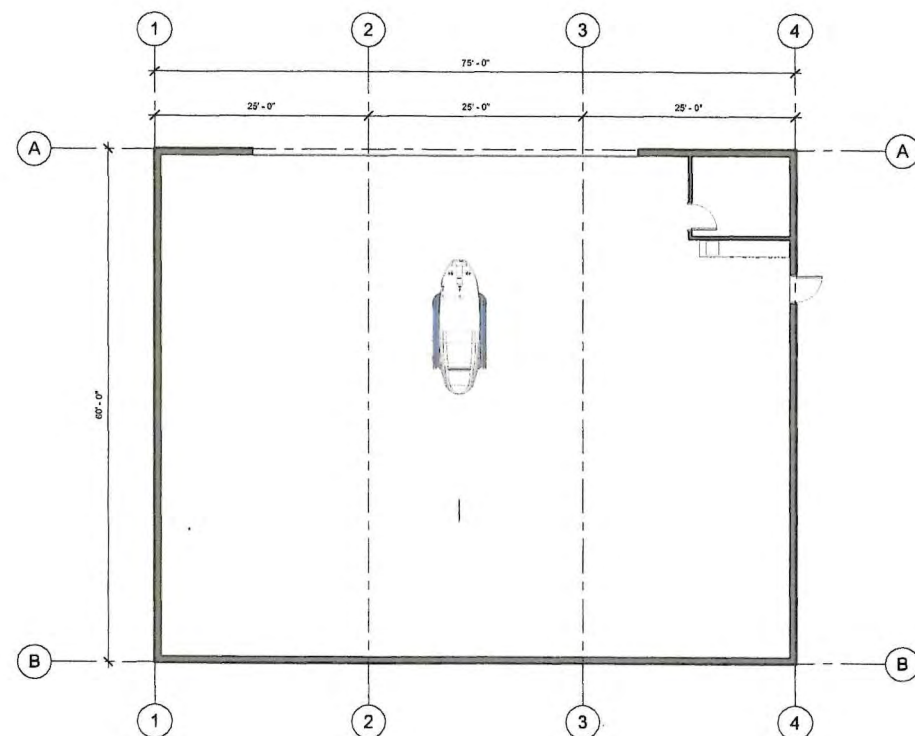
DATE:

No.	Description	Date

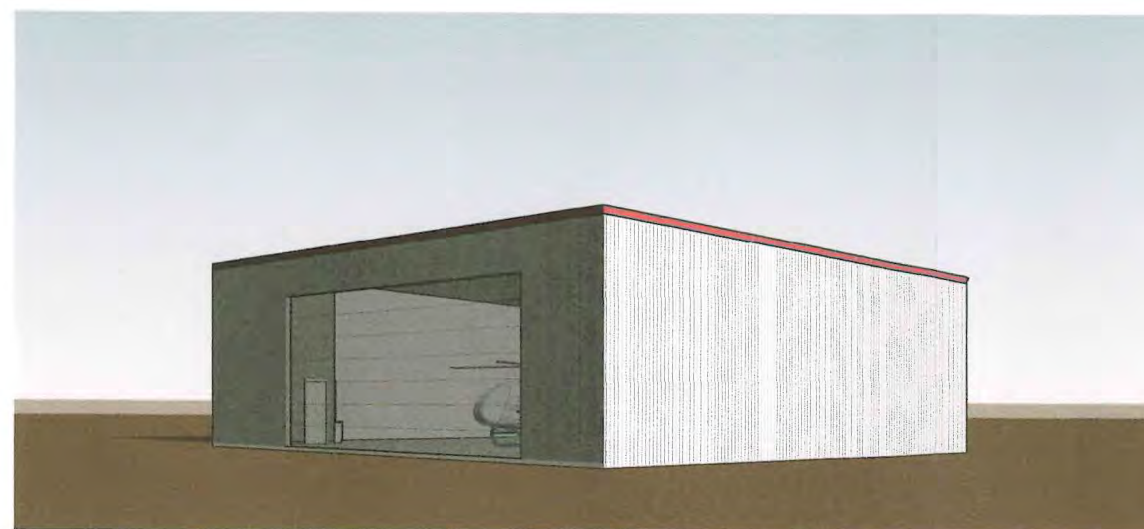
Project Number 0000
Date 08.19.23

HELICOPTER HANGER
McCALL IDAHO

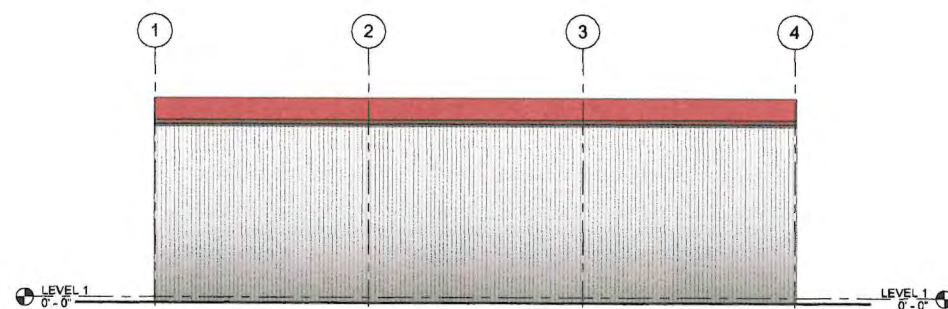
FLOOR PLAN, ELEVATIONS, PERSPECTIVE



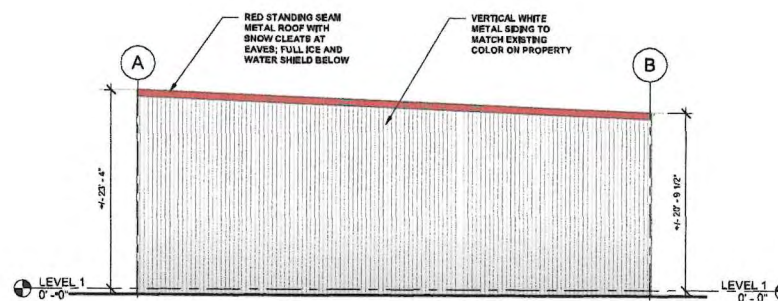
1 PRESENTATION - LEVEL ONE
1/8" = 1'-0"



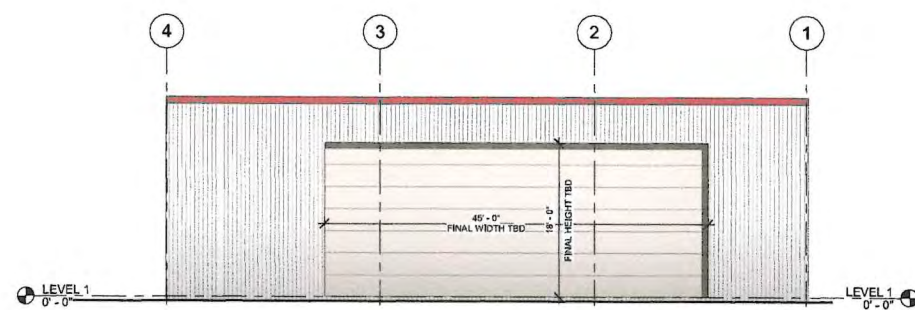
2 PERSPECTIVE CORNER



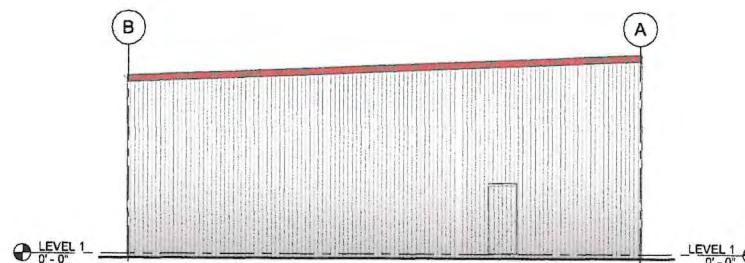
3 FRONT ELEVATION
1/8" = 1'-0"



4 LEFT ELEVATION
1/8" = 1'-0"



5 BACK ELEVATION
1/8" = 1'-0"



6 RIGHT ELEVATION
1/8" = 1'-0"

9/6/2023 5:12:44 PM

A101

Project Status