

## **Jeff & Kathy Troutner 84 Elk Haven Way**

### **Project Description:**

- **Purpose, strategy, timeframe:**

84 Elk Haven Way is an 18.67 acre lot with an existing single family residence which was build in 2006. The intent of this project is to provide a new dwelling for the property owners to store their winter/ summer toys, and to house family and guests at a separate, but close, location to their primary residence. The timeline for this project would be to begin construction in spring/ summer 2024.

- **Utilities:**

Septic – test holes were dug for this site in 1998. There is currently an existing septic system for the main house. An application for a second septic system has been submitted for the new ADU.

Well - There is an existing well installed near the primary home. If this well can not serve both the primary home and new dwelling, a second well will be installed for the new ADU.

Electrical(Idaho Power) – The ADU will require a new transformer, electrical service, and meter.

- **Access & fencing:**

There is currently one main access from Elk Haven Way. The new ADU will be accessed from the existing driveway about 530' from Elk Haven Way. There are no plans at this time to remove or update any existing fencing.

- **Emissions, dust & noise:**

There is currently no emissions, noise or dust. During construction, typical activities associated with home building will affect emissions, dust & noise. This will subside upon completion of construction.

- **Outside Storage:**

The primary purpose of the shop is to create an enclosed storage space to store vehicles & toys as well as house family and friends when visiting.

- **Fire Mitigation:**

The new ADU is primarily surrounded by native grasses and shrubs. It is located a significant distance from the existing tree line. Any dead vegetation & debris will be cleared around the new structure per firewise design.

# 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>160</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 23-53</u>		FEE \$ <u>250</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>12-8-2023</u>
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: [Signature] Date: 12/2/23

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.

### CONTACT INFORMATION

**APPLICANT** Jeff & Kathy Troutner **PHONE** \_\_\_\_\_

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS PO Box 5181 Incline Village, NV ZIP 89450

EMAIL: [REDACTED]

PROPERTY OWNER Jeff & Kathy Troutner

MAILING ADDRESS \_\_\_\_\_ ZIP 89450

EMAIL: [REDACTED]

AGENT / REPRESENTATIVE Luke Vannoy & Courtney Snyder PHONE [REDACTED]

MAILING ADDRESS PO Box 729 McCall, ID ZIP 83638

EMAIL [REDACTED]

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

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

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

## PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 84 Elk Haven Way

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)  
Elk Haven Subdivision Lot 9.

TAX PARCEL NUMBER(S) RP004590000090

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

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

2. SIZE OF PROPERTY 18.67 Acres ☒ or Square Feet ☐

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

There is an existing 3,750SF 3bedroom, 4bath primary residence on the property.

This home was built in 2006. There is also an existing septic system and well.

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: \_\_\_\_\_

There are no known hazards on this property.

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

North There is a current ADU and primary home to the North

South The lot to the South is currently vacant land.

East The property to the East is vacant land

West The property to the West is vacant land

### APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 28'

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

Number of Proposed Structures: 0

Number of Existing Structures: 0

Proposed Gross Square Feet

Existing Gross Square Feet

1<sup>st</sup> Floor \_\_\_\_\_

1<sup>st</sup> Floor \_\_\_\_\_

2<sup>nd</sup> Floor \_\_\_\_\_

2<sup>nd</sup> Floor \_\_\_\_\_

Total \_\_\_\_\_

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): 4496SF - new shop+living

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 3750SF - existing primary residence

8d. DENSITY OF DWELLING UNITS PER ACRE: .01

9. SITE DESIGN:

Percentage of site devoted to building coverage: \_\_\_\_\_

Percentage of site devoted to landscaping: \_\_\_\_\_

Percentage of site devoted to roads or driveways: \_\_\_\_\_

Percentage of site devoted to other uses: \_\_\_\_\_, describe: \_\_\_\_\_

**Total: 100%**

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: \_\_\_\_\_

Handicapped spaces required: \_\_\_\_\_

b. Parking spaces proposed: \_\_\_\_\_

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:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front

Code: 20' min.  
actual: 440'

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Rear

Code: 20' min.  
actual: 1485'

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Side

Code: 7.5' min, actual: 136'  
south, 137'-7" north

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Side Street

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☐

Existing road construction: Gravel ☒ Paved ☐ or Combination of both? ☐

1 - new driveway from

13. NUMBER OF PROPOSED ROADS: main driveway Proposed width: 12' Min. for fire access

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 ☐  
There is currently an existing driveway that will remain as the primary access both structures (existing home + New ADU). A new driveway will branch off the existing to access the new shop+living
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
There is currently a septic system, a well and power for the main home.
16. PROPOSED UTILITIES: 1 new septic, 1 new well/ or tie into existing and tie into the existing power  
 Proposed utility easement widths \_\_\_\_\_ for the new ADU  
 Locations \_\_\_\_\_
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? 1 existing Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
 Nearest adjacent well 88 Elk Haven Way well Depth \_\_\_\_\_ Flow \_\_\_\_\_
19. DRAINAGE (Proposed method of on-site retention): \_\_\_\_\_  
 Any special drains? \_\_\_\_\_ (Please attach map)  
 Soil type(s): Roseberry Coarse Sandy Loam, Melton Loam, Donnel Sandy Loam 0-2 percent slopes  
 (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:  
The west portion of this property, where the new ADU is proposed, is fairly flat and up  
away from Lake Fork Creek.
- 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. N/A
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE 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 ☐ No
2. What is the name of the irrigation district/company and drainage entities servicing the property?  
Irrigation: N/A  
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.  
\_\_\_\_\_  
\_\_\_\_\_

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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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, 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:

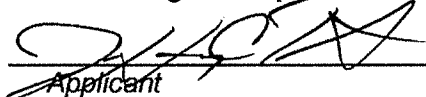
- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for 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.

N/A

### =====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: 12 / 2 / 23



# VALLEY COUNTY

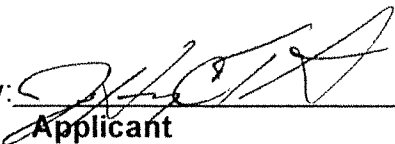
## WEED CONTROL AGREEMENT

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: 12/2/22

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.

*There is currently an existing home, well hidden, about 1011' back on the lower portion of the property down by Lake Fork Creek. The proposed new ADU is about 450' from Elk Haven Way and will be visible. Aside from access off the main road, construction noise for the new ADU should be minimal.*
  2. Provision for the mitigation of impacts on housing affordability.

*This new shop+living is for personal family use. It is not intended for long or short term rentals.*
  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.

*Currently there is no noise or vibration on site. During construction, typical activities associated with home building will occur. For example, compaction for the new driveway addition & base material for concrete slabs may cause new noise or vibrations on site. Noise & vibrations will disappear upon completion of construction.*
  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 ADU will be visible from most surrounding properties. Primarily the structure has south facing glass. Proper landscaping & materials will be taken into consideration to minimize glare and screen the home from surrounding neighbors. Adequate parking and toy storage(shop) will help mitigate glare from vehicles.*
  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.

*Typical residential fireplace use.*

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.

*The upper portion of this lot, where the ADU will be located, is fairly flat with a slight slope as you make your way towards the primary residence near Lake Fork Creek. The lower portion of this property is located within a floodplain.*

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

*This property is 18.67 acres. The surrounding properties are all similar size or larger. Any activities on the neighboring property should have low impact on the proposed use of this property.*

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.

*All disturbed vegetation from construction will be re-seeded to natural grasses & wildflowers native to our area. Removal of dead trees and debris will clean up the property and be better for fire prevention on site. There will not be any unnecessary disturbances of natural drainage on site, general stability of soils, slopes & embankments on the property.*

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

*All disturbed soils due to construction will be re-seeded with natural grasses & wildflowers native to our area. Designated staging areas for materials will minimize disturbance beyond the building site.*

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 ADU will not affect any slope stability due to its location on the site. We will consult with a civil engineer, as needed, for any driveway construction, utility, or drainage mitigation that may be needed for this project.*

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

*A civil engineer will manage any site grading as needed. The structures are set back on the property, in combination with landscaping. Sight & sound buffers will be created. Utilities will be underground. Existing fence at perimeter to remain*

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 overall property is 18.67Acres. The structures are set back from Elk Haven Way. Added landscaping and existing site features will minimize visibility from public roads & adjoining properties. No visible cuts/ fills are anticipated & no shadows will be created on adjacent properties.*

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 existing home is not currently visible from neighboring properties. It is located on the lower portion of the lot by Lake Fork Creek & located near the floorplain for this site. This limits any additional building within the lower area of the property. The new ADU is proposed for the flatter, upper west portion of the property. This structure will have 360° views of the valley.*

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

*No business will be run from the site. Short term work will be created for construction industry. Long term - property management(care-taking) possibly, but not currently planned.*

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

*None.*

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

*N/A - no products or services will be created.*

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.

*N/A*

18. What will be the impacts of a project abandoned at partial completion?

*An unoccupied building.*

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

*2 buildings - an existing 3,750SF home built in 2006, and a 4,496SF shop+living.*

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

*The existing home was constructed in 2006. The new shop + living is scheduled to begin construction in 2024.*

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.

*N/A*

### **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.

## CUP Application - 84 Elk Haven Way

Courtney Bork [REDACTED]

Fri 12/8/2023 3:18 PM

To: Lori Hunter [REDACTED]

Cc: Luke Vannoy [REDACTED]

Great news! Thank you, Lori. We will keep an eye out for the information to come in the mail next month.

The total living space of the new structure is 2,579SF. The fire place is a wood burning insert.

Thank you,

Courtney Snyder-Bork

Designer

McCall Design & Planning

Office: [REDACTED]

Cell: [REDACTED]

[www.mccalldp.com](http://www.mccalldp.com)



**From:** Lori Hunter <lhunter@co.valley.id.us>

**Date:** Friday, December 8, 2023 at 2:42 PM

**To:** MDPI [REDACTED]

**Cc:** Luke Vannoy [REDACTED]

**Subject:** Re: CUP Application - 84 Elk Haven Way

This application met the deadline for the February 8<sup>th</sup> meeting. In early January, Cynda will review the application and we will mail you and the property owners a letter and draft agenda.

The application states the new structure would be 4496 sqft including shop plus living space. What is the total living space in the new structure? Is a wood-burning device (fireplace or stove) proposed in the new building?

Lori Hunter

Valley County Planning & Zoning Planner II

208-382-7115

219 N. Main Street • P.O. Box 1350

Cascade, ID 83611

**S**ervice **T**ransparent **A**ccountable **R**esponsive

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**From:** Courtney Bork [REDACTED]  
**Sent:** Friday, December 8, 2023 2:24 PM  
**To:** Lori Hunter <lhunter@co.valley.id.us>  
**Cc:** Luke Vannoy [REDACTED]  
**Subject:** Re: CUP Application - 84 Elk Haven Way

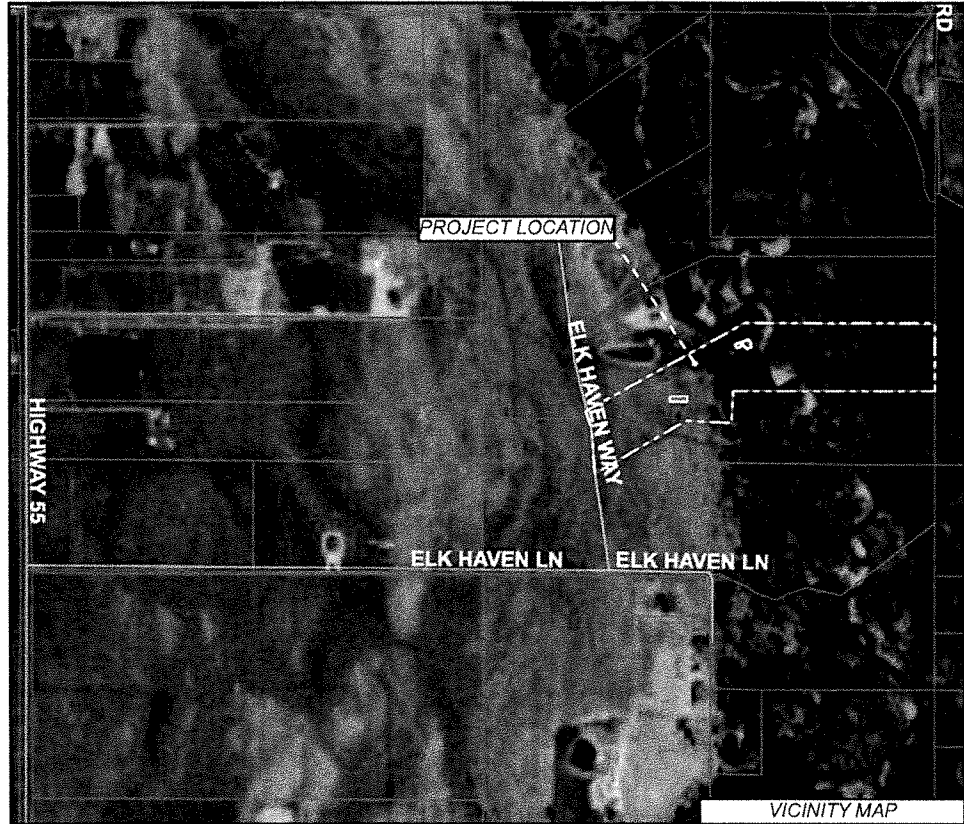
Hello Lori,

We appreciate being notified that it was received. What are the next steps? Please let me know if you have any questions or need anything else from us.

Thank you,

Courtney Snyder-Bork  
Designer  
McCall Design & Planning  
Office: [REDACTED]  
Cell: [REDACTED]  
[www.mccalldp.com](http://www.mccalldp.com)





SITE PLAN LEGEND	
EXISTING GRADE	
FINISHED GRADE	
PROPERTY LINE	
SETBACKS	
ROOF LINE	
NEW BUILDING OUTLINE	
EXISTING BUILDINGS	
NEW DRIVE	
EXIST'G DRIVE	

DRAWING INDEX	
1	EXIST'G DRIVEWAY
2	NEW DRIVEWAY - SHOP
3	PROPOSED NEW SEPTIC - SHOP
4	PROPOSED NEW WELL - SHOP
5	NEW SHOP + LIVING
6	EXIST'G SEPTIC - HOUSE
7	EXIST'G WELL - HOUSE
8	EXIST'G HOUSE

# TROUTNER SHOP - MASTERPLAN 84 ELK HAVEN

**mdpi**  
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McCALL DESIGN & PLANNING  
PO Box 729  
McCALL, IDAHO 83638  
SUSEMIHL - VANNOY

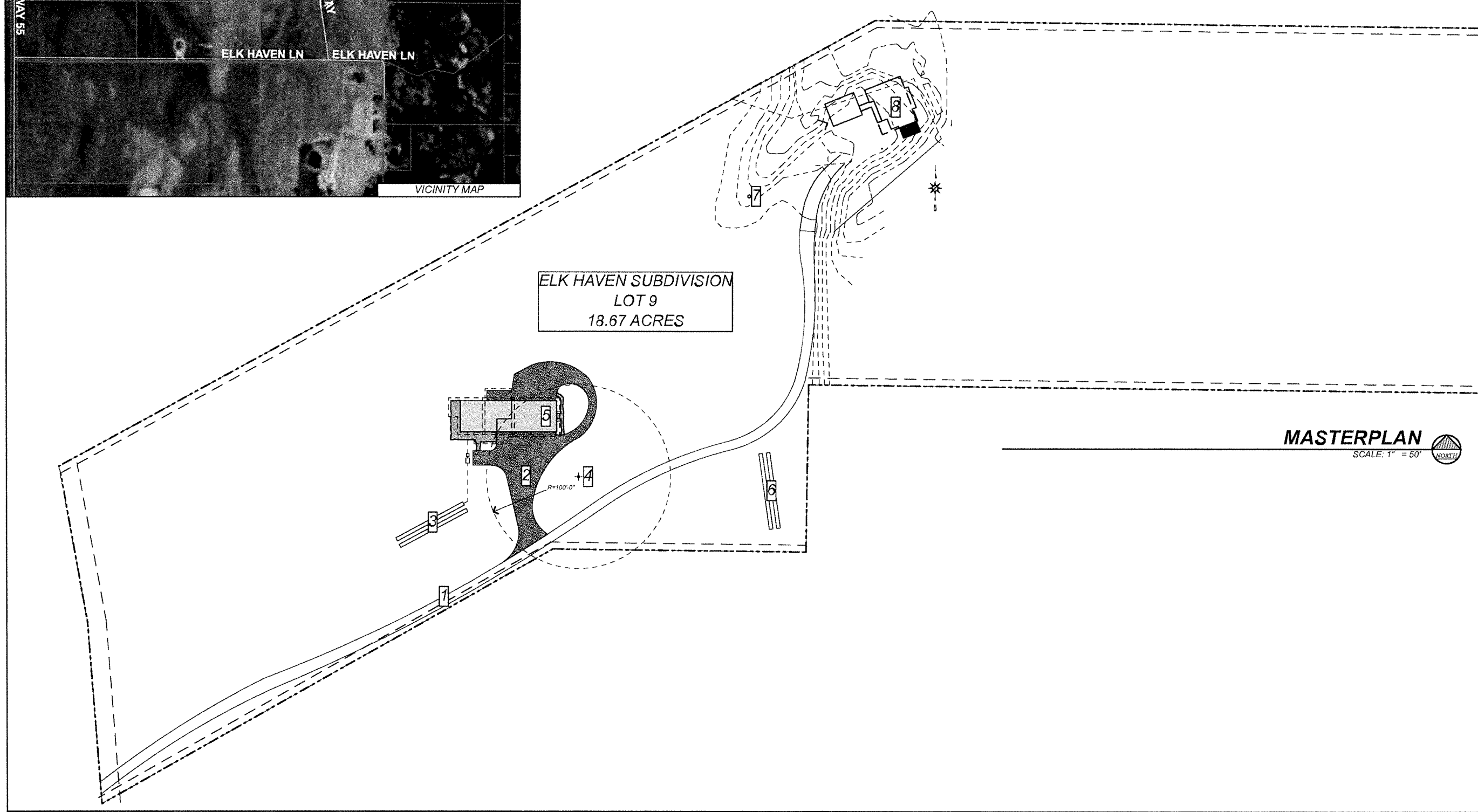
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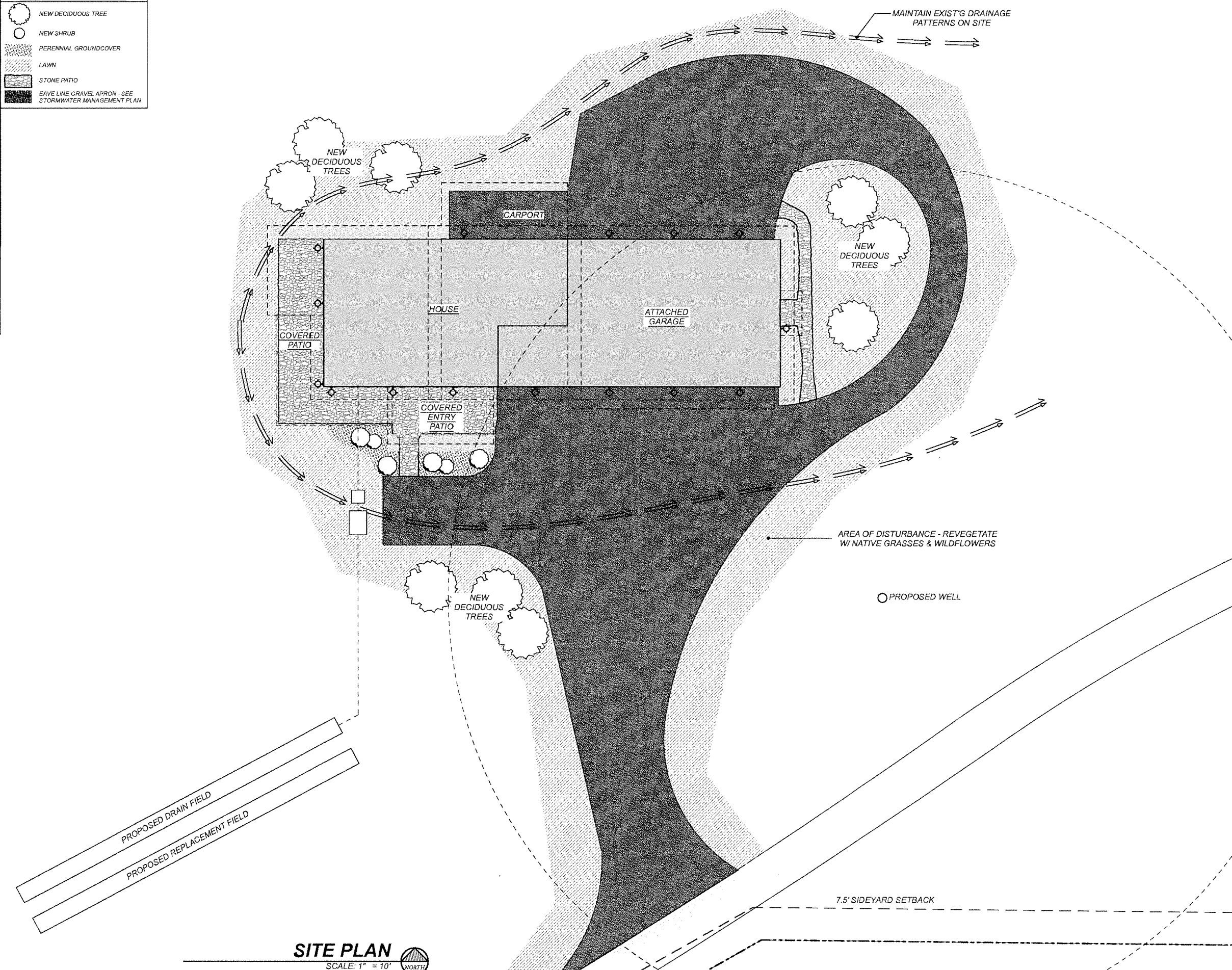
Jeff & Kathy Troutner  
84 Elk Haven  
McCall, ID  
Valley County

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SF TAKEOFF	
MAIN LEVEL LIVING SPACE	1680
UPPER LEVEL LIVING SPACE	899
TOTAL LIVING	2479
GARAGE	1890
SITE PLAN LEGEND	
EXISTING GRADE	
FINISHED GRADE	
PROPERTY LINE	
SETBACKS	
ROOF LINE	
NEW BUILDING OUTLINE	
EXISTING BUILDINGS	
NEW DRIVE	
EXIST'NG DRIVE	
OUTDOOR LIGHTING LEGEND	
	60w SURFACE MOUNTED LIGHT (UNDER ROOF OR DECK)
	60w WALL MOUNTED SCONCE W/ FULL CUT-OFF LUMINAIRE
	40w SITE POST LIGHT W/ OPAQUE TOP (24" TALL)
NOTE: ALL OUTDOOR LIGHTING TO CONFORM W/ TITLE 3, CHAPTER 14, MCCALL CITY CODE	

LANDSCAPING LEGEND	
	NEW DECIDUOUS TREE
	NEW SHRUB
	PERENNIAL GROUNDCOVER
	LAWN
	STONE PATIO
	EAVE LINE GRAVEL APRON - SEE STORMWATER MANAGEMENT PLAN



**SITE PLAN**  
SCALE: 1" = 10'

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