



February 7, 2024

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
[REDACTED]

cherrick@co.valley.id.us

**RE: Valley County – Road & Bridge | PN: 12310
Conditional Use Permit Application**

Dear Ms. Herrick,

To meet the growing needs of the Valley County Road and Bridge Department, and after email communication between Insight Architects, Jeff McFadden and Cynda Herrick, our team is pleased to present the following application for:

1. Conditional Use Permit

Subject Parcel Number: RP13N04E090605

Address: 55 Gold Dust Road, Cascade, Idaho 83611

Summary

The project proposes replacement of the current Road and Bridge Department location from the current location at the fairgrounds to a new location south of Cascade off Gold Dust Road (above referenced address and parcel number). The project includes development of a new 13,575-square foot prefabricated metal building 'road shop' with service yard, required landscaping and new utilities to support the building: power, data, phone, water, septic, etc. It is our understanding that the project will be pursued in one single phase. We further understand that no off-site improvements are anticipated for this project and the existing Gold Dust Road approach will be utilized for project access.

Scopes to be managed by others are as follows:

- Geotechnical Soils Evaluation is in process by Atlas at the direction of Jeff McFadden (Client).
- Traffic Impact Studies are not included or anticipated as required.
- Septic drain field design is per Central District Health.
- Architectural, structural & MEP sub-consultants are managed by Insight Architects (Dana Kauffman Dana@insightarchitects.com) at the direction of Jeff McFadden (Client).

In accordance Valley County requirements please review enclosed documents and site-specific information on the subsequent pages of this letter.

- **Existing & Proposed Uses**

There is no existing conditional use permit tied to the subject parcel that The Land Group is aware of at this time. This Conditional Use Permit (CUP) provides required documentation for existing, commensurate and new/proposed Road & Bridge Department maintenance and operational uses for the above referenced parcel. New additions and improvements include the new building with utilities, on-site driveways and drainage improvements, required landscaping, removal of an existing salt shed and other miscellaneous outside storage items in addition to adding one new fuel station.

- **Outside Storage, Fencing & Access**

Outside storage consists of four (4) existing structures, materials and equipment utilized by Road and Bridge Department staff. One (1) existing salt shed is slated for demolition. There is one (1) new proposed drive-up fuel station shown on the site plan. Fencing is not proposed as it is not required by code. Vehicular access is via the existing approach location on Gold Dust Road. The existing approach is proposed to have an improved ITD standard asphalt approach as shown on drawings provided. Site access is not proposed as restricted by fencing or gates at this time.

*Open Storage must comply with Valley County Code: Title 9, Chapter 5 Article B, 9-5B-6.

- **Emissions, Dust & Noise**

Department operations and activities at the parcel will produce noise and vibrations from loaders, excavators, snowplows, dump trucks and other various motorized vehicles coming and going from site during normal daytime business hours. There will primarily be six (6) full-time shop employees parking at the site, working during normal daytime business hours, Monday through Friday. There are also thirteen (13) full-time roadway technicians that park and leave in county equipment they operate. The summertime season (no during snowfall) is 6am to 4pm. During the winter season operations can 24-hours depending on snowfall. If there is no snowfall, the hours are 7am to 5pm. Approximately, nineteen (19) parking spaces are needed for employees, twenty (20) spaces are provided on the plan. One (1) space is ADA compliant.

*Emissions, Dust & Noise must comply with Valley County Code: Title 9, Chapter 5 Article B.

- **Central District Health Septic Review**

The Client (Jeff McFadden) engaged Central District Health (CDH) to complete a speculative site evaluation schedule for February 9, 2024, pending temperate weather conditions. After completion of test pit observation by CDH and monitoring well observation of groundwater by Jeff McFadden weekly through spring, septic design will be approved or restricted. Central District Health indicated that groundwater monitoring would be required through May of 2024 before the Speculative Site Evaluation Report will be issued by CDH.

To complete CUP drawings, TLG provided general assumptions for septic drain field size and location shown on the drawings included.

- **Lighting**

There is no site lighting proposed as part of this project. Exterior lighting will all be provided on the building façade and compliant with Valley County Code: Title 9, Chapter 5, Article B, 9-5B-2.

▪ **Fire Mitigation**

Perimeter landscaping is proposed as required by code. Proposed plantings are primarily dryland and native plantings requiring temporary irrigation measures during the establishment period only. The building has a clear defensible space buffer. Other fire mitigation measures are per architectural design per international building code and are not included in this application.

*Fire Protection must comply with Valley County Code: Title 9, Chapter 5 Article B.

▪ **Wetlands Inventory**

Included with this letter is a National Wetlands Inventory Map showing classified wetlands on the subject parcel. The project does not propose wetland impacts. Stormwater Pollution & Prevention Plans (SWPPP) provided with the building permit application are required to protect the site during construction.

Sincerely,



senior project manager

Kerstin Dettrich

THE LAND GROUP

thelandgroupinc.com

o. 208.939.4041

c. 208.985.4358

Enclosures

1. Conditional Use Permit Drawings, dated 02/07/2024
2. Conditional Use Permit (CUP) Application Checklist
3. Neighbor Address List & Map (within 300 Feet)
4. National Wetlands Inventory Mapping, dated 02/05/2024
5. (10) copies of the application and additional materials are required

*Highlighted items will be printed by Lori Hunter at Valley County. Please have Jeff McFadden sign as applicant.



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

☐ Check # _____ or ☐ Cash

FILE # _____

FEE \$ _____

ACCEPTED BY _____

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE _____

PROPOSED USE: _____

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: _____ Date: 2/7/2024

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.
- n/a ☐ A **lighting plan**. **lighting on building only, deferred to building permit application, see notes in letter.**
- ☒ **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.
Lori Hunter <lhunter@co.valley.id.us> will print required copies by county for county
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 Valley County **PHONE** (208) 382-7100

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS PO Box 1350 Cascade, Idaho ZIP 83611

EMAIL jmcfadden@co.valley.id.us

PROPERTY OWNER _____

MAILING ADDRESS same as above ZIP

EMAIL

AGENT / REPRESENTATIVE The Land Group Inc. [Kerstin Dettrich] PHONE [REDACTED]

MAILING ADDRESS 462 E. Shore Drive Eagle, ID ZIP 83616

EMAIL [REDACTED]

CONTACT PERSON (if different from above) Architect: Dana Kauffman

MAILING ADDRESS 2238 Broadway Avenue - Boise, ID 83706 ZIP 83706

EMAIL [REDACTED] PHONE [REDACTED]

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 55 Gold Dust Road, Cascade, ID

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

NW4 NE4 S9 T13N R4E 'Weed Department' located on this parcel

TAX PARCEL NUMBER(S) *RP13N04E090605*

Quarter	Section	Township	Range
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1. PROPOSED USE: Residential ☐ Civic or Community ☒ Commercial ☐ Industrial ☐

2. SIZE OF PROPERTY 40 Acres ☒ or Square Feet ☐

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

Refer to letter of intent for detailed information.

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: _____

None known.

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

North Agricultural

South Residential

East Residential

West Agricultural

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 27-ft

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

Number of Proposed Structures: 1

Number of Existing Structures: 4

Proposed Gross Square Feet

1st Floor 13,575-sf
 2nd Floor n/a
 Total 13,575-sf

Existing Gross Square Feet

~~1st Floor~~ 1 Equipment Storage is 6,600sf
~~2nd Floor~~ 2 Weed Control Office is 3,825sf
~~Total~~ 3 Boat Storage is 1080sf
4 (Salt Shed is 1,625sf)
 *Salt shed slated to be demolished

n/a 8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐ Prefab. Metal Building

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☒ Prefab. Metal Building

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): n/a

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: n/a

8d. DENSITY OF DWELLING UNITS PER ACRE: n/a

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:

	Parcel (acres)	%	Project Area (acres)
Total	40	10.4%	4.16
Building Coverage	0.311	0.8%	7.5%
Landscaping	0.71	1.8%	17.1%
Roads & Driveways	1.71	4.3%	41.1%
Other Uses (existing)	1.429	3.6%	34.4%
Total (%)		10.4%	100.0%

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 1

b. Parking spaces proposed: 20

c. Number of compact spaces proposed: n/a

d. Restricted parking spaces proposed: n/a

e. Are you proposing off-site parking: No

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>50-ft</u>	_____	_____	_____
Rear	<u>n/a</u>	_____	_____	_____
Side	<u>30-ft</u>	_____	_____	_____
Side Street	<u>n/a</u>	_____	_____	_____

12. NUMBER OF EXISTING ROADS: (1) Gold Dust Rd Width: Approx. 22-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: n/a Proposed width: n/a

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:
Idaho Power & Telecomm., potable well water, septic sewage disposal
-
16. PROPOSED UTILITIES: New septic system and adjusted power and water routing and services
Proposed utility easement widths n/a Locations see drawings
-
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? No Depth _____ Flow _____ Purity Verified? unknown
Nearest adjacent well 500-ft Depth 54-ft Flow 30 gpm
-
19. DRAINAGE (Proposed method of on-site retention): Sheet flow drainage to on-site infiltration swales.
Any special drains? No (Please attach map)
Soil type(s): Gravel, sand and clay - geotechnical report is forthcoming (by others).
(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:
Yes, mass grading will occur to establish the building pad, improve on-site driveways & parking areas.
-
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: Landscape irrigation is not proposed for this project.
-
- n/a 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

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: _____
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.

=====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: ____/____/____



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: _____

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.
Traffic impacts are not anticipated to add more than 100 trips per day and are therefore, would not typically require further traffic impact study.
12 trips for full time shop workers in personal vehicles.
50-60 trips for full-time/weather Dependant operators on average (plowing, truck driving, equipment driving)
2. Provision for the mitigation of impacts on housing affordability.
n/a
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.
Commensurate with current uses. Refer to letter for more detail.
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.
Only the addition of the new prefabricated metal building will change the character of site which will be mitigated by required landscaping.
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.
Commensurate with current uses. Refer to letter for more detail. Standard motor vehicle and equipment emissions. Some on site standard fuel and chemical storage as required for motor vehicle and equipment maintenance and operations.
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 from existing well. Demand to be determined by mechanical engineer and architect for potable water and fire sprinkler use if required. Nominal surface water drainage and roof drains are designed to flow to a natural infiltration swale, see drawings.
No impacts to existing wetlands or surface water flows are proposed or anticipated.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
Commensurate with current uses. Refer to letter for more detail. Standard motor vehicle and equipment emissions. Some on site standard fuel and chemical storage as required for motor vehicle and equipment maintenance and operations.
Owner must comply with current Valley County codes and local, state, and federal laws for management and disposal thereof. No impacts are proposed to neighboring properties.
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.
No impacts to existing wetlands or surface water flows are proposed or anticipated.
SWPPP management is required during construction.
Existing wetlands shall not be disturbed.
Management of material stockpiles is the responsibility of the Owner.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
Management of material stockpiles is the responsibility of the Owner.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
None anticipated.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
Refer to drawings.
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.
Refer to drawings; landscape berms with required landscaping.
No impacts to neighboring properties with exception of enhanced landscaping around the project area. Some neighbors may be able to see the new building from certain angles which is commensurate with the existing buildings and uses on the parcel.
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.
Maintaining and improving existing Road and Bridge Department uses.

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

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

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

n/a

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?

n/a

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

n/a

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

One stage

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.

County	Parcel	Primary Owner	Property Address	Subdivision	Owner Address	Owner City	Acres	Legal 1
Valley	RP13N04E091206	JOHNSON HAROLD G	73 GOLD DUST RD	TAX NO. 5 IN SW4 NE4 S9 T13N R4E	PO BOX 584 CASCADE ID 83611	CASCADE	15.469	Gold Dust/Goslin Areas
Valley	RP13N04E049005	THUNDER CITY RANCH LLC		S/2 SE4 S4 T13N R4E	4245 S FALCONREST WAY BOISE ID 83716	BOISE	80	RV, HV & BC Rural Investment
Valley	RP13N04E044805	SIMPLOT CATTLE COMPANY		SW4 S4 T13N R4E	PO BOX 27 BOISE ID 83707	BOISE	160	RV, HV & BC Rural Investment
Valley	RP13N04E092405	SIMPLOT CATTLE COMPANY		NW4 LESS STATE HWY ROW; NE4 SW4; S9 T13N R4E	PO BOX 27 BOISE ID 83707	BOISE	197.839	RV, HV & BC Rural Investment
Valley	RP13N04E090005	LINDSEY FRED L	93 GOLD DUST RD	W/LY PART TAX NO 8 IN NE4 S9 T13N R4E	93 GOLD DUST RD CASCADE ID 83611	CASCADE	54.25	Gold Dust/Goslin Areas





This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

February 5, 2024

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

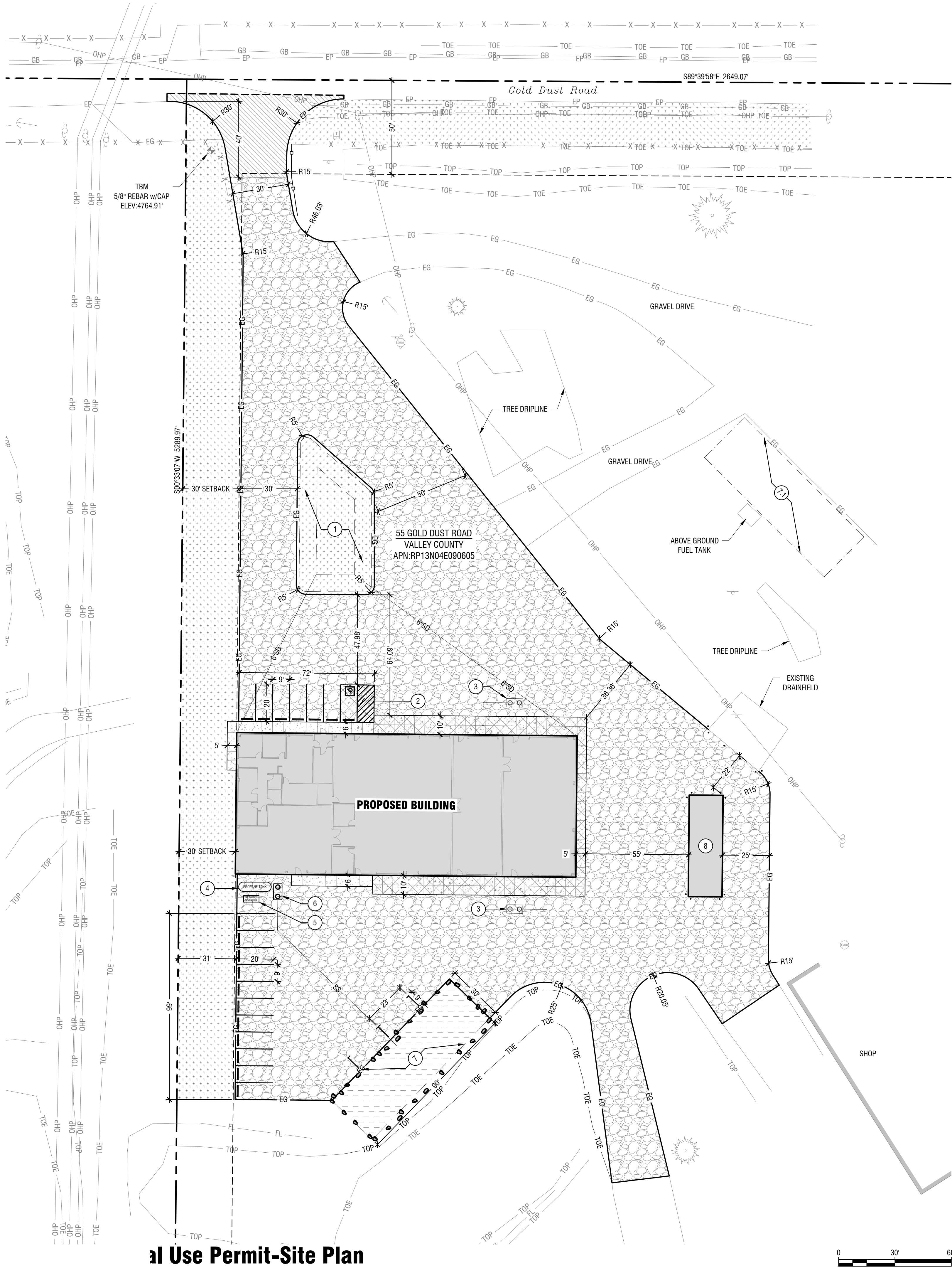
Lake

Other

Riverine


National Wetlands Inventory (NWI)

This page was produced by the NWI mapper

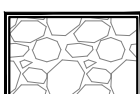


Conditional Use Permit-Site Plan


Material Legend




ASPHALT PAVING



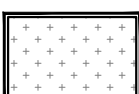
3/4" MINUS GRAVEL ROADWAY OR OWNER APPROVED EQUIVALENT



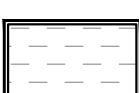
STANDARD CONCRETE FLATWORK




REINFORCED CONCRETE FLATWORK



LANDSCAPE AREAS

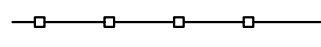


PROPOSED DRAINFIELD WITH BOULDER PERIMETER AND REPLACEMENT DRAINFIELD LOCATION

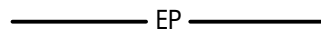


LARGE BASALT BOULDERS, 3'-4" DIA.

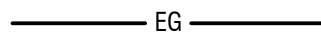
Line Legend



PROPOSED FENCE TO MATCH EXISTING

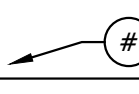


PROPOSED EDGE OF PAVEMENT



PROPOSED EDGE OF GRAVEL ROAD

Keynotes:

- 

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.
1. PROPOSED SWALE FOR ROOF DRAINAGE.

2. PROPOSED ADA PARKING STALL AND ACCESS AISLE. SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.

3. PROPOSED SAND AND GREASE HOLDING TANK FOR BUILDING BAY TRENCH DRAINS. TO BE MONITORED AND PUMPED BY OWNER.

4. PROPOSED PROPANE TANK.

5. PROPOSED EMERGENCY GENERATOR.

6. PROPOSED SEPTIC TANK.

7. PROPOSED DRAINFIELD. REFER TO SHEET L1.00 FOR PLANTING REQUIREMENT.

7.1. PROPOSED LOCATION FOR REPLACEMENT DRAINFIELD.

8. PROPOSED FUEL STATION.

VERIFY SCALES


THIS BAR IS 1 INCH ON ORIGINAL DRAWING

0 1'

IF NOT 1 INCH ON ASSUMED SCALES ACCORDINGLY

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THE LAND GROUP

TLG/PL 123109

VALLEY COUNTY ROAD DEPARTMENT

MAINTENANCE FACILITY

55 GOLD DUST ROAD

VALLEY COUNTY ID 83611

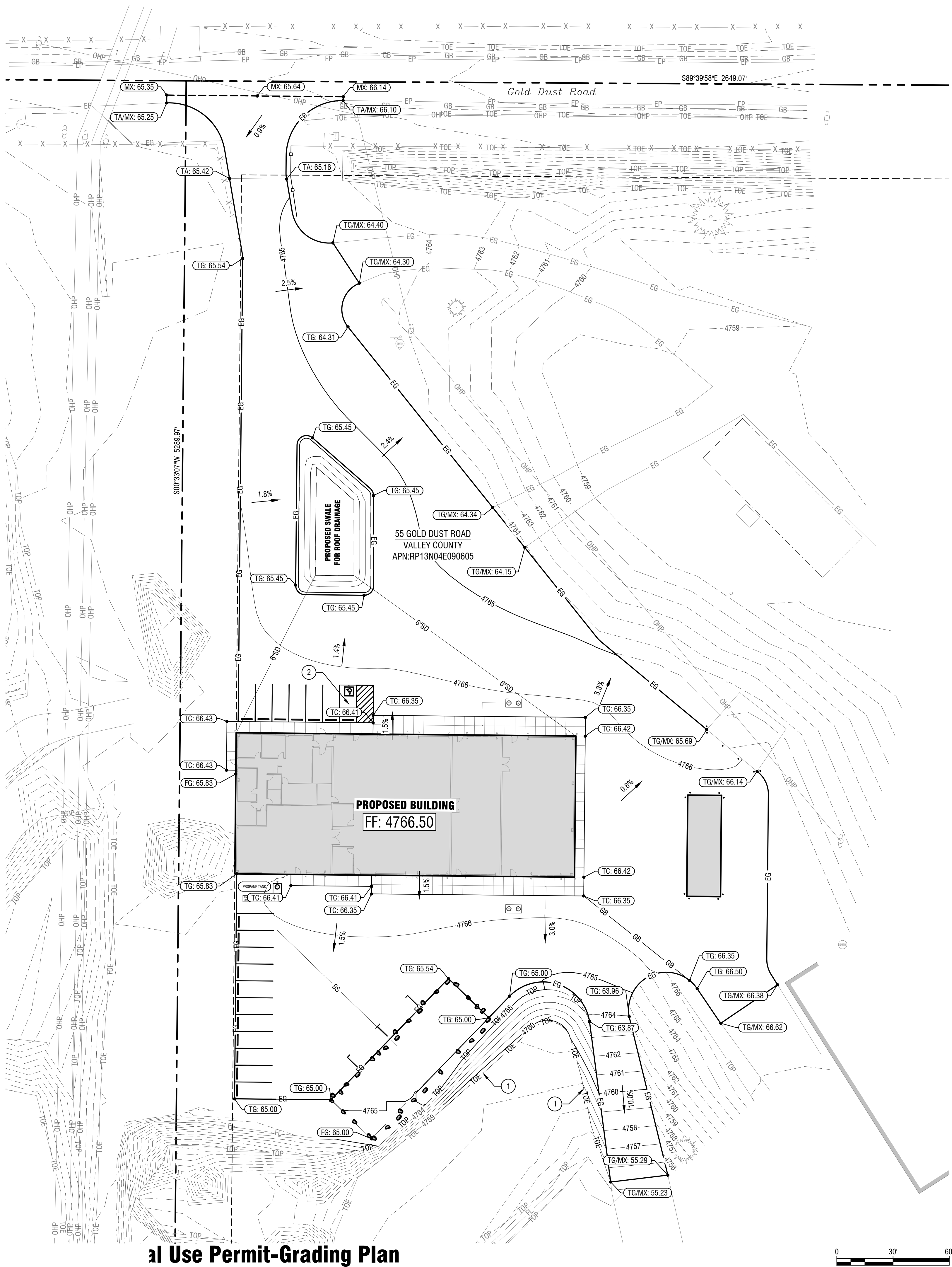
Site Plan

REVISIONS	
NO.	REMARKS

CHECKED	DK
DATE	02-07-2024
DRAWN	TLG
JOB NO.	23037

SHEET NUMBER

C2.00



al Use Permit-Grading Plan



Sheet Notes:

- A. EXISTING AND PROPOSED CONTOURS ARE AT A 1-FT INTERVAL.
- B. SPOT ELEVATIONS INDICATE TOP OF CONCRETE SURFACE OR OTHER SURFACE AS INDICATED BY THE FOLLOWING ABBREVIATIONS:
- FF - FINISH FLOOR ELEVATION
 - FG - FINISH GRADE
 - GB - GRADE BREAK
 - MX - MATCH EXISTING ELEVATION
 - TA - TOP OF ASPHALT
 - TC - TOP OF CONCRETE
 - TG - TOP OF GRAVEL
- C. SOME ELEVATIONS ARE ABBREVIATED. ADD 4,700 FT TO SPOT ELEVATIONS TO GET ACTUAL ELEVATION.
- D. LONGITUDINAL CROSS SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5%. HORIZONTAL CROSS SLOPE SHALL NOT EXCEED 2%. SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1 IN ANY DIRECTION. PAVEMENT SLOPES WITHIN DESIGNATED HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.

Keynotes:

1. GRADE TO EXISTING AT 3:1 MAX.
2. ADA PARKING AREA. SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.

INSIGHT architects, p.c.

Russ Phillips + Dana Kauffman

2238 Broadway Avenue Boise, Idaho 83706

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THE LAND GROUP

TLG/PM 123109

VALLEY COUNTY ROAD DEPARTMENT

MAINTENANCE FACILITY

55 GOLD DUST ROAD

VALLEY COUNTY ID 83611

Grading Plan

REVISIONS

NO.	REMARKS

CHECKED

DK

DATE

02-07-2024

DRAWN

TLG

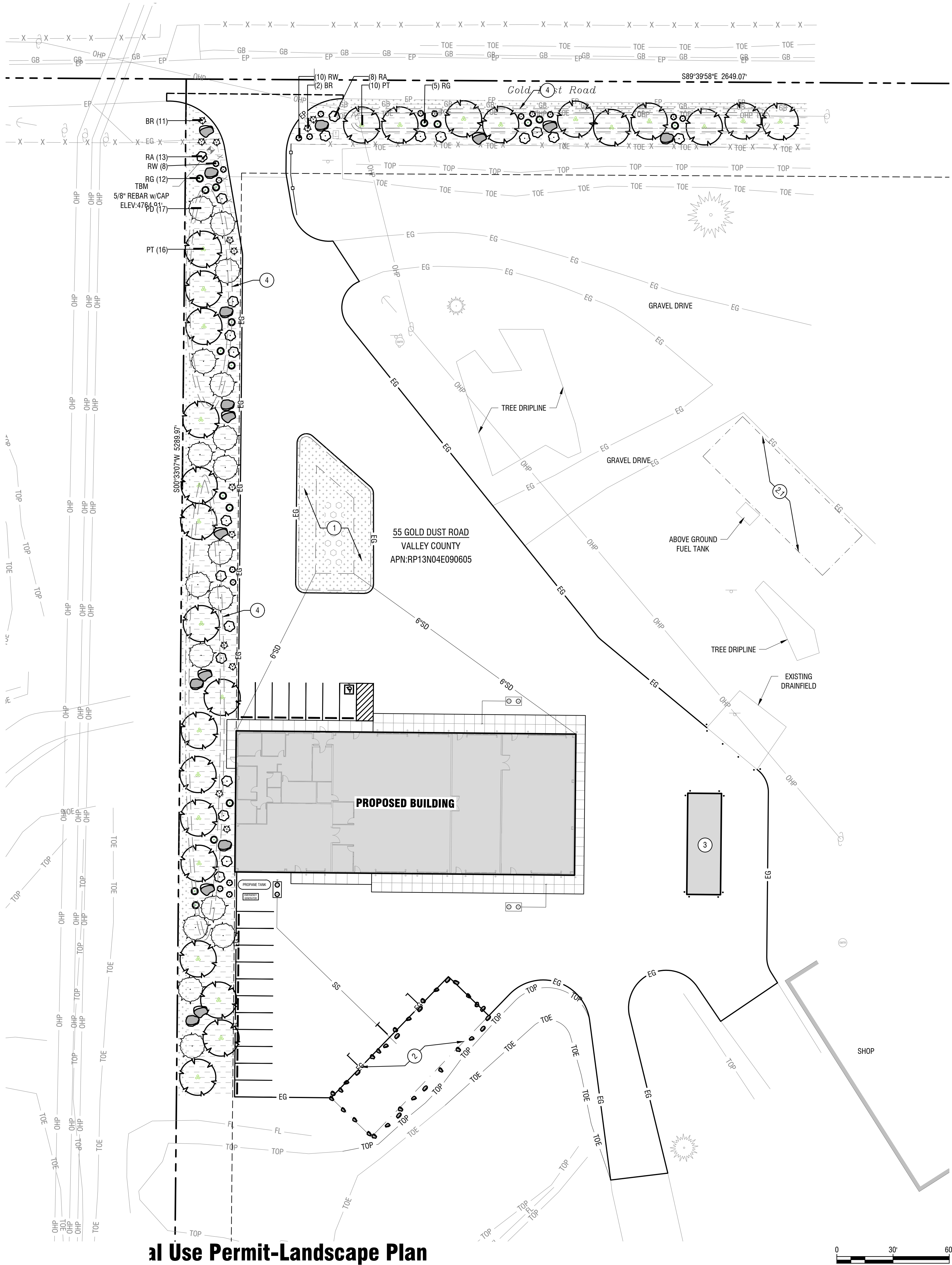
JOB NO.

23037

SHEET NUMBER

C3.00

CONDITIONAL USE PERMIT 02-07-2024



al Use Permit-Landscape Plan

Material Legend

	DRYLAND SEED MIX		LARGE BASALT BOULDERS, 3'-4' DIA. TYP.
	ROCK MULCH		MIN. 6"-DEPTH, 3'-6" RIVER COBBLE

Keynotes:

- PROPOSED SWALE FOR ROOF DRAINAGE.
- PROPOSED DRAINFIELD.
- PROPOSED LOCATION FOR REPLACEMENT DRAINFIELD.
- PROPOSED FUEL STATION.
- LANDSCAPE BERM.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES				
	PD	PSEUDOTSUGA MENZIESII DOUGLAS FIR	6' HT.	B&B
	PT	POPULUS TREMULOIDES QUAKING ASPEN	2" CAL.	B&B
SHRUBS				
	BR	BERBERIS REPENS CREEPING MAHONIA	2 GAL.	POT
	RA	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	3 GAL.	POT
	RG	RIBES AUREUM GOLDEN CURRANT	3 GAL.	POT
	RW	ROSA WOODSII MOUNTAIN ROSE	3 GAL.	POT

SEED MIXES:

FRANZE WHITE MEADOW SEED MIX				
BROMUS CARINATUS / CALIFORNIA BROME	50%	0.5 LBS / 1000SF	50%	
FESTUCA OVINA / SHEEP FESCUE	18%			
ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY	8%			
GALLARDIA PALACHELLA / INDIAN BLANKET	5.5%			
ACHILLEA MILEFOLIUM / COMMON YARROW	5%			
DESCHAMPSIA DESPYTOSA / TUFTED HAREGRASS	5%			
LUPINUS BICOLOR / MINATURE LUPINE	4%			
KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	3.5%			
LINARIA MAROCCANA / DWARF SPURRED SNAPDRAGON	1%			
CLEARWATER SEED MIX				
BROMUS MARGINATUS / MOUNTAIN BROMEGRASS	50%	0.5 LBS / 1000SF	50%	
PSEUDOPOGONERHIA SPICATA / BLUE BUNCH WHEATGRASS	18%			
FESTUCA IDAHOENSIS / IDAHO FESCUE	8%			
ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	5.5%			
POA SECUNDA SHERMAN / BIG BLUEGRASS V. SHERMAN	5%			

INSIGHT architects, p.c.
Russ Phillips + Dana Kauffman
2238 Broadway Avenue Boise, Idaho 83706

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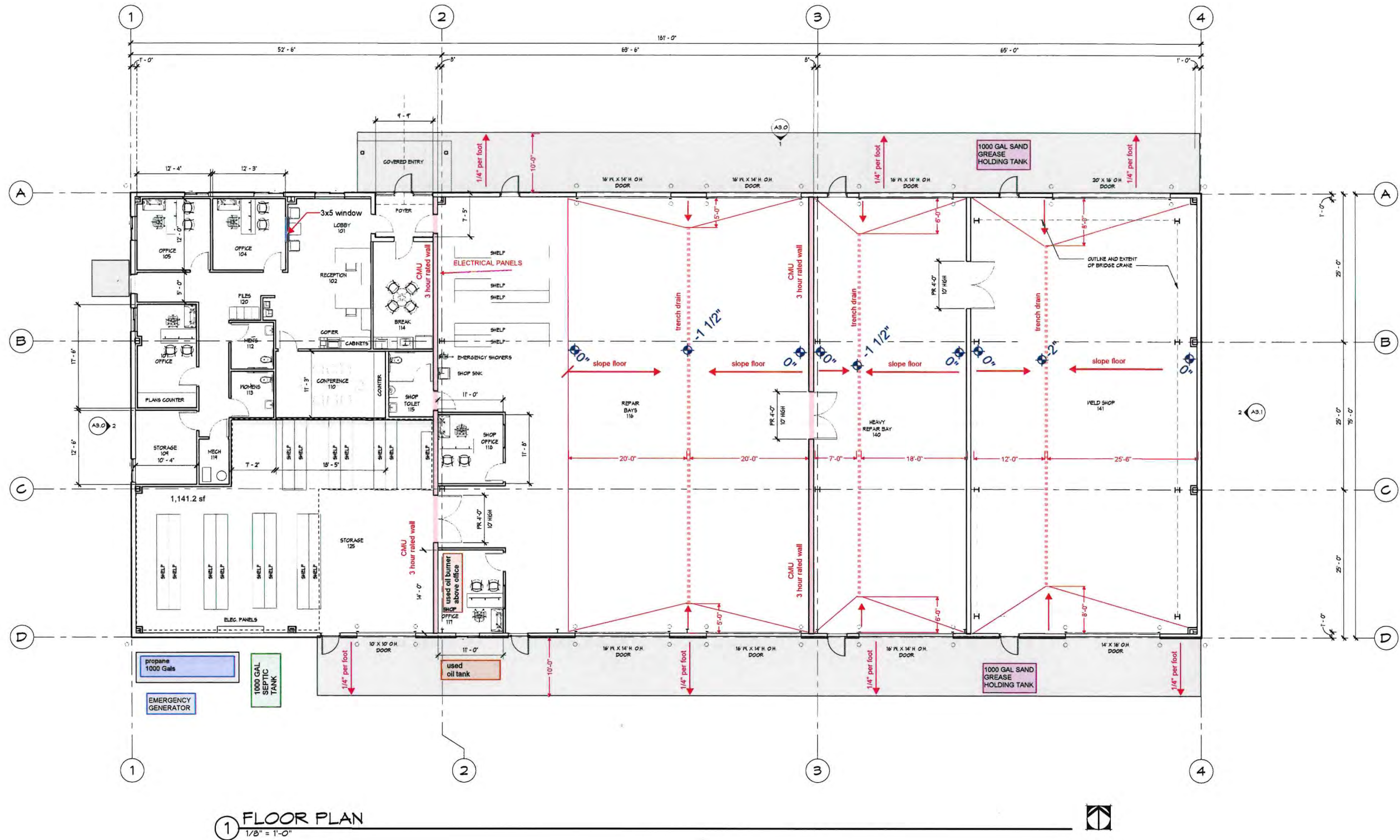
THE LAND GROUP
TLG.PN 123109

VALLEY COUNTY ROAD DEPARTMENT
MAINTENANCE FACILITY
55 GOLD DUST ROAD
VALLEY COUNTY ID 83611
LANDSCAPE PLAN

REVISIONS	
NO.	REMARKS

CHECKED	DK
DATE	02-07-2024
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SHEET NUMBER
L1.00



① FLOOR PLAN
1/8" = 1'-0"



INSIGHT architects, p.a.
Russ Phillips + Dana Kauffman
2238 Broadway Avenue Boise, Idaho 83706 ~~781-223-8888~~

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ARCHITECT STAMP

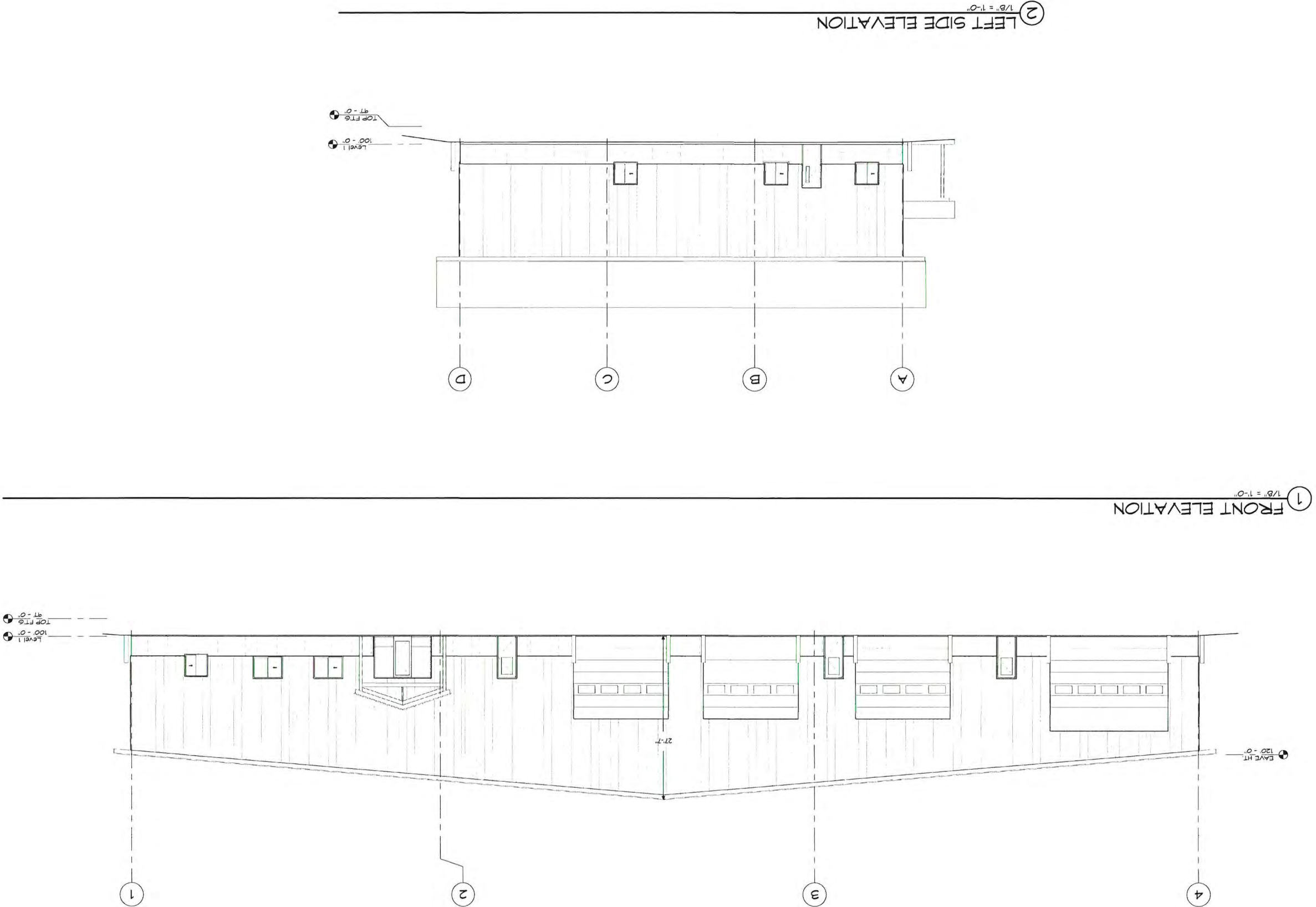
VALLEY COUNTY ROAD DEPARTMENT
MAINTENANCE FACILITY (OPTION A)
55 GOLD DUST ROAD
VALLEY COUNTY ID 83611
FLOOR PLAN

REVISIONS	
NO.	REMARKS

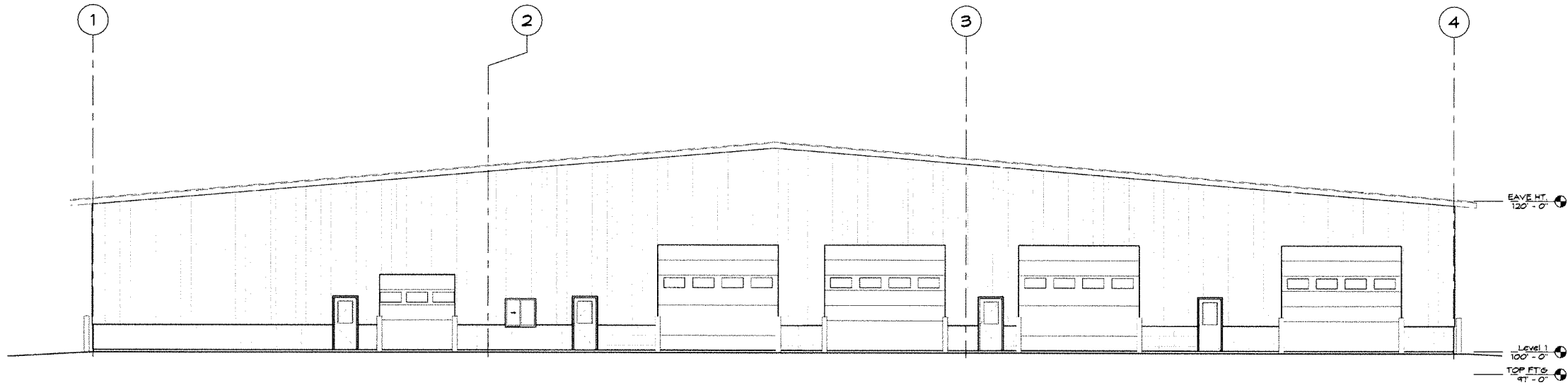
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DATE	11-22-23
DRAWN	DEK
JOB NO.	23037

SHEET NUMBER

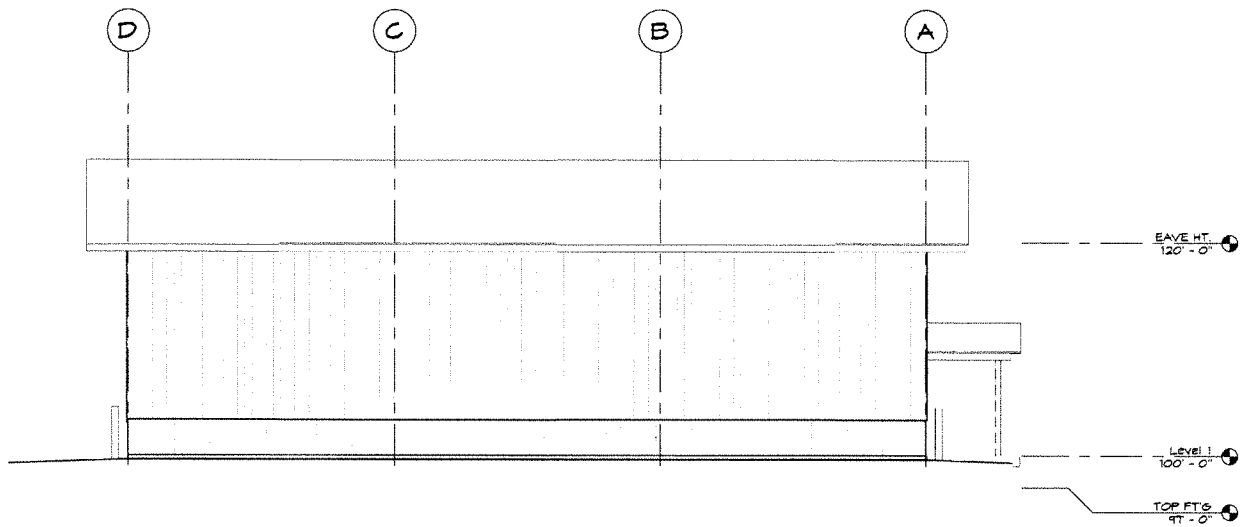
A2.0



SHEET NUMBER		A3.0	
CHECKED	DK	DATE	11-22-23
DRAWN	DEK	JOB NO.	23037
REVISIONS			
NO.	REMARKS		
VALLEY COUNTY ROAD DEPARTMENT MAINTENANCE FACILITY (OPTION A) 55 GOLD DUST ROAD VALLEY COUNTY ID 83611			
EXTERIOR ELEVATIONS			
ARCHITECT STAMP			
CONSULTANT STAMP			
VERIFY SCALES THIS SCALE IS 1 INCH ON ORIGINAL DRAWING IF NOT 1 INCH ON ADJUST SCALES ACCORDINGLY			
INSIGHT architects, p.a. Russ Phillips + Dana Kaufman 2238 Broadway Avenue Boise, Idaho 83706			



1 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"

INSIGHT architects, p.a.
Russ Phillips + Dana Kauffman
2238 Broadway Avenue Boise, Idaho 83708

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ON ORIGINAL DRAWING
IF NOT 1" = 1'-0" ON
THIS SHEET, SCALE
ACCORDINGLY

CONSULTANT STAMP

ARCHITECT STAMP

VALLEY COUNTY ROAD DEPARTMENT
MAINTENANCE FACILITY (OPTION A)
55 GOLD DUST ROAD
VALLEY COUNTY ID 83611
EXTERIOR ELEVATIONS

REVISIONS	
NO.	REMARKS

CHECKED	DK
DATE	11-22-23
DRAWN	DEK
JOB NO.	23037

SHEET NUMBER
A3.1