

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # C.U.P. 20-23 Riverside Pines

FEE \$ 50

ACCEPTED BY Cynda

DEPOSIT \$

CROSS REFERENCE FILE(S): C.U.P. 17-12

DATE 8-25-2020

PROPOSED USE: event venue

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: Sharon Ruffa Date: 8-25-2020

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

- ❖ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at www.co.valley.id.us/planning-zoning
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLICANT Sharon Rueth PHONE 208-634-6756

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS Po Box 928 Cascade ID ZIP 83611

OWNER'S NAME Sharon Rueth

OWNER'S MAILING ADDRESS Po Box 928 Cascade ID ZIP 83611

AGENT/REPRESENTATIVE _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____ ZIP _____

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS 342 Cabarton ZIP 83611 PHONE 208-634-6756

ADDRESS OF SUBJECT PROPERTY 342 Cabarton Road

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

TAX PARCEL NUMBER 11IN Gov't lots RP13N04E062575

Quarter _____ Section 06 Township 13N Range 04E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☐ Industrial ☐
2. SIZE OF PROPERTY 2.138 ^{add 6 acres} Acres ☒ or Square Feet ☐ Residential Business
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Single Family Residence

Large Barn for Commercial uses

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: _____

adjacent to North Fork of Payette River

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

North Bare Rural

South Trinity Pines

East River

West Trinity Pines

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: Existing

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

Number of Proposed Structures: N/A

Number of Existing Structures: Barn

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor ± 6000 sq feet

2nd Floor _____

Total _____

- 8a. TYPE OF RESIDENTIAL USE (If applicable):
Single family residence ☒ Mobile home for single family residence ☐ Multiple residences on one parcel ☐
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 5000 sq feet
- 8c. DENSITY OF DWELLING UNITS PER ACRE: 1 per 7 acres
9. SITE DESIGN:
Percentage of site devoted to building coverage: 2%
Percentage of site devoted to landscaping: 98%
Percentage of site devoted to roads or driveways: _____
Percentage of site devoted to other uses: _____, describe: _____
Total: 100%
10. PARKING (If applicable):
- | | |
|--|---|
| a. Handicapped spaces proposed: _____ | } Office Use Only
Handicapped spaces required: _____
Parking spaces required: _____
Number of compact spaces allowed: _____ |
| b. Parking spaces proposed: _____ | |
| c. Number of compact spaces proposed: _____ | |
| 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>54'</u> | _____ | _____ | _____ |
| Rear | <u>150' +</u> | _____ | _____ | _____ |
| Side | <u>150' +</u> | _____ | _____ | _____ |
| Street Side | _____ | _____ | _____ | _____ |
- 12a. NUMBER OF EXISTING ROADS: NA Width: _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____
- 12b. NUMBER OF PROPOSED ROADS: NA Proposed width: _____
Will the proposed roads be publicly or privately maintained? _____
Proposed road construction: Gravel ☒ Paved ☐ Driveway
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power, phone, individual well, septic
- 13b. PROPOSED UTILITIES: None
Proposed utility easement width _____ Location _____
- 14a. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
- 14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? NO
Are you proposing any alterations, improvements, extensions or new construction? _____
If yes, Explain: _____

16. DRAINAGE (Proposed method of on-site retention): _____
Any special drains? NO (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): _____
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) NA
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? NA
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? _____
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? _____ If yes, Explain:

19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

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APPLICATION FOR IRRIGATION PLAN APPROVAL submitted with C.U.P. & Subdivision Applications (Idaho Code 31-3805)

Applicant(s): Sharon Rueth

PO Box 928 Cascade, ID 83611
Mailing Address City, State Zip

Telephone Numbers: 208-634-6756

Location of Subject Property: 342 Cabarton Road
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP _____ Section _____ Township _____ Range _____

C.U.P Number: _____

This land: ☐ Has water rights available to it
☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

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 land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.



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.

COOPERATOR

By: Sharon Rueth
Sharon Rueth

Date: 8/25/2020

By: _____
Valley County Weed Control

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

110 cars max for each event, up to 5 times a
Month - NO more than 25 times a year.

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.

will not be any louder than the church camp. music will only
be played inside the barn. we ask DJs to turn down
music by 10 pm as well as close side barn doors. All music will
be turned completely off by 11 pm sharp.

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.

Dark sky compliant.

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.

N/A

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

No issues with ground water

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

Fire extinguishers in place

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

N/A - NO Disturbances

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

N/A

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

Flat

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

Flat - some screening trees
lots of landscaping
fountains, etc

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

located between Cabarton Road & North Fork Payette River

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.

Existing

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

No Change

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

No impact

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

No impact

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.

—

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

—

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

Chamber (wild Hog) event for free

Wedding

Rehearsal Dinner

Family Reunion

Class Reunion

Riverside Pines Wedding Venue

342 Cabarton Rd. Cascade, ID

 Write a review

5.0  14 reviews 

Sort by: Most relevant 

All mountain 3 dream 3



Kelsey Roberts

3 reviews

 2 months ago

For my wedding, I wanted place that reminded me of my love of the mountains and the outdoors while still being chic and classy. This place was beyond perfect !!! Riverside Pines was the ONLY place that could host our dream event while easily accommodating all of our guests (180!). Kadie helped everything run smoothly and they were so flexible. They're more than just a venue too - They can coordinate all bar and food services and anything they can't provide directly they have great recommendations for. We still get comments almost 8 months later about how fun and just perfect our wedding was and I couldn't agree more!!

 Like

Response from the owner a month ago

Thank you Kelsey for your review, we really appreciate it! Your wedding was so much fun and gorgeous!

 Edit



Rylan Liehe

1 review

 a month ago

Kadie was super helpful throughout the whole process and very sweet! It was a beautiful venue and I can't thank Riverside Pines enough for helping make my big day the best ever!

 Like

Response from the owner a month ago

Thank you so much for your 5 star review, Rylan! You were amazing to work with & your wedding was breathtaking!



Mike Workman

2 reviews

★★★★★ a month ago

This venue is a grand spectacle of mankind's achievement. Kadie is a monument to human kindness and support. Although we had to cancel our wedding not once but twice due to covid 19 we were met with passion and support throughout this heart breaking situation. Kadie went above and beyond by not only offering a full refund but also to let us reschedule again. We highly recommend this beautiful venue and the unbelievable customer service that was offered. 10/10 tell your friends, tell your grandma, tell your dog! River side pines is the cats pajamas! Thank you again kadie. We appreciate you more than you know.

Reply Like



Rachel&Conor Cook

1 review

★★★★★ 2 months ago

Although we were unable to get married at the Riverside Pines due to COVID-19, the love and support we received during our wedding planning from Kadie was amazing. She went above and beyond to make us certain we would have the best day of our lives. The Riverside Pines will always hold a special place in my fiancé and my hearts. If you are looking for an amazing place to get married this is definitely the place to go. We could not have more love for Riverside Pines and Kadie.

Response from the owner a month ago

Thank you Rachel & Conor for your 5 star review, we really appreciate it! We hope to see you at a wedding on site one of these days!



Megan Aston

1 review

★★★★★ 10 months ago

This wedding venue is a mountain wedding dream and absolutely stunning! With the river and pine trees, it is straight out of pinterest! The venue can accommodate both inside and outside receptions (which is likely to be needed in Idaho!) Highly recommend to anyone planning a wedding!

Like

Response from the owner a month ago

Thank you so much for your 5 star review, we really appreciate it!

Edit



Kimberly Brown

2 reviews

★★★★★ 10 months ago

This venue is the idyllic mountain sanctuary of every couple's best outdoor dreams. 360 degree views, indoor and outdoor ceremony options, and the owners are excellent to work with. Highly recommend!

Like

Response from the owner 8 months ago

Thank you Kimberly for your review, you couldn't have said it better! We really appreciate your kind words.

Edit



Danielle Roskelley

2 reviews

★★★★★ 10 months ago

My girlfriend got married here and the venue was absolutely gorgeous! The barn is so perfect for a reception. I highly recommend this wedding venue



Suzy Cummings

2 reviews

★★★★★ 10 months ago

We had the rehearsal dinner for our son's wedding for 100 people at Riverside Pines last summer and our friends are still talking about it! Kadie and her staff were excellent. I was arranging the event from Kansas City and Kadie was super efficient with the communication and so helpful with all of the details. The venue was beautiful, the staff super friendly, and the food was great. I would highly recommend Riverside Pines!



Like

Response from the owner a month ago

We were honored to be apart of your son's rehearsal dinner, thank you so much for choosing Riverside Pines!



Edit



Paul Johnson

Local Guide 100 reviews · 2,393 photos

★★★★★ 10 months ago



Response from the owner a month ago

Thank you Paul!

Narrative:

Sharon Rueth and her daughter Kadie (Chant) Schroeder are requesting approval to increase the conditional use plan for Riverside Pines (used to be called Sharon's place) from 10 events a year to 25 events a year. Due to Covid-19 we have had to cancel and postpone many weddings. In addition to the cancelled & postponed weddings there have been many displaced brides looking for venues to get married at. Riverside Pines is a public event venue for activities such as non-profit fundraisers, weddings, rehearsal dinners, family reunions & class reunions.

Each event held on site will require a signed contract by both the client and Riverside Pines.

Per our contract.

1: No animals on the property except for certified service animals. If an animal is going to be a part of the wedding, arrangements will need to be made prior to the event.

2: No one in the house or patio.

3: No one in the ponds or river

4: No smoking inside the barn.

5: No outside alcohol allowed on premises. All alcohol is to be served by Riverside Pines.

5: No illegal substances allowed on premises

6: The consumption of alcohol by minors is strictly prohibited

7: No fires

8: All children under the age of 16 must be supervised at all times

9: Parking: All vehicles associated with Riverside Pines event must be parked within the designated parking area.

The party needs to end at 11 pm, for the courtesy of the neighbors. The DJ and alcohol must end by 11 pm. Guests will need to work their way out of the venue and be departed by midnight. Anything after midnight will constitute a fee of \$200 per hour.

All personal property must be removed by 8 am the following day of the event; including, but not limited to all cars, road signs, balloons, ribbons as well as any rentals not provided by Riverside Pines. A \$150 cleaning fee will be applied if cleanup is not done by 8 am the following day of the event, plus \$150 per hour billed by the half hour.

Our goal is to have a detached bathroom facility located by the north end of the barn by spring of 2021. As of now our contracts read:

There are no public restrooms on site. Portable toilets or 'glam' trailers can be dropped off 3(three) calendar days prior to the event date, they need to be removed from the wedding venue **no later** than 2 (two) business days after the event date. It is recommended to have 1 porta potty per 50-75 guests (depending on how much alcohol/food will be consumed) 1 of those porta potties should be handicap size. It is also recommended to provide guests with a portable sink. If you are doing a rehearsal walkthrough you must have bathroom facilities on site. The client will arrange for delivery, pick up and payment of restrooms.

We love our community & support Valley County as much as we can. We have contracted big projects within our community such as the arbor we had built, over 17,000 square feet of sod and all our landscaping for 2020; all these jobs were given to locals of Valley County. The Cascade Chamber has held their Casino Night & Wild Hog fundraisers free of charge at our venue. We have also hosted Cascade High School class reunions on site for our alumni. Riverside Pines has a perfect score of 5/5 stars on google review and facebook reviews.

Currently there is a single house residence and a barn along the North Fork of the Payette River. Temporary lighting is placed on top of the barn for events to access the parking lot; the barn also has outdoor lights located on the front of the barn and south end of the barn. Access to the barn is off Cabarton road. The max capacity for the venue is 225.

Sharon Rueth is the owner of the Whistle Stop Cafe and Across the Tracks, she has a valid liquor license. All food would be outsourced from 3rd party vendors depending on who the client would like to contract through.



Cabarton Rd

Cabarton Rd

Parking area

Barn

Restrooms

Owners
Residence

Riverside Pines
Wedding Venue

Cermony area

Payette River

Payette Ri