

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 or ☒ Card

FILE # C.U.P. 25-016

FEE \$ \$250

ACCEPTED BY _____

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE 6-30-2025

PROPOSED USE: Property Management Operations & Equipment Storage

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: 6-30-25

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

- ☒ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☒ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A **lighting plan**.
- ☐ **Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ **Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☐ A **Development Agreement may be required**. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

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.

Project Description for Conditional Use Permit Application

Applicant: Karen & Aaron Harvey

Business Name: Forest Property Management

Project Location: 13978 B Rustic Road, McCall ID 83638

1. Project Overview

This application requests a CUP to allow the operation of a property management business, Forest Property Management, from a commercial shop located within a residentially zoned area, at 13978 B Rustic Road in McCall. The proposed use involves administrative functions, light equipment storage, and dispatch of work crews during normal business hours. No retail operations or public traffic will occur on-site.

The shop will serve primarily as a base of operations for off-site services including lawn care, landscape design and maintenance, cleaning, irrigation, and seasonal cleanups. Work activities will occur at client properties; the shop will be used for equipment storage, minor repairs, material loading, and office tasks such as scheduling, billing, and laundry.

2. Business Activities and Operations

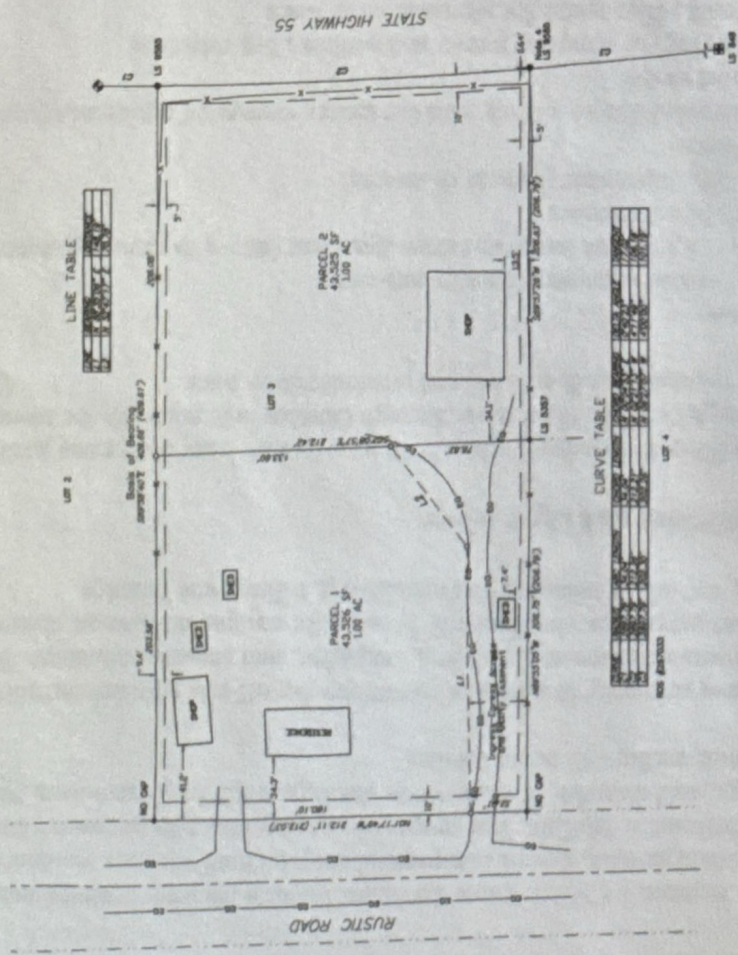
- **Business Hours:** Monday–Friday, 9:00 a.m. to 5:00 p.m. during our peak season months, May through October. November through October will primarily be owners' usage for projects, maintenance & repairs, and administrative work.
- **Employees:**
 - 2 Owner/Managers (on-site part-time)
 - 10-15 seasonal landscape crew members (arrive in morning, depart to job sites)
 - 2-3 housecleaners
 - 1 office assistant (remote or on-site)
- **On-Site Uses:**
 - Enclosed shop building used for secure storage of equipment (mowers, trimmers, hand tools)
 - Parking for company trucks and trailers (2–4 vehicles)
 - Small office space for administrative work
 - Loading/unloading of supplies (e.g., mulch, plants, small tools)
- **No retail, walk-in customers, or large deliveries** will occur on the premises.

3. Site Improvements and Compatibility

- Existing building will be used with minimal improvements (security, insulation, signage).
- Landscaping will be added or maintained to improve visual screening and minimize impacts on adjacent residences.
- Outdoor storage will be **limited** and screened by natural vegetation.
- Equipment operation (e.g., mowers) will occur off-site only.
- All parking and vehicle staging will occur on the property within designated areas, not on public streets.

RECORD'S CERTIFICATE

RECORD OF SURVEY FOR DAN DAUGHTRY
ALL OF LOT 3, ELD'S COUNTRY SUBDIVISION
SECTION 33, T. 18 N., R. 3 E., B.M.
VALLEY COUNTY, IDAHO
2025



STATE HIGHWAY 55

RUSTIC ROAD

PARCEL 2
43,525 SF
1.00 AC

PARCEL 1
43,526 SF
1.00 AC

RIDGE

SWP

LINE TABLE

CURVE TABLE

NOTES

NOTES AND NARRATIVE:

1. The owner of Survey No. 201003 and 2011 County
2. The survey was made by the method of the surveying to show
3. The survey was made by the method of the surveying to show
4. The survey was made by the method of the surveying to show
5. The survey was made by the method of the surveying to show
6. The survey was made by the method of the surveying to show
7. The survey was made by the method of the surveying to show
8. The survey was made by the method of the surveying to show
9. The survey was made by the method of the surveying to show
10. The survey was made by the method of the surveying to show

SURVEYOR'S CERTIFICATE

I, JEREMAH B. FELDING, DO HEREBY CERTIFY THAT I AM A
PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND
THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE
GROUND AND NOT FROM A PREVIOUS MAP, AND THAT THIS MAP IS AN ACCURATE
REPRESENTATION OF SAID SURVEY.



JEREMAH B. FELDING, P.L.S.

IDAHO LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC	
1000 E. 10th St., Suite 100, Boise, ID 83702	
SEC. 33, T. 18 N., R. 3 E., B.M.	
DATE	2025-01-25
BY	JBF
CHECKED BY	JBF
DATE	2025-01-25
BY	JBF
CHECKED BY	JBF
DATE	2025-01-25
BY	JBF
CHECKED BY	JBF
DATE	2025-01-25

4. Traffic, Noise, and Environmental Impacts

- **Traffic:** Limited increase in local traffic. Only two trips per day per work vehicle (one out in the morning, one return in the evening). Owners may make multiple trips throughout the day. The shop is accessed via Rustic Road, through an easement on 13978 Rustic Road.
- **Noise:** Minimal on-site noise. Morning departures and evening returns are brief and limited to light vehicle movement. Skid steer will occasionally be used to load pallets of materials onto trailers.
- **Dust/Emissions:** Controlled through dust suppression (if needed), and regular maintenance of vehicles.
- **Stormwater:** No changes to impervious surfaces; existing drainage will be maintained.
- **Hazardous Materials:** No hazardous materials will be stored on-site beyond household-use levels (e.g., fuel for mowers in approved containers, fertilizers, herbicides).
-

5. Community Compatibility and Mitigation Measures

The proposed use is low-intensity and designed to minimize impacts to surrounding residential properties. We will manage this by:

- Limiting operating hours to standard business times.
- Ensuring vehicles are parked on-site and not along neighborhood streets.
- Being committed to regular site upkeep and cleanliness.
- Operating in a manner that is respectful of neighborhood character.

6. Waste and Utilities

- Trash and green waste generated off-site will be disposed of at the Valley County Transfer Station
- No increase in septic or water usage beyond residential levels.
- Utilities (electric, water, septic) are adequate for intended use.

We are a small, locally owned and owner operated business that has been doing business here since 2004 and running Forest Property Management since 2006. We are in the business of taking care of homes and properties and this shop and land will be cared for in the same manner we care for our clients' homes. If there is anything we overlooked or can do to make this application more appealing, we are very open to input and feedback.

CONTACT INFORMATION

APPLICANT Karen & Adam Harvey PHONE [REDACTED]
Owner ☐ Purchaser ☒ Lessee ☐ Renter ☐
MAILING ADDRESS PO Box 1162 McLean ID 83438 ZIP 83438
EMAIL [REDACTED]
PROPERTY OWNER Dan Daugherty
MAILING ADDRESS 13978 Rustic Road McLean ZIP 83438
EMAIL [REDACTED]
AGENT / REPRESENTATIVE Ginnell Hellhake PHONE [REDACTED]
MAILING ADDRESS 403 E. Park Street McLean ZIP 83438
EMAIL [REDACTED]
CONTACT PERSON (if different from above) _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 13978 B Rustic Road, McLean ID 83438

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

TBD - new legal description to be recorded at/by closing

TAX PARCEL NUMBER(S) RP

Quarter _____ Section _____ Township _____ Range _____

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

2. SIZE OF PROPERTY 1 Acres ☒ or Square Feet ☐

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

shop w/ ADU

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: no

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

North residential

South business

East highway

West residential

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: n/a

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

Number of Proposed Structures: _____

Number of Existing Structures: _____

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor _____

2nd Floor _____

2nd 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): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 1100 ft²

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

9. SITE DESIGN: n/a

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): n/a

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: n/a

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

12. NUMBER OF EXISTING ROADS: 0 Width: _____

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: 0 Proposed width: _____

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: electric
-
16. PROPOSED UTILITIES: n/a
- Proposed utility easement widths _____ 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? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): _____
Any special drains? _____ (Please attach map)
Soil type(s): _____
(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: _____

- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____

- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE ATTACHED IMPACT REPORT

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

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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: [Signature]
Applicant

By: Valley County Weed Supervisor

Date: 6-30-25

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.**

❖ **Thoroughly 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.

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.

n/a

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.

n/a

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, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

n/a

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

n/a

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.

n/a

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

regular water, plant trees & shrubs

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

n/a

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

Landscaping - trees, shrubs, wildflowers.

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.

n/a

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.

Purchasing an existing ship to house our business equipment, much like it has been used in the past as seller's CUP.

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

n/a

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

n/a

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.

n/a

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.

we plan to rent the ADU, long term.
\$1200-1500/mo (is my best guess)

From: Karen Harvey <karen@forestpropertymanagement.com>
Sent: Friday, July 11, 2025 11:43 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Aaron Harvey <aaron@forestpropertymanagement.com>
Subject: Fwd: Harvey rustic road drawing

Hi Lori-

Attached is the rendering for the Rustic Road shop and lot. It shows where the septic and drain field is. The septic is to the NW of the drain field, and gravity feeds the drain system. There is a lift pump out of the shop that pumps from the apartment to the septic tank. The shop is ready and roughed out for additional plumbing, and we will be adding a bathroom (Toilet), sink, and washer/dryer for employee and shop use. We do not plan on having a porta potty, as this will be added immediately and we will have use of the apartment bathroom until then. Our plan is to have employees park in the field between the shop and the septic and drain field. FPM trucks and trailers will be parked in the shop, in front of the shop, and/or to the south of the shop. There is already a berm all along the property line at Hwy 55. We will be adding landscaping to that in the form of shrubs, grasses and flowers.

Am I missing anything? Let me know and thank you!

Karen

Karen Harvey
Forest Property Management
(208) 315-2606

2 →

