

# 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

7/2 Guests

18 Guests

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # C.U.P. 20-26

FEE \$ 50-

ACCEPTED BY \_\_\_\_\_

DEPOSIT \$ \_\_\_\_\_

CROSS REFERENCE FILE(S): \_\_\_\_\_

DATE 9/8/2020

PROPOSED USE: short-term rental

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: 9/11/2020

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](http://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 Chris Hayes PHONE 208-941-3534  
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐  
APPLICANT'S MAILING ADDRESS 348 W. 6th St. Meridian, ID ZIP 83642  
OWNER'S NAME Christopher Hayes  
OWNER'S MAILING ADDRESS Same ZIP \_\_\_\_\_  
AGENT/REPRESENTATIVE NA FAX \_\_\_\_\_ PHONE \_\_\_\_\_  
AGENT/REPRESENTATIVE ADDRESS NA ZIP \_\_\_\_\_  
CONTACT PERSON (if different from above) Same  
CONTACT'S ADDRESS Same ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS OF SUBJECT PROPERTY 28 Pointe At Gold Park Ct. Donnelly, ID 83615  
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)  
Lot 7 Block 1

TAX PARCEL NUMBER RP00524006070

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

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

2. SIZE OF PROPERTY 29.00 Acres ☐ or Square Feet ☒

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

One Single Family Dwelling

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: NO

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

North Single Family Dwelling

South Single Family Dwelling

East Single Family Dwelling

West VACANT LOT

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

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

Number of Proposed Structures: N/A

Number of Existing Structures: N/A

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 ☒ Mobile home for single family residence ☐ Multiple residences on one parcel ☐
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A  
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 2000
- 8c. DENSITY OF DWELLING UNITS PER ACRE: 1
9. SITE DESIGN:  
Percentage of site devoted to building coverage: N/A  
Percentage of site devoted to landscaping: N/A  
Percentage of site devoted to roads or driveways: N/A  
Percentage of site devoted to other uses: N/A, describe:  
**Total: 100%**
10. PARKING (If applicable):
- |   |  |
|---|--|
| a. Handicapped spaces proposed: <u>N/A</u>        | <b>Office Use Only</b><br>Handicapped spaces required: _____ |
| b. Parking spaces proposed: <u>8</u>              | Parking spaces required: _____                               |
| c. Number of compact spaces proposed: <u>N/A</u>  | Number of compact spaces allowed: _____                      |
| d. Restricted parking spaces proposed: <u>N/A</u> |  |
| e. Are you proposing off-site parking: <u>NO</u>  |  |
11. SETBACKS:
- |             | <u>BUILDING</u><br>Proposed | <u>Office Use Only</u><br>Required | <u>PARKING</u><br>Proposed | <u>Office Use Only</u><br>Required |
|-------------|-----------------------------|------------------------------------|----------------------------|------------------------------------|
| Front       | _____                       | _____                              | _____                      | _____                              |
| Rear        | _____                       | _____                              | _____                      | _____                              |
| Side        | _____                       | _____                              | _____                      | _____                              |
| Street Side | _____                       | _____                              | _____                      | _____                              |
- 12a. NUMBER OF EXISTING ROADS: 1 Width: 15 ft Private or Public? Public  
Are the existing road surfaces paved or graveled? Paved
- 12b. NUMBER OF PROPOSED ROADS: N/A Proposed width: \_\_\_\_\_  
Will the proposed roads be publicly or privately maintained? \_\_\_\_\_  
Proposed road construction: Gravel ☐ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Power, Sewer, well
- 13b. PROPOSED UTILITIES: N/A  
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 N/A 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): N/A  
Any special drains? \_\_\_\_\_ (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) NO
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? NO
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? NO
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? NO 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

## 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

Chris Hayes

348 W. Cup St.

Meridian, ID 83642

By: [Signature]

Date: 9/2/2020

By: \_\_\_\_\_  
Valley County Weed Control

Date: \_\_\_\_\_

# IMPACT REPORT (from Valley County Code 3-5-3-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. *Extended driveway gives ample parking on site*
2. Provision for the mitigation of impacts on housing affordability. *NA*
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. *NA*
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. *NA*
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. *NA*

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.

N/A Property is not used full time.

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

N/A - Property is not used Full time

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

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

Drain Rock used around Home

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.

N/A

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.

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.

N/A

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.

NO impact - property used less than 100 nights per year. Vacant over 265 days per year.

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.

\$225 to \$325 per night



## 28 The Pointe at Goldfork ct. Donnelly, ID 83615

This home is designed for fun family time, and specifically for families with small children. Vehicles that are parked overnight regularly have 4 to 6 people per vehicle.

There is ample exterior parking because of the side entry, 2 car garage and wide driveway with compacted gravel. There has been zero legal citations, parking or otherwise, in the 5 years that I have offered short term rental in my home.

This is a security camera picture of my driveway. I monitor all parking with 24-hour exterior video surveillance.



The below are pictures taken in September 2020 of the bordering neighbor to the north, that has similar parking layout as I am requesting:

















28 The Pointe at Goldfork ct. Donnelly, ID 83615

