

# Valley County Planning and Zoning Department

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



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input checked="" type="checkbox"/> Card
FILE # <u>C.U.P. 25-025</u>		FEE \$ <u>250.00</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>8-27-2025</u>
PROPOSED USE: <u>Power Sports Rentals and Repairs</u>		

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: 8-27-25

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](http://www.co.valley.id.us). Only one copy of this list is required.
- ☐ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☐ 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](http://www.co.valley.id.us)  
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho**

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.



**CONTACT INFORMATION**

**APPLICANT** Brian and Cindy Patterson

PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 9173 Ustick Rd Nampa, Idaho

ZIP 83687

EMAIL [REDACTED]

**PROPERTY OWNER** Brian and Cindy Patterson

MAILING ADDRESS 9173 Ustick Rd Nampa, Idaho

ZIP 83687

EMAIL [REDACTED]

**AGENT / REPRESENTATIVE** \_\_\_\_\_

PHONE \_\_\_\_\_

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

ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

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

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

ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

PHONE \_\_\_\_\_

**PROPERTY INFORMATION**

**ADDRESS OF SUBJECT PROPERTY** TBD Gold Dust Rd Cascade Idaho 83611

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

**TAX PARCEL NUMBER(S)** RP 13N04E049005

Quarter S1/2SE1/4

Section 4

Township T13N

Range R4E

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

2. SIZE OF PROPERTY 80.00 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
105-Dry Grazing Land  
\_\_\_\_\_  
\_\_\_\_\_

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:  
Small Canal 3' wide and 2' deep North west end of the property, Shallow Ponds to the east

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

North 105 Dry Grazing Land

South 624 Public or Exempt Land County Road Dept, Ect

East 548 MH Real Property

West 102 Irrigated Grazing Land



## APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 28'

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

Number of Proposed Structures: 1

Number of Existing Structures: 0

Proposed Gross Square Feet

1<sup>st</sup> Floor 4500

2<sup>nd</sup> Floor 1500

Total                     

Existing Gross Square Feet

1<sup>st</sup> Floor                     

2<sup>nd</sup> Floor                     

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:                     

8d. DENSITY OF DWELLING UNITS PER ACRE:                     

9. SITE DESIGN:

Percentage of site devoted to building coverage: 1%

Percentage of site devoted to landscaping: 1%

Percentage of site devoted to roads or driveways: 2%

Percentage of site devoted to other uses: 96%, describe: Remain in Pasture and Wetland

**Total: 100%**

10. PARKING (If applicable):

a. Handicapped spaces proposed:                     

b. Parking spaces proposed:                     

c. Number of compact spaces proposed:                     

d. Restricted parking spaces proposed:                     

e. Are you proposing off-site parking:                     

### 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>150 Ft</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Rear	<u>Over 500 Ft</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Side	<u>150 FT</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Side Street	<u>200 Ft</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

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: 1 Proposed width: 20'

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 has two easements. One transmission line and one service line that crosses the property.

16. PROPOSED UTILITIES: Power with easements provided as needed.

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 55 Gold Dust Rd Cascade Idaho 83611 Depth 54" Flow 30 GPM

19. DRAINAGE (Proposed method of on-site retention): On property, ponds will provide any drainage requirements

Any special drains? \_\_\_\_\_ (Please attach map)

Soil type(s): Sandy Loam

(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒  
If yes, explain:

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: Warner Irrigation Company  
Drainage: \_\_\_\_\_
3. How many acres is the property being subdivided? 0
4. What percentage of this property has water? 40%
5. How many inches of water are available to the property? 1/2
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.  
Ditch with lift pump at far north east corner of the property. Area of requested CUP not currently under irrigation.
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? \_\_\_\_\_  
Will drain to a central retention area if needed.  
\_\_\_\_\_  
\_\_\_\_\_

Type text here  
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)  
If necessary a retention area will be built.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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: Any irrigation will be limited to less than 1/2 acre and will come from the private well.

### 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: 08, 27, 25





# 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: 9-27-25



# 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.  
Traffic volume would only increase by 15-25 auto's or pickup's with trailers per day from mid March to mid June and mid August to Dec 25th. Dec to mid March would increase 25-50 trips per day and mid June to mid August would be 50-75 trips per day. No significant large truck traffic will occur.

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.

Minimal noise increase may occur during a short construction period but noise levels would return to near current during regular property use.

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.

Building heating may add a minimal amount of fumes and a small amount of dust may occur from a well maintained gravel roadbed.

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

The building is for the operation of a powersport rental and repair buisness. We plan to continue to operate retail services elsewhere until septic can be approved in the spring of 2026. As it is only a single building fire protection water source isn't required. Surface water drains into onsite shallow ponds where it is contained on the property. The area of the requested CUP is over 750ft from any wetland area. There will be no changes to surface or ground water as a result of this CUP.



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

None with no effect by neighbors

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.

Area of proposed CUP is un-irrigated pasture with limited vegetation. Small amounts of sagebrush will be removed but will be replaced in the form of green spaces of trees and shrubs. There are no wetland areas within 750' of the proposed site. The area is nearly flat with very little slope so sedimentation will be minimal.

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

No soil stabilization will be needed as the CUP area is almost flat. Trees and other plants will be added at the entrance and parking area to replace any plants disturbed. landscape beds are also planned with trees and shrubs to also beautify the area.

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

All the soil in the proposed CUP area is sandy loam. Overall this provides reasonable base for roads and landscape. Some added soil amendments may be needed to hold moisture in landscape areas.

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

Entrance landscaping for beautification is planned. Any fencing would be for site security and would meet the aesthetics of the area. Future improvements may include berms along Gold Dust Rd to improve the view of the area.

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.

Landscaping can be introduced along Gold Dust limiting visibility of any improvements.

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.

Flat ground with limited wetland impact in close proximity to the City of Cascade and Lake Cascade. Planned use will be in line with current County Property directly across Gold Dust from proposed CUP.



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

The increase in revenue is unknown but will increase due to value added to the property. Although the business that will occupy the property has been in the area for 11 years there are plans to increase the type and variety thus adding more revenue and additional labor.

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

Other than a small impact on traffic on Gold Dust we anticipate no impact on public services over current.

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

As we are currently providing service to the area we will have no negative impact. We draw many recreational dollars to the area and take pressure off Payette Lake and McCall's limited resources. We also hope to expand some services offered to increase employment opportunities and keep money currently being transferred to the Treasure Valley in Valley County.

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.

None

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

None

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

1 storage/light commercial use building approximately 3000 to 5000 sq/ft

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

Road and building to be completed by mid Nov. Landscaping to be completed as weather permits in Spring 2026.

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.

Building rental value would be \$3000 to \$4000 per month.



### **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.



## Proposed Condition Use Permit TBD Gold Dust Rd Cascade Idaho 83611

The purpose of the Conditional Use is for a 50' x 90' building on 80 acres, recently purchased, to be used by Intermountain Power Sport Rentals LLC. The primary nature of this business is renting and repairing power sport equipment. Boat, ATV, UTV and Snowmobile rentals make up the core of our business. We also repair this type of equipment along with some trailer and automotive repairs. We also have limited retail sale of related items. We plan to use a portion of this space for office/retail but will get the appropriate building permits to complete the interior and install plumbing after receiving septic permits in the spring of 2026 before being open for retail business. Until spring, equipment for rental will be stored inside and some repair work only will be done. Without this approval our business will be severely impacted as the property we have been using for a storage and repair will no longer be available.

There is a tremendous shortage of this type of property in the area and a high demand for our services so we desire to continue to operate in the Cascade area of Valley County. With limited property lease options, we have decided to establish this type of space. We have tried extensively to find other locations to operate with no avail.

We hope after the CUP is approved to be granted quick approval of building permits and to complete the exterior of the building before inclement weather sets in. Landscaping, fencing and other improvements will be completed in spring as weather improves.

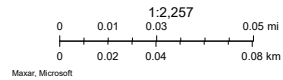
We intend to expand the current entrance to the property across from the County Road Department and install vegetation covered areas with trees and shrubs to beautify the location. As it is one building in an open non-irrigated pasture with scant vegetation and limited fire hazard, it requires no fire mitigation under current guidelines. A well is planned for potable water however it may not be completed until spring but will not be connected to the building until septic/plumbing is permitted, approved and installed. Power is available either at the south west corner of the property or across Gold Dust and we are working with Idaho Power to establish service. Approved fencing will be installed around the back lot area to conceal equipment awaiting rental or repair and provide security for these items. Landscaping is planned on the east side of the entrance, in the front of the building and around the perimeter fence. It will consist mostly of birch and pine trees to compliment the beauty of the area. Used oils or other chemicals will be collected and disposed of according to federal laws.

Gravel roads will replace the current dirt farm roads to limit dust and we plan in the future to pave both the road and a front parking area to eliminate dust. Any noise would be the same or less than the County Buildings across Gold Dust. Hours of operation would be mostly limited to normal business hours although 7 days a week. The nearest building, other than the County Building, is over 2000' away with layers of berms and trees in between. Any outdoor lighting will be on motion sensors to limit dark sky disruptions. We anticipate no issues or negative impact on any neighboring properties.



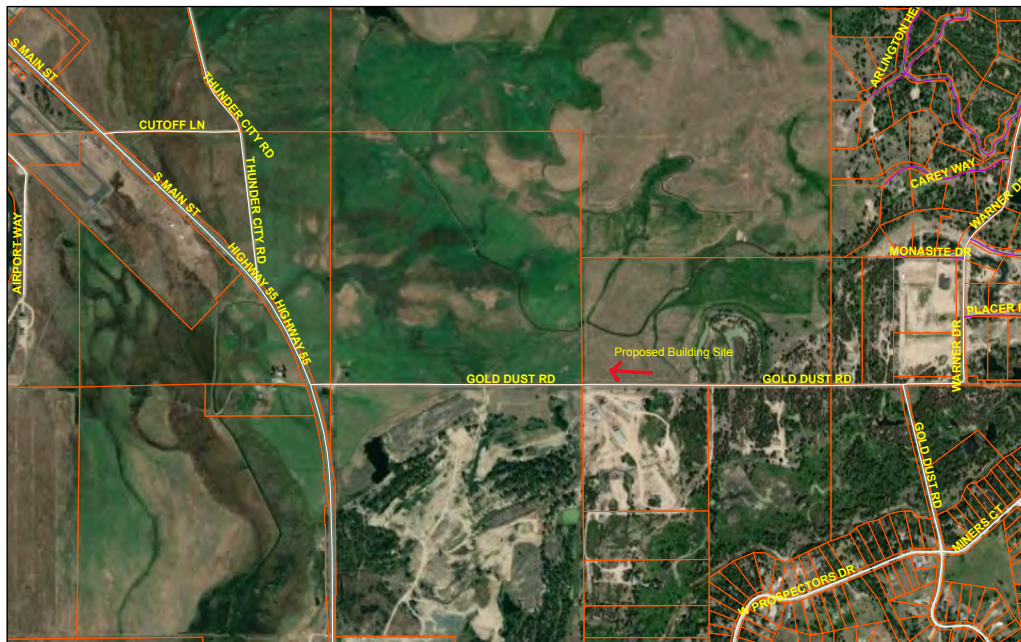


- Address Points
- Parcel Summary & Improvement Report



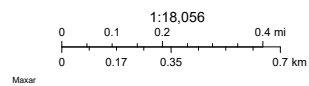
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### Assessor's Map & Parcel Viewer



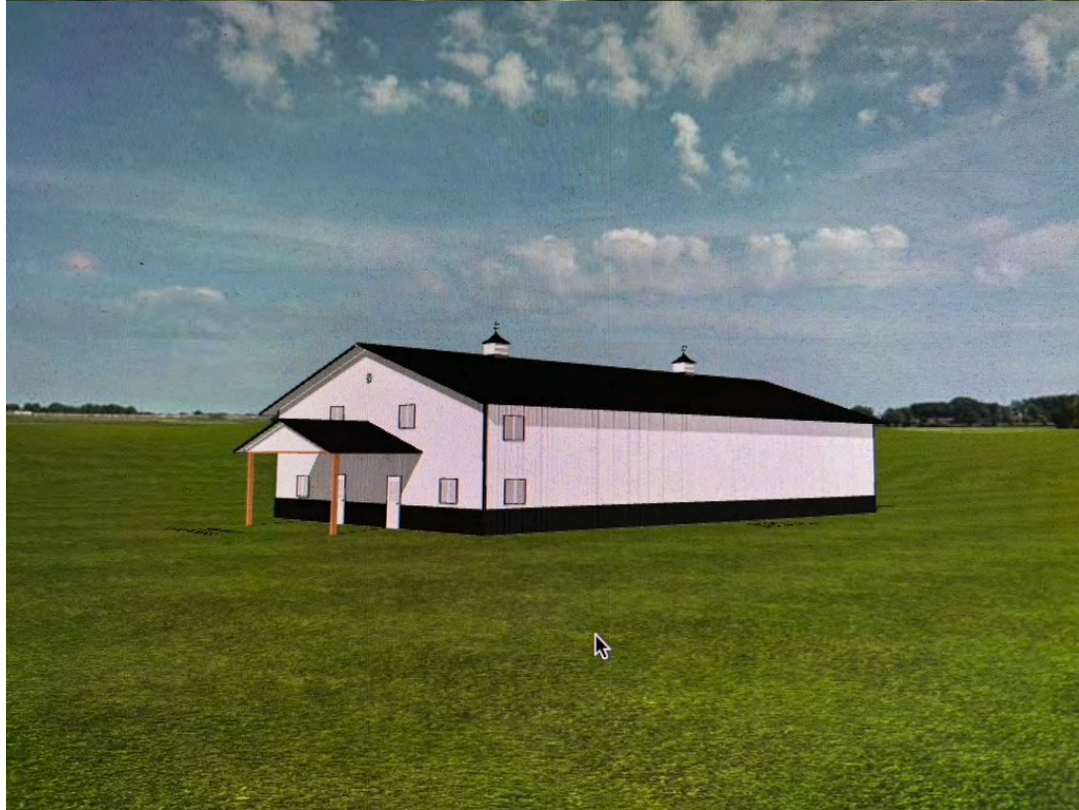
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- Parcel Summary & Improvement Report

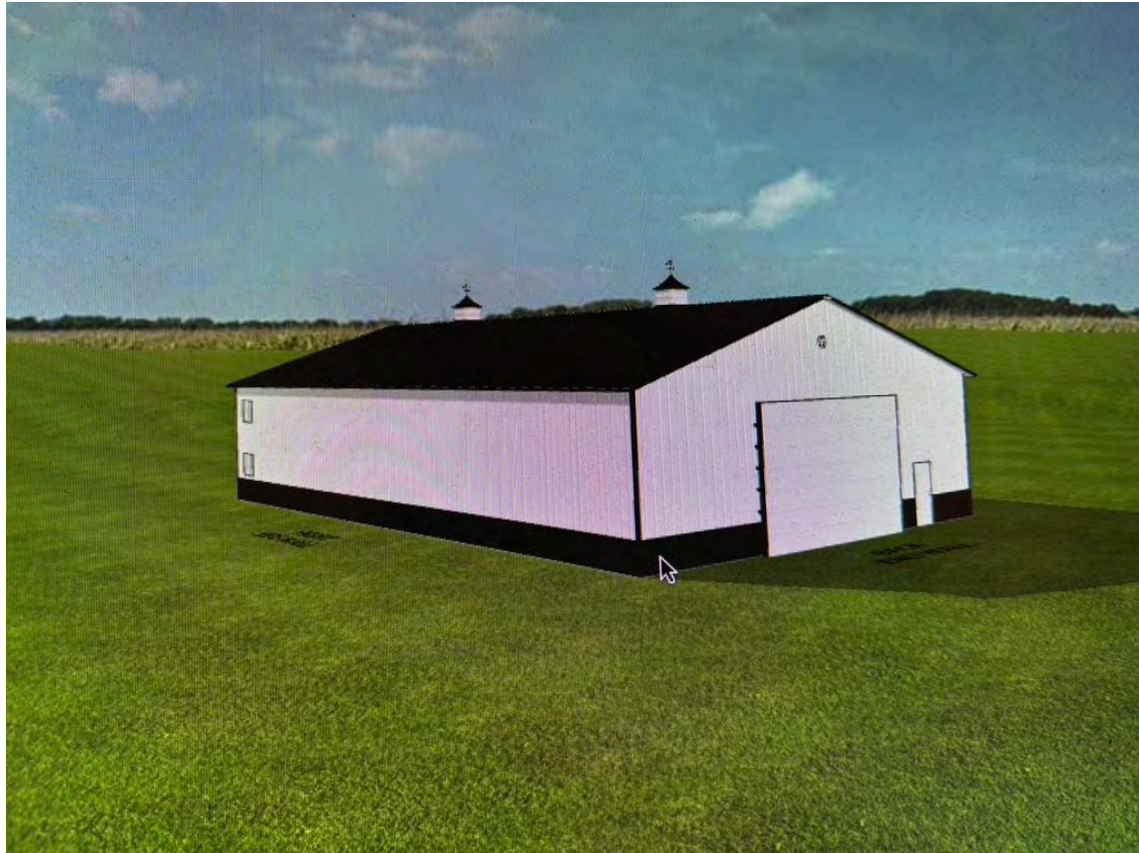


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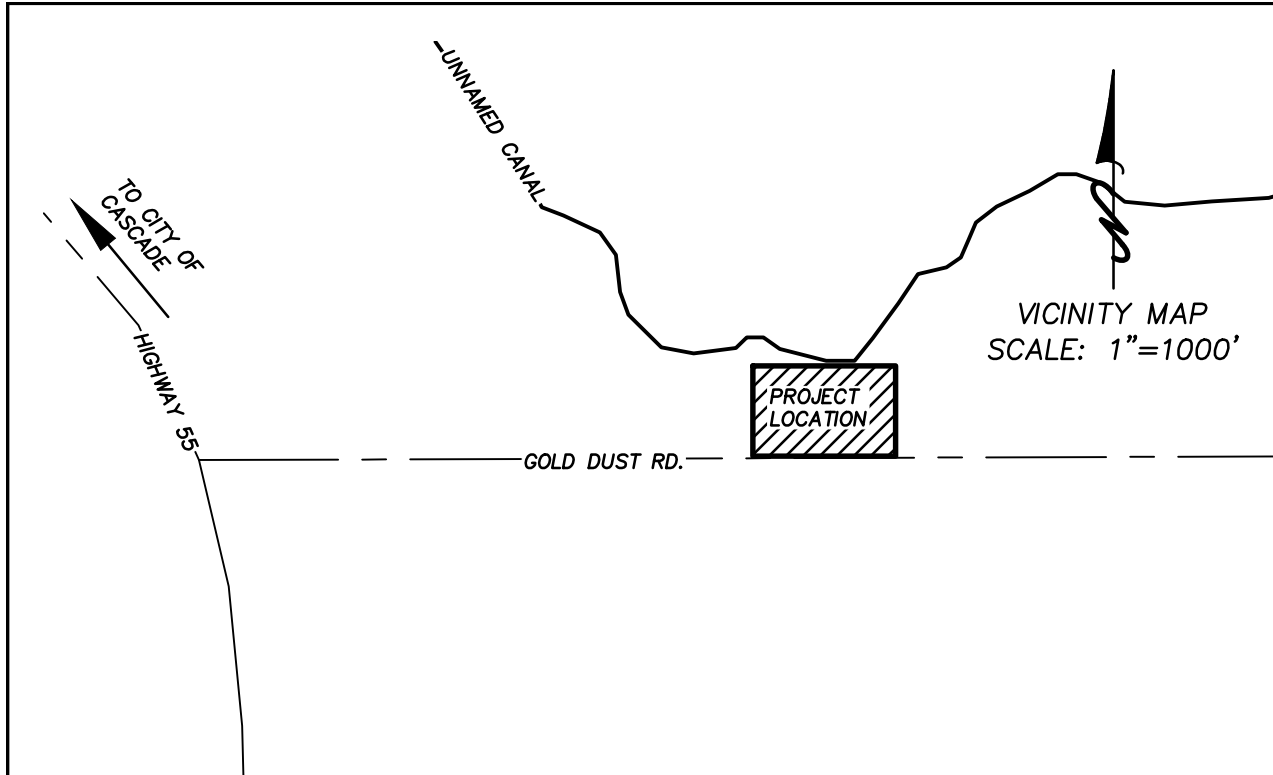








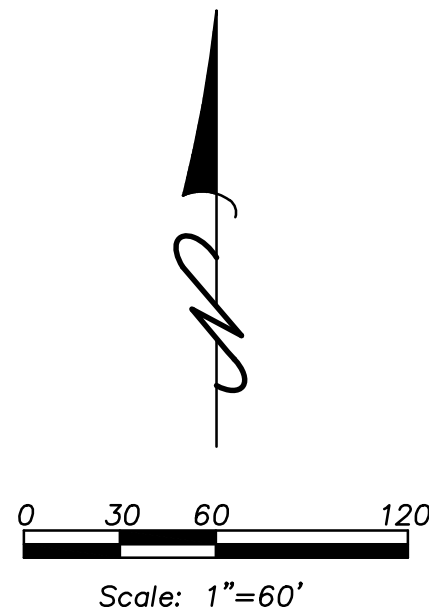




**BRIAN PATTERSON**  
**CONDITIONAL USE PERMIT SITE PLAN**

A PART OF THE SW 1/4, SE 1/4, SECTION 4, T. 13N, R. 4E, B.M.  
VALLEY COUNTY, IDAHO  
2025

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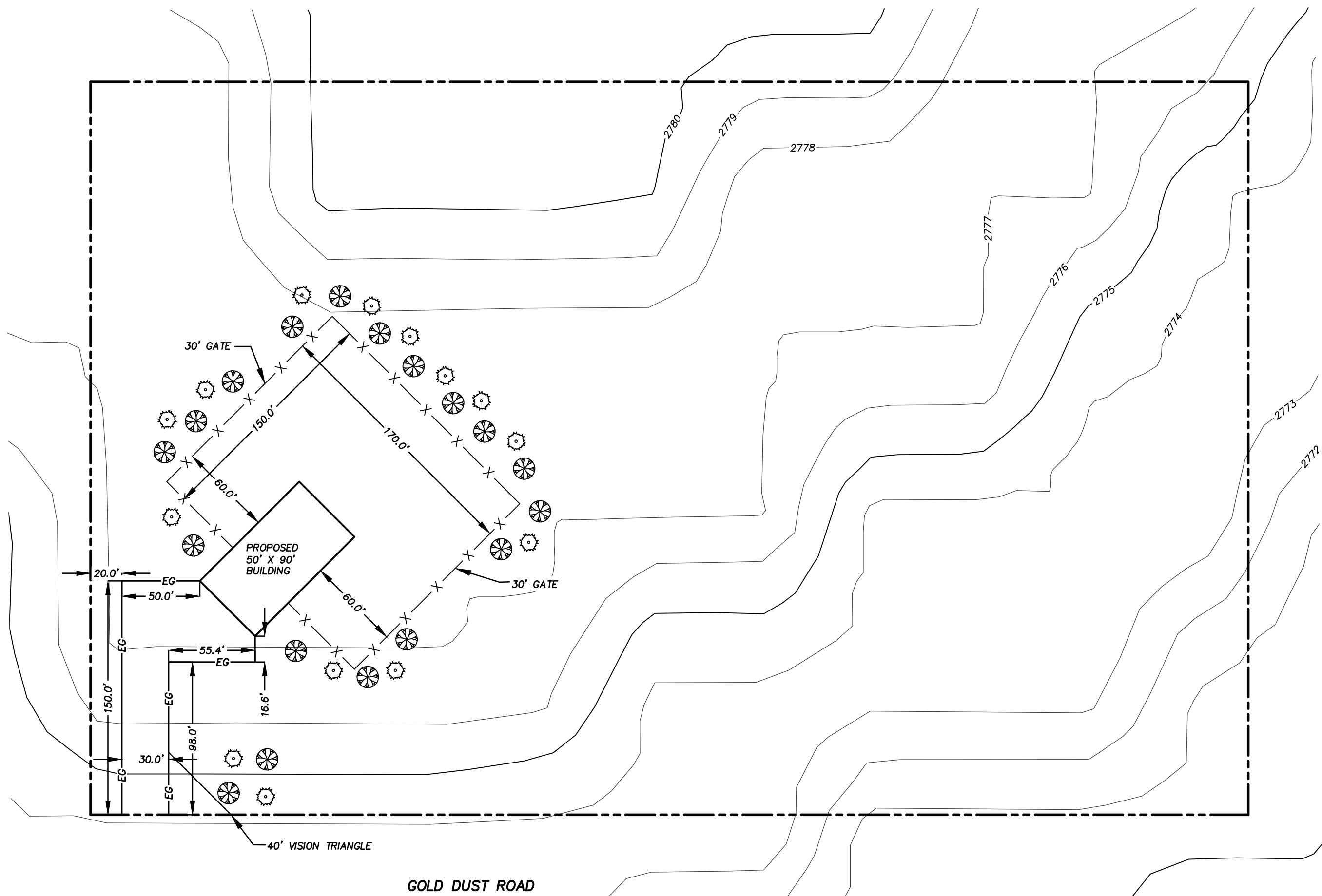
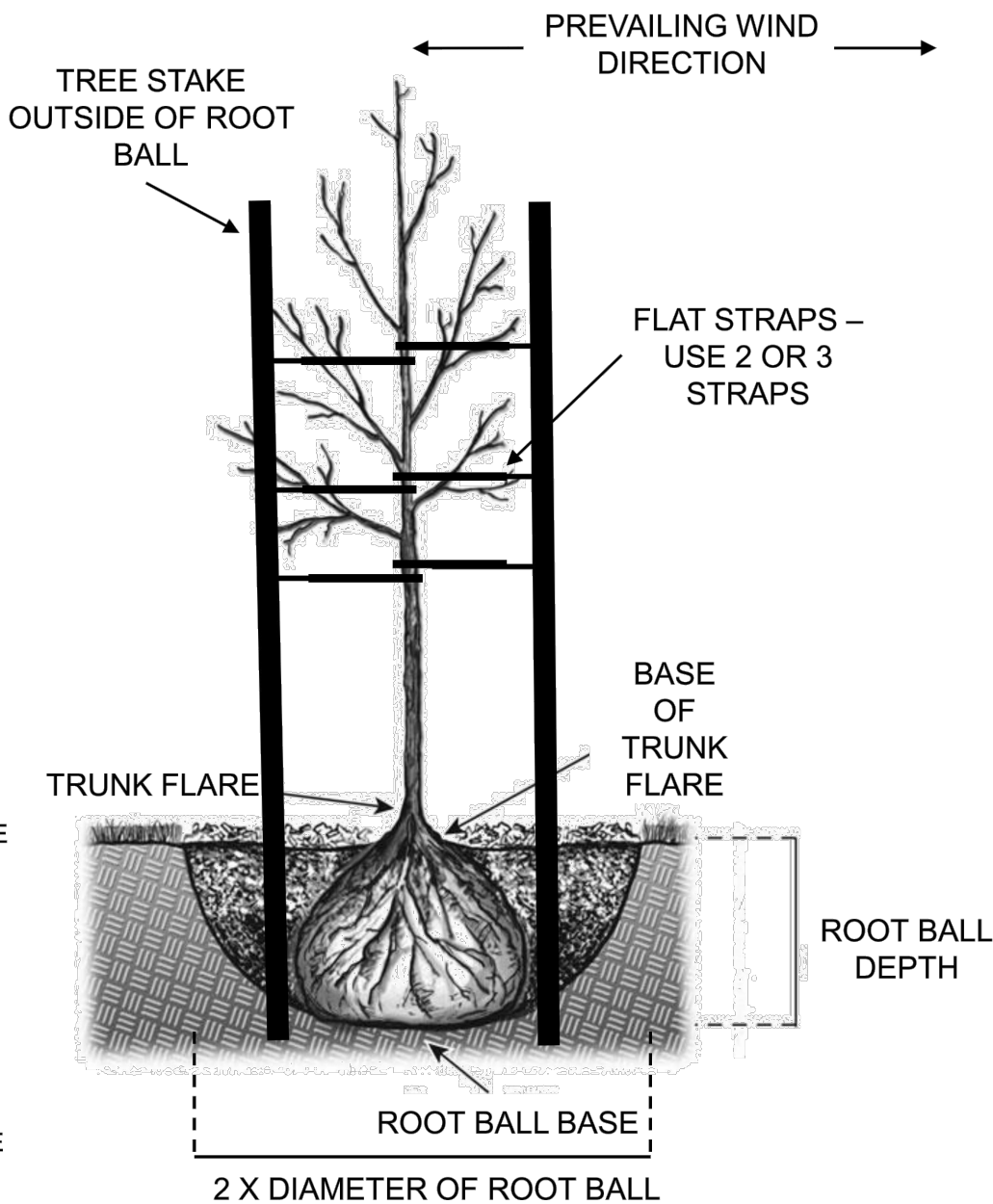


PLANT SCHEDULE

SYMBOLS	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/COND.	SIZE AT MATURITY (HEIGHT X SPREAD)	NOTES
	18	RIVER BIRCH	Betula nigra	2" B&B	40' X 60'	CLASS II
	15	EUROPEAN LARCH	Larix decidua	2" B&B	50' X 20'	CONIFER

PLANTING NOTES

- DIG HOLES AT LEAST TWICE THE DIAMETER OF THE ROOT BALL.
- SLOPE SIDES OF THE HOLE
- DIG HOLE SLIGHTLY LESS DEEP THAN THE ROOT BALL
- DIG THE PLANTING HOLE SHALLOWER IN AREAS WITH WET SOIL CONDITIONS AND BACKFILL UP TO THE EDGE OF THE ROOT BALL
- DO NOT USE SOIL AMENDMENTS
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE
- PLANT TREE WITH THE ROOT FLARE AT GRADE
- REMOVE SOIL ON TOP OF THE ROOT BALL TO EXPOSE THE FLARE
- IN COMPACTED OR HEAVY CLAY SOILS, PLANT THE TREE SLIGHTLY HIGHER (NO MORE THAN 1/3 OF THE ROOT BALL ABOVE GROUND LEVEL). IN WET OR SLOWLY DRAINING AREAS, POSITION THE ROOT FLARE 1 TO 2 INCHES ABOVE GRADE
- IN NO CASE SHALL THE FIRST ROOT EMERGING FROM THE TRUNK BE BELOW THE SOIL LEVEL
- CUT ANY CIRCLING ROOTS PRIOR TO PLANTING THE TREE
- REMOVE STRINGS AND TWINE FROM THE TRUNK
- REMOVE BURLAP AND WIRE BASKET
- BACKFILL WITH EXISTING SOIL IF SUITABLE. DO NOT PLACE LEFTOVER SOIL OVER THE ROOT ZONE. GENTLY TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
- WRAP: PLACE A FREE-STANDING WRAP/SCREEN TUBE OVER THE TRUNK OF SENSITIVE SPECIES. OTHER SPECIES, NO WRAP IS NECESSARY. REMOVE WRAP AFTER FIRST GROWING SEASON. THE WRAP SHALL ALLOW SOME LIGHT TO PASS THROUGH AND IT SHALL NOT BE IN DIRECT CONTACT WITH THE TRUNK.
- PLACE A LAYER OF MULCH, 2 TO 4 INCHES THICK, AND 4-6" AWAY FROM THE TRUNK AT TWICE THE DIAMETER OF THE ROOT BALL. UNDER NO CIRCUMSTANCES SHALL TREES BE VOLCANO MULCHED. DO NOT PILE MULCH DIRECTLY AGAINST THE TREE TRUNK
- REMOVE DEAD, DAMAGED, OR POORLY LOCATED BRANCHES USING ANSI 300 PRUNING TECHNIQUES
- ALL BARE ROOT TREES (AND BALLED AND BURLAP TREES) SHALL BE STAKED TO KEEP THEM UPRIGHT FOR ONE GROWING SEASON. REMOVE ALL STAKING MATERIALS FROM THE TREE ONE YEAR AFTER PLANTING
- USE FLAT, GROMMETED STRAPS RATHER THAN ROPES, WIRES, OR HOSE SEGMENTS AGAINST THE TRUNK. STRAPS SHALL LIE FLAT AGAINST THE TRUNK AND SHALL NOT BE BUNCHED UP OR TWISTED. TWO OR THREE STRAPS ARE REQUIRED
- STAKE ON PARALLEL SIDES OF TREE OUTSIDE OF ROOT BALL AND WITHIN THE DRIP LINE
- THOROUGHLY WATER THE TREE AND THE ENTIRE MULCH AREA WITH A LONG SLOW SOAK. DO NOT OVERWATER TREE.
- MAINTAIN THE MULCH WEED-FREE FROM A MINIMUM OF 3 YEARS AFTER PLANTING



**FOR REVIEW**

All surface and boundary measurements are estimations using publicly available resources, and have not been field verified.

DRAWING TITLE: <b>BRIAN PATTERSON</b> <b>CONDITIONAL USE PERMIT SITE PLAN</b> <b>TBD GOLD DUST RD. CASCADE ID.</b>	JOB NO. AU0825	CLIENT: <b>BRIAN PATTERSON</b> <b>9173 USTICK RD</b> <b>NAMPA, ID, 83611</b>	DESIGNED BY: BP	DATE	DESCRIPTION
SHEET NO. 1 OF 1 SHEETS	DWG NO. AU0825TOPO	SCALE: Vert: N/A Horz: 1"=60'	DRAWN BY: BP	NO. BY	REVISIONS
			CHECKED BY:	8/25	
			APPROVED BY:		