

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. 21-05

FEE \$ 50

ACCEPTED BY CH

DEPOSIT \$

CROSS REFERENCE FILE(S): C.U.P. 15-17

DATE 2-11-2021

PROPOSED USE: Lakefork Industrial Center

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: Lillian Corbet Date: 2/10/21

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

APPLICANT Unique Holdings LLC

PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS PO Box 463, McCall ID

ZIP 83638

OWNER'S NAME Unique Holdings LLC

OWNER'S MAILING ADDRESS PO Box 463, McCall ID

ZIP 83638

AGENT/REPRESENTATIVE Cory Corbet

FAX

PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS 14155 Jefferson Road, McCall ID

ZIP 83638

CONTACT PERSON (if different from above) Same

CONTACT'S ADDRESS

ZIP

PHONE

ADDRESS OF SUBJECT PROPERTY SE Corner of Hwy 55 & Mountain View Road in Lake Fork

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

Krugers Folly Subdivision SW 1/4 Section 3, T17N, R3E, BM

Lots 7-A & 7-B

TAX PARCEL NUMBER RP0012500007B0 & RP0012500007A0

Quarter SW 1/4

Section 3

Township 17N

Range 3E

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

2. SIZE OF PROPERTY 2.4850 Acres ☒ or Square Feet ☐

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

None

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: None

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

North Residential

South Commercial

East Residential

West HWY 55 - Across Highway Expired Commercial CUP

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: What Code Allows

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

Number of Proposed Structures: 3

Number of Existing Structures: None

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor 8,000 Third structure is

1st Floor

2nd Floor 8,000 storage only

2nd Floor

Total 16,000 per structure

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): 700-850 sq ft
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: None
- 8c. DENSITY OF DWELLING UNITS PER ACRE: 1.61
9. SITE DESIGN:
Percentage of site devoted to building coverage: _____
Percentage of site devoted to landscaping: _____
Percentage of site devoted to roads or driveways: _____
Percentage of site devoted to other uses: _____, describe:
Total: 100%
10. PARKING (If applicable): **Office Use Only**
a. Handicapped spaces proposed: Yes Handicapped spaces required: _____
b. Parking spaces proposed: Yes Parking spaces required: _____
c. Number of compact spaces proposed: None Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: None
e. Are you proposing off-site parking: No
11. SETBACKS:
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-------------------|------------------------|----------------|------------------------|
| | Proposed | Required | Proposed | Required |
| Front | <u>120'</u> | _____ | <u>100'</u> | _____ |
| Rear | <u>82' - 112'</u> | _____ | <u>10'</u> | _____ |
| Side | <u>10'</u> | _____ | <u>15'</u> | _____ |
| Street Side | <u>30'</u> | _____ | <u>10'</u> | _____ |
- 12a. NUMBER OF EXISTING ROADS: None Width: N/A Private or Public? N/A
Are the existing road surfaces paved or graveled? None
- 12b. NUMBER OF PROPOSED ROADS: None Proposed width: N/A
Will the proposed roads be publicly or privately maintained? N/A
Proposed road construction: Gravel ☐ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
None
- 13b. PROPOSED UTILITIES: Water via well, propane, electrical, telephone
Proposed utility easement width None - already at property line Location N/A
- 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? No Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well North, East and South Depth 80' Flow 15 gal/minute

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Lake Irrigation District
Are you proposing any alterations, improvements, extensions or new construction? No
If yes, Explain: There already exist a water tight pipe system across the property that contains the irrigation water. No irrigation water will be used in this proposal.
16. DRAINAGE (Proposed method of on-site retention): Water retention pond 50' wide adjacent to HWY 55
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) 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? Yes If yes, Explain:
Retention and snow storage ponds will be created along a portion of HWY 55. Loam soil will be removed under proposed driveway, parking area and building. Base material will be brought in for structural support.
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.

Type text here



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
Fax 208-382-7119
www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Unique Holdings LLC

PO Box 463	McCall, ID	83638
Mailing Address	City, State	Zip

Telephone Numbers: [REDACTED]

Location of Subject Property: SE Corner of Hwy 55 & Mountain View Road
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 0012500007B0 SW 1/4
0012500007A0 Section 3 Township 17N Range 3E

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.

To better understand your irrigation request, we need to ask you a few questions. 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 and drainage entities servicing the property?

Irrigation: No entity services the property. Lake Irrigation passes in an underground water tight pipe across the property.

Drainage: _____

3. How many acres is the property being subdivided? None

4. What percentage of this property has water? None

5. How many inches of water are available to the property? None

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
It is not irrigated ☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided?

It is not going to be irrigated ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
N/A

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? Retention pont, not near underground irrigation easement.

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) There is not irrigation. Rain water and snow melt will be retained in retention pond.

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 waste water direction —————→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: There exist and enclosed, buried irrigation line across the property. The easement

Type text here Type text here

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 currently in effect 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 / Property Owner

Date: ____/____/____
(Application Submitted)



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

Lillian Corby

By: 2/10/21

Date: _____

By: _____

Valley County Weed Control

Date: _____



Valley County Road Department

PO Box 672* Cascade, Idaho 83611

Curtis R. Bennett
Superintendent

cbennett@co.valley.id.us
Office * (208)382-7195
Fax * (208)382-7198

February 8, 2016

Valley County Planning & Zoning
Attn. Cynda Herrick
P.O. Box 1350
Cascade, ID 83611

Re: C.U.P. 15-17 Lake Fork Commercial Center Road & Bridge Comments

Dear Valley County Planning & Zoning,

Please consider this letter the response from Valley County Road and Bridge Department in regards to the C.U.P. Application 15-17 for the Lake Fork Commercial Center.

As the Valley County Road and Bridge Superintendent, I met with the developer Mr. Gary Swain on Thursday January 28th, 2016 on site on Pleasant Acres Dr. to discuss wants or concerns from the Road Dept. We discussed the added traffic that would come to Pleasant Acres Drive and what we would like to see to protect the road. We agreed upon an additional four to six inches of road base be added to Pleasant Acres Dr. along the whole length of the development.

Attached is the Valley County Standard for a Local Collector which is what the Road Department would like to see followed with a variance granted for no asphalt pavement at this time. Also attached is a copy of the Right of Way Approach permit that will need to be filed along with the standards page that will need to be followed.

Any further questions or discussions in regards to this item can be directed to myself, Curtis Bennett, Valley Co. Road and Bridge Superintendent.

Thanks for your time and consideration.

Sincerely,

Curtis R. Bennett

Curtis Bennett
Valley Co. Road & Bridge Superintendent

Jeff McFadden

VALLEY COUNTY COMPREHENSIVE PLAN
(Relationship to this C.U.P.)

Valley County Comprehensive Plan under Land Use Designations Number 3 defines a Village as "all real property within the small unincorporated communities known as Yellow Pine and Lake Fork. Boundaries of each are shown on the land use map. Commercial and industrial uses may be allowed in the village in locations found to be compatible with nearby uses and with the existing village character." This proposed C.U.P. falls within the northerly boundary of the village of Lake Fork and is compatible with surrounding uses. Most of the changes in land use in the village of Lake Fork in the last seventeen years has been a conversion to a commercial use.

I feel this proposal accomplishes other goals within the comprehensive plan.

Chapter 8 - Housing and Accommodations:

Goal I - "To encourage local employers to provide worker housing."

Goal II - "To encourage affordable housing."

Goal III

2 - "Encourage clustering of buildings within a development."

By placing several buildings on one parcel with employee housing you consolidate the commercial needs into a smaller area.

4 - "Promote sign regulation which ensures signage will be attractive and not excessive." One sign along the road will advertizes several businesses.

6. - "Discourage the use of continuous berms in scenic area." Hwy. 55 is designated as a scenic bypass and no berms are proposed.

Goal IV - "To encourage new development in or near the existing cities and communities in Valley County" This proposal is within the boundaries of the village of Lake Fork and is compatible with surrounding uses.

Chapter 9 - Economic Development:

Goal 1 -- "Promote and encourage activities which will maintain a strong diversified economy."

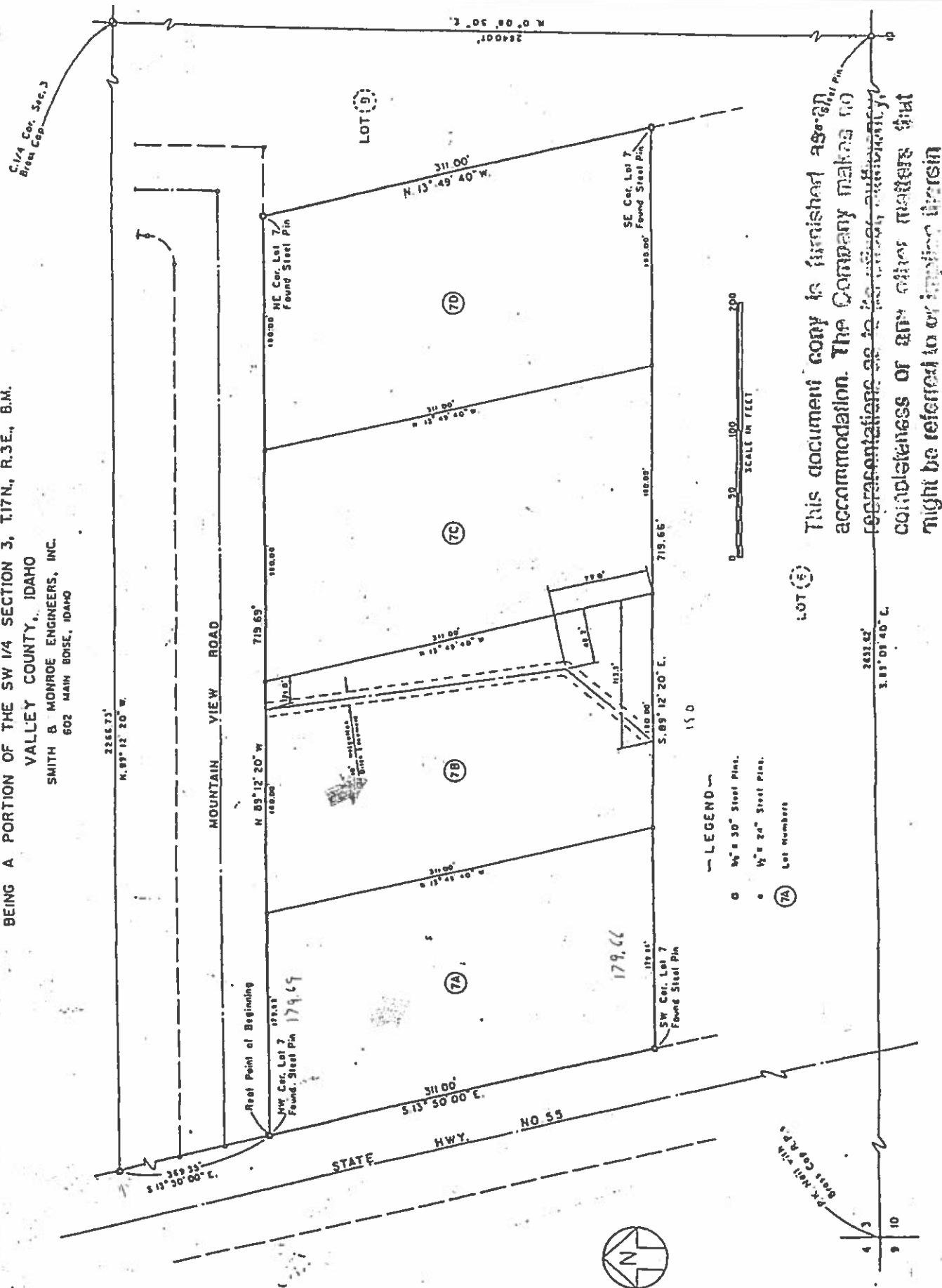
Chapter 13 - Land Use:

Goal II --- "Increase the economic value of privately owned land in Valley County."

A RESUBDIVISION OF LOT 7 PLEASANT ACRES SUBDIVISION
BEING A PORTION OF THE SW 1/4 SECTION 3, T.17N., R.3E., B.M.

VALLEY COUNTY, IDAHO

SMITH & MONROE ENGINEERS, INC.
602 MAIN BOISE, IDAHO



This document copy is furnished as an accommodation. The Company makes no representations as to the accuracy, completeness or any other matters that might be referred to or implied therein.

DETAILED PROJECT DESCRIPTION

Thank you for visiting with me today about our commercial project located at 5 Pleasant Acres Drive, legally known as Krueger's Folly Subdivision lot 7-A and lot 7-B. We have recently purchased this property from Dream Development and will be filing a new conditional use permit. It will be very similar to the CUP that was in place however we will make some requests for changes to the building sizes and number of buildings built. I have attached a plot plan to demonstrate what we will be filing for our new CUP along with the renderings of the buildings.

The buildings will be metal with a wood frame covered porch on the Highway 55 side. There will be several windows in the building with steel man doors and roll up garage doors.

We will be building in phases; the first phase will be the most northern building. If approved, it will have a maximum size of 80'X100' with the design being four shop spaces on the main level with the potential to have a mezzanine built above in a future phase for office space or storage. The main level will have four bathrooms, one full bath and three half baths and two spots for kitchenettes. We would anticipate that it would have 8 -10 employees using this building.

The other southernmost building will also be 80'X100' with shop space on the main level and the upstairs designed with two housing units with the primary intention is to use these for employee housing. These will have similar bathroom needs required as the first building on the main level, but the upper level will have two small two bedrooms / one bathroom apartments. These will require full kitchens in each of the apartments. There will be an inside entrance for the apartments above.

Our third building will be outside storage with no plumbing.

We will have downward facing lights on the buildings near all the doors. There will be one main sign out front and then smaller signs on the building identifying the spaces. (similar to what is stated in the existing C.U.P)

We anticipate that this might take a full five years for complete build out. It is our intent to start the first building this spring of 2021.

Currently the ownership is being held under my husband and I, James and Lillian Corbet but will be assigning it to our LLC, Unique Holdings LLC. We are full time residents here in McCall and have been for over 20 years. I have been a Realtor here since 1998 and James has been a general contractor and has been running a successful machine shop for the past 8 years. We will be relocating James's machine shop to this first building and will have a few extra spaces for those in need of light industrial space, such as HVAC companies, upholstery business or a flooring business. It is a unique spot that offers Highway 55 visibility, centrally located between McCall and Tamarack with easy access in and out of the property from Pleasant Acres Drive. We feel that this entire project will be a great addition to our community.

BUILDING MATERIALS AND DESIGN

The proposed structures will be metal sided with the front facade facing highway 55. The Facade will be a combination of metal on the top half and with wood or a product that appears to be wood like a Hardi-plank concrete based siding on the lower. Each unit will have a covered porch over the man door and with a shingled roof. Wood posts will support the porch structure. The overhead garage door will be a typical commercial door. If a garage type door is not needed, then windows will be placed with a man door in that area.

The wood framing on the sides and rear of the structures will be covered with metal and the roofs will be asphalt shingles. Windows will be installed where needed. The main doors will be steel.

On the side of the building with the upstairs entrances the roof will extend beyond the staircase and balcony providing covered access to those units.

GRADING PLAN

1

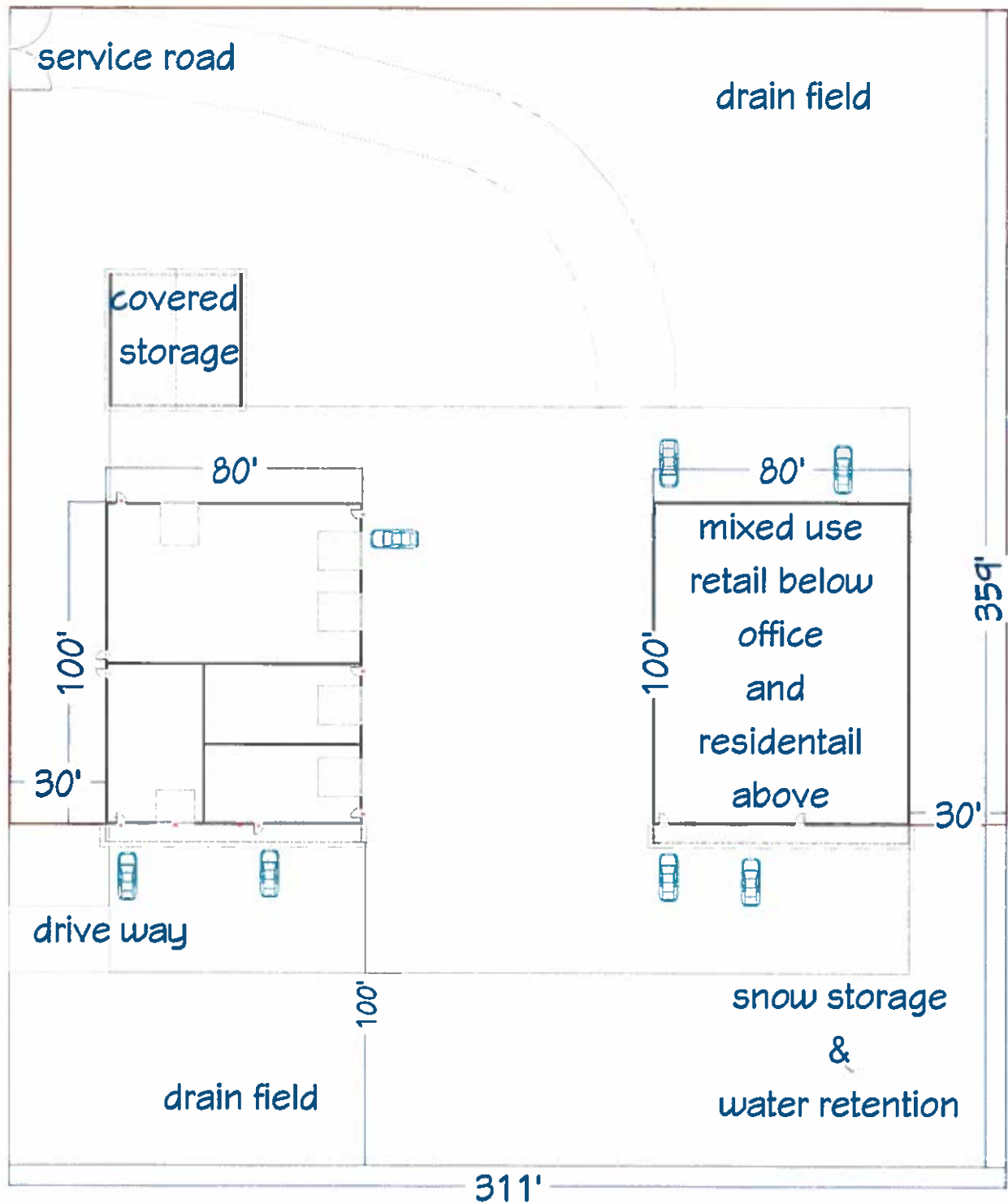
The proposed site is relatively flat requiring little movement of existing soils. Existing topsoil of about 12" in depth will be removed from the building envelope area and the driveways and placed in the northwest corner of the property over the northwest area within the 50' area tangible to State Hwy. 55. The remaining topsoil will be removed from the site.

Pit run base road material will be placed in the building envelope and driveway areas to a depth of at least 12" with at least 4" of road mix on top of that base creating a suitable building and driving surface. The increase in elevation in those areas the flow of surface water to the drainage areas.

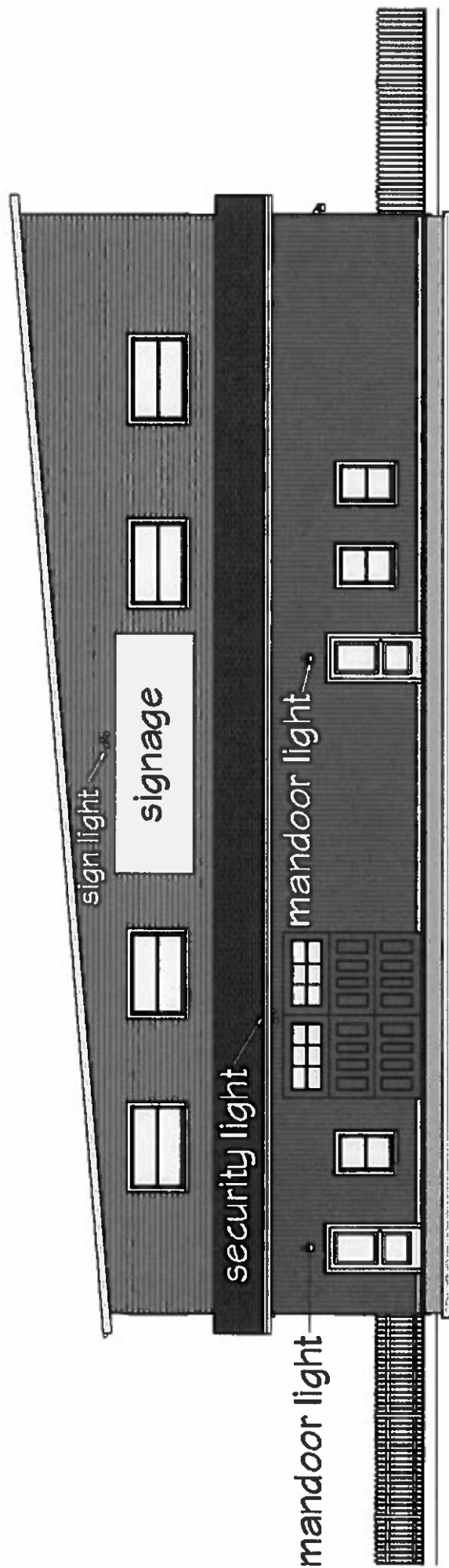
Culverts will be installed as needed to allow surface water to flow freely to the stormwater retention pond with steel surface grates being placed over culvert entrances where traffic flows.

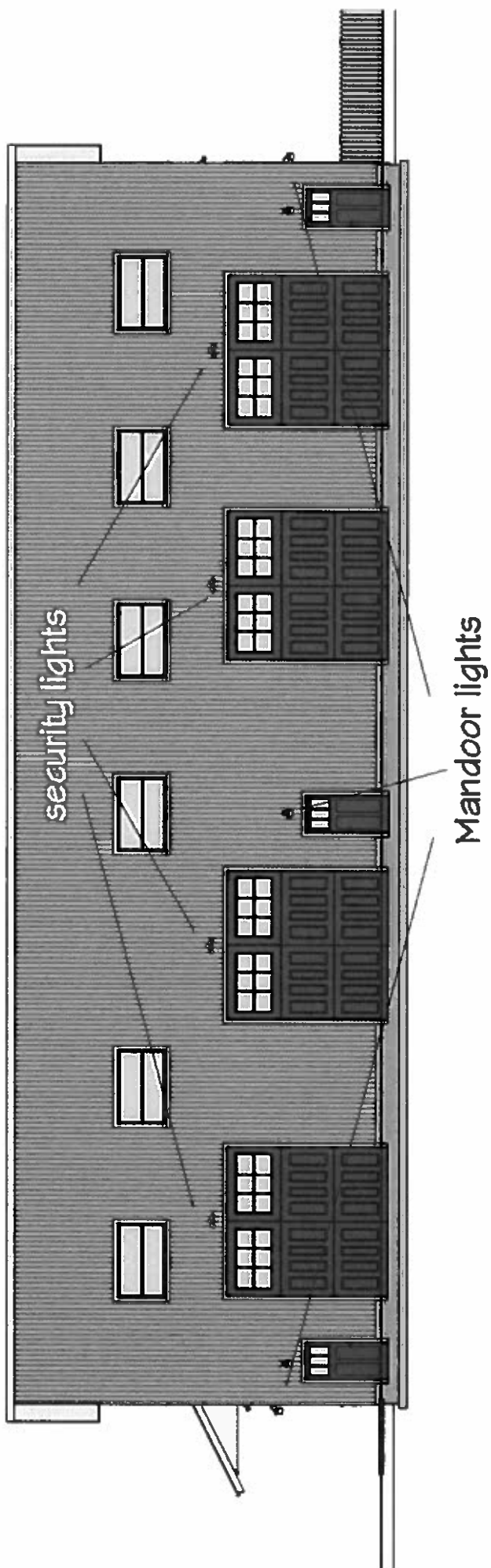
The soil types at this location range from a heavy loam (B-2) to a light mixture of clay (C-1) which are acceptable soils for both construction purposes and septic drainage. The soil below the depth of the B-2/C-1 soils becomes granulated sand mixed with rocks ranging in size to 4" which allows for excellent drainage. The water retention pond will be excavated to that granulated depth and backfilled with suitable drainage material to allow for subsurface removal of surface water on site.

plot plan

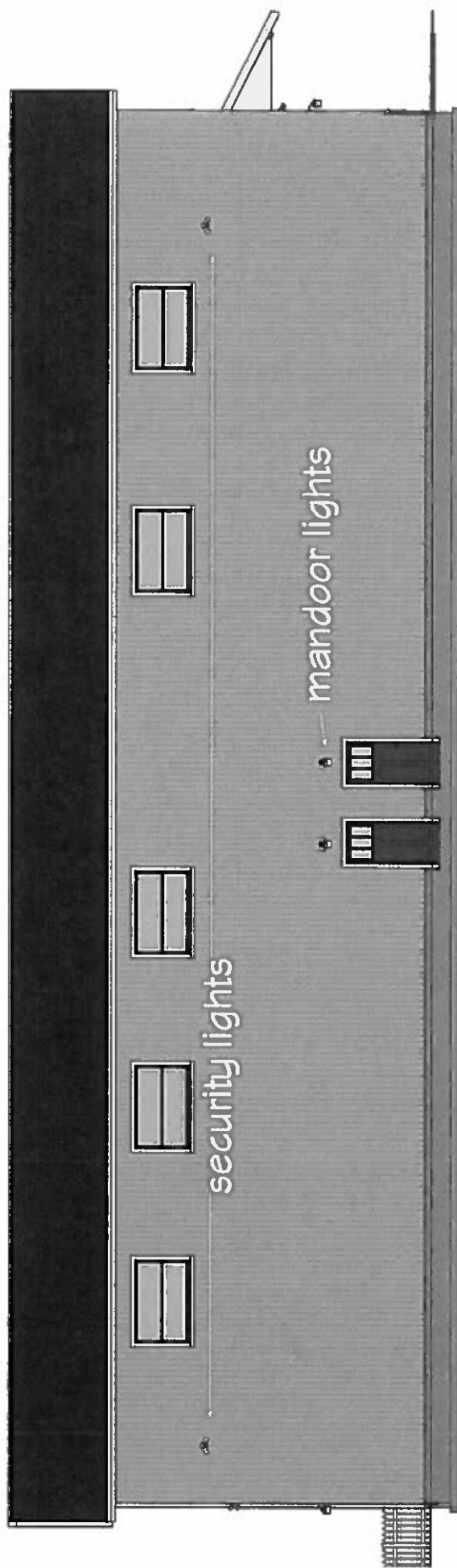


state hwy. 55









PLOT PLAN

1"=50'

NATIVE GRASSES

IF USED AS SEPTIC DRAIN FIELD
FENCED STORAGE IF NOT USE

311.00'

PRIMARY DRAIN FIELD AREA

SERVICE ROAD

FENCE

50'x30'
1500 SQ. FT.
STORAGE ONLY

GATE

GATE

359.69'

FENCE

75'x50'
3750 SQ. FT.

60'

60'x50'
3000 SQ. FT.

50'

50'x50'
2500 SQ. FT.

FENCE

359.69'

MOUNTAIN VIEW RD.

DRIVEWAY

DRAIN FIELD AREA

SNOW STORAGE
&
WATER RETENTION

ONLY

311.00'

MOWED GRASS

MOWED GRASS

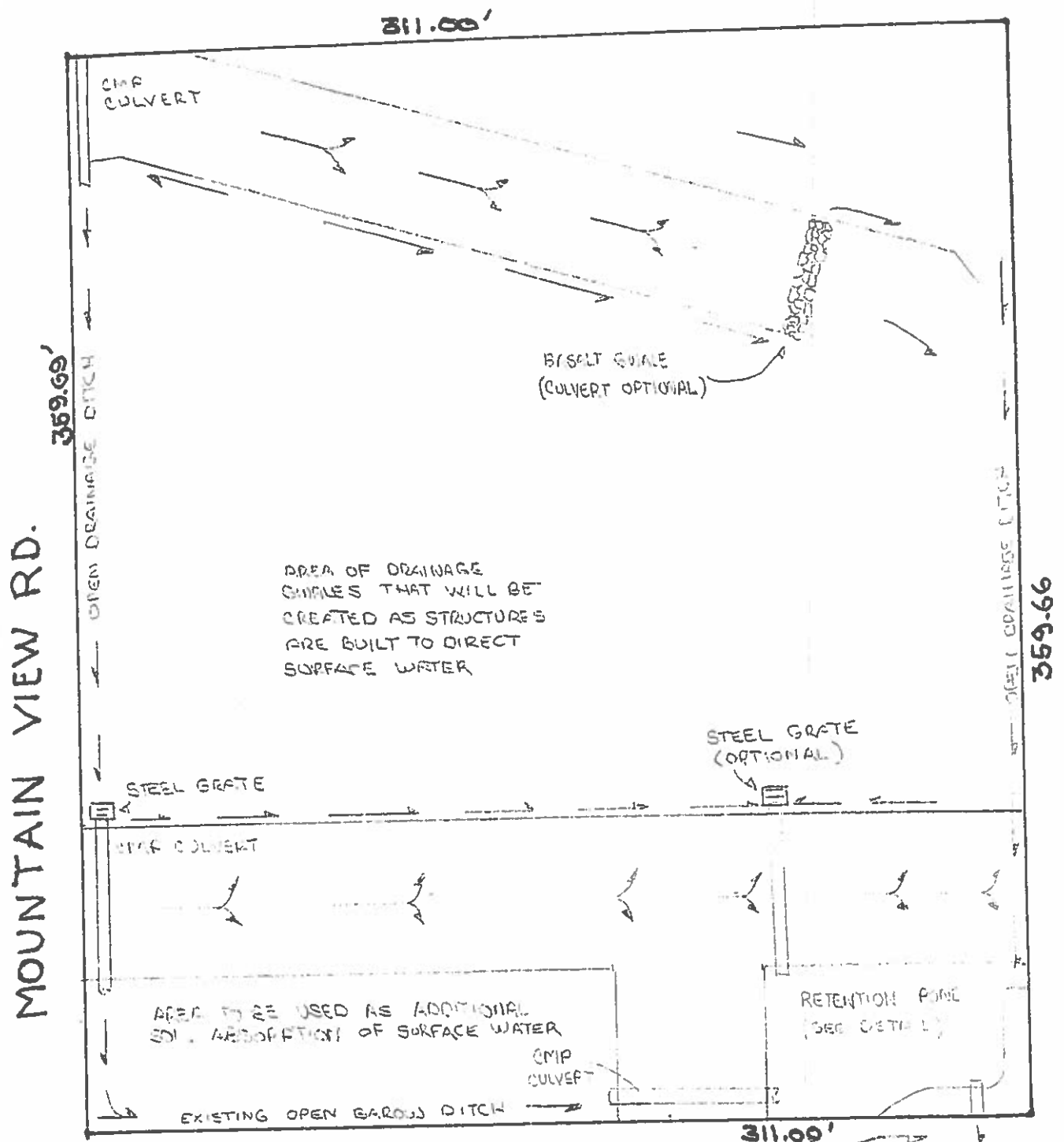
STATE HWY. 55

TREES (GRAB APPLE, ASPEN, MAPLE, ETC.)

PLANTER BOXES (WHERE FEASIBLE)

SCALE: 1"=8'

GRADING PLAN

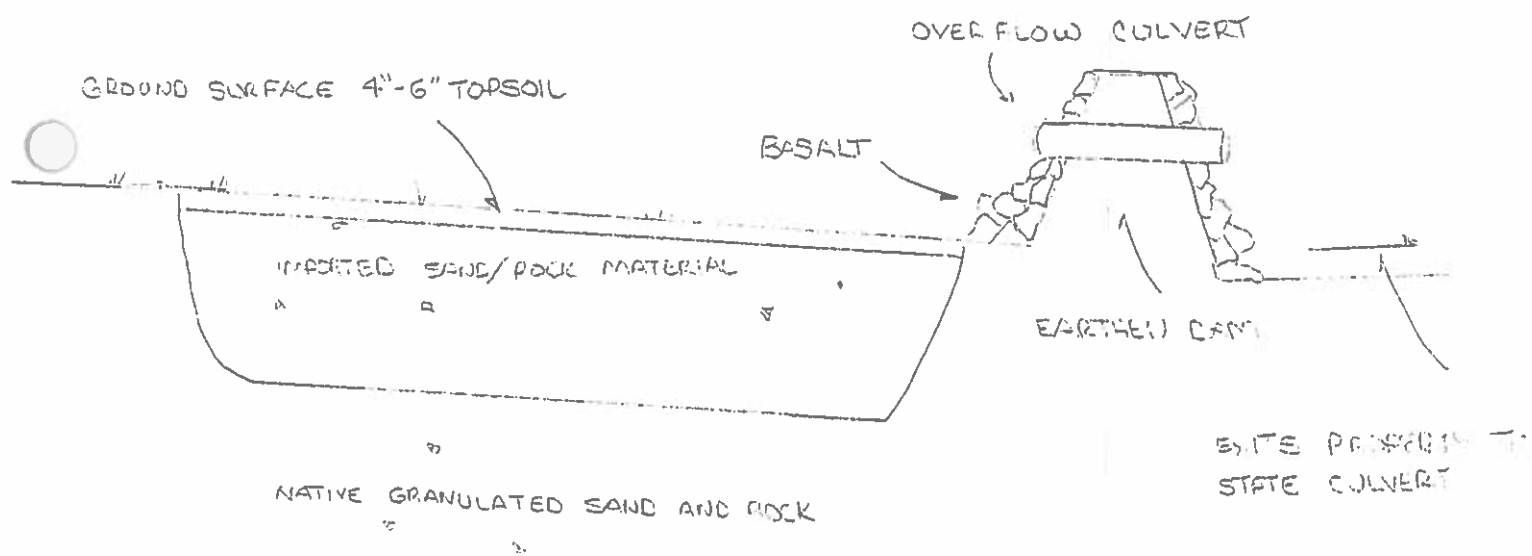


— LOCATION
 — SURFACE WATER FLOW

(SURFACE WATER FLOW)
 (SITE WILL ENTER EXISTING
 CULVERT UNDER STATE
 HWY. 55)

SCALE: 1" = 1'

RETENTION POND



GRADING PLAN

The proposed site is relatively flat requiring little movement of existing soils. Existing topsoil of about 12" in depth will be removed from the building envelope area and the driveways and placed in the northwest corner of the property over the grass area within the 50' area tangible to State Hwy. 55. The remaining topsoil will be removed from the site.

Pit run base road material will be placed in the building envelope and driveway areas to a depth of at least 12" with at least 4" of road mix on top of that base creating a suitable building and driving surface. The increase in elevation in those areas will also assist in the flow of surface water to the drainage areas.

Culverts will be installed where needed to allow surface water to flow freely to the storm water retention pond with steel surface grates being placed over culvert entrances where traffic flows.

I have studied the water flows on this property for a decade and know this grading plan will work. I have also copied several techniques from the grading plan I designed and installed at the Lake Fork Business Park that has worked well for over 16 years.

The soil types at this location range from a heavy loam (B-2) to a light mixture of clay (C-1) which are acceptable soils for both construction purposes and septic drainage. The soil below the depth of the B-2/C-1 soils becomes granulated sand mixed with rocks ranging in size to 4" which allows for excellent drainage. The water retention pond will be excavated to that granulated depth and backfilled with suitable drainage material to allow for subsurface removal of surface water on site.

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.

(SEE ATTACHED ANSWERS)

2. Provision for the mitigation of impacts on housing affordability.

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.

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.

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.

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.
7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
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.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

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.

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.

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

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

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

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.

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

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.

We have chosen to answer the impact report on this format to make the answers complete and legible. It prevents handwriting a portion of the report on the space provided and then going to an additional format to complete the answers.

1. There will be no new streets. There will be two accesses off Pleasant Acres Drive, one main entrance and one service entrance. The main entrance will be 50' by 100' off Pleasant Acres. The service road entrance farther down Pleasant Acres Drive will only pass one house.

There was a concern when Lake Fork Business Park located at the other end of Mountain View Road was created that commercial traffic would use the entire length of Mountain View Road as a corridor. This never happened and the same will be true of this project.

With the limitations of sewage disposal, the number of employees will be limited. If the tenants are using the structures for construction related businesses, you will have employees arrive in the morning and leave in the evening. The same would be true for a service type of business with a slight increase in traffic over the entire day similar to Heady's Power Products business. Housing is proposed in this submittal which would further limit heavy influxes of traffic at any one time. No major impact is anticipated or has been witnessed by other businesses along the Lake Fork corridor.

Excavation activities on site would be limited. The property is basically flat requiring little land alterations. All impacts from that work would be mitigated within the boundaries of good construction practices adhered to by a licensed and insured excavator. The actual building of the structures would have no adverse effect beyond what other structures of similar size have had in Valley County.

2. Restrained only by the sewage capacity allowed by Central District Health we have provided for as many housing units as possible. While we expect to lease the commercial buildings and the rental units above as one giving the commercial tenant the option to rent to his/her employee we cannot assume he/she would overcharge an employee. Another consideration from the landlord and tenant's points of view is that it is advantageous to both to have eyes on the property 24/7 for security purposes. The affordability of those units would also take that into consideration.

3. We know of no impact.

4. We know of no impact that would create abnormal heat or glare.

5. We know of no impact beyond what would be considered to fall within the "normal" range of acceptability.

Perhaps to have you better understand our intentions we have included in this report two exhibits "A" & "B" from the approvals of C.U.P No. 98-7 and No. 00-01 of the Lake Fork Business Park. Exhibit "B" which clearly shows the type of businesses we want to encourage, and Exhibit "A" shows the prohibited uses. Any use beyond these specifically described will need an additional C.U.P.

6. Well(s) will be the potable water source and septic will be the waste disposal method. We know of no proposed use within Exhibit "B" that would place an undue strain on either the existing groundwater or surface water nor change the quality of that water.

Fire protection still has to be mitigated with the McCall Fire District.

There are no wetlands or flood prone areas. The property is basically flat and the increased water flow from structures will be contained within the property boundaries in a water retention pond located on the southwest corner of the property.

7. No impact known. Currently there is a propane company next door.

8. The lot is basically flat. The only vegetation is annual natural grasses; one could argue the uncut grasses are a current fire hazard. No slopes or banks are proposed. Moving sediment would not be an issue.

9. No soil stabilization will be required. Soil over the septic area would be seeded and landscaping is proposed around structures and in the 50 foot area adjacent to Hwy. 55.

10. Stability of embankments and slopes are not an issue as there are no slopes proposed. Underground utility work, once disturbed, will be compacted back using a proxy of the existing soil, excluding the septic drain field areas. The soil base, once the topsoil is material removed, will be adequate to support the structures and driveways will have a base material placed to support traffic prior to the road mix being placed as a final surface.

11. We believe this question has been answered in several of the above answers. Fencing will be installed when third building/storage is built to create security and privacy from any outside storage items.

12. There are no known shadows that will be created by these proposed structures upon any neighbor. The fence proposed is a six-foot high 4x4 wood posts and top rail covered with chain link fabric. After observing the longevity of fences in Valley County this type of fence seems to work the best, similar to the fence alongside Hwy. 55 at Franklin Lumber Co.

13. This property was purchased several years ago by Dream Development Inc. because it had Hwy 55 frontage and it was in the Village of Lake Fork. By definition in the Valley County Comprehensive Plan under Land Use Designation the village of which there are two, Yellow Pine and Lake Fork, identifies that the land can be used for commercial and industrial purposes that are found to be compatible with nearby uses and with the character of the existing village.

Lake Fork has been found to be a great place for businesses that we suggest leasing to in Exhibit "B". Over the years the majority of changes to Lake Fork have been to commercial uses. We have been motivated to change the land use now because of being contacted by potential tenants who either want to relocate outside of the city of McCall, their existing businesses have outgrown their home business status size and/or new businesses being formed because of the growth in tourism and construction. Our family-owned business is in need of space and will lease half of the first building constructed.

A county road to the west and a state road to the north border the property making it desirable for commercial use. There is a commercial C.U.P. in place on the south side of the property, Ed Staub Propane and the C.U.P. by Disaster Response. Pleasant Acres Drive on the north side makes a perfect separation from residential. The parcel to the north across the street has a real estate sign advertising his property for sale as commercial and the property across highway 55 to the west had a C.U.P. in place for commercial ventures and self-owned storage units. This

proposal is compatible with the surrounding uses and with the designated uses of a village. Lake Fork has transformed over the years to encourage this type of commercial use.

14. Currently the county is receiving \$510 annually in taxes from these two parcels. Depending upon the number of allowable units approved by Planning and Zoning subject to the restriction placed upon the property by Central District Health the taxes would rise substantially. Each commercial unit would bring in between \$1,800.00 to \$2,300.00 dollars in taxes based on my commercial building in the Lake Fork Business Park which is of similar size and design and each dwelling would bring in between \$800.00 and \$900.00.

15. Electrical and telephone services are at the property line. Water and sewage disposal will be installed by the owner. Propane service will be provided by the owner/tenant. There are no known impacts or costs for additional public services or facilities by approval of this proposal.

16. A true need exists for more commercial units in the Lake Fork area and no one offers housing with those units. No known adverse impacts can be presumed by this proposal.

17. No known impact.

18. Unique Holdings LLC goes into this project with the adequate funds to complete the project. The project will be completed in phases meaning one commercial building will be built. The next unit will be built based upon demand.

A scenario may exist based upon the economy that it is not financially feasible to completely build the project out on the time schedule suggested but the structures upon the property at that time will be maintained by the owner. The plan is to build one unit a year.

19. The proposal shows a maximum of three commercial buildings. The size will vary depending upon the demands by tenants. The minimum square footage of any building will be fifteen hundred square feet with a maximum of eight thousand square feet.

The buildings will vary in size and there is simply not enough room for four maximum square footage buildings. Because of the sanitation restraints by Central District Health only two buildings will have plumbing and be located facing highway 55, the other building will be for storage located to the rear of the other structures.

The number of full-time employees will be determined by the allowable size of the sewage disposal system. A housing unit is proposed for each unit of 1,250 to 2,500 square feet; but in reality, we do not believe we will get more than two housing units based on the restrictions from the Central District Health Department as it relates to sewage capacity of 1,200 gallons a day. Those two proposed housing units may be placed on one structure.

20. Site grading and preparation will begin as soon as possible following the approval by Valley County. One commercial unit will be built a year depending upon demand. We believe there is a need for this type of construction in Lake Fork; acceleration of the time schedule may occur if the demand is higher than anticipated.

21. This project is not currently for sale. It will be held by Unique Holdings LLC and leased/rented. Currently commercial space of this type leases for around .75 cents a square foot and the housing would be in the \$1000 range. These figures are based upon current leases and rents in the area.

EXHIT "A" FROM CUP 98-7

by this "Association" for existence, maintenance, improvements, enforcement, or otherwise shall be shared equally among the Lot owners, that being, each Lot is responsible for 1/8 portion of costs incurred, except lots 7 & 8 are not responsible for the costs of maintenance, repairs or improvements on the easement road that enters off highway 55.

PROHIBITED USES

6. USE; The land and each Lot now existing or hereafter created within the Land, the subdividing of any Lot created by the Owner's plating action within the Land is prohibited. Every portion thereof shall be limited to such commercial, office, retail, and industrial use or uses, principal and accessory, as are then permitted by applicable zoning ordinances and fire codes. Notwithstanding the generality of the foregoing, the following uses are prohibited within the Park.

- a) Junk yards
- b) Fat rendering
- c) Animal slaughter or distillation
- d) Petroleum refining or re-refining
- e) Chemical production
- f) Paint manufacturing
- g) Ore smelting or milling
- h) Garbage waste incineration or reduction
- i) Manufacture, distribution, storage or sale of explosives or explosive substances
- j) Toxic waste storage or processing.

7. NUISANCES; No noxious, hazardous, or injurious use shall be conducted or permitted on any part of the Land which produces excessive noise, grease, smoke, odors, fumes or other pollutants or contaminants, or particulate matter, in violation of federal, state, or local laws, ordinances, or regulations.

8. HAZARDOUS MATERIALS; The presence on the Land of tangible or gaseous material which in the uniform Fire Code then in effect in Valley County, Idaho is classified as hazardous is prohibited, except for:

- a) Motor vehicle fuel within motor vehicles fuel tanks or within storage tanks which conform to federal, state, and local laws addressing the storage of such fuels.
- b) Paints while being used to paint structures or other products manufactured, repaired or finished which is itself a permitted use.

Where any such material is permitted to be present, only storage incidental to such permitted use is permitted, and all such storage and use shall conform to the Uniform Fire Code then in effect in Valley County, Idaho.

9. HEAT OR GLARE; Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building. Exterior lighting shall be directed away from adjacent properties and vehicle easements. Exterior security lighting and the lighting of a sign depicting a business name or logo shall illuminate down or in the direction of the building mounted sign and shall not create glare on other Lots nor a glow above the structure.

10. PRIVATE ROADS; All private roads within the Land shall have a main surface of road-

EXHIBIT "B" FROM CUP 00-01

The property for all intents and purposes is zoned now. It has been graded for commercial/ industrial lots, the plat specifically states no residential dwellings and the septic system has been installed specifically for a commercial development. The type of businesses that I would like to gain approval for are as follows:

Storage: 1. Items which need enclosed storage from the elements or for security reasons. Any outside storage would be behind the structures and fenced as per the "Protective Covenants".

2. Perhaps one individual would wish to rent the entire unit as they do at the McCall airport using hangers for personal items.

3. Boats, recreational vehicles, trailers, snowmobiles, etc.

Construction: Small construction related companies having usually less than three employees. This base is where I believe the bulk of my tenants will come from. Plumbers, electricians, carpenters, and general contractors have all shown interest in renting space at the Lake Fork Business Park. This type of business would have little impact on my septic restriction because most construction related businesses would use the space to house and collect material that would be taken to a job site, thus there would be few, if any, full time employees on site. Since most construction is completed at a job site, the impact of traffic and activity at the business park would be minimized.

Repair Business: Small engines, chain saws, snowmobile, snow blowers etc. Appliance repair.

Light Manufacturing: 1. Packing and warehousing facility, except meat.

2. A business that manufactures a product with a retail showroom, such as, McCall Woodworks that manufactures wood furniture via a mail order catalogue, but also has a showroom on site for local sales.

Distribution Center: The warehousing of bulk material brought to the area in large trucks, stored in a building for later distribution via smaller vehicles. This is constantly being accomplished now in Valley County by distributors of beer, soft drinks and food items.

Landscaping items: Bushes, trees, rocks and boulders, wood and concrete products related to exterior landscaping.

I know the items listed above cross between commercial and industrial use, but these are the type of businesses I would encourage in my development. I have also had inquiries from businesses related to each category above. I am also sensitive to what will be constructed in my development and its intended use. I have refused offers from entities interested in purchasing a lot(s) for a truck stop, used car sales, a small saw mill, and a convenience store. Please refer to the attached "Protective Covenants" for further assurance that what is placed within my development will be tasteful and not create a nuisance to others. It is not in my best interest to allow an offensive venture to construct a poorly designed structure within my development.



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

Date February 23, 2016
Approved by Gary Swain

Instrument # 396765

VALLEY COUNTY, CASCADE, IDAHO
2-23-2016 09:42:27 AM No. of Pages: 2
Recorded for : VALLEY COUNTY P & Z
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy [Signature]
Index to: COUNTY MISC

**CONDITIONAL USE PERMIT
NO. 15-17
Lake Fork Commercial Center**

Issued to: **Dream Development, Inc.**
Gary Swain
13675 Farm to Market Road
McCall, ID 83638

Property Location: Located on RP0012500007B0 and RP0012500007A0 in Krueger's Folly Subdivision, in the SW ¼ Section 36, T.17N, R.3E, Boise Meridian, Valley County, Idaho. The site is 2.485 acres.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of February 11, 2016. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 15-17 with Conditions for establishing commercial buildings with residential apartments on the 2nd floor as described in the application, staff report, and minutes.

The effective date of this permit is February 23, 2016.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional

Conditional Use Permit.

3. The use shall be established within five years of the date of approval. Establishment requirement will be met with the construction of one building.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. There shall be no outside storage that is not screened and within the fenced area.
6. All lights shall be fully shielded so that there is no upward or horizontal projection of lights. If security lights are required in the fenced storage yard, motion detector lights shall be used.
7. The landscaping shall be placed so that it does not obscure the views to the mountains. Planter boxes only where feasible.
8. There shall be only one ground mounted sign in the 100' setback. Signage can also be located on the buildings.

END – CONDITIONAL USE PERMIT

NOTE:

THIS CUP NO.15-17 WILL EXPIRE ON 2/23/21 UNLESS SUBSTANTIAL WORK IS COMPLETED ON THE PROJECT, A CHANGE IN THE CUP'S FORMAT IS APPLIED FOR OR A CHANGE IN THE TYPE OF COMMERCIAL USE IS REQUESTED. AN EXTENSION IN TIME OF THIS ORIGINAL CUP IS ALSO AVAILABLE TO THE OWNER. PLEASE CONTACT VALLEY COUNTY P&Z (CYNDA HERRICK) FOR FURTHER INFORMATION.

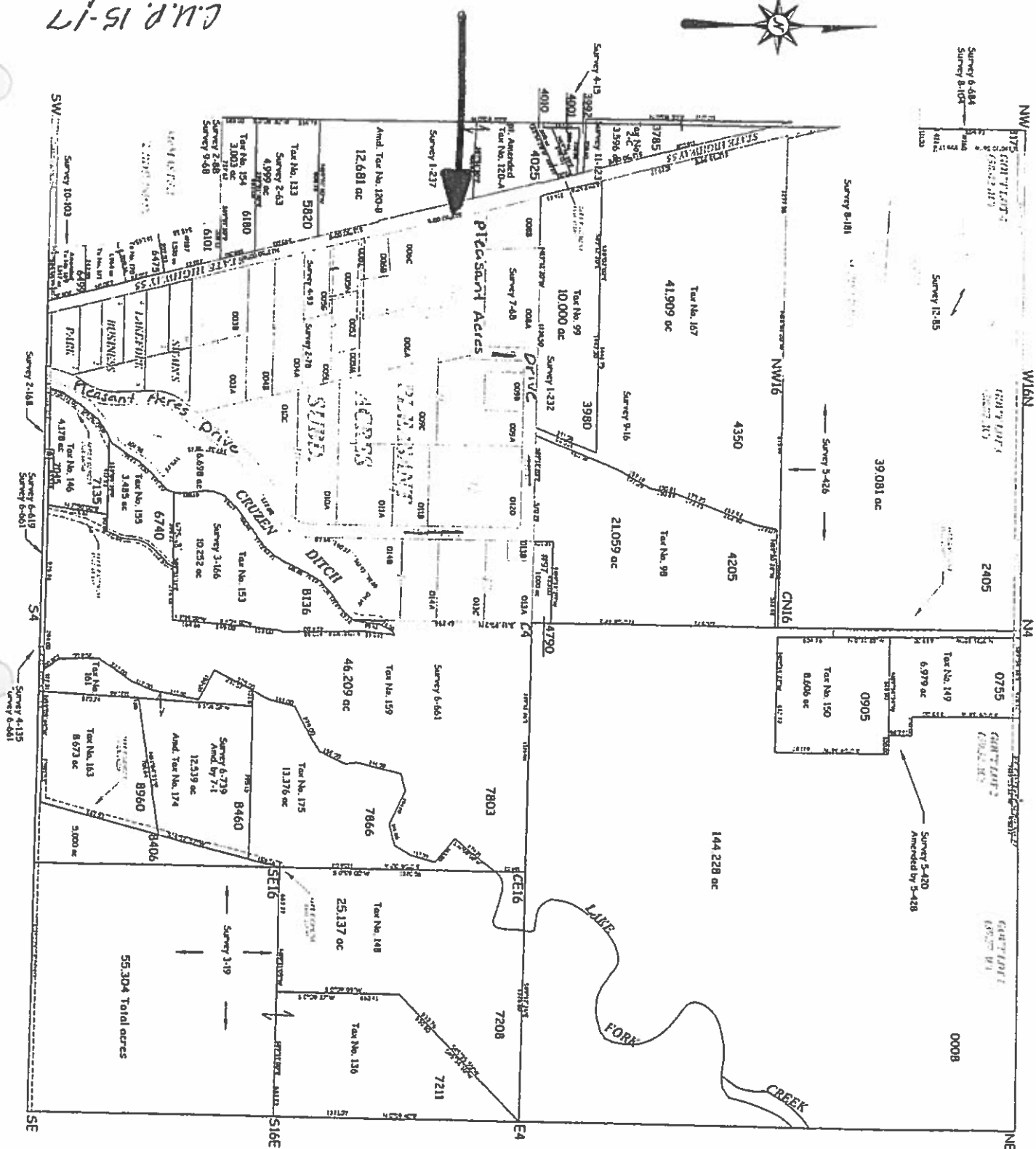
THERE IS AN ACTIVE SEPTIC PERMIT UPDATED FOR 2020 THROUGH A PORTION OF 2021.

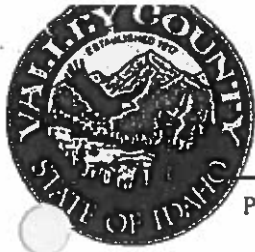
TWO ACCESSES HAVE BEEN APPROVED AS PER PLOT PLAN OF PLEASANT ACRES DRIVE.

A handwritten signature in black ink, appearing to be 'G/S' followed by a stylized flourish.

Filename:	ft:\projects\Yolby County Base Map\
Scale:	1" = 400 ft.
Date:	3-4-15

C.U.P. 15-17
p. 173





Cynda Herrick, AICP
VALLEY COUNTY
IDAHO

Planning & Zoning Administrator
Flood Plain Coordinator

PO Box 1350
219 North Main Street
Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.82.7119
E-Mail: cherrick@co.valley.id.us

STAFF REPORT

Conditional Use Permit Application No. 15-17
Lake Fork Commercial Center

HEARING DATE: February 11, 2016
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Dream Development, Inc.
Gary Swain
13675 Farm to Market Road
McCall, ID 83638
LOCATION/SIZE: Located on RP0012500007B0 and RP0012500007A0 in Krueger's
Folly Subdivision, in the SW ¼ Section 36, T.17N, R.3E, Boise
Meridian, Valley County, Idaho. The site is 2.485 acres.
REQUEST: Commercial Buildings with Apartments on 2nd Floor
EXISTING LAND USE: Bare Lots

BACKGROUND:

The applicant is requesting approval to establish up to four commercial or light industrial structures that will remain under the same ownership. The structures will range in size from 1500 sq. ft. to 4000 sq. ft. Three of the buildings will have residential units on the 2nd Floor as per allowed by Central District Health. The structures will be "stick framed" with wood product or appearance and a porch as it fronts on Highway 55.

The buildings will be served by an individual well and septic system. The site will access from Pleasant Acres Drive and State Highway 55, if allowed by Idaho Transportation Department. Some consideration has been given to a common access point with the property to the south.

Landscaping will consist of mowed grass and trees, such as crab apple, aspen, or maple, on the corner areas between the driveway and Highway 55. There will also be planter boxes in front of each structure. Fencing will be provided for any areas with products that are stored outside so as to provide a visual screen and for security issues.

FINDINGS:

1. Application was made to Planning and Zoning on December 17, 2015.

2. Legal notice was posted in the Star News on January 21, and January 28, 2016. Neighbors within 300 feet of the property line were notified by letter dated January 12, 2016. Potentially affected agencies were notified by letter dated January 12, 2016. The site was posted on February 2, 2015.
3. Agency comment received:

Garrett de Jong, McCall Fire & EMS, responded by e-mail dated January 21, 2016. The Idaho State Fire Marshal's Office will review this application to eliminate any perceived conflict of interest.
4. Neighbor comments received: None
5. Physical characteristics of the site: Flat.
6. The surrounding land use and zoning includes:
North: Single Family Residential
South: Area Business
East: Single Family Residential
West: Bare Land
7. Valley County Code (Title 9). This proposal is categorized under 5. Commercial Uses (d) Area Business in Table 9-3-1 of the Valley County Code.

Review of Title 9, Chapter 5 Conditional Uses should be done.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +19.

Staff Questions/Comments/Recommendation:

This site is located in the Lake Fork Village as identified in the Valley County Comprehensive Plan. This is the area designated for commercial and industrial uses.

ATTACHMENTS:

- Attachment A: Conditions of Approval
- Attachment B: Compatibility Evaluation
- Attachment C: Location Map

Conditions of Approval - Attachment A

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.

2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within five years of the date of approval.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. There shall be no outside storage that is not screened and within the fenced area.
6. All lights shall be fully shielded so that there is no upward or horizontal projection of lights. If security lights are required in the fenced storage yard, motion detector lights shall be used.
7. The landscaping shall be placed so that it does not obscure the views to the mountains.
8. There shall be only one ground mounted sign in the 100' setback. Signage can also be located on the buildings.

END OF STAFF REPORT

Matrix Line # / Use: 19
Prepared by: CH

Compatibility Questions and Evaluation

YES/NO X Response Value
(+2/-2) -1 X 4 -4

Use Matrix Values

1. Is the proposed use compatible with the dominant adjacent land use?

Single Family Residential

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

Area Business

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

Large enough - no trees

5. - will landscape

Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Yes

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Yes

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Yes - some impact

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Yes

Sub-Total (+) 23

Sub-Total (-) 4

Total Score +19

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

Cynda Herrick

From: Garrett de Jong <garrett@mccallfire.com>
Sent: Thursday, January 21, 2016 3:51 PM
CC: Cynda Herrick (cherrick@co.valley.id.us)
Subject: Mark Billmire
CUP 15-17 Lake Fork Commercial Center

Hi Cynda,

I just wanted to give you a heads up about the CUP 15-17 application. Because it is Gary Swain's project, and his boys, I have differed the plan review to the Idaho State Fire Marshal's Office. I have forwarded Tom Mroz, the Chief Deputy, the application and agency notification. I will probably submit it to you, once I receive it. We wanted to avoid any kind of perceived conflict of interest in this case.

Let me know if you have any questions.

Have a great weekend.

Garrett

Garrett de Jong
Assistant Chief
McCall Fire & EMS
Deinhard Lane
P.O. Box 1597
McCall, ID 83638
www.mccallfire.com
PH: 208.634.7070
FAX: 208.634.5360
CELL: 208.271.6063



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Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.



Public Health

Idaho Public Health Districts

Central District Health Department
707 N. Armstrong Place
Boise, ID 83704
(208) 327-7499

File # 5706



Owner's Name: Dream Development Inc.
Property Address: Highway 55
McCall, ID 83638

Phone # 208-634-3855

Legal Description 1/4 1/4

Subdivision: 159 Kruegers Folly

Section:

Township:

Range:

Installation Type

Type of System (check all that apply)

Block:

- ☐ New System
☐ Expansion
☐ Repair
☐ Tank Only

- ☐ Absorption Bed
☐ Capping Fill
☐ Central System
☐ Composting Toilet
☐ Drip Distribution
☐ ETPS
☐ Experimental
☐ Extra Drainrock
☐ Evapotranspiration
☐ Gravel Drainfield

- ☐ Gravelless Drainfield
☐ Gray Water Sump
☐ Gray Water System
☐ Holding Tank
☐ Incinerator Toilet
☐ Individual Lagoon
☐ Intermittent SF
☐ Intrench SF
☐ LSAS
☐ Pit Privy

- ☐ Pressurized DF
☐ Recirculating GF
☐ RV Dump Station
☐ Sand Mound
☐ Seepage Pit
☐ Steep Slope Drainfield
☐ Two Cell Lagoon
☐ Vault Privy
☐ Other (see below)

Water Supply

Private Water

- ☐ Well
☐ Spring

- ☐ Basic System
☐ Complex System

Condition of Approval:

Minimum separation distance from drainfield: 100' feet from all wells.

Orient system north-south near test hole #2 in area along Highway 55. Access silt loam soils at 24" inches below original grade.
Dimensions: 3 (6' x 74') STD. Maximum depth below ground: 24" inches. Excavation depth: 24" inches.

If GTS system is used, 334 lineal feet of trench is required.

This permit is for the most northerly proposed building on the lot and will serve 2-one bedroom apartments and 12 employees.

Bedrooms: 0 Bedrooms
Use Residential: 600 Gallons Per Day

Soil Type (USDA): B-2

The minimum septic tank capacity is: 1250 Gallons

The minimum effective drainfield absorption area is: 1333 Square Feet

The drainfield can be no closer to permanent/intermittent surface water than: Feet

Note: Final approval of this permit requires inspection of the uncovered system.

All plans, specifications, and conditions in the approved permit application are hereby incorporated into, and are enforceable as part of the permit, the permit will expire one (1) year from date of issuance. The permit may be renewed if the renewal is applied for on or before the expiration date

REHS Signature / REHS #

007 Josh Kriz

04/14/2017

04/13/2018

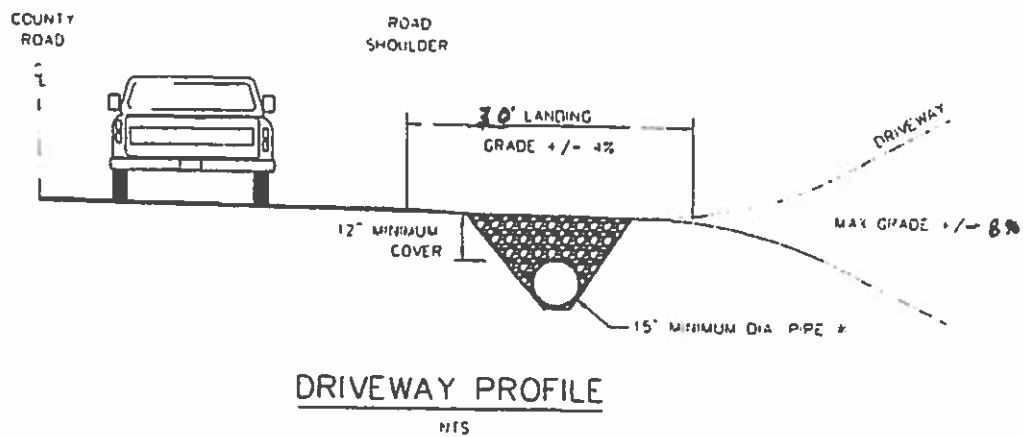
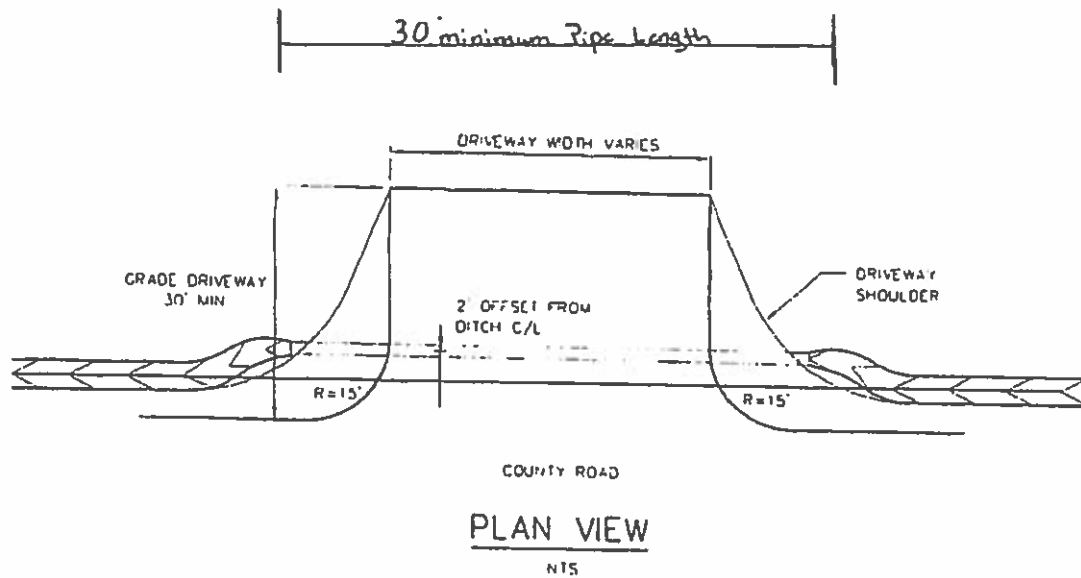
Approval Date:

Expiration Date:

LD003WD Revision Date: 12/29/15 BK

RENEWED FOR
2020

April 13th
2021



* APPROVED MATERIAL
STEEL CMP 16 GAGE
RIBBED POLYETHYLENE
ALUMINUM 1/4 GAGE

VALLEY COUNTY
ROAD
DEPARTMENT

DRIVEWAY PLAN

FIGURE
200

McCALL FIRE DISTRICT

FIRE & EMS

February 9, 2016

Valley County Planning and Zoning Commission
Attn: Cynda Herrick
219 N. Main St.
P.O. Box 1350
Cascade, ID 83611

RE: CUP 15-17 Lake Fork Commercial Center

Dear Cynda,

The fire district does not have any concerns with the proposed Lake Fork Commercial Center. Apparatus access into and around the property meets the intent of the 2012 International Fire Code. The fire district will require that building plans be reviewed by the District prior to the issuance of a building permit.

Sincerely,



Garrett de Jong
Assistant Chief, MFPD

Cynda Herrick

From: Josh Kriz <JKriz@cdhd.idaho.gov>
To: Wednesday, February 10, 2016 11:12 AM
Cc: Cynda Herrick
Subject: swain@frontiernet.net
Speculative Site Evaluation - File#0005706

Ms. Herrick,

I received a request from Gary Swain to provide written comments regarding the Speculative Site Evaluation conducted on December 2, 2015 for septic evaluation of the property/properties known as: Lots 7A-7B of Kruegers Folly Subdivision. The soil conditions observed and evaluation of the features of concern at the site appear to be suitable to support construction of two septic systems as proposed.

The Speculative Site Evaluation application on file with this office indicates that two separate septic systems are being proposed as a part of the project, that could potentially support up to three commercial/residential structures (with plumbing). Separate septic permits will be required for each septic system. Building plans, site-plan/s, and any additional documentation necessary for verification that all minimum requirements will be met, to be supplied by applicant.

Please contact this office if you have any questions.

Joshua Kriz | Senior Environmental Health Specialist
Central District Health Department
N. 1st Street | McCall, ID 83638
P: (208) 630-8001 | F: (208) 634-2174 | C: (208) 484-9447
E: jkriz@cdhd.idaho.gov | W: cdhd.idaho.gov

 [Twitter](#) |  [Facebook](#) | W: cdhd.idaho.gov

CDHD: Healthy People in Healthy Communities

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Subject: Speculative Site Evaluation - File#0005706

From: Josh Kriz <JKriz@cdhd.idaho.gov>

Date: 2/10/2016 11:12 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

CC: "swain@frontiernet.net" <swain@frontiernet.net>

Ms. Herrick,

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KRUEGER'S FOLLY SUBDIVISION

A RESUBDIVISION OF LOT 7 PLEASANT ACRES SUBDIVISION
BEING A PORTION OF THE SW 1/4 SECTION 3, T.17N., R.3E., B.M.

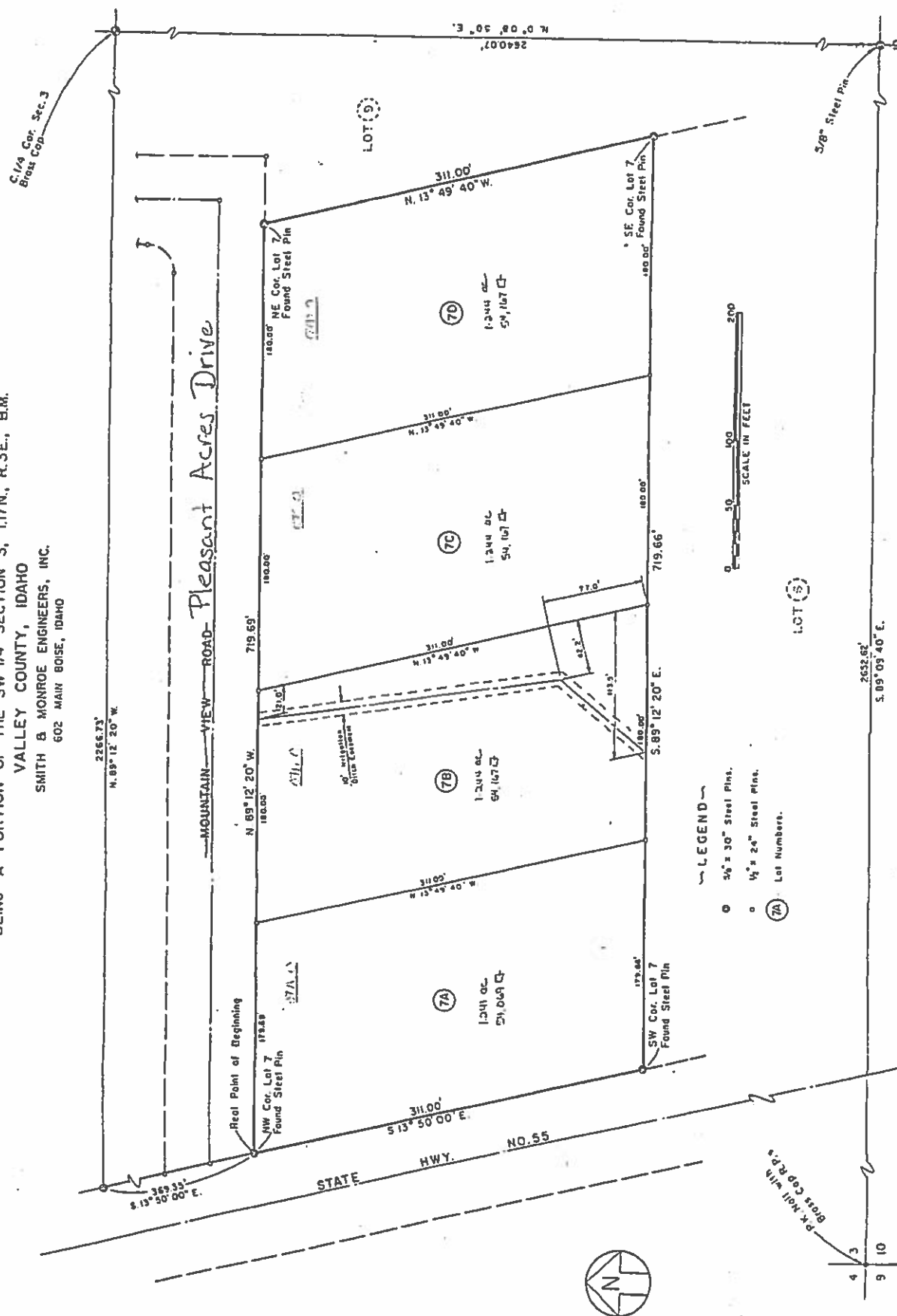
VALLEY COUNTY, IDAHO

SMITH & MONROE ENGINEERS, INC.

602 MAIN BOISE, IDAHO

DES 89-23 vol 4B. 13303 9-23-74

James Stearns is in Plaintiff's Subd. occupied by County 9-20-73 commencing Thursday 8:45 A.M. 1973



C.U.P. 15-17
p. 2 of 3



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

February 5, 2016

Valley County Planning and Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611-1350

VIA EMAIL

RE: CUP-15-17 LAKE FORK COMMERCIAL CENTER

The Idaho Transportation Department (ITD) has reviewed the commercial use application for the Lake Fork Commercial Center at 141 Moonridge Drive west of SH-55. ITD has the following comments:

1. ITD does not object to a commercial center being constructed in this location.
2. No work may begin in ITD right-of-way without an approved permit. The applicant can contact Shona Tonkin for an application.
3. The County is reminded that as properties develop reducing conflict points along the State highway system will improve safety and mobility of the traveling public and increase economic development.
4. The applicant is requesting an access to SH-55. IDAPA 39.03.42 rules for access spacing on a rural Regional Route is 1,000 feet upstream from a public road intersection (Pleasant Acres Drive) and 650 feet between accesses other than public roads. The requested access does not meet these criteria. The development would need to present how they would provide an access that provides the safety and mobility that IDAPA provides. IDAPA 39.03.42 rules state the requirements to obtain an access, including a traffic impact study and civil engineered plan sheets.
5. IDAPA 39.03.42.600.04 rules govern landscaping inside ITD right-of-way.
6. Idaho Code 40-1910 does not allow outdoor advertising with the right-of-way of any State highway system.
7. IDAPA 39.03.60 rules govern advertising along the State highway system.

If you have any questions, you may contact Shona Tonkin at (208) 334-8341 or me at (208) 332-7191.

Sincerely,

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

SUBJECT: Conditional Use Permit No. 15-17
Lake Fork Commercial Center

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on February 11, 2016. The Commission reached a quorum. Commission members in attendance were Chairman Rob Garrison, and Commissioners Ed Allen, Scott Freeman, and Bryan Cooley.

Gary Swain, Dream Development Inc. and applicant, was present and requesting approval to establish up to four commercial buildings with residential apartments on the 2nd floor. The site is located on RP0012500007B0 and RP0012500007A0 in Krueger's Folly Subdivision, in the SW ¼ Section 36, T.17N, R.3E, Boise Meridian, Valley County, Idaho. The site is 2.485 acres.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented at the Public Hearing, which are summarized in the Minutes of the Commission's meeting dated February 11, 2016, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. That the existing use of the property described in the Petition is bare single family residential lots and will now be categorized under 5. Commercial Uses (d) Area Business in Table 9-3-1 of the Valley County Code.
2. That the surrounding land uses are single family residential and commercial/industrial.
3. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance and by the Laws of the State of Idaho.

Legal notice was posted in the Star News on January 21, and January 28, 2016. Neighbors within 300 feet of the property line were notified by letter dated January 12, 2016. Potentially affected agencies were notified by letter dated January 12, 2016. The site was posted on February 2, 2015.

4. Other persons in attendance expressed neither approval nor disapproval of the proposed use.

permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. There shall be no outside storage that is not screened and within the fenced area.
6. All lights shall be fully shielded so that there is no upward or horizontal projection of lights. If security lights are required in the fenced storage yard, motion detector lights shall be used.
7. The landscaping shall be placed so that it does not obscure the views to the mountains. Planter boxes only where feasible.
8. There shall be only one ground mounted sign in the 100' setback. Signage can also be located on the buildings.

Rob Garrison, Chairman

Date