



August 25, 2025

Valley County
Planning and Zoning Department
219 N. Main Street
Cascade, ID 83611

RE: Conditional Use Permit and Variance – 13965 State Highway 55

To whom it may concern,

On behalf of Jody Hurst, we are submitting the following Conditional Use Permit and Variance applications for review and approval.

Site History and Background:

The subject site is approximately .968 acres in size and identified as Valley County parcel number RP18N03E339481. The site contains a single-family dwelling with two (2) access points to State Highway 55.

The site is bordered by the following uses:

- North – Commercial use (electrical contractor – Ion Electric)
- South – Commercial use (construction company – Dyrud Construction)
- East – State Highway 55
- West – Residential subdivision – Eld's Country Subdivision (Four (4) residential lots)

Application Details

The applicant is requesting conditional use permit approval to operate a landscaping business from the subject property. Also, the applicant is requesting a variance for a reduced front setback based on the unique shape of the property. Also, upon approval of the conditional use permit the applicant will submit a grading plan prior to any construction within the site.

This request has been prepared to be in conformance with the standards required pursuant to Valley County Code.

Justification of a Conditional Use Permit:

See attached Impact Report

Justification of a Variance

Pursuant to Valley County Code the required front setback adjacent to a state highway is a 100-feet. The subject property is shaped like a triangle with the widest portion of the property being approximately 150-feet in width at the southern property line. The existing residential dwelling is located approximately 24 feet from the front property line. The adjacent property located to the south contains a structure which is approximately 30 feet from the front property line. The applicant is requesting a variance from the required front setback of 100-feet to allow for the construction of a new shop in alignment with the existing dwelling located within the property and the structure located on the adjacent property to the south (see attached site plan).



The granting of the variance will not result in any special privilege for the property owner based on the unique shape of the property and the required front setbacks.

Thank you,

A handwritten signature in black ink, appearing to read "Mike Williams", is positioned above a horizontal line.

Mike Williams, CFM
South Beck & Baird Landscape Architecture
South Landscape Architecture P.C.
Dbas: South, Beck and Baird Landscape Architecture



From: Mike Williams <mikewilliams@sbbgo.com>
Sent: Monday, November 3, 2025 11:36 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Adam Johnston <ajohnston@sbbgo.com>
Subject: Fw: Sterling C.U.P.

Lori,

Attached is a photo of material storage bins. The owner indicated they will be similar to the bins shown in the photo; however, they will use steel dividers instead of concrete so it will be less bulky. The approximate size bin size is 13' x 13' each. The owner indicated they will be placed somewhere along the west property line south of the house.

Mike



Valley County Planning and Zoning Department

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



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Check # _____ or ☐ Cash or ☒ Card

FILE # C.U.P. 25-031

FEE \$ 250.00

ACCEPTED BY _____

DEPOSIT --

CROSS REFERENCE FILE(S): _____

DATE 10-21-2025

PROPOSED USE: _____

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: 10/21/2025

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

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

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

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

CONTACT INFORMATION

APPLICANT South Beck and Baird - Jim Mihan PHONE (208) 461-5611

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 4663 Ustick Road, Nampa, ID ZIP 83687

EMAIL jhurst@sterlinglandscape.com

PROPERTY OWNER Same as applicant

MAILING ADDRESS _____ ZIP _____

EMAIL _____

AGENT / REPRESENTATIVE Mike Williams - South Beck and Baird PHONE (208) 342-2999

MAILING ADDRESS 1102 S. Vista Ave. Boise, ID ZIP 83705

EMAIL mikewilliams@sbbgo.com

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 13965 Highway 55, McCall, ID 83638

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

TAX PARCEL NUMBER(S) RP18N03E339481

Quarter SE4 Section SE4 Township 18N Range 3E

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

2. SIZE OF PROPERTY .986 Acres ☒ or Square Feet ☐

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

Single-Family Residence

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

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

North Commercial property and building associated with an electrical contractor (Ion Electric)

South Commercial property and buildings associated with a construction company (Dyrud Construction)

East State Highway 55 and two (2) large parcels one of which contains a single-family dwelling

West Eld's Country Subdivision (single-family residences Lots 5-8)

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 35-feet

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

Number of Proposed Structures: 1

Number of Existing Structures: _____

Proposed Gross Square Feet

1st Floor 1,800 sq. ft.
2nd Floor N/A
Total 1,800 sq. ft.

Existing Gross Square Feet

1st Floor N/A
2nd Floor N/A
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): N/A

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 1,800 sq.ft.

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: 8.4%

Percentage of site devoted to landscaping: 59.9%

Percentage of site devoted to roads or driveways: 26.8%

Percentage of site devoted to other uses: 4.9%, describe: Concrete pad

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 0

b. Parking spaces proposed: 6

c. Number of compact spaces proposed: 0

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: No

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>30-feet</u>	_____	<u>6</u>	_____
Rear	<u>30-feet</u>	_____	_____	_____
Side	<u>44-feet</u>	_____	_____	_____
Side Street	<u>N/A</u>	_____	_____	_____

12. NUMBER OF EXISTING ROADS: N/A 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: N/A Proposed width: _____

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☒ No ☐
Proposing a cross access to the adjacent property to the south _____
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Individual well, septic, and overhead power _____
16. PROPOSED UTILITIES: No new utilities
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: ☒ (existing)
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): Infiltration
Any special drains? N/A (Please attach map)
Soil type(s): Archabal loam and a small portion of Melton loam
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐
If yes, explain:
Installation of a paved apron access from State Highway 55 and installation of gravel driveways.

- 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 _____ X No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: N/A
Drainage: N/A
- 3. How many acres is the property being subdivided? N/A
- 4. What percentage of this property has water? N/A
- 5. How many inches of water are available to the property? N/A
- 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
N/A ☐ 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.
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? N/A

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)
N/A

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: N/A

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction —→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

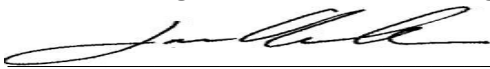
Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: 
Applicant

Date: 10/21/2025



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: 
Applicant

By: Valley County Weed Supervisor

Date: 10/21/2025

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

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.

The subject site is located adjacent to State Highway 55. The site currently has two (2) access points to the highway. It is the owner's intent to eliminate the two (2) existing access points to provide a new commercial access in proximity to the southern property line. The proposed use will not create additional pedestrian or bicycle activity along the highway. The proposed use will generate vehicle trips associated with employees arriving onsite to pick up work vehicles. There will be four (4) commercial landscaping vehicles stored within the site, which will leave the site in the morning and return in the afternoon.

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

The existing dwelling will be utilized to house employees six (6) months of the year with the remaining time to be utilized for affordable housing for traveling nurses, etc.

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 variations.

The property is located adjacent to a state highway; therefore, there is currently existing traffic noise and vibration from the highway. It is the applicant's desire to construct a shop located on the southern portion of the property. The subject site is bordered by the state highway to the east and commercial uses to the north and south. Four (4) residential lots are located west of the subject property with the closest dwelling located approximately 310-feet from the shared property line. Employees will be arriving onsite to obtain their work vehicles the only variation will be the employees arriving in the mornings and returning in the afternoon. The only onsite construction will be temporary to allow for construction of a proposed shop.

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.

There should not be additional heat or glare since the area where vehicles will be parked onsite is currently buffered from the adjacent residential properties by trees and with the possible construction of a new shop additional buffering will be provided to the west.

5. Particulate emissions to the air including smoke, dust, chemicals, gases, or fumes, etc., both existing and what may be added by the proposed uses.

The proposed use should not add any noticeable additional smoke, chemicals, fumes or gases since the property is located adjacent to a state highway. The applicant will provide dust mitigation associated with the parking areas by providing a road mix surface to reduce dust and allow drainage.

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 property is currently served by a potable well and septic system. Surface water drainage will be retained onsite. There are no wetlands located within the property and the property is not located within an area of special flood hazard. The property is located within Valley County Fire District No. 1.

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

The proposed service business use will have vehicle and equipment parking, and a residence associated with a landscaping business. The site is bordered on the north and south by commercial businesses which will not have an adverse effect on the proposed use. The adjacent residential properties located to the west contain single-family dwellings which are located more than 300-feet from the subject property.

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.

It is the owner's intent to convert the southern portion of the site (south of the existing building) into a parking area for trucks and equipment and possibly construct a shop. The remainder of the site will remain natural or contain sod. There are no wetlands located within the site. Since there are no slopes or embankments located within the site the soil within the site is stable.

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

The owner is proposing to retain the trees located within the northern portion of the site and along the western property line. The areas located immediately to the north and south of the existing structure will contain sod. A landscaped buffer is proposed adjacent to the eastern property line to screen the property for Highway 55.

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

The owner does not anticipate any potential problems since the property is flat. Based on the topography of the site there should not be any problems with the construction of the proposed shop. The soil is suitable for supporting landscaping since there is sod located in proximity to the existing structure and grasses located on the remainder of the site.

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

Based on the topography of the site there will not be a need for cuts and fills, drainage courses, and impoundments. The owner is proposing landscaping within the site and a landscape buffer located along Highway 5 (see site plan).

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 impacts of shadows from new features on neighboring property.

As previously referenced, the owner will be installing a landscape buffer along Highway 55. The site is bordered on the north and south by commercial businesses. The property is screened from the property located to the west by a row of deciduous trees. Based on the orientation of

the subject property and the trees located along the west property line it is not anticipated there will be an impact of shadows (other than the existing trees) on the adjacent properties.

- 13.** Reasons for selecting and particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order illustrate compatibility with and opportunities presented by existing land uses or character.

The site selection was based on the property being located adjacent to a highway and the existing commercial uses located to the north and south.

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

Property tax received by the effected agencies will increase since the property valuation will increase due to the elimination of the homeowner's exemption. There will be the possibility of landscaping jobs for local residents due to the expansion of the business. Also, there will be increased local expenditures due to the expansion of the business.

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

There should be no additional costs for public services since there is an existing structure on the site and the owner will be required to pay property taxes and fees associated with the existing public services. The proposed use will have a positive economic impact due to an increase in property taxes, increased spending within the community, and additional job creation.

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

The landscaping firm is currently operating within Valley County. It is the owner's desire to provide a permanent location within 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.

The owner is not proposing to deplete any natural resources or materials from the site.

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

In the event the project is abandoned the existing residential dwelling will remain.

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

The site has one (1) existing residential dwelling which will remain. It is the owner's desire to construct an approximately 1,800 square-foot shop located within the southern portion of the property.

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

The proposed new commercial access, parking areas, and buffers will be constructed prior to establishing the service business within the site. The owner has not determined the timing for construction of the shop.

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

The existing dwelling is currently being rented to traveling nurses associated with the local hospital. The proposed shop will be compatible with the use and structures associated with the existing construction business located on the adjacent property to the south.

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

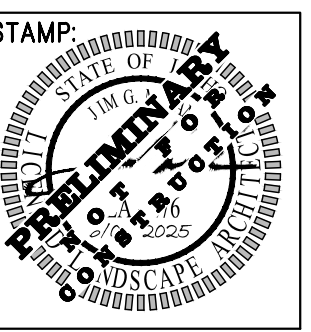
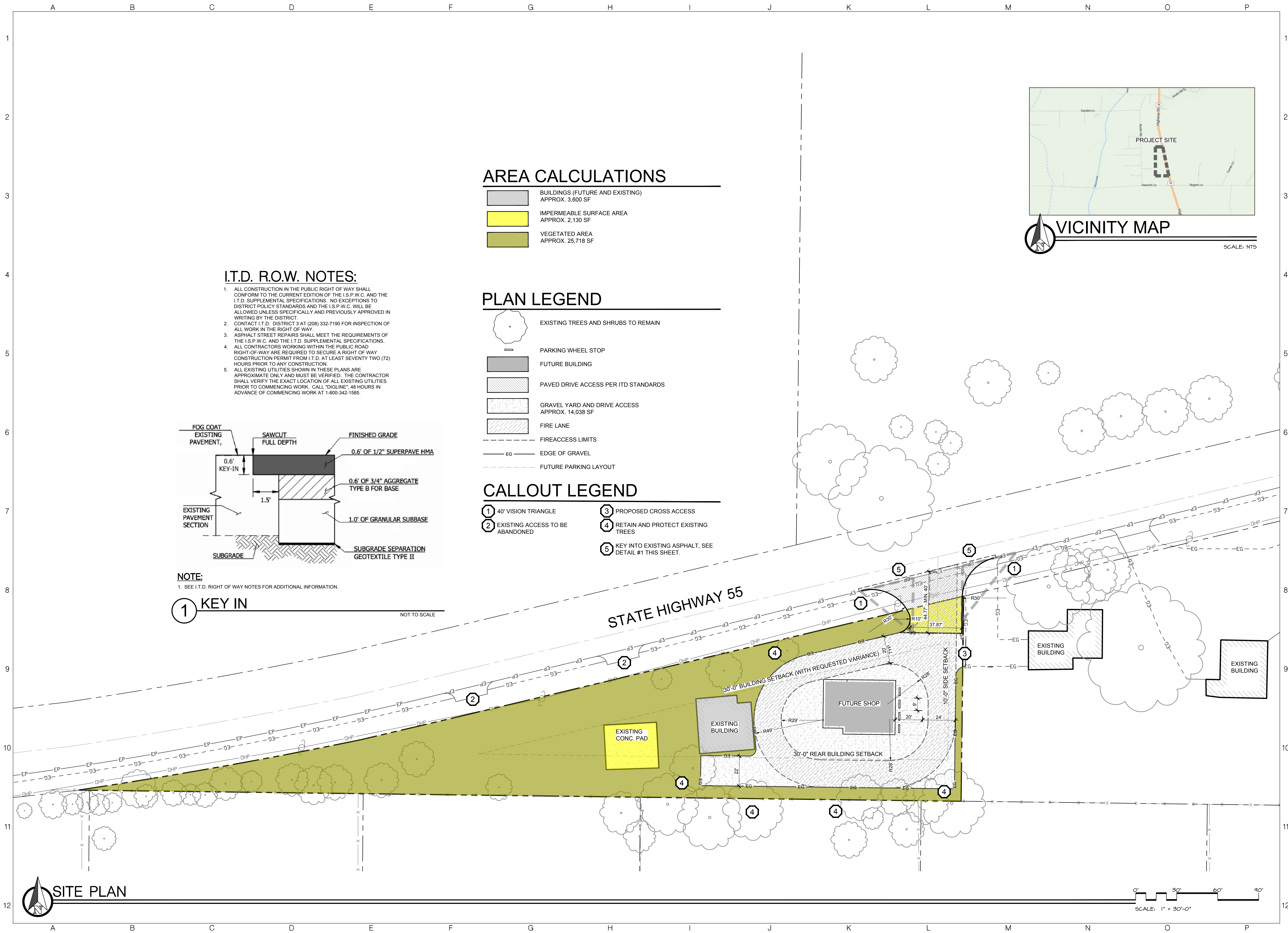
Application must be filed with the Valley County Assessor's office before construction begins.

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.

USERS988 LOCATION\PROJECTS\2025\25-210 STERLING RE MC CALL PROPERTY 13965 CALANSEE RD-210 PRELIMINARY SITE PLANNING PRINT DATE:7/14/2025 15:03 PM



DATE: 6/25/25



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Boise, ID 83705
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208.342.2999 Cell
info@sbbga.com
www.sbbga.com

SOUTH BECK & BAIRD

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Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

SITE PLAN

Sterling Property

13965 Highway 55

McCall, Idaho 83638

DRAWN BY: AJW/SM

CHECKED BY: JWM

PROJECT NUMBER: 25-210

SHEET: L1.00

USERSHCKED\N LICATION\PROJECTS\0825-20 STERLING RE MCALL PROPERTY 13965\DWG\SHEETS\05-20 LANDSCAPE PLANNING PRINT DATE\07/27/2025 12:27 PM

LANDSCAPE SPECIFICATIONS

- SEE CIVIL ENGINEERING PLANS FOR ALL SITE CLEARING AND ROUGH GRADE WORK. FINISH GRADE 1" OF DESIGN GRADE. COORDINATE ALL LANDSCAPE WORK WITH CIVIL DRAWINGS. SEE ARCHITECTURAL SITE PLAN FOR ALL SITE ELEMENTS NOT SHOWN ON LANDSCAPE PLAN.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- CONTRACTOR SHALL REPORT TO OWNER'S REPRESENTATIVE ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK. COORDINATE WORK SCHEDULE AND OBSERVATIONS PRIOR TO CONSTRUCTION START-UP.
- BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 - "AMERICAN STANDARD FOR NURSERY STOCK". ACCEPTANCE OF PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. PLANT MATERIAL SHALL BE PROVIDED BY LICENSED NURSERY OR WHOLESALE GROWER. NO BARE ROOT STOCK ALLOWED. SEE DETAILS FOR FURTHER PLANTING REQUIREMENTS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- PLANT ALL TREES AND SHRUBS PER DETAILS. USE APPROVED PLANTING SOIL AS SPECIFIED IN PLANTING SOIL NOTES OR APPROVED EQUAL. USE WHEN BACK FILLING TREE AND SHRUB PITS.
- WATER PLANTS THOROUGHLY AFTER PLANTING.
- REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND TYPE AT NO COST TO OWNER. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN CERTIFIED BY OWNER'S REPRESENTATIVE. PLANTS NOT IN A HEALTHY GROWING CONDITION AFTER ONE (1) YEAR SHALL BE REPLACED AT NO COST TO OWNER EXCEPT FOR LOSS DUE TO CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR. INSPECTION AND ACCEPTANCE TO BE DONE BY OWNER'S REPRESENTATIVE.
- LIMIT SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- A. SPREAD PLANTING SOIL TO A COMPACTED DEPTH OF 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- B. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
- C. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- UNCHANGED SUBGRADES: IF SHRUBS ARE TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
- A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
- B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING PLANTING SOIL NOTES AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
- C. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND

- RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.
- MAINTAIN ALL LANDSCAPING FOR 30 DAYS AFTER COMPLETION OF LANDSCAPING OR UNTIL SUBSTANTIAL COMPLETION, WHICHEVER IS LATER.
- BEGIN PLANTING ONLY AFTER INSTALLATION AND ACCEPTANCE OF THE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM AND ACCEPTANCE OF FINISH GRADING BY OWNER'S REPRESENTATIVE.
- THE FOLLOWING LANDSCAPE INSPECTIONS SHALL BE MADE BY THE OWNER'S REPRESENTATIVE AFTER AT LEAST 48 HOURS NOTICE HAS BEEN GIVEN BY THE CONTRACTOR:
 - AFTER GRADING HAS BEEN COMPLETED AND BEFORE IRRIGATION HAS BEEN INSTALLED.
 - AFTER INSTALLING THE IRRIGATION MAINLINE.
 - AFTER IRRIGATION HAS BEEN COMPLETED AND BEFORE PLANTING HAS BEEN INSTALLED.
 - AFTER COMPLETION OF THE INSTALLATION OF ALL PLANT MATERIALS.
 - AFTER ALL WORK HAS BEEN COMPLETED (SUBSTANTIAL COMPLETION).
- AGRIFORM TABLETS (20-10-5) ARE TO BE ADDED TO THE PLANTED MATERIALS IN THE FOLLOWING QUANTITIES: 1 PER 1 GALLON SHRUB, 2 PER 2 OR 3 GALLON SHRUB, 3 PER 5 GALLON SHRUB, AND 6 PER TREE. DISTRIBUTE EQUALLY IN ROOT ZONE OF EACH PLANT.
- AFTER PLANTING, APPLY PRE-EMERGENT(ELANCO, XL, RONSTAR, SURFLAN, OR APPROVED EQUAL) PRIOR TO APPLICATION OF MULCH.
- UPON COMPLETION OF PLANTING OPERATION, CLEAR SITE OF DEBRIS, SUPERFLUOUS MATERIALS AND EQUIPMENT, ALL OF WHICH SHALL BE ENTIRELY REMOVED FROM PREMISES. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OR IRRIGATION ACTIVITIES AND PROPERLY DISPOSE OF OFF SITE.
- PROVIDE WRITTEN INSTRUCTIONS ON MAINTENANCE REQUIREMENTS TO OWNER.
- MAINTAIN TREES BY PRUNING, CULTIVATION AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES FREE OF INSECTS AND DISEASE.
- ALL PLANTING AREAS TO BE SEPARATED FROM ALL OTHER AREAS WITH APPROVED LANDSCAPE EDGING PER PLANS - SEE DETAIL.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

I.T.D. R.O.W. NOTES:

- ALL CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CURRENT EDITION OF THE I.S.P.W.C. AND THE I.T.D. SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY STANDARDS AND THE I.S.P.W.C. WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
- CONTACT I.T.D. DISTRICT 3 AT (208) 332-7190 FOR INSPECTION OF ALL WORK IN THE RIGHT OF WAY.
- ASPHALT STREET REPAIRS SHALL MEET THE REQUIREMENTS OF THE I.S.P.W.C. AND THE I.T.D. SUPPLEMENTAL SPECIFICATIONS.
- ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT OF WAY CONSTRUCTION PERMIT FROM I.T.D. AT LEAST SEVENTY TWO (72) HOURS PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. CALL "DIGLINE", 48 HOURS IN ADVANCE OF COMMENCING WORK AT 1-800-342-1585.

DISCLAIMER:

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CALLOUT LEGEND

- 40' VISION TRIANGLE
- PROPOSED CROSS ACCESS
- RETAIN AND PROTECT EXISTING TREES
- SEEDING SHALL COVER ALL DISTURBED SOILS WITH OVERSEEDING EXTENDING A MIN. 5' FEET BEYOND.



VICINITY MAP

SCALE: NTS

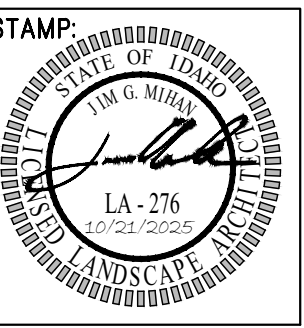
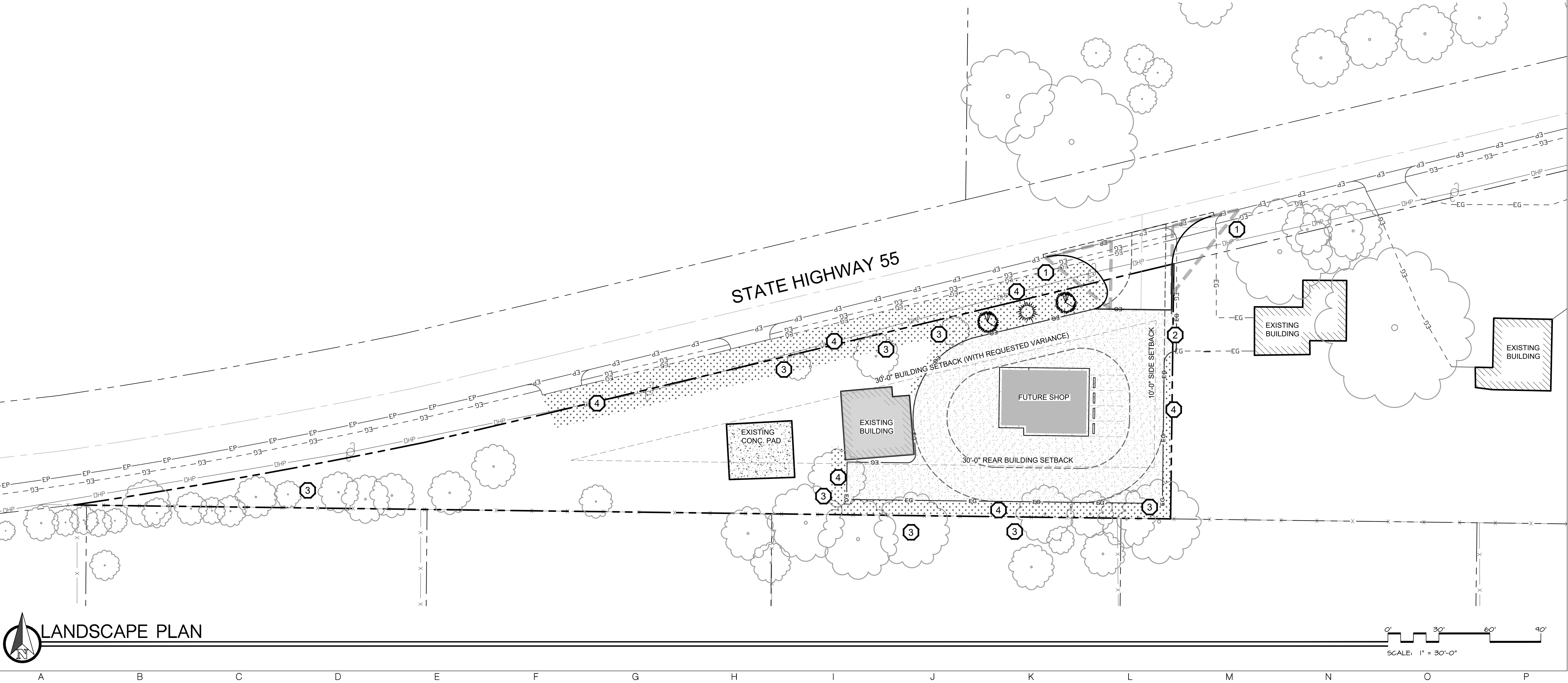
LANDSCAPE LEGEND

- | | | | |
|--|--------------------------|--|--|
| | EXISTING TREES TO REMAIN | | NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED |
| | PLANTS TO BE INSTALLED | | |
| | PROPERTY LINE (VERIFY) | | |

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
CONIFEROUS TREES				
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigate White Pine	6' B&B	30' hgt. 10' w	CONIF.



DATE: 10/21/25

811
Call before you dig.
Know what's below.
Call 1-800-4-A-DAIRY or 1-800-4-A-DAIRY-24/7
For more information, visit www.811idaho.com

2002 S. Vista Ave
Boise, ID 83705
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SOUTH BECK & BAIRD
South Landscape Architecture P.C.
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REVISIONS:		
No.	Date	Description

LANDSCAPE PLAN
Sterling Property
13965 Highway 55 McCall, Idaho 83638

DRAWN BY: SCM
CHECKED BY: JLM
PROJECT NUMBER: 25-210
SHEET: L1.00

PERMIT SET

USERSHCKED\N LICATION\PROJECTS\0825-08 STERLING RE MCALL PROPERTY 13965\DWG\SHEETS\05-20 LANDSCAPE PLANTING PRINT DATE:01/07/2025 10:27 PM

PLANTING SOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM.
- STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 1/2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES OF PLANTING SOILS SHALL BE TESTED FOR ACIDITY, FERTILITY, ORGANIC MATTER AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. SUBMIT TOPSOIL ANALYSIS TEST RESULTS FROM TESTING LABORATORY WITH RECOMMENDATIONS FOR IT TO MEET REQUIREMENTS TO THE LANDSCAPE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET.
- AT A MINIMUM, PREPARE SOIL IN ALL AREAS BY SPREADING A 15-15-15 FERTILIZER AT 7.5 POUNDS PER 1000 SQUARE FEET OF SURFACE AREA AND AN MANURE COMPOST (OR APPROVED EQUAL) AT 3 CUBIC YARDS PER 1000 SQUARE FEET OF SURFACE AREA OVER FINISH GRADE AND ROTO-TILL INTO TOP 6" OF SOIL. FOLLOW ALL IMPROVEMENT RECOMMENDATIONS OF SOIL TEST RESULTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, ORGANIC MATTER, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH: 5.5 TO 7.6.
- NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

WEED ABATEMENT

- ALL AREAS TO BE PLANTED OR HYDROSEEDDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.
- COORDINATE WITH CIVIL FOR ALL WEED ABATEMENT REQUIREMENTS

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

GENERAL NOTES

- CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES. PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) AND EXTRANEOUS MATERIAL OR DEBRIS.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM OWNER'S REPRESENTATIVE PRIOR TO ORDERING OR INSTALLATION. FAILURE TO COMPLY WILL REQUIRE THE REMOVAL OF MATERIALS AT NO COST TO THE OWNER AND REPLACED WITH APPROVED MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES.
- ALL ROCK MATERIALS TO BE OBTAINED FROM LOCAL SOURCE OR APPROVED EQUAL.

SALT TOLERANT DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDOMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING.

THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING. THE FOLLOWING SEED MIX IS FROM VEASY SEEDING INC. FOR NATIVE SALT TOLERANCE.

SEED MIXTURE:	PURE LIVE SEED % MIX BY WEIGHT
TALL WHEATGRASS	50
TALL FESCUE	20
CRESTED WHEATGRASS	20
SOLAR STREAMBANK WHEATGRASS	10
TOTAL SEED	INSTALL @ 30 LBS / ACRE

FIBER MULCH MATERIAL

GROW NUTRIBASE FROM "QUATTRO ENVIRONMENTAL", A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM "QUATTRO ENVIRONMENTAL" (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.
GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

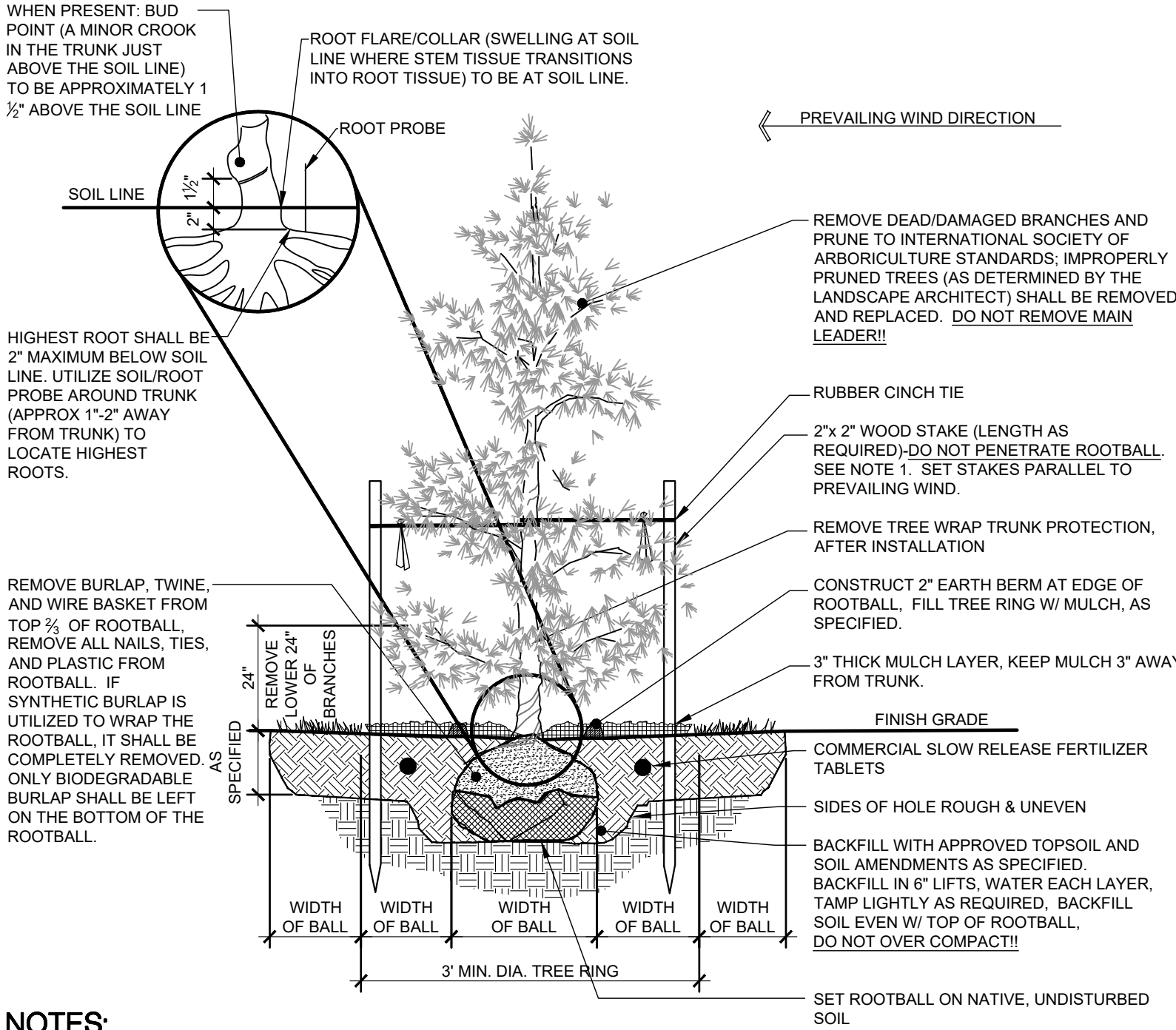
FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

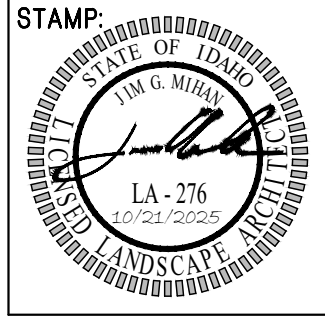


NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTORS OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

1 CONIFEROUS TREE PLANTING

NOT TO SCALE



DATE: 10/21/25



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REVISIONS:		
No.	Date	Description

LANDSCAPE NOTES & DETAILS
Sterling Property
13965 Highway 55 McCall, Idaho 83638

DRAWN BY: SCM

CHECKED BY: JLM

PROJECT NUMBER: 25-210

SHEET:

L2.00

PERMIT SET

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



Variance Application

See Section 9-5H-10 Valley County Code

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Credit Card ☐ Cash ☐ Check # _____

FILE # **VAR** _____

FEE \$ _____

ACCEPTED BY _____

DATE _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: _____

☐ Shared Driveway

☐ Setback Variance

☐ Other

Applicant Name South Beck & Baird - Jim Mihan

Applicant Signature _____ **Date** _____

Mailing Address 2002 S. Vista Ave
Boise, ID 83705

Phone (208) 342-2999 **Email** mihan@sbbgo.com

Property Parcel Number RP18N03E339481

Subdivision (if applicable) N/A

Parcel Physical Address 13965 Highway 55, McCall, ID 83638

Required Attachments

1. Proposed Site Plan
2. Narrative statement demonstrating:
 - That special conditions and circumstances exist which are not a result from any action of the Applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.
 - That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
3. Shared Driveway Variances require a shared driveway maintenance agreement. The shared driveway must be built to the satisfaction of the relevant fire department.

Pursuant to “Idaho Code”, Section 67-6516 and Section 9-5H-10 of the Valley County Code, the Planning and Zoning Commission shall be empowered to grant variances relaxing or modifying the requirements of the Valley County Land Use and Development Ordinance with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this Ordinance affecting the size or shape of a structure or the placement of the structure upon lots, and other land use requirements of this ordinance.

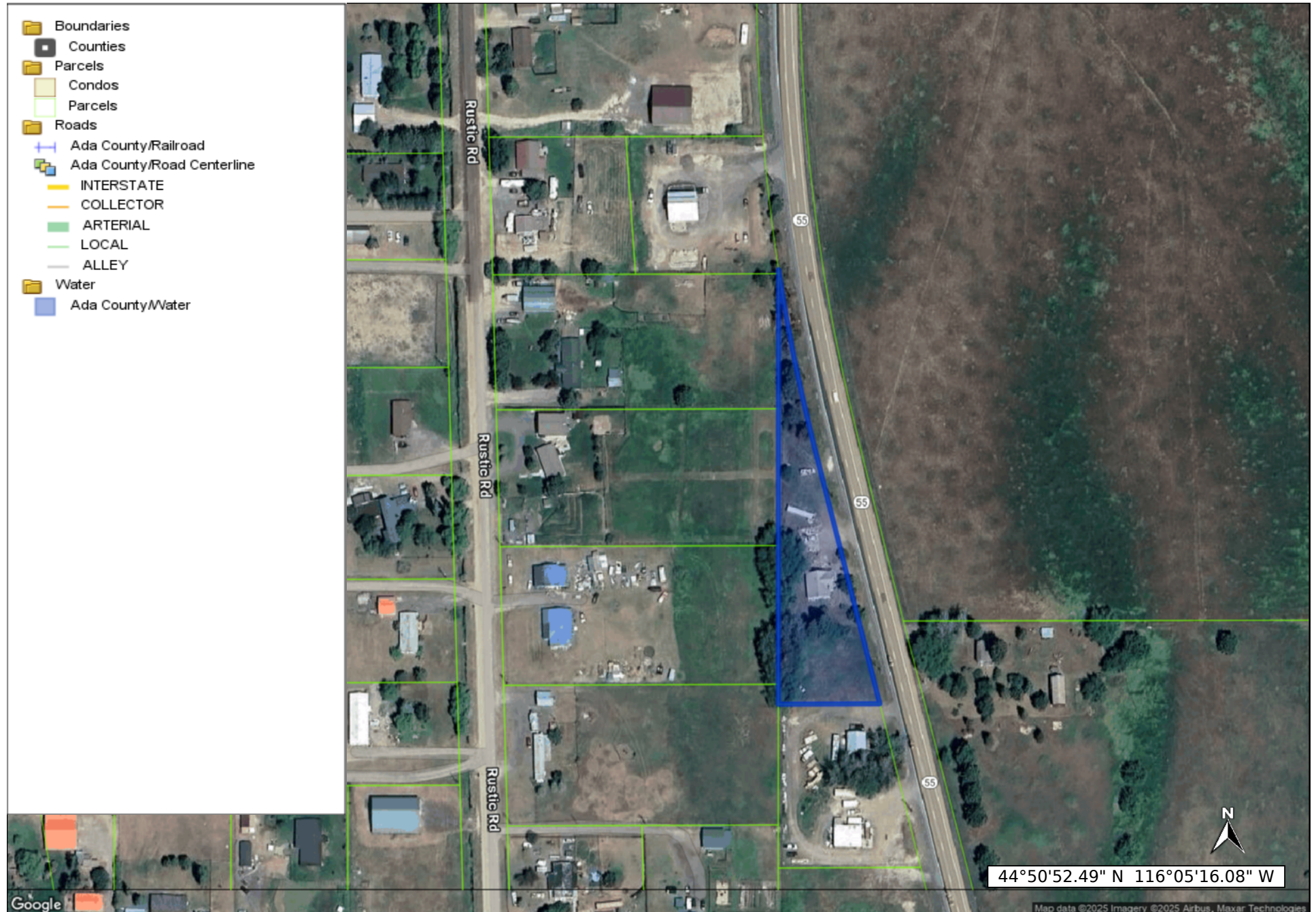
A variance may be granted if:

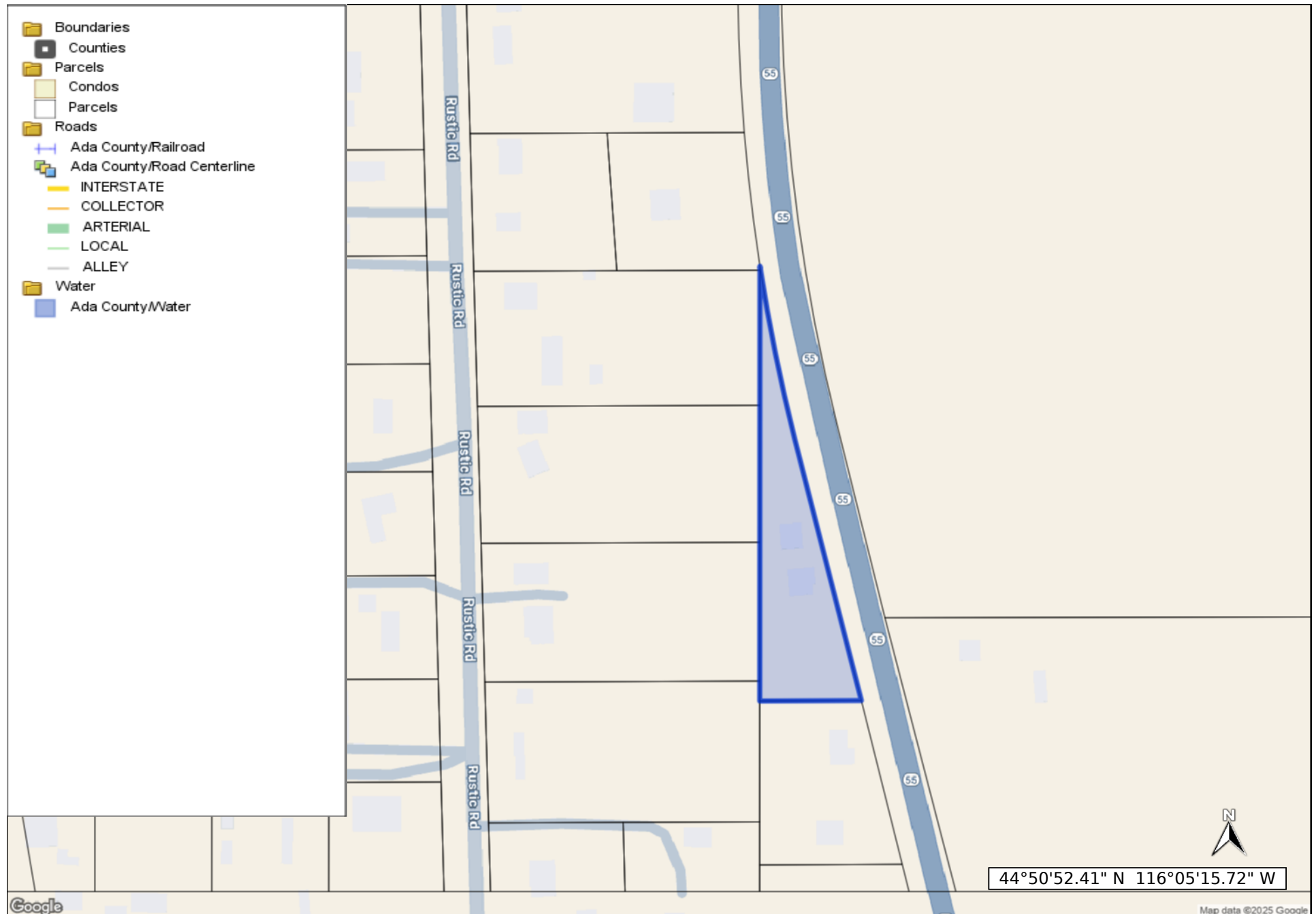
- the applicant can prove undue hardship is a result of characteristics of the site,
- that special conditions and circumstances exist which are not a result from any action of the applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures, and
- that granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.

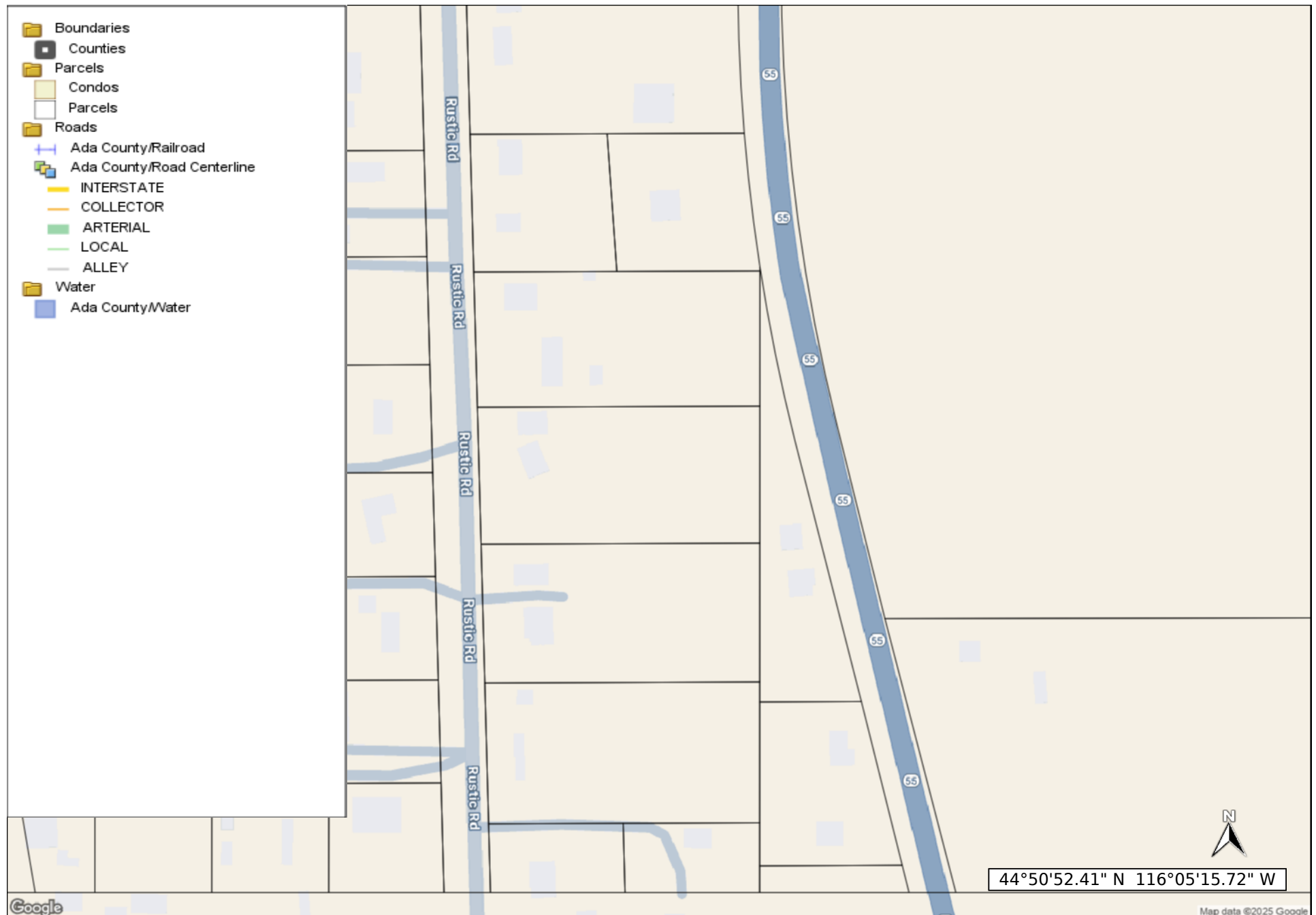
In the case of the Planned Unit Development (PUD) involving variations from the requirements of this Ordinance, it shall not be necessary for the applicant to file a separate application for such variances.

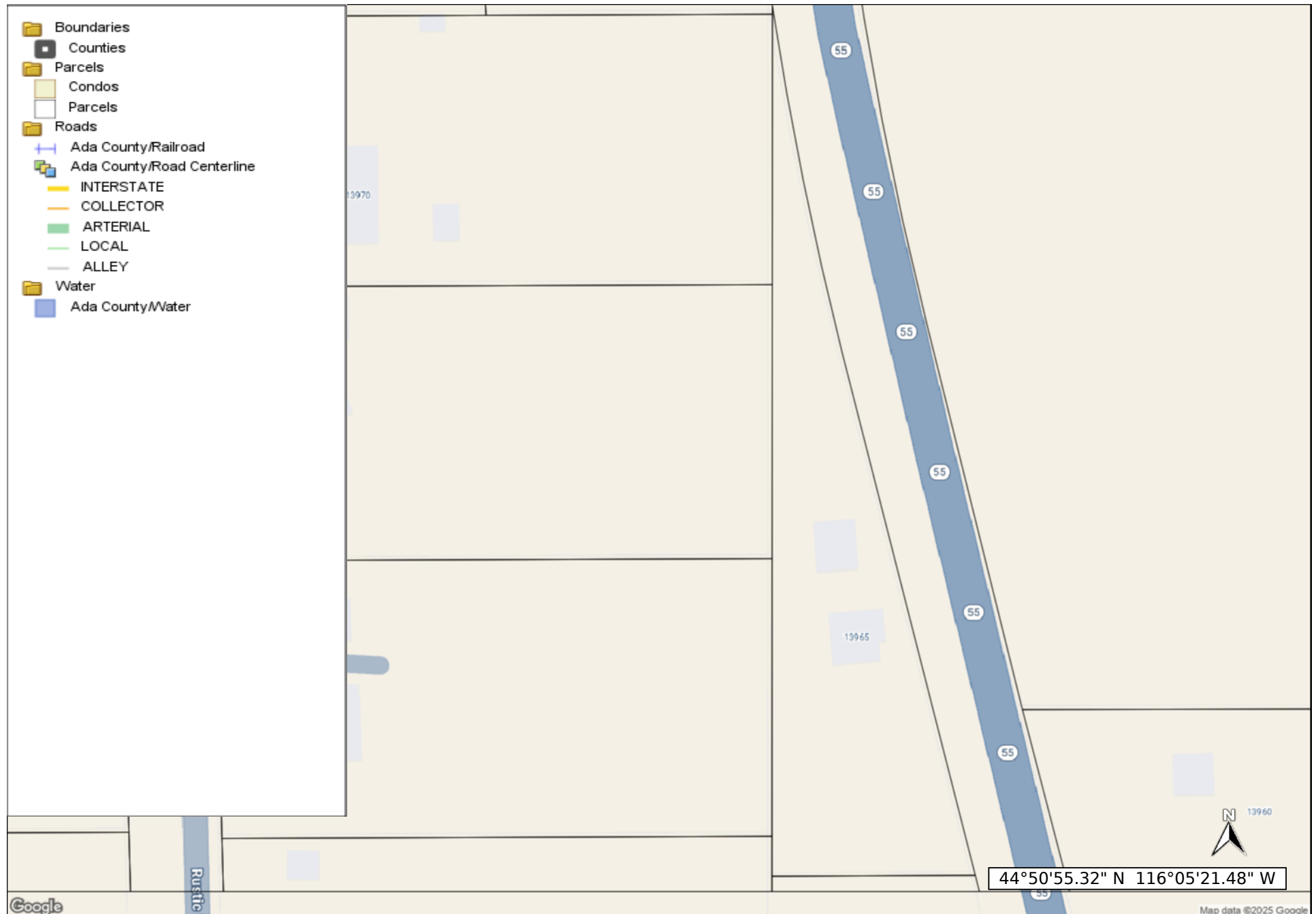
Procedure:

- 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.
- The fee set by resolution of the Board of County Commissioners shall accompany the variance application.
- An application for a variance shall be reviewed by the Administrator and the Planning & Zoning Commission in accordance with Valley County Code Section 9-5H-11. The Administrator shall post notice of the public hearing to the applicant, adjoining property owners, and the public in accordance with Section 9-5H-6B.
- A variance may be granted if the Planning & Zoning Commission makes specific findings of fact based directly on the particular evidence in the application which support conclusions that the above conditions have been met by the applicant.
- Within ten (10) days after a decision has been rendered, the Administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.
- The Planning & Zoning Commission’s decision shall be a recommendation to the Board of County Commissioners.
- The County Clerk, upon receipt of a recommendation from the Commission, shall set the item on the agenda of the Board at the earliest possible regular Board meeting.
- The Board shall consider and act upon the Commission’s recommendations by following the procedures outlined in Valley County Code Section 9-5H-11.
- A permit for the variance may be issued by the Administrator or staff after approval of the Board of County Commissioners.
- Subject to Idaho Statute 55:22 Underground Facilities Damage Prevention.











District 3 Right-of-Way Encroachment Permit Cover & Inspection Form

JIM MIHAN
2002 S VISTA AVE
BOISE ID 83705

PERMIT # 3-25-694-A
ROUTE SH-55
MILE POINTS 139.63
EXPIRATION 8/04/2026

ITD INSPECTOR CONTACT:

PRIMARY CONTACT Joni Parks cell 208-781-3108 or joni.parks@itd.idaho.gov

SECONDARY CONTACT Zeb Jerman- Cell 208-642-7699, or zeb.jerman@itd.idaho.gov

Description of Work: New commercial approach and removal of old approach for employee only trips for landscape business once permitted, should the use of the parcel change causing any increase in trip generation, the parcel be split, or surrounding traffic conditions change the property owner will need to re-apply for access at that time.

Email Permit number and route start date request a minimum 5 business days in advance to the above ITD contact. Email correspondence shall reference the permit number in the subject line. Keep email of approved start date onsite with permit. If needed, request to meet on-site to review the project and permit requirements.

- Submit material certification prior to placement.
- Submit Mix designs for asphalt/concrete, if applicable, 14 days in advance to ITD for review and approval.
- It is expected that the traffic control will be set up per the approved traffic control plan to ensure both public and workers safety. In the event an inspection is done and the traffic control setup does not meet the approved traffic control plan, the permit holder will be asked to fix the discrepancies. If the permit holder fixes the traffic control, this will be considered a warning. If another inspection happens and the traffic control setup does not meet the approved traffic control plan again, the permit will be pulled until a meeting can be held with all parties to fix the discrepancies. Possible discussion points at the meeting would be what steps the permit holder will do to ensure the discrepancies will not happen again, and possibly what, if any, funds will need to be added to the permit to cover additional permit inspection costs. If required, the inspection costs could be as much as \$400 per week.

Prior to completion:

- Prepare all required documentation, including As-Built submittals.
- Send a notification email to the ITD Foreman that work is complete and schedule to meet on-site for inspection, all documentation must be available for inspection, list permit number on each sheet

ITD Use Only:

- ☐ Yes ☐ No Was Traffic Control Set up and Removed per plan
- ☐ Yes ☐ No Did you receive contact information for emergencies

As ITD's representative; I accept that the work was completed.

ITD Authorized Representative Signature	Date
X	



District 3 General Provisions

Work time restrictions & Temporary Traffic Control (TTC):

Night Work Only - lane closures or restrictions will be between the hours of 10pm and 5am only. Traffic control shall be removed with lanes open by 5am. Hours may be modified by the area Foreman

☒ **Yes - District 3 has accepted a TTC plan with the issuance of this permit.**

☐ **No - TTC plan has not been accepted and must be submitted for acceptance prior working in ITD right-of-way**

☐ **NA – TCP not required for this permit. Permitting existing/non-conforming approach**

Positive separation shall be used within the clear zone when trench depth is more than 2 feet deep.

Traffic Control must be erected and maintained to meet: Manual on Uniform Traffic Control Devices (*M.U.T.C.D*) and *Work Zone Safety and Mobility* program, both as adopted by the State of Idaho. TTC plan must be on-site and available for inspection during traffic control set up and removal. Hours may be modified by ITD Foreman or his assigns.

Notice of Responsibility:

- Issuance of permit shall serve as a temporary permit to construct and does not constitute approval or acceptance.
- Permittee shall be responsible to contact ITD as shown in permit packet.
- Final acceptance for approaches and public streets shall be by signed inspection with supporting documentation.
- Final acceptance for all other encroachments shall be determined after work has been completed as acceptable by ITD.
- All permit work is subject to required documentation and/or inspection.
- Permit is not exclusive and shall not prohibit the State from using any of its highways, streets, or public places or affect its right to full supervision and control over all or any part of them.
- ITD may revoke, amend, amplify, or terminate permit or any of the conditions herein enumerated if the permittee or its contractors fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.

511 Traveler Information

email ITDD3-511ReportNotification@itd.idaho.gov , (cc) the ITD contact on the front page and itdd3permits@itd.idaho.gov
Include in subject line ITD permit #, inform of: dates of work, start time, end time, route affected, mile points, direction of travel for lane closure, type of traffic control, additional comments.

Safety & Work Zone Practices

All operations shall comply with ITD - *Work Zone Safety and Mobility program* as adopted by the State of Idaho, (**OSHA**) regulations as enacted by *The United States Department of Labor Occupational Safety and Health Administration*, and *MUTCD*. All workers within the highway right-of-way who may be exposed either to traffic or to construction equipment within the work area shall wear high-visibility reflectorized safety apparel that is intended to provide conspicuity during both daytime and nighttime usage, and meets the Performance Class 2 or 3 requirements of the *ANSI/ISEA 107–2004 publication* and *MUTCD* (6E.02).

Damages

The Permittee shall be responsible for damages caused during permit activity and guarantee workmanship for 2 years after completion. **Damages must be reported to the area Foreman immediately.** Repairs shall be made by the permittee as directed by the ITD authorized representative at no cost to the Department. If the permittee fails to make the necessary repairs, the Department will make the repairs and bill the permittee. No new permits shall be issued to the permittee until such claims have been settled.

Expeditious

Prior to beginning construction within State right-of-way, sufficient labor, material and equipment shall be at the job site to expediently complete the project. Completion shall not be delayed by work planned or otherwise scheduled to be completed outside of the State right-of-way and should be planned and coordinated independently. All ITD permitted work shall be completed and available for final inspection within 30 days from commencement. Work that cannot be completed within 30 days, or expediently as determined by ITD, shall have a critical path timeline prepared by the permittee for ITD review and acceptance prior to commencement.

Addendums

Any addendum “change order, alteration or modification” to this permit or any of its terms or conditions, must be authorized and signed by an ITD authorized representative. Addendum shall be on-site and available for inspection (with original permit) during construction activities. Addendum will be filed on record along with permit at ITD District 3 Traffic Section.



Supplemental Material and Excavation Requirements For Permits in the State Right of Way

ITD Use Only
Permit # _____

Permittee **MUST** also follow the **General Requirements** and other applicable **supplemental requirements**.

From IDAPA 39.03.42 Rules Governing Highway Right-of-Way Encroachments on State Highway Rights-of-Way, and ITD Specifications, Policies & Procedures.

Excavation & Paving: Requirements apply to work under ITD encroachment permit that includes any operation in which earth, rock, or other material in the ground is *moved or otherwise displaced by any means* including, but not limited to: location and installation of utilities, site preparation, approach / roadway construction, grading, trenching, boring, landscaping, and restoration.

Specification - All work within ITD right-of-way shall be in accordance with Idaho 2023 Standard Specifications for Highway Construction, supplemental, latest editions, excepting the details listed within.

Construction – Shall be in accordance with *accepted stamped engineered drawings or drawings referencing ITD standard drawings* to the specification listed above. Contact ITD for any conflict in plans, all work shall meet the satisfaction of the ITD, District Engineer. All costs associated with permit are at the expense of the permit holder. ITD will not pay or reimburse costs associated with work completed under encroachment permit.

As-Built drawings

Subject to all ITD encroachment permits - shall apply when work consists of the exposure, installation, or modification of pipe, conduit, cable, or other utility conveyance. Overhead utilities are excluded from this requirement except for new pole or structure placement. Compaction effort is also included with this submittal where 3rd party reporting is not required.

- Document precise location any utility placed or encountered within work area. Reference utility location from the highway centerline or edge of right-of-way, dimension horizontal, vertical and/or depth. Include utility type, size, and quantity.
- Submittals should be as “plan and profile” format, other methods may be accepted with prior authorization. Submittals may be in the form of: (GIS) geo-referenced spatial data bore logs, drawn/sketched by knowledgeable personnel, or prepared as-constructed drawings by a licensed Engineer.
- Compaction effort and method: list type of equipment used, number of passes, estimated percentage of compaction.

Certification and Materials

Materials - shall be documented and submitted for approval a minimum of 14 business days prior to the planned placement on form ITD 0862.

- All materials shall be sourced from an ITD Qualified Vendor. Lists of qualified vendors available upon request.
- Weight tickets shall be provided with each load of material identifying the material type and to certify the material properties.
- Acceptance shall be in accordance with ITD Quality Assurance (QA) Manual.
- ITD will accept materials for use based on the manufacturer’s certification in accordance to *section 700*.

Mix designs - shall be submitted for approval a minimum of 14 business days prior to the planned placement.

Testing & Compaction - when required from the guidelines listed in this provision testing and compaction reports shall be performed by a 3rd party qualified commercial material inspection laboratory, using WAQTC qualified personnel. Certification must be submitted prior to ITD Final Acceptance.

- In-Place density and moisture content of soil and soil aggregate by nuclear methods shall be required for traveled way paving. Documented on form ITD 0850
- Small quantities will be accepted by certification per the *QA Manual section 270.04 Acceptance of Small Quantities*
- Excavation and Embankment shall meet the testing requirements of section 205 – *Classes of Compaction and Density Requirements*.
- Granular Subbase shall meet the requirements of section 301 – Granular Subbase.
- Traveled way paving, intersection paving, and paving at intersection radiuses, cores are required in accordance with Standard Specification 405.03L for in-place density acceptance. A minimum of one core shall be required for small quantity paving in these locations.
- Small quantity pavement and soil / aggregate that do not require testing by cores for in-place density or in-place density by nuclear methods include small patches, utility repairs, residential / field approach, and pavement placed outside the traveled way. The ITD Engineer may elect to require samples and tests for small quantities at any time.
- All testing shall be documented with field or test reports and submitted to the permit coordinator. ITD retains the right to perform confirmation testing.

Excavation - Inside Roadway Prism

DESCRIPTION: This work shall consist of excavating along or within the engineered/structural portion of the highway (see *Roadway Prism*) backfilling and compaction of the excavated area, restoring the paved surface; and then restoring other disturbed areas to their original condition.

Materials – see *Certification and Materials, Lean Concrete Backfill, Earthwork and Bases, Surface Courses and Pavement*

CONSTRUCTION REQUIREMENTS:

Backfill - Lean Concrete Backfill (see *lean concrete backfill*) shall be required unless prior acceptance has been authorized and documented by ITD.

Lean Concrete shall be placed so as to avoid segregation of the mixture. The material shall be allowed to set for a minimum of 2 hours before the permanent Hot Mix Asphalt surfacing is placed. **No compaction, vibration or finishing is required for lean concrete.**

Excavation - Outside Roadway Prism

DESCRIPTION: This work shall consist of excavating outside the engineered/structural portion of the highway (see *Roadway Prism*) backfilling and compaction of the excavated area; then restoring other disturbed areas to their original condition.

MATERIALS – see *Certification and Materials* and ITD Standard Drawings as attached

CONSTRUCTION REQUIREMENTS:

Compaction – The use of sufficient compaction effort and equipment shall be documented on As-built drawing submittal. Compaction shall be sufficient to avoid settlement for a period of 2 years.

Backfill – typically native soil however shall conform to the more restrictive of: accepted engineered stamped plans, ITD Roadway Plan Sheet, or as directed by the ITD. Note: Super Elevated or curved embankments may have special requirements of the ITD Engineer. Excavation in areas that include inside and outside the roadway prism shall conform to the specification at each respective location.

Bell-Holes & Pot-Holes

Description: - This work shall consist of excavating for the locating of utilities;

Restoration shall conform to the detail specifications of *Excavation Inside / Outside Roadway Prism*. The Permittee shall be responsible for any defect in the restoration at the pot-hole location for a period of two years. The maximum allowable settlement shall be ¼ inch as measured with a 10 foot straight edge.

Pot-Holes are defined as twelve inches by twelve inches (12"X12") and smaller.

Bell-Holes are defined as a hole larger than twelve inches by twelve inches (12"X12"), but less than five feet by six feet (5'X6').

Lean Concrete Backfill

Lean Concrete Backfill shall conform to these approximate materials proportions for 1 cubic yard:

Portland cement: 94 lbs.

Coarse Aggregate for Concrete-Size 1: 2,600 lbs., per subsection 703.02:

Fine Aggregate for concrete: 800 lbs. per subsection 703.02

Water: 30-46 gallons. Water content given is a maximum and may be reduced. Care shall be taken to assure that excess water is not present in the mixing drum prior to charging the mixer with materials. Thorough mixing will be required prior to discharge.

Earthwork and Bases *sections 200-300*

Materials & Testing– see *Certification and Materials*

Minimum depth **0.5' (6")** – ¾-inch **Untreated Aggregate type "A" or "B"**

Minimum depth **1.45' (17 13/32")** – **Granular Sub base**

Geotextile (filter fabric) shall be placed between the subgrade and the subbase in accordance to section 718.07 the geotextile shall be Type III

Construction notes:

Excavate soft spot material and repair soft spots so the subgrade meets compaction and density for Class A compaction as specified in 205.03F

Surface Courses and Pavement *section 405*

Materials & Testing - see *Certification and Materials*

Minimum depth **.45'- Superpave Hot Mix Asphalt SP3** ½ -inch nominal maximum aggregate, using PG 64-34 Binder or better include 0.5% anti-strip additive in accordance to *subsection 405*

Construction notes:

1. Pavement density cores shall be required for all traveled way paving. Core samples shall be tested in accordance to 405.03L (*includes traffic lanes and shoulders*) *excludes: approaches where traffic lanes are not included and pavement placed outside the traveled way.* Additional locations for samples may be required at the discretion of the ITD Engineer.
2. Removal of existing pavement within wheel path shall require a full lane-width repave ⇕ (12' min.) to a length sufficient to achieve surface smoothness conforming to *Section 405 – Superpave Hot Mix Asphalt*.
3. Repave of excavated trench shall be a minimum 15' in both directions (15') ⇔ (15') of the traveled way measured from the trench wall, and shall extend beyond the wheel path at intersections and turn lanes.
4. Surface smoothness will be checked with a 10' straight edge to verify it conforms to *Section 405 – Superpave Hot Mix Asphalt*. The contractor shall be required to repair any areas to meet the required surface smoothness.
5. Existing plant mix shall be saw-cut to neat lines; no wheel or jackhammer cutting shall be permitted. The sawed joints shall be perpendicular and longitudinal to centerline of the roadway with exception to "curb return" radii may be cut to neat 45 degree angles.

6. The longitudinal joints shall be located close to a lane line, after final striping, and shall not be located in the wheel path areas of the lane(s).
7. Prior to the placement of Hot Mix Asphalt, any temporary base or plant mix shall be removed, replaced with new material, and compacted to achieve the specified depths.
8. Treat the entire cut face of existing plant mix with a tack coat in accordance to section 401 and 405.031
9. Superpave Hot Mix Asphalt shall be placed in accordance with *Section 405*.
10. Joining new asphalt to existing pavement (pave-back) should be keyed to avoid a vertical split or separation in pavement.
11. Temporary cold-mix asphalt surfacing may be used in conjunction with the lean concrete backfill to accommodate traffic within the first two (2) hours of backfill placement, prior to completing the permanent repair.
12. At the Contractors option, the trench may be temporarily filled with lean concrete backfill to the level of the adjacent pavement to accommodate traffic until permanent patching can be accomplished. The lean concrete backfill shall be removed to the level of the bottom of the base course prior to placing the permanent base and Superpave Hot Mix Asphalt.
13. Superpave Hot Mix Asphalt patching shall be completed within 24 hours after completing base course compaction. Traffic shall not be allowed on the permanent backfill or base prior to paving.
14. The permanent repair shall be completed within 48 hours, unless other arrangements have been made with ITD, District Three - Operations Manager.

Additional Notes:

1. **Bedding Material** – Bedding material shall consist of $\frac{3}{4}$ " Untreated Aggregate for Base, Type "A". It shall be placed as shown in the attached typical section or in layers at a maximum lift thickness of 6 inches and in accordance with ASTM D2321.
2. **Geotextile (Filter Fabric)** – Geotextile shall be accepted in accordance to section 718. If geotextile (filter fabric) is encountered while excavating, work shall cease, the ITD area maintenance Foreman shall be notified. The geotextile shall be required to be repaired. The repair shall consist of cutting out and replacing all the damaged material. The new geotextile material shall overlap the existing material a minimum of two (2) feet and be properly attached to the existing material.
3. **Markers** are required at each Right of Way line for all crossings, and at 500' intervals for utilities buried along the shoulder. Closer spacing will be used in urban areas. Plastic ribbon is required in addition to the markers and should be installed at least one foot above the utility being marked. Plastic ribbon is not required on crossing where the utility is jacked under the roadway
4. **Structure Excavation** – Excavation shall meet the requirements of Section 210 – Structure Excavation and Compacting Backfill. Material shall be removed from the trench as shown in the attached typical section.
5. **Trenches / Splice Pits** shall not be left open or exposed overnight without proper traffic control and safety devices in place.
6. **Monuments - Idaho Statute 54-1234** If any person shall willfully deface, injure or remove any signal, monument, building or other object set as a permanent boundary survey marker by a registered, professional land surveyor, he shall forfeit a sum not exceeding five hundred dollars (\$500) for each offense, and shall be liable for damages sustained by the affected parties in consequence of such defacing, injury or removal, to be recovered in a civil action in any court of competent jurisdiction. *Idaho Statute 18-7021* Every person, not the owner thereof, who willfully mars, disfigures breaks or otherwise injures, or molests, removes or destroys, any work of art, monument, landmark, historic structure, shade tree, shrub, ornamental plant, or useful or ornamental improvement, is guilty of a misdemeanor.
7. **Landscaping** - The permit holder shall return to original condition and re-seed all areas disturbed. Berms and/or fences will not be permitted. Only flowers, grasses and shrubs with a mature height not to exceed three (3) feet or trimmed with no sight obstructions between three (3) feet to five (5) feet in areas with a posted speed limit of 35 M.P.H or less, and three (3) feet to seven (7) feet in areas with a posted speed limit above 35 M.P.H. will be allowed within the sight triangle at corners and the safety clear zone of the State Highway. Landscaping shall be short enough or trimmed so it doesn't interfere with State Highway signs. No rocks over four (4) inches maximum size. Sprinkler heads shall be no closer than five (5) feet from the pavement edge and adjusted to not cause water to cover any part of the highway surface. *IDAPA Rule 39.03.42* , # 13. Drainage, B. Landscaping irrigation systems shall not disturb, obstruct, or add to the normal drainage patterns of the State highway right-of-way. No new ditches shall be constructed without prior approval. Landscaping, farming, and irrigation systems shall not interfere with utility installations, removals, or operations.

References and Standards Publications

Idaho 2023 Specification for Highway Construction
ITD 2018 Quality Assurance Manual
Idaho Guide for Utility Management
ITD manuals
Digline
OSHA

<https://apps.itd.idaho.gov/apps/manuals/SpecBook/SpecBook23.pdf>

https://apps.itd.idaho.gov/apps/manuals/QAm/QA_Searchable_2018.pdf
http://apps.itd.idaho.gov/apps/manuals/UtilityMgmt/gum_cover.pdf
<http://apps.itd.idaho.gov/apps/manuals/manualsonline.html>
<http://www.digline.com/>
<https://www.osha.gov/>



General Requirements for All Encroachment Permits in the State Right of Way

Permittee **MUST** also follow all applicable [Supplemental Requirements](#)

From IDAPA 39.03.42 Rules Governing Highway Right-of-Way Encroachments on State Highway Rights-of-Way, and ITD Policies & Procedures.

1. A paper or digital **copy of the permit, including the Traffic Control Plan** and all attachments must be **at the work site while work is in progress** (digital copies must be downloaded so that they are accessible even where there is no cell service or internet). Any addendum, change order, alteration, or modification to this permit or any of its terms or conditions must be authorized and signed by an ITD representative and must be on-site and available for inspection (with original permit) during construction activities. All addendum become part of the permanent permit record.
2. Once the permit is approved, **the permittee must notify ITD five (5) working days before starting the permitted work**. If plans change, the permittee must notify ITD again 5 days before starting the permitted work. No work will begin until an authorized representative of ITD gives the permittee permission to begin work. Work must be completed within one (1) year and once work begins, it must be completed within thirty (30) days. At the discretion of the District Engineer, a one-time extension, no more than six (6) months, may be granted if a written request is received from the permittee before the expiration date. If the permitted work does not begin within one year of permit issue date, ITD will send notice that the permit is void. The permittee must submit a new application to continue.
3. All work within the State Highway Right-of-Way must observe and comply all applicable laws, ordinances, regulations, orders and decrees and with government and industry standards, including [Americans with Disabilities Act](#), regulations as enacted by The United States Department of Labor [Occupational Safety and Health Administration \(OSHA\)](#), and the current ITD Traffic Control requirements and ITD Work Zone Safety and Mobility Policy (Copies are available from ITD upon request). The permittee is responsible for obtaining all other necessary permits and approvals before to starting work. ITD may request documentation of the local jurisdiction's land-use approval.
4. The permittee must provide all material, labor, and equipment involved in the permitted work including furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required. **All materials must be sourced from an ITD Qualified Vendor. Lists of qualified vendors available upon request.** Before beginning work sufficient labor, materials and equipment must be at the job site to efficiently complete the project.
5. Idaho Statute [Title 55, Chapter 22, Section 55-2205c through 55-2210](#) requires that if any excavation is involved, the applicant must notify the One Number Notification Service by calling 8-1-1 at least two business days and not more than 10 business days before starting excavation. Go to <http://www.digline.com> for more information. **Digline will not notify ITD to mark facilities!** There may be ITD owned underground facilities present within the permit work area. The contractor must request locations of buried utility facilities owned by the State by contacting the District Traffic Signal Foreman, and by contacting the Area Foreman for all other ITD facilities (contact information will be provided in the permit approval letter). All known facilities must be marked before excavation takes place.
6. ITD approved Traffic Control must be in place and maintained during work and meet the most current editions of: ITD Traffic Control Requirements, the [Manual on Uniform Traffic Control Devices](#) (MUTCD). The Traffic Control Plan (TCP) must be on-site and available for inspection while traffic control is in place, and during set up and removal. Violations of the TCP or MUTCD requirements may result in immediate shut-down of the permitted work and revocation of the permit.
7. All utilities must be installed under culverts. Work done under this permit **must** be constructed in a way that does not cause water to flow onto the roadway or shoulder and must not interfere with the existing drainage on the State Highway System or any nearby drainage systems.
8. ITD may inspect the materials and workmanship **during construction** and **upon completion** to determine that all terms and conditions of the permit are met. **Inspectors are authorized to enforce the conditions of the permit during construction and to stop any activities** within state Right-of-Way that do not comply with the requirements of the permit, that conflict with current or future highway construction or maintenance work, or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public. Any encroachment that is found not in compliance with the requirements of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or authorized representative. The permittee must reimburse ITD at industry standard rates for additional inspection required to ensure permit compliance.
9. Upon completion of the permitted work, at the permittee's expense, the Right-of-Way must be restored to original condition or better the satisfaction of ITD including the removal of all trash and debris, repair of any and all damage, correction of any interferences with highway drainage, restoration of survey monuments and traffic control devices, and all required grading and seeding. If the permittee fails to make the necessary repairs, the Department will make the repairs and bill the permittee.
10. All permitted work must be completed and available for final inspection within thirty (30) days after construction begins, unless otherwise written in the special provisions of the permit. After construction is completed the permittee must notify the ITD Maintenance Foreman for final inspection. The contact information for the foreman will be included in the permit approval letter. Permit will be considered temporary until final approval by ITD. **The permittee must maintain the encroachment covered by their permit at their own expense.**
11. ITD reserves the right to add, remove, modify, repair, or relocate any encroachment(s) or item(s) within the Highway Right-of-Way which currently exists or has been authorized by this permit, to accomplish the relocation, reconstruction, widening, or maintenance of the highway and/or to improve safety or mobility on or adjacent to the highway system. Any change or removal will be made at the sole expense of the permittee, or its successors. All such modifications, relocation, or removal by the permittee will be done in such a way that will cause the least interference with the traveling public or any of the ITD's work.
12. The Permittee will be responsible for damages caused during permit activity and guarantee workmanship for two (2) years after completion. Damages must be reported to the area Foreman immediately. Repairs shall be made by the permittee as directed by the ITD authorized representative at no cost to the Department. If the permittee fails to make the necessary repairs, the Department will make the repairs and bill the permittee. No new permits shall be issued to the permittee until such claims have been settled.
13. ITD may revoke, amend, amplify, or terminate this permit or any of its conditions if the permittee fails to comply with any or all of its conditions, requirements, or regulations or through willful or unreasonable neglect, fails to heed or comply with notices given by ITD, or if a utility, approach, or other item is not installed or operated and maintained according to the permit requirements.
14. After the permitted work is complete and receives final approval, any modification, addition, repair, relocation, or removal of the encroachment granted by this permit will require a new permit before beginning work.



Supplemental Requirements from MUTCD for All Permits in the State Right of Way

ITD Use Only
Permit # _____

Permittee **MUST** also follow the **General Requirements** and other applicable **supplemental requirements**.
From Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), IDAPA 39.03.42 Rules Governing Highway Right-of-Way Encroachments on State Highway Rights-of-Way, and ITD Policies & Procedures.

All flagging personnel will have flagging certification valid in Idaho (some other States are accepted). All traffic control plans will be prepared and signed by a Traffic Control Supervisor or Professional Engineer.

Traffic Control Plans, including requirements and work hours, may be modified by ITD Foreman or representative.

Equipment or materials must be removed at the end of each shift, especially during winter months when plowing takes place. Parked equipment and stored materials will be as far from the traveled way as feasible.

If the work requires the traffic control equipment to be left within the right of way when work is not taking place, the equipment must be delineated and protected with appropriate approved traffic control devices.

Night Work Only - lane closures or restrictions will be between the hours of 10pm and 5am only. Traffic control shall be removed with lanes open by 5am. Hours may be modified by the area Foreman.

Open trenches and pavement drop-offs will not be left overnight unless properly protected with appropriate traffic control devices.

Positive separation must be used within the clear zone when trench depth is more than 2 feet deep.

Items, excavations, or obstacles within 30 feet of the traveled way will be properly marked and/or protected.

All workers within the highway right-of-way who may be exposed either to traffic or to construction equipment within the work area shall wear high-visibility reflectorized safety apparel that is intended to provide conspicuity during both daytime and nighttime usage, and meets the Performance Class 2 or 3 requirements of the ANSI/ISEA 107-2020 publication and MUTCD (6E.02).

MUTCD Section 6E.02 High-Visibility Safety Apparel Standard:

-For daytime and nighttime activity, flaggers will wear safety apparel meeting the requirements of ISEA "American National Standard for High-Visibility Apparel" (see Section 1A.11) and labeled as meeting the ANSI 107-2020 standard performance for Class 2 risk exposure. The apparel background (outer) material color will be either fluorescent orange-red or fluorescent yellow-green as defined in the standard. The retroreflective material will be orange, yellow, white, silver, yellow-green, or a fluorescent version of these colors, and will be visible at a minimum distance of 300 m (1,000 ft). The retroreflective safety apparel will be designed to clearly identify the wearer as a person.

-For nighttime activity, safety apparel meeting the requirements of ISEA "American National Standard for High-Visibility Apparel" (see Section 1A.11) and labeled as meeting the ANSI 107-2020 standard performance for Class 3 risk exposure should be considered for flagger wear (instead of the Class 2 safety apparel in the Standard above).

Construction traffic control devices will be crashworthy and meet the requirements of NCHRP-350 as follows:

- Category 1 Work Zone Safety Devices; including cones, drums, tubular markers, and delineators will meet the requirements.
- Category 2 Work Zone Safety Devices; including barricades, portable sign stands with signs, vertical panels, Category 1 devices with auxiliary lights and/or signs, and devices under 100 lbs. (45 kg) will meet the requirements.
- Category 3 Work Zone Safety Devices; including portable signs with hard (plywood, aluminum) substrate, temporary portable concrete barrier, and all devices exceeding 100 lbs. (45 kg) and/or "expected to cause significant occupant velocity change" will meet the NCHRP-350 requirements with the following exception:

The permittee shall submit proof of compliance with NCHRP-350 requirements upon request from an Idaho Transportation Department representative.

-Crash Cushions and Truck Mounted Attenuators will meet NCHRP-350 requirements if purchased AFTER October 1, 1998. All crash cushions and truck mounted attenuators purchased PRIOR to October 1, 1998 may continue to be used until they complete their normal service life if they meet NCHRP-230 requirements. Category 4 Work Zone Safety Devices; including portable changeable message signs, arrow panels, and other trailer mounted devices may be used without attenuation. These devices may be placed behind crashworthy barriers or shielded with TMA's or crash cushions providing the attenuation does not impair their functionality or create a hazardous condition

The following items must be labeled on the traffic control plan.

1. Plan must depict actual roadway lanes.
2. The Highway name and side roads must be on the plan sheet.
3. Signs must be labeled with the MUTCD number as well as the sign name.
4. Sign spacing must be labeled in between each sign.
5. Sign size and color must be labeled on plan sheet (48" x 48" Black on Orange).
6. Barrels in the tapers and the spacing between the barrels must be labeled.
7. Tubular markers in the tangents and the spacing must be labeled.
8. Plan must show the posted speed limit for each zone.
9. Plan must show the work Zone.
10. Plan shall be signed and dated by a Traffic Control Supervisor with the certification number and date of expiration on the plan or a Licensed Engineered Licensed in Idaho.
11. Plan should include End Road Work signs.



Right-of-Way Encroachment Application And Permit - Approaches or Public Streets

ITD Permit Application Number: 03-25-694-A

Applicant Information

Applicant Name Jim Mihan		Mailing Address 2002 S Vista Ave, Boise ID 83705	
Email mihan@sbbgo.com	Phone 208-342-2999	Alternative Phone	

Permit Information

Property	Property Owner Jody Hurst	Property Address 13965 Highway 55, McCall		County Valley
	Nearest Public Street E Roseberry Road			Tax ID/Parcel ID RP18N03E339481
	Current Property Use	Current Zoning	Proposed Property Use	Proposed Zoning
	Current Access The current approach which is permitted	Property Owner Owns Adjacent Properties <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Planned Approach	Existing Approach <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Removing Approach <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New Approach <input type="checkbox"/> Yes <input type="checkbox"/> No	Temporary Approach <input type="checkbox"/> Yes <input type="checkbox"/> No
	Proposed Modification Type <input type="checkbox"/> Location <input type="checkbox"/> Width <input type="checkbox"/> Use <input type="checkbox"/> Improve <input type="checkbox"/> Consolidate Multiple <input type="checkbox"/> No Change			
	Desired Approach Width	Type of Approach Requested		
	Describe the Work Being Performed Remove two existing access driveways. Construct a new access driveway in proximity to the southern property line. The owner is willing to provide joint access to adjacent property to the south.			
	Mailbox Needed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Planned Start Date July 1, 2025	Planned End Date July 21, 2025
	Estimated Number of Vehicles per day 4		Estimated Number of Vehicles per day at peak hour 4	

Contacts

Construction Contractor Company	Name
Phone Number	E-Mail Address


Consultant Company South Beck & Baird	Name Jim Mihan
Phone Number 208-342-2999	E-Mail Address mihan@sbbgo.com

Traffic Control Contractor Company Road Work Ahead Traffic Services	Name Jeremy Barnett
Phone Number 208-734-4444	E-Mail Address jeremy@roadworkaheadonline.com

List any conditions of approval

Permit for new low use commercial approach. 10-15 trips a day. For landscape business not on property sales just employees.

Authorization

Company Name South Beck & Baird	Phone Number 208-342-2999	Email mihan@sbbgo.com
Property Owner/Authorized Representative's Signature 		Date June 18, 2025

Local Government Title	Name	E-Mail Address
Local Government Signature		Date

ITD Authorized Representative's Title	Name
ITD Authorized Representative's Signature	Date

For ITD Use			
Project Number From ITD Highway Plan 130-A		Date Application Received June 18, 2025	In City Limits No
Route SH-55	Segment 001990	Centerline Milepost 139.63 <input type="checkbox"/> Right <input checked="" type="checkbox"/> Left	Centerline Station 2214+86 <input type="checkbox"/> Right <input checked="" type="checkbox"/> Left
Traffic Impact Study Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Appraisal Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Lanes 2	Access Purchased <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance from Nearest Approach			
Same Side, Right 158	Same Side, Left 672	Across, Right 38	Across, Left 1,265
Sight Distance Right: 600 Left: 600	Reason if Restricted Right or Left	Culvert Needed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, Minimum Size Diameter: Length:

GENERAL REQUIREMENTS

1. A paper or digital copy of the permit, including the Traffic Control Plan and all attachments must be at the work site while work is in progress (digital copies must be downloaded so that they are accessible even where there is no cell service or internet).
2. Work must begin within one (1) year and once work begins, it must be completed within 30 days. At the discretion of the District Engineer, a one-time extension, not to exceed six (6) months, may be granted if a written request is received from the permittee prior to the expiration date. If the permitted work does not begin within one year of permit issue date, ITD will inform the permittee that the permit is void. If the permittee wishes to continue, a new application must be submitted.
3. Any addendum "change order, alteration or modification" to this permit or any of its terms or conditions, must be authorized and signed by an ITD authorized representative. Addendum shall be on-site and available for inspection (with original permit) during construction activities. Addendum will be filed on record along with permit.
4. All work within the State Highway Right-of-Way must observe and comply all applicable laws, ordinances, regulations, orders and decrees and with government and industry standards, including Americans with Disabilities Act, (OSHA) regulations as enacted by The United States Department of Labor Occupational Safety and Health Administration, and the current ITD Traffic Control requirements and ITD Workzone Safety and Mobility Policy (Copies are available from ITD upon request). The permittee is responsible for obtaining all other necessary permits and approvals prior to starting work. ITD may request documentation of the local jurisdiction's land-use approval.
5. The permittee must provide all material, labor, and equipment involved in the permitted work including furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required. All materials shall be sourced from an ITD Qualified Vendor. Lists of qualified vendors available upon request. Prior to beginning work sufficient labor, materials and equipment must be at the job site to expediently complete the project.
6. All utilities must be installed under culverts. Work done under this permit must be constructed in a way that does not cause water to flow onto the roadway or shoulder and must not interfere with the existing drainage on the State Highway System or any nearby drainage systems.
7. Idaho Statute Title 55, Chapter 22, Section 55-2201 through 55-2210 requires that if any excavation is involved, the applicant must notify the One-Call Service by calling 8-1-1 at least two business days and not more than 10 business days before the start of excavation. Please go to <http://www.digline.com> for more information. Digline will not notify ITD to mark facilities! There may be ITD owned underground facilities present within the permit work area. The contractor is to request locates of buried utility facilities owned by the State by contacting the District Traffic Signal Foreman, all other ITD facilities contact the Area Foreman (contact information will be provided in the permit approval letter. All known facilities must be marked before any excavation takes place.
8. Once the permit is approved, the permittee must notify ITD five (5) working days before starting the permitted work. No work will begin until the permittee is given permission to proceed by an authorized representative of ITD.
9. ITD approved Traffic Control must be in place and maintained during work and meet the most current editions of: ITD Traffic Control Requirements, the Manual on Uniform Traffic Control Devices (MUTCD).

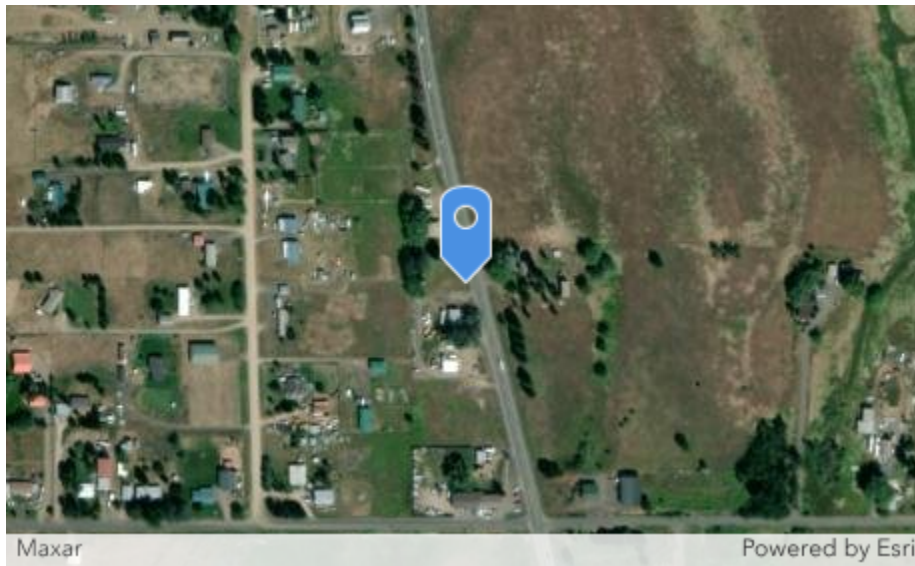
The Traffic Control Plan (TCP) must be on-site and available for inspection during traffic control set up and removal. Violations of the TCP or MUTCD requirements may result in immediate shut-down of the permitted work and revocation of the permit.

10. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state Right-of-Way that do not comply with the requirements of the permit, that conflict with concurrent highway construction or maintenance work, or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public. Any encroachment that is found to be in non-compliance with the requirements of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or authorized representative.
11. Upon completion of the permitted work, at the permittee's expense, the Right-of-Way must be restored to original condition or better to the satisfaction of ITD including the removal of all trash and debris, repair of any and all damage, correction of any interferences with highway drainage, restoration of survey monuments and traffic control devices, and all required grading and seeding. If the permittee fails to make the necessary repairs, the Department will make the repairs and bill the permittee.
12. All permitted work must be completed and available for final inspection within thirty (30) days after construction begins, unless otherwise written in the special provisions of the permit. After construction is completed the permittee must notify the ITD Maintenance Foreman for final inspection. The contact information for the foreman will be included in the permit approval letter. Permit will be considered temporary until final approval by ITD. The permittee must maintain the encroachment covered by their permit at their own expense.
13. ITD reserves the right to add, remove, modify, repair, or relocate any encroachment(s) or appurtenance(s) within the Highway Right-of-Way which currently exists or has been authorized by this permit, to accomplish the relocation, reconstruction, widening, or maintenance of the highway and/or to improve safety or mobility on or adjacent to the highway system. Said change or removal will be made at the sole expense of the permittee, or its successors and assigns. All such modifications, relocation, or removal by the permittee will be done in such a manner as will cause the least interference with the traveling public or any of the Department's work.
14. The Permittee shall be responsible for damages caused during permit activity and guarantee workmanship for 2 years after completion. Damages must be reported to the area Foreman immediately. Repairs shall be made by the permittee as directed by the ITD authorized representative at no cost to the Department. If the permittee fails to make the necessary repairs, the Department will make the repairs and bill the permittee. No new permits shall be issued to the permittee until such claims have been settled.
15. ITD may revoke, amend, amplify, or terminate this permit or any of its conditions if the permittee fails to comply with any or all of its provisions, requirements, or regulations or through willful or unreasonable neglect, fails to heed or comply with notices given, or if a utility, approach, or other item is not installed or operated and maintained in conformity with the permit.
16. After permitted work receives final approval, any modification, addition, repair, relocation, or removal of the encroachment granted by this permit will require a new permit before beginning work.

SUPPLEMENTAL REQUIREMENTS FOR APPROACH PERMITS

1. Approaches will be for the bona fide purpose of securing access and not for parking, conducting business, or servicing vehicles on the Highway Right-of-Way. I.D.A.P.A. 39.03.42 lists all prohibited uses.
2. Unless the requirement is waived by the District Engineer, a Traffic Impact Study will also be required when a new or expanded development seeks direct access to a state highway, and at full build out will generate one hundred (100) or more new trips during the peak hour, the new volume of trips will equal or exceed one thousand (1000) vehicles per day, or the new vehicle volume will result from development that equals or exceeds the threshold values in Table 2. The Traffic Impact Study is created by a licensed engineer in the State of Idaho at their cost
3. Only Changes in deeded access will be recorded with the County following the final approval by ITD. The permittee will receive a copy of the recorded document which should be retained for future reference.
4. Changes in the use (as defined in I.D.A.P.A. 39.03.42), of the permitted access not consistent with the requirements and conditions listed on the permit may be considered a violation of the permit.
5. Any traffic control features or devices in the State Highway Right-of-Way, such as islands, median openings, traffic signals, illumination, and other traffic control devices required as a condition of a permit, are not an integral part of the approach authorized by the permit and as such will become property of the State upon final inspection and approval by ITD. ITD reserves the right to change these features and devices in the future in order to promote safety and/or mobility within the State Highway Right-of-Way. Expenditure of monies for purchase or installation of said features or devices will not create an ownership interest in the features or devices.
6. Final acceptance for approaches and public streets must be by signed inspection with supporting documentation.

Site Map





Instrument # 2025-000328
Valley County, Cascade, Idaho
01/17/2025 11:50:30 AM No. of Pages: 2
Recorded for: AMERITITLE - CASCADE
Douglas Miller Fee: \$15.00
Deputy Reliott
Electronically Recorded

WARRANTY DEED

Order No.: 660236AM

FOR VALUE RECEIVED

Peter J. Cogan, an unmarried man

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Jody Hurst, a married man as his sole and separate property

whose current address is:

673 E. Lava Falls St
Meridian, ID 83646

the grantee(s), the following described premises, in Valley County, Idaho,
TO WIT:

**A tract of land situated in the SE1/4 of the SE1/4 of Section 33, Township 18N., Range 3 East, B.M., Valley County, Idaho, more particularly described as follows:
Starting at the SW corner of the SE1/4 of the SE1/4 of Section 33, Township 18 North, Range 3 E., B.M., thence North along the west boundary of said subdivision a distance of 724 feet to a point and the Real Place of Beginning, thence East parallel to the South boundary of said subdivision to the West boundary of State Highway No. 15, thence Northwesterly along said Highway right of way to the West boundary of said subdivision thence, South along said West boundary to the point of beginning.**

AND

**A tract of land in the Southeast quarter of the Southeast quarter, Section 33, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:
Commencing at the SW corner of said SE1/4 SE1/4; thence North along the West line of said SE1/4 SE1/4 a distance of 724 feet to a point; which is the REAL POINT OF BEGINNING;
Thence, South, along the West line of said SE1/4 SE1/4 75 feet to a point; thence North 89°59'07" East, 153.27 feet to a point on the Westerly right-of-way of State Highway 55 as now established;
Thence, Northerly along the Westerly right-of-way of State Highway 55 to a point which is directly opposite the real point of beginning;
Thence West to the REAL POINT OF BEGINNING.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

ate: 1/16/25

Peter J. Cogan

Peter J. Cogan

State of Idaho } ss
County of Valley }

On this 16 day of January, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Peter J. Cogan, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

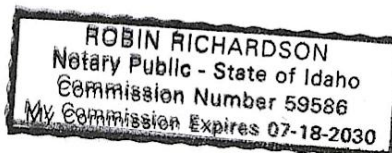
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Robin Richardson

Notary Public for the State of Idaho

Residing at: New Meadows

Commission Expires: 7-18-2030





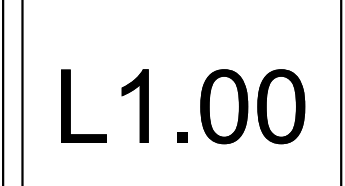


Heinrich
Lane












		Author: Jeremy Barnett		CERT:892778	
		Comments:			
		*All equipment shall be MUTCD compliant			
		*All traffic control shall be managed by a ATSSA certified supervisor			
		*A minimum of 12' lane widths shall be maintained			
		*Any plan changes must be approved and signed off			
SPEED LIMIT	TAPER LENGTH (L) FEET	ROAD TYPE	DISTANCE BETWEEN SIGNS		
			A	B	C
40 MPH OR LESS	L=WS/60	URBAN (LOW SPEED) <35	100 FT	100 FT	100 FT
45 MPH OR MORE	L=WS	URBAN (HIGH SPEED) >35	350 FT	350 FT	350 FT
		RURAL	500 FT	500 FT	500 FT
		EXPRESSWAY/FREEWAY	1000 FT	1500 FT	2640 FT

L=taper length in feet
W=width of offset in feet
S=posted speed limit, or in off-peak 85th percentile speed prior to work starting, or the articulated operating speed in mph

Traffic Control Accepted

By jnopens08/05/2025

Night Work ONLY

SBBGO 13965 Highway 55 flagging

Light towers will be used for night work

50' to 100' taper / 6 devices (PTMs) minimum



Author: Jeremy Barnett

CERT:892778

Comments:

*All equipment shall be MUTCD compliant

*All traffic control shall be managed by a ATSSA certified supervisor

*A minimum of 12' lane widths shall be maintained

*Any plan changes must be approved and signed off

SPEED LIMIT	TAPER LENGTH (L) FEET	ROAD TYPE	DISTANCE BETWEEN SIGNS		
			A	B	C
40 MPH OR LESS	L=WS/60	URBAN (LOW SPEED) <35	100 FT	100 FT	100 FT
45 MPH OR MORE	L=WS	URBAN (HIGH SPEED) >35	350 FT	350 FT	350 FT
		RURAL	500 FT	500 FT	500 FT
		EXPRESSWAY/FREEWAY	1000 FT	1500 FT	2640 FT

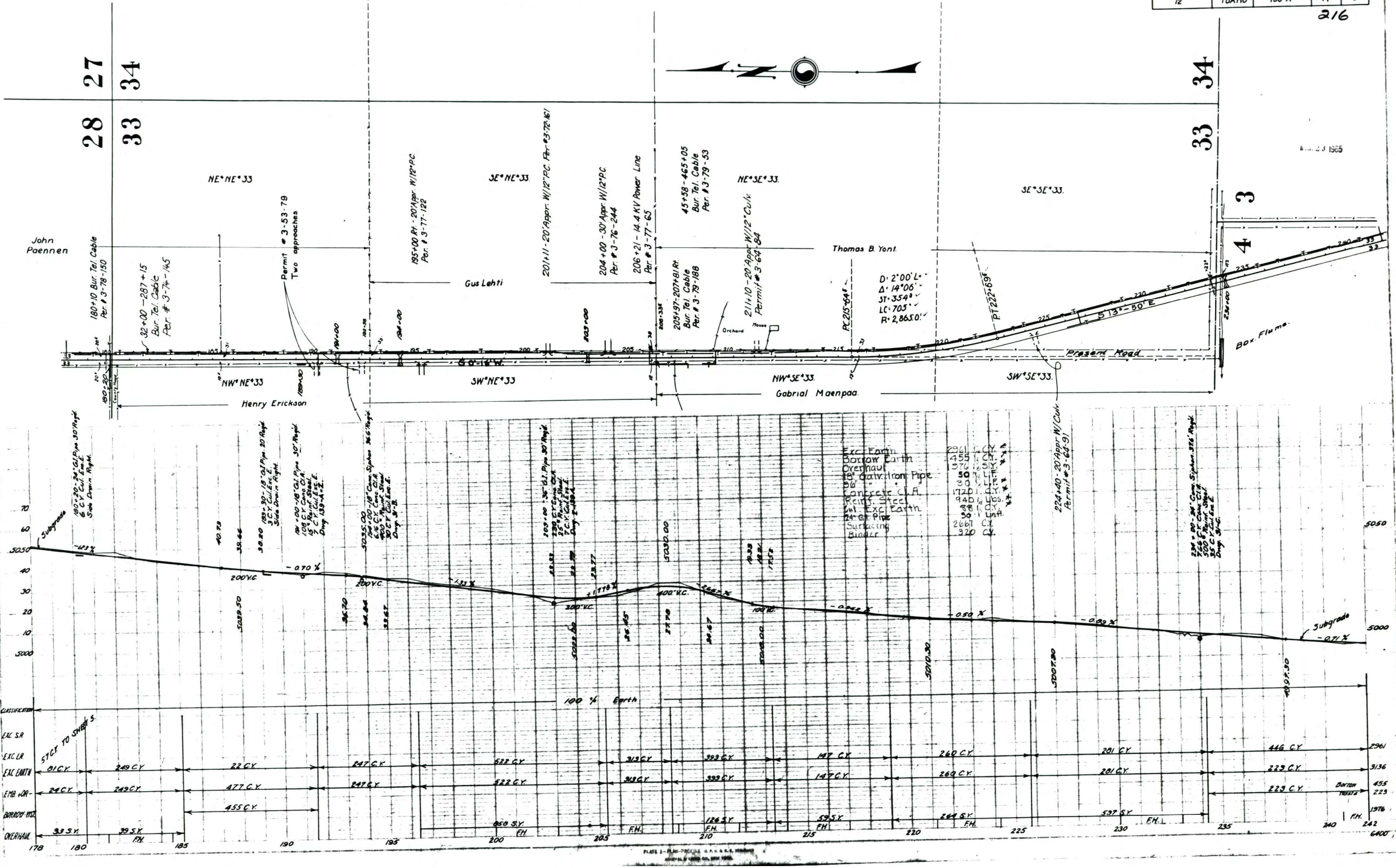
L=taper length in feet
W=width of offset in feet
S=posted speed limit, or in off-peak 85th percentile speed
prior to work starting, or the anticipated operating speed in mph

T18N.R3E.BM.

FEDERAL ROAD DISTRICT No.	STATE	FEDERAL AID PROJECT No.	TOTAL SHEETS	SHEET No.
12	IDAMO	130-A	11	6

216

2471



DATE	ROLL NO.	AP-CARD or FRAME NO.
1-26-82	26	97

METRIC	2	3	4	5	6	7	8	9	10
INCHES	1								



Thank you!



PURCHASE RECEIPT

ITD Online - District 3

8150 Chinden Boulevard, P.O. Box 8028
Boise ID 83707
(208)334-8300
OTC Local Ref ID: 135215374
6/17/2025 02:22 PM

Your credit card or bank statement will show a charge from Idaho.gov.

Status: **APPROVED**
Customer Name: James Mihan
Type: Visa
Credit Card Number: **** * 4400

Items	Quantity	TPE Order ID	Total Amount
Approach Permit - Industrial, less than 70,000 sq.ft.	1	71734266	\$50.00
Applicant Name: Jody Hurst			
Business Name: Sterling Landscaping			
Applicant's Phone Number: 208-342-2999			
Applicant's Email Address: mihan@sbbgo.com			
Highway: 55			
Mile Post Number(s): 139.65			
Total remitted to the ITD Online - District 3			\$50.00
Tyler Technologies Fee	1	71734266	\$1.25
Total Amount Charged			\$51.25

To offer the convenience of an electronic payment, a service fee has been added to your transaction. This fee goes to our third-party provider, Tyler Technologies. ITD does not keep any portion of this fee.



Instrument # 2025-000328
Valley County, Cascade, Idaho
01/17/2025 11:50:30 AM No. of Pages: 2
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WARRANTY DEED

Order No.: 660236AM

FOR VALUE RECEIVED

Peter J. Cogan, an unmarried man

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Jody Hurst, a married man as his sole and separate property

whose current address is:
673 E. Lava Falls St
Meridian, ID 83646

the grantee(s), the following described premises, in Valley County, Idaho,
TO WIT:

**A tract of land situated in the SE1/4 of the SE1/4 of Section 33, Township 18N., Range 3 East, B.M., Valley County, Idaho, more particularly described as follows:
Starting at the SW corner of the SE1/4 of the SE1/4 of Section 33, Township 18 North, Range 3 E., B.M., thence North along the west boundary of said subdivision a distance of 724 feet to a point and the Real Place of Beginning, thence East parallel to the South boundary of said subdivision to the West boundary of State Highway No. 15, thence Northwesterly along said Highway right of way to the West boundary of said subdivision thence, South along said West boundary to the point of beginning.**

AND

**A tract of land in the Southeast quarter of the Southeast quarter, Section 33, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:
Commencing at the SW corner of said SE1/4 SE1/4; thence North along the West line of said SE1/4 SE1/4 a distance of 724 feet to a point; which is the REAL POINT OF BEGINNING;
Thence, South, along the West line of said SE1/4 SE1/4 75 feet to a point; thence North 89°59'07" East, 153.27 feet to a point on the Westerly right-of-way of State Highway 55 as now established;
Thence, Northerly along the Westerly right-of-way of State Highway 55 to a point which is directly opposite the real point of beginning;
Thence West to the REAL POINT OF BEGINNING.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

ate: 1/16/25

Peter J. Cogan

Peter J. Cogan

State of Idaho } ss
County of valley }

On this 16 day of January , 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Peter J. Cogan , known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Robin Richardson

Notary Public for the State of Idaho
Residing at: New Meadows
Commission Expires: 7-18-2030

