

CUP Project Description

We would request the ability to relocate 3-Shipping Containers from our current location in Cascade to the Property on Gold Dust to store Snowmobiles, ATV's and UTV's to keep them both safe and out of the weather. We would ask to be able to be issued a placement permit and move them to the property for this same storage use. The containers we have are new and all of the same off-white color. They would be placed behind the fence and would help the aesthetics of the area by not having the equipment out in public view outside of business hours. We hope to be able to build additional storage buildings with county approval in a 3-5-year period and these containers would be removed then.

Currently the County Road and Bridge Dept and Weed Dept have multiple containers both old and newer being used in a similar fashion across from this property with at least two being used as a building with a roof attached.

We do also plan on a less than 200 sq/ft building to be placed over the well that will be used protect the well and store tools for ag type use. Shovels, rakes, fencing tools and supplies that are outside the scope of the business but needed for property maintenance will be stored there. We understand this should be possible without further approval by Planning and Zoning.

Brian Patterson

C.U.P. 25-025
of
C.U.P. 26-005

To Cynda Herrick, P&Z Commissioners and Valley County Planning and Zoning Department,

After receiving the approved CUP, we found that item # 23 of conditions states "No test-driving equipment on site or on Gold Dust Rd right-of-way". During the Oct 16th meeting the operation of equipment on the property was discussed multiple times. There was concern that we would be operating equipment up and down Gold Dust and driving around the entire property. At about 3:51:42 in the meeting I explained that the 2 acres would be sufficient for testing equipment. At about 3:59:33-37 there is more discussion regarding equipment operation. During the meeting Cynda also brought up riding snowmobiles around the property and I replied we had intentions to do that. I will not allow a race track type situation to exist but will need to run equipment on the two-acre parcel to determine mechanical soundness of both rental equipment and repair customer vehicles. Loading and unloading of equipment will also be necessary. No customer operation will happen on site except for loading and unloading and employees will have strict instructions on what is and isn't acceptable. Customer operation of equipment during training is not necessary.

We would ask that # 23 be changed to "No test-driving of equipment be done outside of the two-acre parcel or on Gold Dust Rd right-of-way".

Additionally, at our current location, we are using 3-Shipping Containers to store Snowmobiles, ATV's and UTV's to keep them both safe and out of the weather. We would ask to be able to be issued a placement permit and move them to the property for this same storage use. The containers we have are new and all of the same off-white color. They would be placed behind the fence and would help the aesthetics of the area by not having the equipment out in public view outside of business hours. We hope to be able to build additional storage buildings with county approval in a 3-5-year period and these containers would be removed then.

Thank you for your time and clarification of these items.

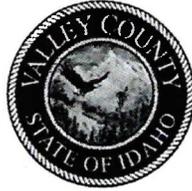
Brian Patterson

Intermountain Powersport Rentals and Repair

CUP 25-025

Valley County Planning and Zoning Department

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



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input checked="" type="checkbox"/> Card
FILE # <u>C.U.P. 26-005</u>		FEE \$ <u>250.00</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): <u>C.U.P. 25-025</u>		DATE <u>2-23-2026</u>
PROPOSED USE: <u>Amend C.U.P. to modify site plan and add 3 storage containers.</u>		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: _____

Date: 2-23-26

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 Brian and Cindy Patterson PHONE [REDACTED]

Owner Purchaser Lessee Renter

MAILING ADDRESS 9173 Ustick Rd Nampa, Idaho ZIP 83687

EMAIL [REDACTED]

PROPERTY OWNER Brian and Cindy Patterson

MAILING ADDRESS 9173 Ustick Rd Nampa, Idaho ZIP 83687

EMAIL [REDACTED]

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY TBD Gold Dust Rd Cascade Idaho 83611

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

TAX PARCEL NUMBER(S) RP 13N04E049005

Quarter S1/2SE1/4 Section 4 Township T13N Range R4E

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY - 80.00 Acres or Square Feet

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

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: _____
Small Canal 3' wide and 2' deep North west end of the property, Shallow Ponds to the east

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North 105 Dry Grazing Land
South 624 Public or Exempt Land County Road Dept, Ect
East 548 MH Real Property
West 102 Irrigated Grazing Land

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 9' 6"

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
 Number of Proposed Structures: 3 Number of Existing Structures: 0

<u>Proposed Gross Square Feet</u>	<u>Existing Gross Square Feet</u>
1 st Floor <u>340 X 3</u>	1 st Floor _____
2 nd Floor _____	2 nd Floor _____
Total <u>1520</u>	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 Ship Container

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: 1%

Percentage of site devoted to landscaping: 1%

Percentage of site devoted to roads or driveways: 2%

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

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: _____

Office Use Only

Handicapped spaces required: _____

b. Parking spaces proposed: _____

Parking spaces required: _____

c. Number of compact spaces proposed: _____

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: _____

e. Are you proposing off-site parking: _____

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>150 Ft</u>	_____	_____	_____
Rear	<u>Over 500 Ft</u>	_____	_____	_____
Side	<u>150 FT</u>	_____	_____	_____
Side Street	<u>200 Ft</u>	_____	_____	_____

12. NUMBER OF EXISTING ROADS: 0 Width: _____

Existing roads will be: Publicly maintained? Privately Maintained? or Combination of both?

Existing road construction: Gravel Paved or Combination of both?

13. NUMBER OF PROPOSED ROADS: 1 Proposed width: 20'

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

Proposed road construction: Gravel Paved or Combination of both?

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes No

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

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

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

Proposed utility easement widths _____ Locations _____

17. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility

Name: _____

18. POTABLE WATER SOURCE: Public Water Association Individual Well:

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____

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

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

Any special drains? _____ (Please attach map)

Soil type(s): Sandy Loam

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

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

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?

(Information can be obtained from the Planning & Zoning Office) Yes No

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

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

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes No

If yes, explain:

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes No

Are you proposing any alterations, improvements, extensions or new construction? Yes No

If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district. Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT

10. How do you plan to retain storm and excess water on each lot? _____
Will drain to a central retention area if needed.

The increase in revenue is unknown but will increase due to value added to the property.
11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)
If necessary a retention area will be built.

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

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction →).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: Any irrigation will be limited to less than 1/2 acre and will come from the private well.

Also, provide the following documentation:

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

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

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

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

Signed: _____
Applicant

Date: 2 123 120



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.

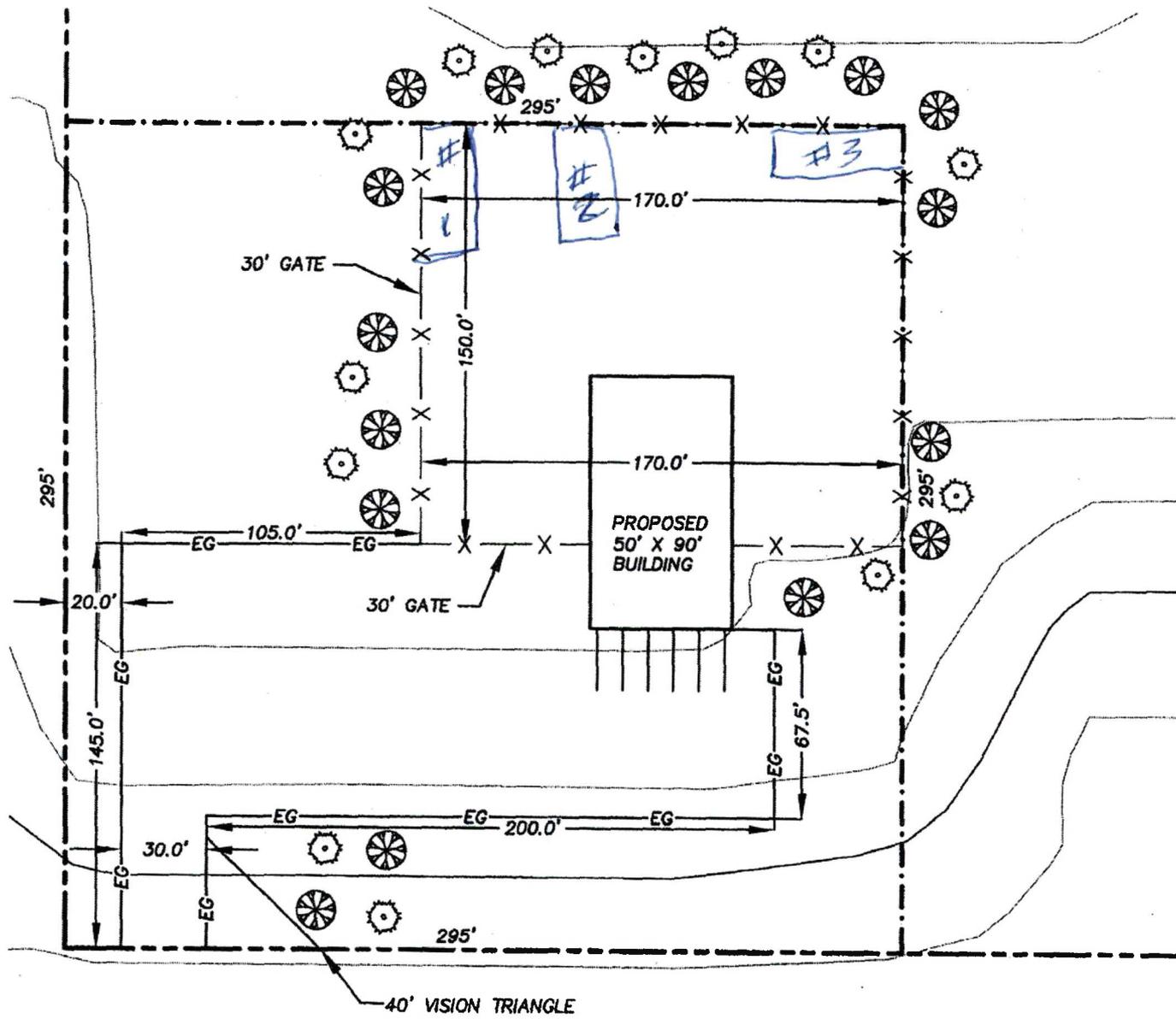
The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: Valley County Weed Supervisor

Date: 2-23-24



GOLD DUST ROAD