

Project Description - CUP

Purpose:

We are a Tree service and power line utility service. We perform power line tree trimming and removal for Idaho power to increase reliability and safety for power lines in valley county and surrounding areas. We provide tree services for ITD to make highways safer for travel as well as storm restoration for local residents. We also provide power line installation for construction.

We are seeking to use this land to place and park equipment, materials, and to have a shop and covered storage in the near future. We will also provide employee housing. Our jobs are off site so there will be less impact to the surrounding lots.

Strategy:

Once lot is purchased, clearing of trees and stumping. Area for parking developed. In years to come, 3 – 5 years shop and outside storage built and employee housing. RV use on property until structures are built. Fire mitigation: clearing of trees, removing all grass and brush, installing gravel. Utilities: install underground power, install well and septic as needed. Fencing: plan to fence in entire property; will start with NE to SE side (highway facing) within 2 years; remaining sides within 3-5 years.

Access:

Contact ITD for truck access to South side off highway 55; use Gunsmoke road for residential access and occasional truck traffic if South entrance is not feasible. Vehicles will be entering and exiting mostly once per day keeping dust and noise minimal. Outside storage: most equipment will be covered once shop and outside storage building is built. Some vehicles will park outside in designated areas.

Thank you for your consideration.

Idaho Tree and Utility Solutions

Valley County Planning and Zoning Department

700 S. Main ST
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
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 #	CUP 26-006	FEE \$	250.00
ACCEPTED BY	_____	DEPOSIT	_____
CROSS REFERENCE FILE(S):	_____	DATE	3-25-2026
PROPOSED USE:	Equipment Storage and Employee Housing		

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: 3/23/26

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. *Fence on East side and gravel throughout lot. No new trees - existing trees only - see plot plan*
- 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. *gravel only - see plot plan*
- A **lighting plan**. *see plot 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.
- Three (3) 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 the Valley County Road and Bridge Director, 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.

Date of Pre-Application Meeting with Staff: 3/9/26

Staff Name(s): phone call with Cynda

CONTACT INFORMATION

APPLICANT Lucas Quinn/Idaho Tree & Utility Solutions PHONE 208-315-2329
Owner Purchaser Lessee Renter

MAILING ADDRESS 14049 Morell Rd. McCall ZIP 83638

EMAIL IdahoTreeLLC@gmail.com

PROPERTY OWNER Jeffrey + Debra Bitton

MAILING ADDRESS 13706 Hwy 55 ZIP 83638

EMAIL _____

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY _____

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

TAX PARCEL NUMBER(S) RP005570010030 + RP005570010020

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 5.58 Acres or Square Feet (2.79 each)

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Class Res Rural Sub vacant

No existing structures

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

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

North Residential Improved - (previously commercial)

South Comm Impr

East Hwy 55

West Res Impr

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 35

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
 Number of Proposed Structures: 4 Number of Existing Structures: 0

<u>Proposed Gross Square Feet</u>	<u>Existing Gross Square Feet</u>
1 st Floor <u>12,000</u>	1 st Floor _____
2 nd Floor _____	2 nd Floor _____
Total _____	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): 2500
 SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:
 Percentage of site devoted to building coverage: 40
 Percentage of site devoted to landscaping: 10
 Percentage of site devoted to roads or driveways: 50
 Percentage of site devoted to other uses: 0, describe: _____
Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: <u>0</u> b. Parking spaces proposed: <u>12</u> c. Number of compact spaces proposed: <u>0</u> d. Restricted parking spaces proposed: <u>0</u> e. Are you proposing off-site parking: <u>0</u>	<p>Office Use Only</p> 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</u>	_____	_____	_____
Rear	<u>30</u>	_____	_____	_____
Side	<u>10</u>	_____	_____	_____
Side Street	<u>10</u>	_____	_____	_____

12. NUMBER OF EXISTING ROADS: 0 Width: _____
 Existing roads will be: Publicly maintained? Privately Maintained? or Combination of both?
 Existing road construction: N/A Gravel Paved or Combination of both?

13. NUMBER OF PROPOSED ROADS: 0 Proposed width: 0
 Proposed roads: Publicly maintained? Privately Maintained? or Combination of both?
 Proposed road construction: Gravel Paved or Combination of both?
 Anticipated Trip Generation [Refer to ITE – Trip Generation Manual within Roads Policy Manual] _____
 Primarily heavy truck traffic? Yes No Combination

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

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: n/a

16. PROPOSED UTILITIES: power, water (well), septic
Proposed utility easement widths as needed 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? no Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well 13479 Hwy 55 Depth 100 Flow 50

19. DRAINAGE (Proposed method of on-site retention): n/a
Any special drains? _____ (Please attach map)
Soil type(s): _____
(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

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

23. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.
Yes No

24. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes No
If yes, explain: _____

25a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes No
Are you proposing any alterations, improvements, extensions or new construction? Yes No
If yes, explain: _____

25b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable. n/a

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT

27. COMPLETE ATTACHED IMPACT REPORT

10. How do you plan to retain storm and excess water on each lot? _____

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)

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 \rightarrow).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction \longrightarrow).
- 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: ____/____/____



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: 3/20/26

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

You may add information to the blanks below or attach additional sheets.

❖ An impact report shall be required for all proposed Conditional Uses.

❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.

❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
Vehicles entering & exiting once per day during work days. Once in morning once afternoon.
2. Provision for the mitigation of impacts on housing affordability.
We plan to have employee housing - this will increase affordability.
3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.
*During construction will be typical for construction
During normal activities noise will be minimal as job sites are not located at the property.*
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.
We anticipate very little impact as autos will eventually be under covered areas (shop etc) - outdoor lighting will exist on structures but will be compliant
5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.
Employee traffic will produce minimal dust. plan to gravel.
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.
Groundwater Study done in Spring of 2025

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

None

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.

Removal of some trees

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

n/a

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

gravel + fencing similar to lot to the south (Ed Stamb)

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

gravel and fencing perimeter. Proper impaction where needed.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

trees and fencing will reduce visibility

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

Proximity to McCall and central location for jobs throughout valley County. Similar businesses on nearby lots.

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

Increased taxes once structures are built.
Will provide employee housing and create more job opportunities.

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

n/a

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

n/a

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

n/a

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

n/a

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

2-3 approximately 1200 sq ft. employee houses.

Shop approximately 6000 sq ft.

Outdoor storage approx 4000 sq ft.

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

Once lot is purchased, clearing of trees and stumping. Area for parking developed. In years to come (3-5 yrs) shop, outside storage, and employee housing. RV use on property until structures are built.

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

Dwelling units will be rented to employees or locals as long-term rentals \$1500 up to \$2200

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.

13 HAVE BEEN SATISFIED ACCORDING TO THE COUNTY RECORDER OR APPROVAL. SANITARY RESTRICTION WITH SECTION 50-1326, IDAHO CODE OF DISAPPROVAL.

UNPLATTED

DISTRICT HEALTH DEPARTMENT, EH
308175

STATE HIGHWAY 55

$S03^{\circ}30'35''W$ 1779.61'

BLK 1

①

2.65 AC
.79 AC (overall)

Additional
ht-of-way

$S89^{\circ}25'08''E$ 302.42'

417.68'

②

2.79 AC

30' Access Easement

$S89^{\circ}25'08''E$ 281.25'

451.80'

③

2.79 AC

100' Septic System Buffer (see Note 12)

$S89^{\circ}25'08''E$ 258.35'

495.95'

④

2.79 AC

70' Access Easement

60' Rad.

333.02'

$N00^{\circ}36'16''E$ 375.24'

GUNSMOKE ROAD
PRIVATE ROAD

417.14'

451.21'

495.30'

$N00^{\circ}36'16''E$ 1321.42'

Basis of Bearing

UNPLATTED

GURNSEY ESTATES

Edge of Bluff

200'