



April 30, 2021

Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning  
219 North Main Street  
Cascade, Idaho 83611

**Subject: Valley Wide Cooperative – Conditional Use Permit Application**

Dear Cynda,

Please find attached to this letter, a submittal for the Valley Wide Cooperative project located at 14014 State Highway 55, Valley County, Idaho. The proposed development is on a single 18.44-acre parcel and is planned to be developed into a mixed retail store, fuel sales, convenience store, farm store, and restaurant. Included in the submittal are (10) ten copies of the following items in the order listed:

- Valley County Conditional Use Permit Application – 4 pages
- Valley County Application for Irrigation Plan Approval – 3 pages
- Valley County Weed Control Agreement – 1 page
- Impact Report (from Valley County Code 9-5-3-D) – 4 pages
- Detailed Project Description – 1 page
- Existing Physical Conditions with Preliminary Site Plan – 1 page
- Preliminary Landscaping Plan – 1 page
- Preliminary Grading, Drainage, and Stormwater Management Plan – 1 page
- Lighting Plan – 1 page
- Adjoining Property Owners – 1 page
- Legal Description of the Property – 1 page

Thank you for your attention to this submittal and please feel free to contact me by phone or email at your earliest convenience should you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Hickman', is written over a horizontal line.

Kyle Hickman  
Construction Manager  
Senior Environmental Consultant

Cc: Joseph Carson, Applicant

# Valley County Planning & Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
Phone 208-382-7115  
Fax 208-382-7119



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # C.U.P. 21-11

ACCEPTED BY \_\_\_\_\_

CROSS REFERENCE FILE(S): \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

☒ Check # \_\_\_\_\_ or ☐ Cash

FEE \$ \_\_\_\_\_

DEPOSIT \$ \_\_\_\_\_

DATE 4-30-2021

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: 4/30/21

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

- ❖ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at [www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLICANT Valley Wide Cooperative PHONE [REDACTED]  
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐  
APPLICANT'S MAILING ADDRESS 2114 N. 20th Street, Nampa, Idaho ZIP 83687  
OWNER'S NAME Valley Wide Cooperative  
OWNER'S MAILING ADDRESS 2114 N. 20th Street, Nampa, Idaho ZIP 83687  
AGENT/REPRESENTATIVE Joseph Carson FAX [REDACTED] PHONE [REDACTED]  
AGENT/REPRESENTATIVE ADDRESS 2114 N. 20th Street, Nampa, Idaho ZIP 83687  
CONTACT PERSON (if different from above) \_\_\_\_\_  
CONTACT'S ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS OF SUBJECT PROPERTY 14014 State Highway 55, McCall, Idaho 83638

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

TAX PARCEL NUMBER RP18N03E331807

Quarter \_\_\_\_\_ Section 33 Township 18N Range 3E

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

2. SIZE OF PROPERTY 18.442 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
118 Other Rural Land, including four (4) or so existing storage buildings and/or sheds.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: Existing irrigation/drainage ditch running along/near the eastern and southern boundaries of the property.

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

North Harlow Bus Services

South Rural Residential Single Family Home

East Rural Residential Single Family Home

West Commercial/Rural Residential Single Family Home

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: TBD, Valley County Standard Maximum

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

Number of Proposed Structures: 1

Number of Existing Structures: 4

Proposed Gross Square Feet

Existing Gross Square Feet

1<sup>st</sup> Floor +/- 24,000

1<sup>st</sup> Floor Approx. 8,500

2<sup>nd</sup> Floor TBD

2<sup>nd</sup> Floor \_\_\_\_\_

Total +/- 24,000 /TBD

Total Approx. 8,500

- 8a. TYPE OF RESIDENTIAL USE (If applicable):  
Single family residence ☐ Mobile home for single family residence ☐ Multiple residences on one parcel ☐
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): \_\_\_\_\_  
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: \_\_\_\_\_
- 8c. DENSITY OF DWELLING UNITS PER ACRE: \_\_\_\_\_
9. SITE DESIGN:  
Percentage of site devoted to building coverage: 5 % including fuel canopies and existing buildings:  
Percentage of site devoted to landscaping: 1 % see "other uses" below  
Percentage of site devoted to roads or driveways: 17%  
Percentage of site devoted to other uses: 77%, describe: Existing undisturbed ground, green space improvements and potential pond (open space).  
**Total: 100%**
10. PARKING (If applicable): **Office Use Only**  
a. Handicapped spaces proposed: 3 Handicapped spaces required: \_\_\_\_\_  
b. Parking spaces proposed: 75 - 80 Parking spaces required: \_\_\_\_\_  
c. Number of compact spaces proposed: 0 Number of compact spaces allowed: \_\_\_\_\_  
d. Restricted parking spaces proposed: \_\_\_\_\_  
e. Are you proposing off-site parking: No
11. SETBACKS:
- |             | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-----------------|------------------------|----------------|------------------------|
|             | Proposed        | Required               | Proposed       | Required               |
| Front       | <u>100'</u>     | _____                  | <u>100'</u>    | _____                  |
| Rear        | <u>50'</u>      | _____                  | <u>N/A</u>     | _____                  |
| Side        | <u>30'</u>      | _____                  | <u>N/A</u>     | _____                  |
| Street Side | <u>50'</u>      | _____                  | <u>N/A</u>     | _____                  |
- 12a. NUMBER OF EXISTING ROADS: N/A Driveway Width: 13' Private or Public? Private  
Are the existing road surfaces paved or graveled? Graveled
- 12b. NUMBER OF PROPOSED ROADS: N/A Parking Lot Access Proposed width: \_\_\_\_\_  
Will the proposed roads be publicly or privately maintained? Privately  
Proposed road construction: Gravel ☐ Paved ☒
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Overhead Power and Private Well
- 13b. PROPOSED UTILITIES: Underground power, Communications, Public Well, Septic  
Proposed utility easement width TBD Location TBD
- 14a. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
- 14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒  
If individual, has a test well been drilled? No Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well 379403 Depth 113' Flow 15 gpm

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Existing ditch on the east side of the property.  
Are you proposing any alterations, improvements, extensions or new construction? TBD  
If yes, Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
16. DRAINAGE (Proposed method of on-site retention): On-site detention basins and swales.  
Any special drains? No (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): Archabal, Gestrin, Melton Loam
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
(Information can be obtained from the Planning & Zoning Office) No
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Delineation Pending
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes If yes, Explain:  
Grading will take place to allow the entrances, parking areas, fuel bays, store, and facilities to be  
constructed. Site will be graded to drain appropriately including providing stormwater management  
on-site per Valley County requirements.
19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



## VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street  
PO Box 1350  
Cascade, ID 83611

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

### APPLICATION FOR IRRIGATION PLAN APPROVAL

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

Applicant(s): Valley Wide Cooperative

<u>2114 N. 20th Street</u>	<u>Nampa, Idaho</u>	<u>83687</u>
Mailing Address	City, State	Zip

Telephone Numbers: [REDACTED]

Location of Subject Property: 14014 Hwy 55, McCall, Idaho 83638

(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 18N03E331807 Section 33 Township 18N Range 3E

C.U.P Number: \_\_\_\_\_

- This land:
- ☐ Has water rights available to it
  - ☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.
  - ☒ Unknown/TBD, Water rights to property may exist.

**Idaho Code 31-3805** states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
  - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

1. Are you within an area of negotiated City Impact? \_\_\_\_\_ Yes \_\_\_\_\_ X No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: \_\_\_\_\_

Drainage: \_\_\_\_\_

3. How many acres is the property being subdivided? \_\_\_\_\_

4. What percentage of this property has water? \_\_\_\_\_

5. How many inches of water are available to the property? \_\_\_\_\_

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well  
☐ above ground pipe ☐ underground pipe

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

☐ surface ☐ sprinkler ☐ irrigation well  
☐ above ground pipe ☐ underground pipe

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 → ).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate waste water direction → ).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: \_\_\_\_\_

Also, provide the following documentation:

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

### =====Applicant Acknowledgement=====

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

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

Signed:   
Applicant / Property Owner

Date: 4, 30, 21  
(Application Submitted)





## VALLEY COUNTY

# WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

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

### COOPERATOR

Valley Wide Cooperative

2114 N. 20th Street

Nampa, Idaho 83687

By: [Signature]

Date: 4/30/21

By: \_\_\_\_\_

**Valley County Weed Control**

Date: \_\_\_\_\_

## 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.
- ❖ 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.*

Two existing access points are proposed to be improved off State Highway 55 to accommodate commercial business traffic, including semi-truck traffic and deliveries. The parking lot access points and parking lot will be graded to sufficiently drain as required or needed. The owner will be responsible for maintaining the access to the parking lot. A moderate increase in traffic flow will occur during construction activities. John Ringert, P.E. of Kittleson & Associates will be performing a traffic study and will consult with the owner to design and develop the site improvements within the allowable parameters set by ITD. An ITD Right-of-Way Encroachment Permit will be applied for.

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

It is not expected that the commercial business affects local housing affordability.

3. *Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.*

Short term increase in daytime noise and vibration levels will occur during the construction process. There will be a moderate noise increase due to traffic flows post-construction. Noise generated by the operation of ongoing business operations during business hours will rarely be discernible beyond the property boundaries.

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.*

Post-construction minimal change in heat and glare will occur due to buildings and vehicles. The heat and glare will be minimized to the greatest extent possible by site planning, building orientation, and natural and planted vegetative screening.

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.*

Little to no net change in particulate emissions are expected beyond increased business traffic emissions on the property.

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.*

Public well water will furnish water to the property for commercial/domestic purposes. Septic system disposal is proposed for potable and domestic wastewater. Valley Wide Cooperative is looking into sourcing irrigation and fire suppression/sprinkler system water supply from a potential pond as may be required by the fire department. The site plan will preserve or modify/mitigate impacts to any existing wetland areas and drainage channels to the greatest extent possible. Currently on-site water drains to the south/southwest corner of the property where stormwater management improvements from developed areas are also anticipated. The design of the facility will meet Idaho Department of Environmental Quality, Central District Health Department, and United States Army Corps of Engineers requirements.

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

Additional risk of fire and explosion hazards will be introduced by the nature of the gas station business development and on-site fuel and propane storage tanks, however all current standards for mitigation and prevention will be implemented into the design. It is not expected that the activities of the neighboring properties will affect the proposed use of this development.

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.*

Existing vegetation removal mostly limited to removal of pasture/native grasses for building and driveway/parking improvements. If wetland area impacts are determined to be necessary for the development, they will be mitigated and permitted by USACE accordingly. Valley Wide Cooperative is also currently looking into developing shared access roads and green space improvements with McCall-Donnelly School District for the Harlow's site.

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

Areas disturbed during construction activities on the site will be re-stabilized with hard surface and re-vegetation/landscaping efforts.

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

There are no anticipated problems with existing soil suitability. Driveway/parking areas and building construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil may be added to landscaping areas to supplement existing soil conditions as needed for growth.

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

Site grading will be provided to ensure drainage of the development and the plan will be approved by the Valley County Engineer. Stormwater management will be designed to meet Valley County Standards. External storage areas are expected to be fenced for security. Landscaping plans and open areas will be further developed as the project progresses.

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 effect of shadows from new features on neighboring property.*

Structures will be visible from State Highway 55 and adjacent properties. However, landscaping within the parking areas will improve property aesthetics. No shadows should affect neighboring properties.

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.*

Site selection was based upon the availability of land with convenient access to McCall and Valley County. The area currently has a demand for services provided by the commercial business. The site is adjacent to and close to other commercial properties with similar land use.

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

Upon completion of the improvements, the taxable value will increase significantly over the value of existing pastureland. The store's operation will create new jobs within the community. Expenditures will include local engineering and architectural services, construction costs, ongoing maintenance, utilities, marketing, and supplies needed to operate the business.

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

Demand on public services such as public-school systems, Fire, and EMS for the development is anticipated to be minimal.

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

The proposed development may compete with similar providers within the County; however, farm/feed store products and services provided by the proposed business are currently limited within the area.

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?*

Valley Wide Cooperative has successfully completed and operates many similar facilities throughout the state. It is the intent of Valley Wide Cooperative to exercise due diligence to avoid abandonment of the project.

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

The development will consist of a commercial building with +/- 24,000 square feet of floor space and exterior refueling services. A second story may be added to the building to increase the square footage during the design process and that area is to be determined. The existing 4 buildings are proposed to be retained and used as exterior storage buildings during the construction process and are anticipated to be removed at a later date.

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

The stages of construction depend on the availability of building materials, contractors, surveyors, and utility companies' scheduling. The project timing is subject to market changes/construction costs and financing. Currently planned site development work would take place during the fall of 2021 and/or spring of 2022. Fuel station and building improvements would be installed during 2022, and business opening, and operation would be scheduled for spring of 2023. It may be possible to open fuel station operations associated with the project after the majority of on-site improvements, paving, and portions of the landscaping are completed prior to completion of the store building.

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

Building prices are expected to be competitive with similar improvements within the County.

## **Valley Wide Cooperative – McCall**

### **Valley County Planning & Zoning, Conditional Use Permit Application Detailed Project Description**

#### **Valley Wide Cooperative Identity and Purpose**

Valley Wide Cooperative has roots dating back to rural Idaho farmers cooperatives that formed in 1920. Cooperation, collaboration, and community support are some of the key strategies that have shaped our cooperative into what it is today. Over 100 years later, we have drawn people into our network and expanded our geographical footprint, with more than 900 employees serving six northwestern states. Our co-op is diversified, offering on-farm and agricultural products and services, commercial and residential fuel/oil/propane products and services, pet and livestock feed, and rural lifestyle/farm supplies.

Our Valley Wide Country Stores provide farm, ranch, pet, livestock, lawn, garden, and outdoor supplies. We also include apparel, shoes, convenience items as part of inventory, along with a deli or fast food at most of our locations. Our stores serve and support many rural communities in Idaho. We are grateful for the prospective opportunity to serve the Valley County area. We pride ourselves on giving back to communities, safety, cleanliness, customer service, and having the products that our customers want and need. We have contributed over \$230,000 in general donations and scholarships to the markets we serve since the beginning of 2020.

Our proposed Valley County location at 14014 HWY 55 will follow our Country Store business model previously detailed. The dimensions of our new facility will be approximately 120' X 200' including a convenience store, large retail area for lifestyle and farm/ranch products, a small deli or fast-food restaurant, and warehouse space. About 1/3 of the main building footprint will accommodate a second floor with administrative offices, storage, and mechanical area, for a grand total of nearly 30,000 square feet of conditioned space. It is anticipated that near the southeast corner of the main building (final location TBD), will be a one acre fenced outdoor inventory yard (for bulk materials, livestock supplies, etc.). Due to the weather-related challenges in Valley County, we may also need to build a separate covered storage area which would be connected to the fenced yard, size to be determined. Approximately 40' from the northwest and southwest corners of the main building will be our gasoline and diesel fueling areas and canopies.

As part of our development plan, we plan to offer the community the following proposed amenities:

1. Pond with walking paths and fishing
2. Sports fields in collaboration with neighbors
3. Other outdoor landscaped and walking areas
4. Food and indoor/outdoor seating
5. Convenience stores
6. Fuel and gas
7. Farm store and hardware products
8. RV Fueling and accessories
9. Water & air for vehicles and RV's

### **Operations**

Although we operate successful retail locations throughout Idaho, we understand the culture and expectations of patrons are unique to each area. Therefore, we are willing to accommodate the perception and needs of the Valley County market, and our proposed operations are negotiable.

#### **Operating Hours:**

7a – 8p: Monday – Saturday

8a – 6p: Sunday

Summer hours can vary based on demand. We will adjust to accommodate local ordinances accordingly.

#### **Staffing**

20 – 35 Associates, mix of full-time and part-time; demand / transaction counts, seasonality, operating hours, and availability of FT vs. PT workforce will influence headcount.

### **Project Schedule Summary**

We plan to begin site work Fall of 2021 or Spring of 2022 depending on acquisition of property and Valley County's approval of our building permit application. The estimated time to complete the project from groundbreaking through occupancy is 20 months. Valley Wide Cooperative will also abide by all terms and provisions of the Conditional Use Permit.



NO.	REVISION	BY	DATE	DESIGN
1	PRELIMINARY VALLEY COUNTY ENGINEERING SUBMITTAL	BEJ	4/30/2021	GTT
				DRAWN
				GTT/BEJ
				CHECKED
				APPROVED

PRELIMINARY  
DRAFT NOT FOR  
CONSTRUCTION

 **CRESTLINE**  
E N G I N E E R S  
323 DEINHARD LANE, SUITE C • PO BOX 2330  
MCCALL, IDAHO 83638  
208 634.4140 • 208 634.4146 FAX

VALLEY WIDE COUNTRY STORE - McCALL  
VALLEY COUNTY, IDAHO  
EXISTING PHYSICAL CONDITIONS  
WITH PRELIMINARY SITE PLAN

VERIFY SCALE	
BAR IS ONE INCH LONG FULL SIZE DRAWING 0 [ ] 1"	
PROJECT	21023
DATE	4/30/2021
EXHIBIT NO.	SHEET NO.
EX-1	1 OF 3





1. THE EXISTING SITE VEGETATION CONSISTS OF PASTURE/MATNE GRASSES. EXISTING VEGETATION SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE DURING PROJECT CONSTRUCTION.
2. MATNE CONIFERS, ASPENS/OTHER DECIDUOUS TREES, AND SHRUBS SHALL BE IDENTIFIED AND SHOWN WITHIN THE PROPOSED PL. BE AND WITHIN THE PL. BE. THE SPECIES/NUMBER AS INDICATED BECAUSE THIS PLAN IS PRELIMINARY IN NATURE, THERE MAY BE FUTURE PLANS MODIFYING AND/OR IMPROVING, BUT THERE WILL NOT BE A REDUCTION IN TOTAL NUMBER OF PLANTS/NTS.
3. CONIFER TREES AS SHOWN, WILL BE SPRUCE, PONDEROSA PINE, OR LARCH, AND SHALL BE 6"-8" TALL MINIMUM.
4. ASPENS OR DECIDUOUS TREES ADJACENT TO BUILDINGS, SHALL POTENTIALLY INCLUDE MOUNTAIN SCOTNET, ASPEN, WHITE BARK, OR MOUNTAIN DOG/COLUMBIA SPECIES SUITABLE TO THE LOCAL CLIMATE.
5. DECIDUOUS TREES, WILL POTENTIALLY INCLUDED AUTUMN SHALE MAPLE, PAIOMRE ASH, OR GOLDEN WILLOW, AND SHALL HAVE A MINIMUM TRUNK CALIPER SIZE OF 2-1/2". SHOULD IT BE DESIRED BY THE OWNER, DECIDUOUS TREES MAY BE SUBSTITUTED WITH ADDITIONAL CONIFER TREES.
6. SMALLER ORNAMENTAL AND FLOWERING TREES WILL POTENTIALLY INCLUDED CANADA RED CHOKECHERRY, FLOWERING CRAPPAPE, OR OTHER SPECIES SUITABLE TO THE LOCAL CLIMATE.
7. SHRUBS TO BE MATNE TO VALLEY COUNTY AND DROUGHT TOLERANT WHERE PRACTICAL. EXAMPLE SPECIES INCLUDE: MOUNTAIN SHOSHER, TO, DOODOOD, SEVINGBENT, OR SUAG. SHOULD ADDITIONAL SPECIES BE DESIRED, THE OWNER WILL COMPLETE SELECTION WITH THE HELP OF A LOCAL NURSERY/LANDSCAPE CONTRACTOR.
8. ALL REMAINING DISTURBED AREAS WILL BE RESEEDD USING A SEED MIXTURE MATCHING EXISTING OR A DROUGHT TOLERANT SEED MIXTURE MATNE TO VALLEY COUNTY.
9. ALL LANDSCAPED AREAS WITH THE EXCEPTION OF THE SHUBS TO BE REVEGETATED WITH A MATNE SEED MIXTURE SHALL BE WATERED BY A SPRINKLER/DRIP IRRIGATION SYSTEM.
10. OPEN OUTDOOR STORAGE AREAS SHALL BE ENCLOSED BY SIX (6') FOOT TALL CHAIN LINK FENCING.



NO.	REVISION	BY	DATE	DESIGN
1	PRELIMINARY VALLEY COUNTY ENGINEERING SUBMITTAL	BEJ	4/30/2021	GTT
				DRAWN
				GTT/BET
				CHECKED
				APPROVED

**PRELIMINARY  
DRAFT NOT FOR  
CONSTRUCTION**



**CRESTLINE**  
ENGINEERING

323 DEINHARD LANE, SUITE C • PO BOX 2330  
MCCALL, IDAHO 83638

208.634.4140 • 208.634.4146 FAX

**VALLEY WIDE COUNTRY STORE - MCCALL**  
VALLEY COUNTY, IDAHO  
PRELIMINARY LANDSCAPE PLAN

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	21023
DATE	4/30/2021
EXHIBIT NO.	SHEET NO.
EX-2	2 OF 3





PROPOSED VALLEY GUTTER, CATCH BASIN AND 18" STORM DRAIN PIPE

MEANDERING VEGETATED SWALE  
MINIMUM DEPTH TO BE 4' WITH  
6% SIDE SLOPES TO EXISTING GROUND

PROPOSED MIXED  
RETAIL STORE  
(77,632, #304,150)

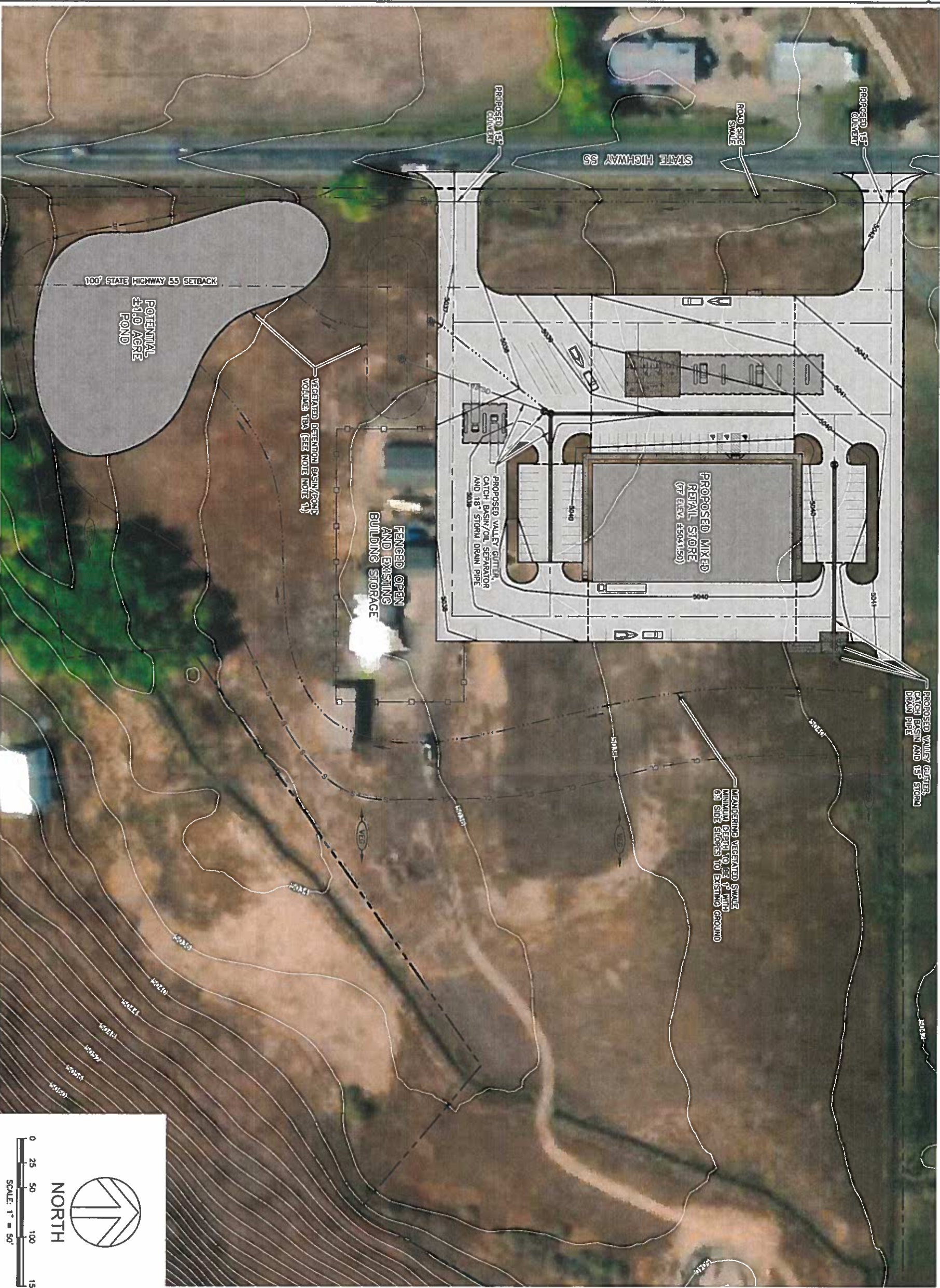
PROPOSED VALLEY GUTTER,  
CATCH BASIN/OIL SEPARATOR  
AND 18" STORM DRAIN PIPE

FENCED OPEN  
AND EXISTING  
BUILDING STORAGE

VEGETATED DETENTION CATCH BASIN/  
VOLUME TBA (SEE NOTE 14)

POTENTIAL  
FLOOD POND

100' STATE HIGHWAY 55 SETBACK

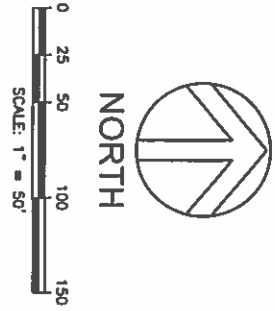


NOTES:

1. STORMWATER TREATMENT TO BE COMPLETED ONSITE USING POSSIBLE CATCH BASIN/PIPE NETWORK WITH SURFACE FLOW TO LANDSCAPED DETENTION BASINS OR POND SIZED AS NECESSARY TO CONTROL RUNOFF BEFORE RELEASING TO THE EXISTING DRAINAGE.
2. PRELIMINARY STORMWATER CALCULATIONS CAN BE PROVIDED UPON REQUEST.
3. THE GRADING AND STORMWATER DRAINAGE AS SHOWN ON THIS DRAWING IS CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY VALLEY COUNTY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
4. STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL FOR THE PROJECT WILL BE IMPLEMENTED PER VALLEY COUNTY GUIDELINES.
5. REFER TO THE "STATE OF IDAHO CATALOG OF STORMWATER COUNTRIES" FOR FURTHER DETAILS ON BMP IMPLEMENTATION AND INSTALLATION.
6. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION OR EARTH DISTURBING ACTIVITIES AND SHOULD REMAIN IN PLACE UNTIL ALL DISTURBED/EXPOSED AREAS HAVE BEEN STABILIZED AND/OR REVEGETATED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING LIMITS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PRESERVE NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS.
9. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING THE DESIGN, MAINTENANCE, REPLACEMENT AND UPGRADING OF THE PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL PROJECT CONSTRUCTION IS COMPLETED AND APPROVED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AFTER THE PROJECT IS APPROVED.
10. IN GENERAL, ALL SITE GRADING ADJACENT TO NEW BUILDING STRUCTURES SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING AT A MINIMUM OF 1.5% IN HARDSCAPE AREAS AND 4% IN LANDSCAPE AREAS. AREAS BETWEEN NEW STRUCTURES AND PROPERTY BOUNDARIES WILL BE SLOPED TO KEEP STORMWATER ON SITE AND RELEASED

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED ROOF AREA
- PROPOSED ASPHALT AREA
- PROPOSED CONCRETE AREA
- PROPOSED DRAINAGE SWALE/FLOW LINE
- SILT FENCE
- CLEARING/CONSTRUCTION LIMITS
- FIBER ROLLS
- INLET PROTECTION
- PRESERVE EXISTING VEGETATION
- PROPOSED/EXISTING DRAINAGE FLOW DIRECTION ARROW
- PROPOSED RIPRAP PROTECTION
- SPOT ELEVATION (FC/EG)  
(77)15.47  
(60)13.2  
3.05% X
- DRAINAGE FLOW ARROW W/ SLOPE
- FINISHED GRADE
- EXISTING GROUND
- TOP/BOTTOM OF WALL
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK
- FL FLOW LINE



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VALLEY WIDE COUNTRY STORE - MCCALL  
VALLEY COUNTY, IDAHO

PRELIMINARY GRADING, DRAINAGE  
AND STORMWATER MANAGEMENT PLAN

VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING	PROJECT 21023
DATE 4/30/2021	SHEET NO. EX-3
	3 OF 3



## Lighting Plan

### Valley Wide Cooperative

The commercial building and exterior refueling stations will be fitted with external lighting secured to buildings, and parking lot lighting will be installed that conforms to Valley County standards.

Valley Wide Cooperative

By:  Date: 4/30/21

Joseph Carson

## Legal Description

A parcel of land situate in the SE1/4 of the NE1/4 of Section 33, T. 18 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at the northwest corner of Lot 1, Knob Hill Estates Subdivision as shown on the official plat thereof on file in the Office of the Recorder of Valley County, Idaho, in Book 6, Page 35 of Plats, a 5/8" rebar, thence, N. 0° 14' 23" E., 246.43 feet along the easterly right-of-way line of State Highway 55 to a 5/8" rebar, The REAL POINT OF BEGINNING:

Thence, N. 80° 38' 46" E., 484.00 feet to a 5/8" rebar,  
Thence, N. 5° 41' 41" W., 125.10 feet to a 5/8" rebar,  
Thence, N. 55° 20' 31" E., 515.30 feet to a 5/8" rebar,  
Thence, S. 50° 15' 44" E., 191.09 feet to a 5/8" rebar on the northwesterly boundary of Lot 9 in said Knob Hill Estates Subdivision,  
Thence, N. 30° 33' 23" E., 435.95 feet along the northwesterly boundary of said Knob Hill Estates Subdivision, to a 5/8" rebar,  
Thence N. 43° 12' 03" E., 44.83 feet, along said northwesterly boundary to its intersection with the easterly line of said SE1/4 NE1/4, a 5/8" rebar,  
Thence, N. 0° 45' 11" E., 137.31 feet to the northeast corner of said SE1/4 NE1/4, a 5/8" rebar,  
Thence S. 89° 50' 33" W., 1286.26 feet, along said northerly line of said SE1/4 NE1/4, to its intersection with the easterly right-of-way of State Highway 55, a 5/8" rebar,  
Thence S. 0° 14' 23" W., 915.89 feet to the Point of Beginning.