

Project Description

I had planned to build a shop with an apartment above it and to build a 4,300 square foot house on the same property. To meet HOA requirements of Eagle Nest Subdivision, I was required to make the living quarters 1500 square feet. The living quarters are 1100 square feet above and 400 below. The living quarters below are another bathroom and the room with stairs.

The plan was to build the shop and living quarters. Then build the main house

Landscaping

Landscaping will be left natural.

Grading will only be enough for the shop and house to sit on. The rest of the 4.83 acres will be left natural.

There is a driveway for access. No additional driveways, road or parking will be required.

Lighting Plan

We will follow the county lighting code.

Not used as a rental.

HOA does not allow rentals or Air B+B in the subdivision.

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. 21-23

ACCEPTED BY _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: Multiple residence

☒ Check # 11713 or ☐ Cash

FEE \$ 300

DEPOSIT \$ —

DATE 8-3-2021

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: Shirley M. Conaghan Date: 8-3-21

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

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

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

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

APPLICANT Shirley Coughlin PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS 10 Sarah Way, Cascade Id ZIP 83611

OWNER'S NAME Shirley Coughlin

OWNER'S MAILING ADDRESS 10 Sarah Way, Cascade, Id ZIP 83611

AGENT/REPRESENTATIVE N/A FAX PHONE

AGENT/REPRESENTATIVE ADDRESS ZIP

CONTACT PERSON (if different from above)

CONTACT'S ADDRESS ZIP PHONE

ADDRESS OF SUBJECT PROPERTY 10 Sarah Way, Cascade, Idaho 83611

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

Eagle Nest Subdivision Sub Lot 3 Block 2

TAX PARCEL NUMBER RPOU 4800020030

Quarter Section Township Range

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

2. SIZE OF PROPERTY 4.83 Acres ☒ or Square Feet ☐

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

Shop with Living Qts
House

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None

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

North Bare Lot San

South Bare lot Chino Spur

East Bare Lot

West Bare lot Sarah Way / San

6. MAXIMUM PROPOSED STRUCTURE HEIGHT:

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

Number of Proposed Structures: Number of Existing Structures: 2

Existing
Proposed Gross Square Feet Shop Existing Gross Square Feet Home

1st Floor 2400 sq ft 1st Floor 1800 sq ft

2nd Floor 1100 sq ft 2nd Floor 2300 sq ft

Total 3,500 sq ft Total 4100 sq ft

+ Daylight Basement

APPLICANT Shirley Coughlin PHONE 208-382-4905

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

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OWNER'S NAME Shirley Coughlin

OWNER'S MAILING ADDRESS 10 Sarah Way, Cascade, Id ZIP 83611

AGENT/REPRESENTATIVE N/A FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____ ZIP _____

CONTACT PERSON (if different from above) _____

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1st Floor 2400 sq ft

1st Floor 1800 sq ft

2nd Floor 1100 sq ft

2nd Floor 2300 sq ft

Total 3,500 sq ft

Total 4100 sq ft

+ Daylight Basement

- 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: 2 structures for 4.83 acres
9. SITE DESIGN:
Percentage of site devoted to building coverage: 10%
Percentage of site devoted to landscaping: 89%
Percentage of site devoted to roads or driveways: 1%
Percentage of site devoted to other uses: 0, describe: _____
Total: 100%
10. PARKING (If applicable): Office Use Only
a. Handicapped spaces proposed: NA Handicapped spaces required: _____
b. Parking spaces proposed: NA 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>
Proposed | <u>Office Use Only</u>
Required | <u>PARKING</u>
Proposed | <u>Office Use Only</u>
Required |
|-------------|-----------------------------|------------------------------------|----------------------------|------------------------------------|
| Front | _____ | _____ | _____ | _____ |
| Rear | _____ | _____ | _____ | _____ |
| Side | _____ | _____ | _____ | _____ |
| Street Side | _____ | _____ | _____ | _____ |
- 12a. NUMBER OF EXISTING ROADS: _____ Width: _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____
- 12b. NUMBER OF PROPOSED ROADS: NO Proposed width: _____
Will the proposed roads be publicly or privately maintained? _____
Proposed road construction: Gravel ☒ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Electric, Propane, sewer, water
- 13b. PROPOSED UTILITIES: NA
Proposed utility easement width _____ Location _____
- 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? _____ Depth 300 Flow 28 Purity Verified? ☒
Nearest adjacent well Chino Spur Depth _____ Flow _____

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? None
Are you proposing any alterations, improvements, extensions or new construction? _____
If yes, Explain: _____

16. DRAINAGE (Proposed method of on-site retention): N/A
Any special drains? N/A (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): _____
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) NO
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? NO
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? NO
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? NO If yes, Explain:

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
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Cascade, ID 83611

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

APPLICATION FOR IRRIGATION PLAN APPROVAL

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

Applicant(s): Shirley Coughlin
10 Sarah Way Cascade, Idaho 83611
Mailing Address City, State Zip

Telephone Number: _____

Location of Subject Property: 10 Sarah Way
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 004800020030 Section _____ Township _____ Range _____

C.U.P Number: _____

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

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

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

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

1. Are you within an area of negotiated City Impact? ☐ Yes ☒ No

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

Irrigation: N/A

Drainage: _____

3. How many acres is the property being subdivided? NO

4. What percentage of this property has water? None

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
☐ above ground pipe ☐ underground pipe

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

N/A

9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

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

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:

- ☐ 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: Shirley Coughlin
Applicant / Property Owner

Date: ____/____/____
(Application Submitted)



VALLEY COUNTY

WEED CONTROL AGREEMENT

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

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

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

COOPERATOR

Shirley Coughlin
~~10 State Route 70~~ 10 Sarah Way
Boise, Idaho 83611

By: Shirley M. Coughlin

By: _____
Valley County Weed Control

Date: 8-3-21

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.

No additional traffic will be created after the house is completed

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

House approved by Eagle Nest HOA and will be similar to others in the subdivision.

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.

Already ready constructed

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.

No heat or glare will be caused

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.

Nothing added except normal house use

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

No surface water available.

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

No fire, explosion or other hazards exist or will be caused by the house

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Trees removed only for house footprint. Others only if dying. Good forest management practices used.

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

Any area not covered by the house and shop will be reseeded with grass.

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 house foundation will be placed on solid soil and rock. Around the house and shop will be planted suitable grass.

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

1/8 additional grading on site will be needed after house is built

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

Nearest road is private and trees between the road and house

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.

This is our permanent residence

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

*Lot was purchased \$53,000. Additional \$600,000 to build the house.
Materials and labor will be sourced locally*

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

Building site is on private road. No public services are available

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

*Building will match or be in harmony with other houses in the area
Plans have been approved by HOA*

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.

*No natural resource will be used except trees taken down for building
as they will be used as an aesthetic purposes.*

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

The existing shop/apartment meets HOA requirements
The house also meets HOA requirements

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

Shop - 2,400 sq ft, bottom floor, Apartment ~~1,500~~ 1,500 sq ft

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

Built shop in 2007. Started house in 2017 (May)

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.

CCR' do not allow residences to be rented.
House will become permanent residence

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

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.
 - ◆ For local housing only (workforce)
 - Multi-Family housing: units may qualify if more than one structure is built totaling 5 or more units.
 - ◆ **Vacation/short term rentals not allowed**
 - ◆ **Units cannot be individually sold (Example: 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

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

For further information regarding the 63-602NN application process and instructions please visit the Valley County Assessor's office. (208-382-7126)

Google Maps



Imagery ©2021 Maxar Technologies, USDA Farm Service Agency, Map data ©2021 100 ft

40 Sarah Way