

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 # 2021-24

FEE \$ 150.00

ACCEPTED BY _____

DEPOSIT \$ _____

CROSS REFERENCE FILE(S): _____

DATE 8-6-2021

PROPOSED USE: RV rentals

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: Steve Wayne Reed Date: 8-6-2021

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 Steve & Kathy Needs

208-440-6658
PHONE 208-297-8396

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS 3786 East Florence Meridian, ID ZIP 83642

OWNER'S NAME Steve & Kathy Needs

OWNER'S MAILING ADDRESS 3786 East Florence Drive Meridian, ID ZIP 83642

AGENT/REPRESENTATIVE _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____ ZIP _____

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY 3 miller lane Cascade, ID 83611

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

TAX PARCEL NUMBER R P000990030710

Quarter _____ Section _____ Township _____ Range _____

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

2. SIZE OF PROPERTY .350 Acres ☒ or Square Feet ☐

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

3 RV lots. Two with sewer & electrical hookups. one electrical only.
1 small shed, small deck

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 comp sites

South comp sites

East Home, comp site

West ~~comp site~~ Home

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: _____

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

Number of Proposed Structures: _____

Number of Existing Structures: _____

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor _____

2nd Floor _____

2nd Floor _____

Total _____

Total _____

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: _____

Percentage of site devoted to landscaping: _____

Percentage of site devoted to roads or driveways: _____

Percentage of site devoted to other uses: _____, describe:

Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: ND

Handicapped spaces required: _____

b. Parking spaces proposed: 4 each site

Parking spaces required: _____

c. Number of compact spaces proposed: 2

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: ND

e. Are you proposing off-site parking: ND

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front

Rear

Side

Street Side

12a. NUMBER OF EXISTING ROADS: 1 Width: _____ Private or Public? _____
Are the existing road surfaces paved or graveled? graveled

12b. NUMBER OF PROPOSED ROADS: _____ 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:

3 Electrical hookups 4 motor home or trailer

2 Sewer hookups

13b. PROPOSED UTILITIES: _____

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 _____ Flow _____ Purity Verified? _____

Nearest adjacent well _____ Depth _____ Flow _____

Water hauled in RV

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): Natural run off
Any special drains? _____ (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) _____
- 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? _____ 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.

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APPLICATION FOR IRRIGATION PLAN APPROVAL

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

Applicant(s): Steven & Kathy Neer

3786 E. Florence Drive	Meridian ID	83642
Mailing Address	City, State	Zip

Telephone Numbers: 208-297-8396 or 208-440-6658

Location of Subject Property: 3 Miller Lane Cascade, ID 83611
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 0000990030705 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: _____

Drainage: _____

3. How many acres is the property being subdivided? _____

4. What percentage of this property has water? none

5. How many inches of water are available to the property? none

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? natural run off

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: Steve Wayne Neel
Applicant / Property Owner

Date: 8 / 6 / 2021
(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

Steve Needs

By: Steve Needs

By: _____

Valley County Weed Control

Date: 8-6-2021

Date: _____

IMPACT REPORT (from Valley County Code 3-5-3-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 RV sites will have minimal impact on road, traffic to area

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

None

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.

minimal noise from two RV sites

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.

Two RV sites, will have minimum impact on parking, outdoor lighting, outdoor activities

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.

N/A

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 changes to existing water surface water quality due to proposal

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

minimal impact for fire, explosion & other hazards

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.

No removal of existing vegetation

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

maintaining area & adding gravel & soil where needed
replace & restore any vegetation

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

adding gravel to area will stabilize for site

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

little landscaping, fencing to be done

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.

2 RV locations will have minimal impact

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 location will mix with use of neighbors in area

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

minimal impact from seasonal RV rental

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

Increase in electricity at this location, use of sewer requiring pumping of system

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

provide same impact. It was used in past by owners as summer RV camp site for family

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.

None

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

minimal

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

Two AV sites with two AVs, two vehicles

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

Can be completed when approved, renters found
and insurance on property for this use obtained

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.

Compatible with current use

PROJECT DESCRIPTION

We own a home at 1 Miller Lane Cascade ID 83646. This is lot RP000990030700. We also own Parcel RP000990030750, RP000990030750, RP000990030760.

The property RP000990030760 was purchased in 2019. It has 3 RV hookups with electricity and two with sewer hookups.

We would like to rent out two RV sites that have sewer and electricity. These would be seasonal rentals from May 1st to Sept 30th which is a 5 month period. We plan to screen any renters as we live next door and will have rules as well as a written contract.

Parking per site will consist of 1 RV, 1 vehicle, 1 ATV, 1 boat. 6 people maximum with 1 pet. No tents.

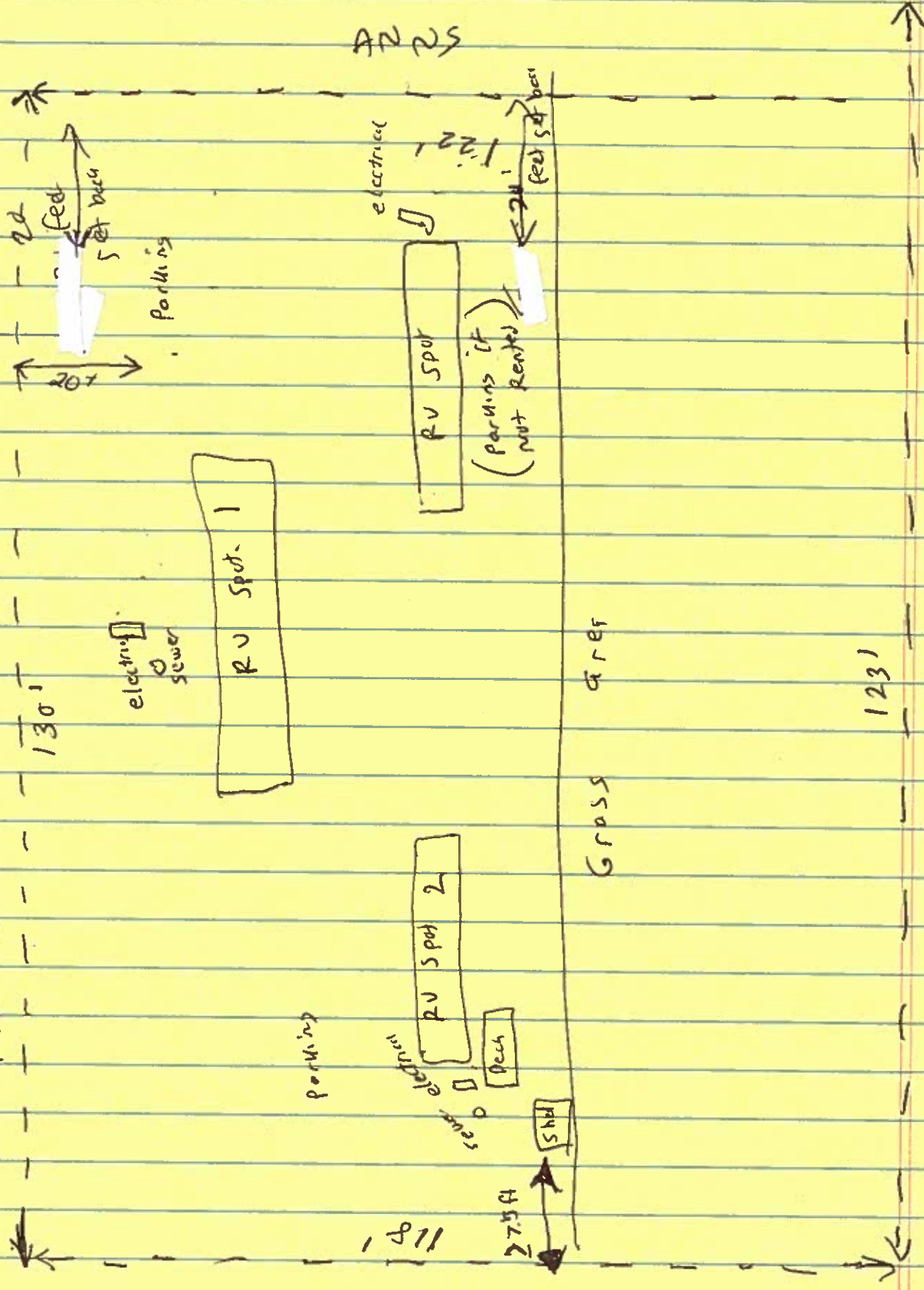
We will haul in gravel on as needed basis to RV sites.

Access is from both Miller Lane and Anns Ave.

RP000990030210

Miller Lane

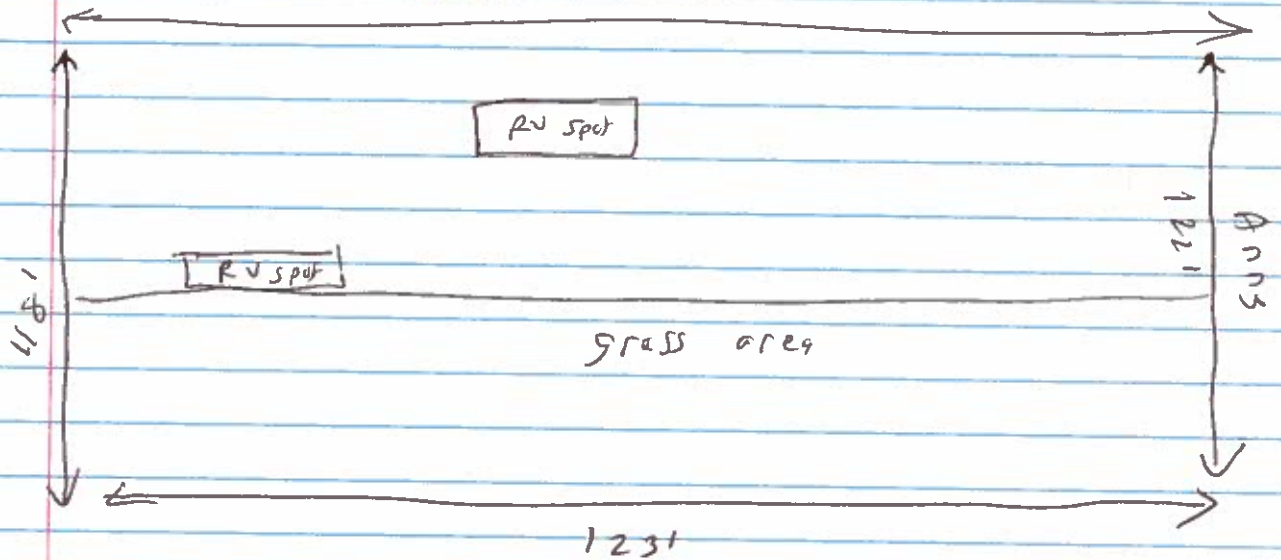
Plot PLAN



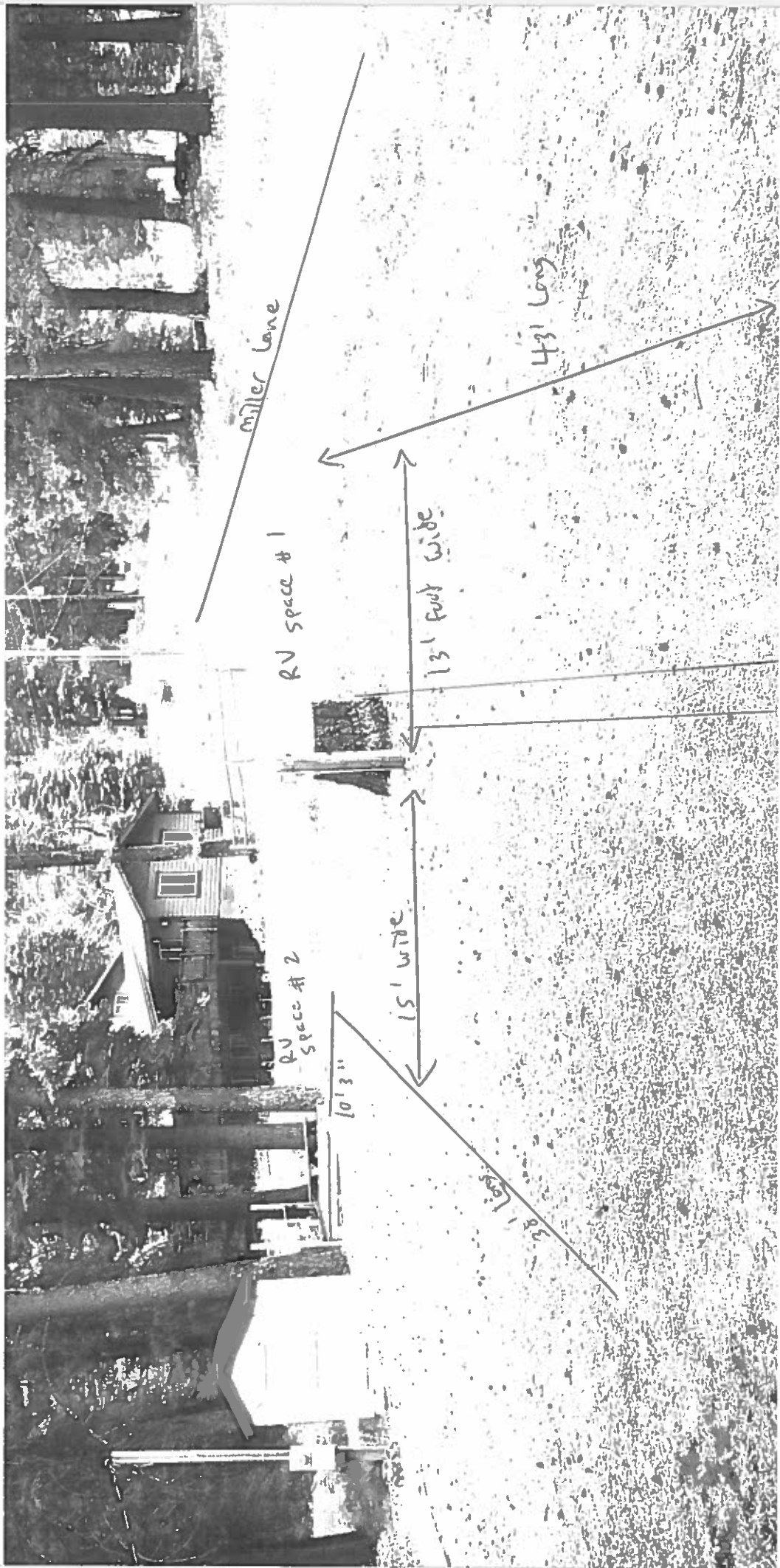
LANDSCAPING PLAN

Miller Lane

130'



gravel to RV spot to fill and make level
as needed



RV space 1





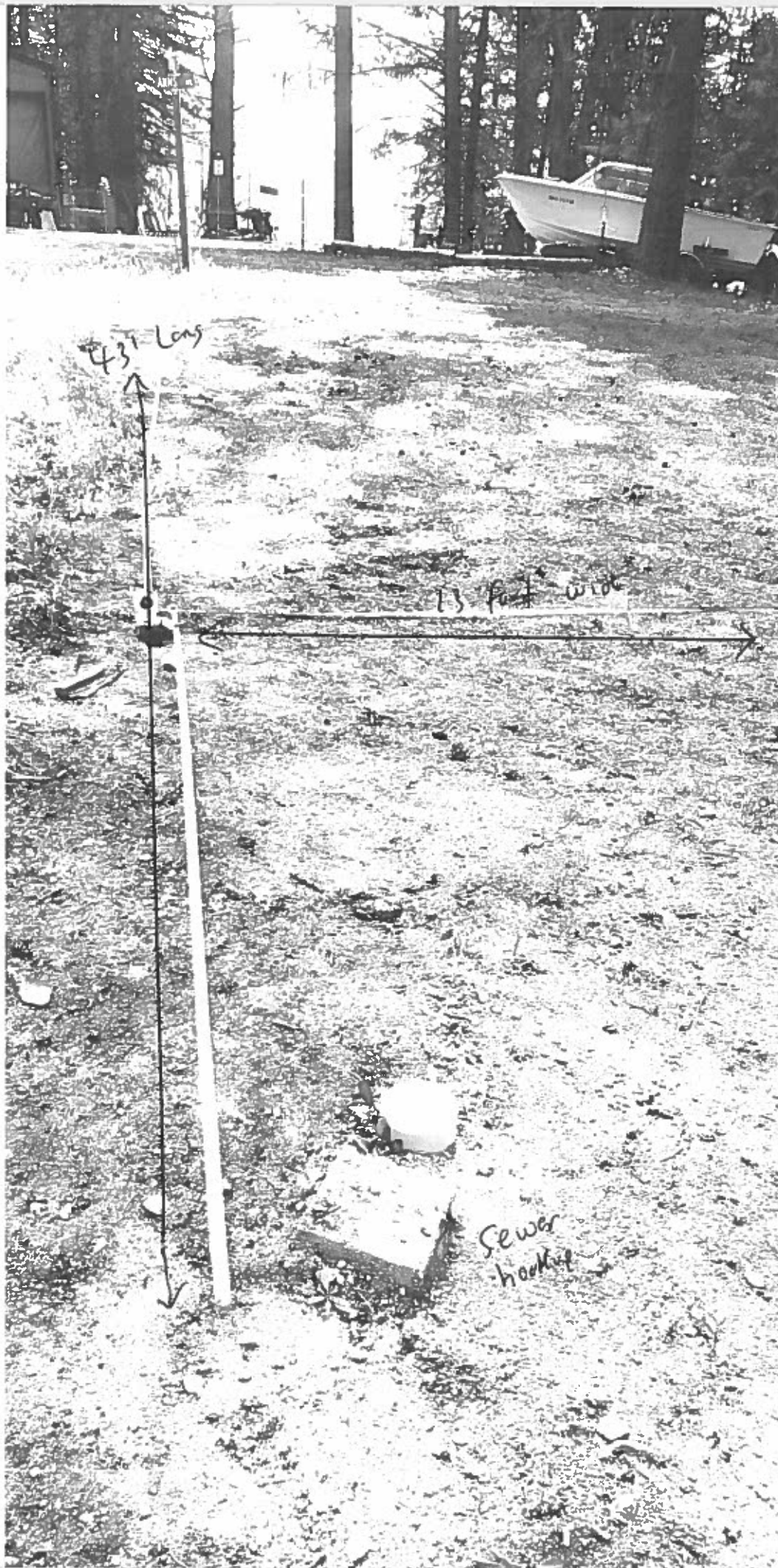
RV space

sewer 10' 3"

38' Long

RV space II





RV space

SITE GRADING PLAN

Howl in gravel to RV sites as needed

LIGHTING PLAN

- No plan for lighting in area
- Camp RV's will have own lights