

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 # 21-46 Bharn Event Center

ACCEPTED BY _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: _____

☒ Check # 1008 or ☐ Cash

FEE \$ 150.00

DEPOSIT \$ —

DATE 12-21-2021

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: 12/20/21

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
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

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

To Whom it May Concern,

The future owners of the property located at 2570 West Mountain Road, Parcel RP16N03E076175, are submitting an application for a Conditional Use Permit for the commercial operation of stables and a barn for weddings and small events. We plan to construct the barn and stables in the Spring/Summer of 2022 pending approval from Valley County Building Department.

The intention of the stables and event venue is to align with the properties current surroundings and uses. The land that surrounds the property is comprised of dry grazing, bare forest, irrigated grazing land, and Bureau of Reclamation Land. We would like to stay true to the nature and intentions of these uses. With this in mind, we plan to institute quiet hours at the property between 10:00 PM and 8:00 AM. We will also follow all Valley County lighting guidelines, ensuring the safety of the guests while also embracing the Dark Sky designation that we enjoy.

"Olson Western Enterprises, LLC" is seeking approval to operate commercial stables to board no more than 10 horses on the 9.628 acre lot. In addition to these stables, a Barn/Event Venue is being proposed to host weddings and other community events on the property.

The barn will be outfitted with a commercial kitchen, changing rooms/lounges for Brides and Grooms, appropriate restrooms for the intended use, and a caretakers quarters. It is understood that a specialty septic system may be required and we will be working with Central District Health to gain appropriate approval to accommodate the intended uses. The Barn should be able to hold no more than 250-300 people.

We intend to provide all tables, chairs, cups, glasses, and plates for events. We intend for outside caterers to bring food and drinks including alcohol. We will provide a place to prep, cook and clean dishes on site.

There will most likely be amplified music and/or DJ's at the events. Given the property's distance from any residential neighborhoods, the impact should be minimal and quiet hours will be enforced. The nearest residential home is approximately 1,500 feet from the property border.

The nearly 10 acre lot will provide ample parking for guests in a designated parking area, but the use of a shuttle service will always be strongly encouraged. We would like to have minimal impact to the roads and surrounding neighbors.

No camping will be allowed on the property as there are numerous campsites, housing and hotel options available in the community. We feel this will help ensure quiet hour compliance, and help enrich the local economy.

We plan not to host any more than one event per weekend, we feel this will help mitigate traffic and road impact in the area.

Landscaping will consist of mostly natural and current vegetation with mounds of dirt and aspens planted along the roadway to provide screening for the proposed barn and stables.

Our hope is that this venue will encourage economic growth in the Donnelly area and we fully intend to host community events in this space in an effort to encourage, enrich and stimulate the community of Donnelly.

Thank you in advance for your consideration,

Blythe Colleran

APPLICANT Blythe Collieran PHONE [REDACTED]

Owner ☐ Purchaser ☒ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS PO BOX 2514 McCall, ID ZIP 83638

OWNER'S NAME "Olson Western Enterprises, LLC"

OWNER'S MAILING ADDRESS PO BOX 2514 ZIP 83638

AGENT/REPRESENTATIVE Blythe Collieran FAX N/A PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS PO BOX 2514 McCall, ID ZIP 83638

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY 2570 W. Mountain Road

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

LOT 12, EXCEPT E. 990' S7 T16N R3E

TAX PARCEL NUMBER RP16N03E076175

Quarter _____ Section S7 Township T16N Range R3E

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

2. SIZE OF PROPERTY 9.9628 Acres ☒ or Square Feet ☐

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

512 Res Rural Tract Vacant

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: N/A

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

North 105 Dry Grazing Land LR16N03E073005

South 118 Other rural land RP16N03E183155

East 107 Bare Forest Land RP16N02E129005 107 Bare Forest Land RP16N02E129755 102 Irrigated Grazing Land RP16N02E130006

West Government USA1

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 35'

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

Number of Proposed Structures: 1 Number of Existing Structures: N/A

Proposed Gross Square Feet

1st Floor 7,500 sq ft

2nd Floor _____

Total 7,500 sq ft

Existing Gross Square Feet

1st Floor _____

2nd Floor _____

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): 600 sq ft Caretaker quarters
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

8c. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: 1.8%

Percentage of site devoted to landscaping: 87.2%

Percentage of site devoted to roads or driveways: 1%

Percentage of site devoted to other uses: 10%, describe: Parking, stables and riding arena

Total: **100%**

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: 5

Handicapped spaces required: _____

b. Parking spaces proposed: 100

Parking spaces required: _____

c. Number of compact spaces proposed: N/A

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: N/A

e. Are you proposing off-site parking: NO

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front

50 Feet

Rear

50 Feet

Side

30 Feet

Street Side

50 Feet

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

12b. NUMBER OF PROPOSED ROADS: Driveway 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:

Power

13b. PROPOSED UTILITIES: Septic, Well

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? NO Depth _____ Flow _____ Purity Verified? NO

Nearest adjacent well Well ID #353249 Depth 60 Feet Flow 35 Gal / Minute

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? N/A
Are you proposing any alterations, improvements, extensions or new construction? _____
If yes, Explain: Proposed build of a Barn specifically for Events and Stables.

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? YES
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? _____ If yes, Explain:
Only for a driveway and slab foundation.

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): Blythe Collieran

<u>PO Box 2514</u>	<u>McCall, ID</u>	<u>83638</u>
Mailing Address	City, State	Zip

Location of Subject Property: _____
(Property Address or Two Nearest Cross Streets)

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

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: 12/21/21
(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

By: 

Date: 12/20/21

By: _____
Valley County Weed Control

Date: _____

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

- ❖ 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.

Traffic volume will increase on event days and will have minimal impact during setup and takedown. We will not be scheduling more than one event per weekend during the summer and winter events will be very minimal. During construction, traffic impact will be very minimal. It will simply be the construction of a barn and some stables. During events, shuttle services will very much be encouraged in order to help mitigate impacts. The amount of vehicles anticipated during event days should be no more than 100 vehicles.

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

N/A

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.

Quiet Hours will be enforced from 10:00 PM - 8:00 AM. Disturbance would be minimal as there are very few residence nearby. PA systems and DJs may be used during events. The lot is not located in any residential area and any homes will be at a great distance from the event site.

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.

May see headlights from time to time as guests leave the site.

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.

The property contains 2 wetlands areas and a small creek. A septic study has been performed and a well will need to be drilled. We want to explore the use of an incinerating septic system to help protect the land.

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

N/A

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.

The build site is relatively flat. No roads or buildings intend to be built near wetlands area or creek. .

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

We intend to keep the vegetation in its natural state and use best management practices regarding soils and vegetation during construction.

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

N/A

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

We intend to to create a buffer and screening with the creation of some mounds and the planting of some aspen trees.

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.

Trees can be planted if visibility from the road proves to be an issue. The colors and stylings of the barn and stables are intended to blend in with the surroundings, trying to keep the land as pristine as possible.

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 property was chosen because the uses are in alignment with the neighboring properties.

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

Our hopes are that this business will help generate more revenue for local caterers, hotels, campgrounds, restaurants, and resorts as people come to celebrate and host events in our new space.

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?

Minimal

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

1 Barn, that has caretaker quarters and stables for 10 horses. The non-residential square footage would be 7500 SQ FT.

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

To be built spring / summer 2022.

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 unit will be used as a caretakers quarters.

Names and Addresses of Property Owners within 300' of 2570 West Mountain Road.

North Parcel

LR16N03E073005

HARRIS MICHAEL ALAN

CORSO-HARRIS PEPIN

PO BOX 879

DONNELLY ID 83615

USA

East Parcels

R16N02E127715

HUDSON AARON

ESPINOSA STACEY

2633 WEST MOUNTAIN RD

DONNELLY, ID 83615

1835 WEST FLETCHER ST

CHICAGO IL 60657

USA

RP16N02E129005

STAMP JON M

STAMP MARIA L

451 RANSOM RD

VALPARAISO IN 46385

USA

RP16N02E129755

GRAHAM WILLIAM JAMES II

GRAHAM KATHLEEN A

PO BOX 546

DANIELSON CT 06239

USA

South Parcel

RP16N03E183155

BLACK ROBERT KLEINT

RINGER KENDAL LISSETTE

244 COTTON BRANCH RD

LEESVILLE SC 29070

USA

** plus additional*

