

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. 22-01

FEE \$ _____

ACCEPTED BY _____

DEPOSIT \$ _____

CROSS REFERENCE FILE(S): C.U.P. 19-17

DATE 1-20-2022

PROPOSED USE: _____

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: Jeffrey M. Britton Date: Jan 18, 2022

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.

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

See attached Exhibit 1

Total	1440
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- 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): 3231 sq feet(13706 Highway 55 and garage attached to existing house of 1600 square feet
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 2173
- 8c. DENSITY OF DWELLING UNITS PER ACRE: 12.5 acres per dwelling
9. SITE DESIGN:
Percentage of site devoted to building coverage: .0011
Percentage of site devoted to landscaping: .0005
Percentage of site devoted to roads or driveways: .017
Percentage of site devoted to other uses: 99.98 , describe: pasture, pond, corrals
- Total: 100%
10. PARKING (If applicable): N/A Office Use Only
a. Handicapped spaces proposed: _____ Handicapped spaces required: _____
b. Parking spaces proposed: _____ 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 (East) | <u>30 feet</u> | _____ | <u>n/a</u> | _____ |
| Rear (Subdivision) | <u>30 feet</u> | _____ | _____ | _____ |
| Side (north & South) | <u>20 feet</u> | _____ | _____ | _____ |
| Street Side (Hwy 55) | <u>100 feet</u> | _____ | _____ | _____ |
- 12a. NUMBER OF EXISTING ROADS: 1 Width: 15-20 Private or Public? private
Are the existing road surfaces paved or graveled? graveled
- 12b. NUMBER OF PROPOSED ROADS: 0 Proposed width: n/a
Will the proposed roads be publicly or privately maintained? _____
Proposed road construction: Gravel ☐ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: Power
- 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? yes _____ Depth 78 Flow 60 gal per/min Purity Verified? No
Nearest adjacent well: Vet Clinic Depth: 15 & 35 feet Flow: unknown

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? surface water rights with ditches

Are you proposing any alterations, improvements, extensions or new construction? no

If yes, Explain:

16. DRAINAGE (Proposed method of on-site retention): Run off water from precipitation from buildings will be directed away from buildings and allowed to soak into the ground water tables. This water will be filtered by lawns and pasture.

Any special drains? None (Please attach map)

Soil type (Information can be obtained from the Soil Conservation District): Primarily #47 Roseberry Course Sandy Loam with some #34 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? NO

18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes If yes, Explain:

We will put in additional material to raise the building sites 24-36 inches. The driveway will be 12" to 24" higher than the ground. ALREADY DONE IN ANTICIPATION OF HOME DELIVERY

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.

Bitton Parcel CUP Application

Project description: Bitton's CUP, number 19-17 has expired. This application is to continue with the original CUP plan and update it from the previous CUP. Under the previous CUP:

1. The pond was excavated, with the material used to build a 20' wide driveway 3/8th of a mile, provide fill material for two house sites and the remaining material to be used for landscaping and new house.
2. Underground electrical has been extended from Highway 55, underground, to both building sites.
3. Two wells have been dug, one for each residence.
4. Two complete sewer systems installed, one for each residence
5. Modular home has been installed on the site furthest east (13708).
6. On the (13706) site, a shop building has been erected, built by Cleary, and RV site.
7. On the house site, water, power, sewer, infrastructure and the foundation for the modular house is prepared.

This proposal includes the request to:

- *Place the modular home on the foundation at 13706 Highway 55
- *Build a 2 car garage with apartment on the same level a 13706 Highway 55
- *Attach a 10'X12' entrance way to the modular at 13706 Highway 55
- *Approval of two RV sites using the current RV infrastructure, that may be rented at 13706 Highway 55
- *Construct a garage at 13708 Highway 55 attached to current house

Time Frame:

The modular home will be ready to place on the foundation April/May of 2022. The entrance way and garage will start construction in 2022 or 2023 with the completion by the end of 2023. Other landscaping and irrigation will follow as money and time allow.

The garage at 13708 plans to be constructed in summer 2022



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

Date July 23, 2019

Approved by [Signature]

Instrument # 422172

VALLEY COUNTY, CASCADE, IDAHO

7-23-2019 09:47:21 AM No. of Pages: 2

Recorded for : PLANNING & ZONING

DOUGLAS A. MILLER

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: COUNTY MISC

CW

CONDITIONAL USE PERMIT

NO. 19-17

Bitton Multiple Residences

On One Parcel

Issued to: Jeffrey and Debra Bitton
HC 64 Box 9951
Stanley, ID 83278

Property Location: RP17N03E151805 and is a 25-acre parcel, addressed at 13708 Highway 55, in the NE ¼ Section 15, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of July 11, 2019. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 19-17 with Conditions for establishing multiple residences on one parcel as described in the application, staff report, and minutes.

The effective date of this permit is July 23, 2019.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established by December 31, 2021.

Conditional Use Permit

4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. All lights shall be fully shielded so that there is no upward or horizontal projection of lights.
6. Shall obtain Central District Health approval prior to issuance of a building permit.
7. Addresses shall be clearly posted at the Highway 55
8. A letter of approval shall be obtained from the Donnelly Rural Fire Department prior to issuance of the building permit.

END CONDITIONAL USE PERMIT



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

June 21, 2019

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 19-17 Bitton Multiple Residences

After Review, the Donnelly Rural Fire Protection District approves C.U.P. 19-17 Bitton Multiple Residences with following requirements.

- Section 503.7 IFC 2015 Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
- Section 503.7.5 IFC2015 all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter.
- Section 503.7.6 IFC 2015 the gradient for driveways shall not exceed 10 percent unless approved by the fire code official.
- Section 503.7.7 IFC 2015 where security gates are installed, they shall have an approved means of emergency operation. The security gates and emergency operation shall be maintained operational at all times.
- Section 503.7.8 IFC 2015 Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities

Please call 208-325-8619 with any questions.

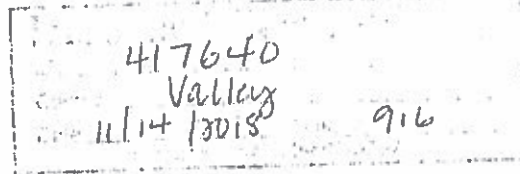
Jess Ellis

Fire Marshal
Donnelly Fire Department

Exhibit I

AFTER RECORDING MAIL TO:

Jeffrey M. Bitton and Debra A. Bitton
HC 64 Box 9951
Stanley, ID 83278



SPECIAL WARRANTY DEED

File No.: 106053ID (sr)

Date: November 14, 2018

For Value Received, TFES 678, LLC

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Jeffrey M. Bitton and Debra A. Bitton**

whose current address is **HC 64 Box 9951, Stanley, ID 83278**

hereinafter called the Grantee, the following described premises, situated in **Valley County, Idaho**, to-wit:

A PARCEL OF LAND SITUATE IN THE N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 15, T. 17 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 5/8" REBAR MARKING THE QUARTER CORNER COMMON TO SECTIONS 10 AND 15, T. 17 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO; THENCE S. 00°19'26" W., 1321.33 FEET TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 15; THENCE, S. 89°12'46" E., 30.61 FEET ALONG THE NORTHERLY BOUNDARY OF THE S $\frac{1}{2}$ NE $\frac{1}{4}$ OF SAID SECTION 15 TO A 5/8" REBAR ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 55, (SHOWN AS 31.24' TO A 1/2" REBAR) ON THAT PARTICULAR RECORD OF SURVEY, RECORDED AS INSTRUMENT NO. 227902, IN BOOK 5, ON PAGE 514 OF SURVEYS, IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO; THENCE S. 0°21'45" W., 172.71 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO A 1/2" REBAR, THE REAL POINT OF BEGINNING; THENCE, S. 89°33'10" E., 1298.31 FEET TO A 5/8" REBAR; THENCE N. 00°20'13" E., 165 FEET TO A 5/8" REBAR ON THE NORTHERLY BOUNDARY OF SAID S $\frac{1}{2}$ NE $\frac{1}{4}$; THENCE S. 89°12'46" E., 1334.15 FEET TO A 5/8" REBAR MARKING THE NORTH 1/16 CORNER COMMON TO SECTIONS 14 AND 15, T. 17 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO, LYING ON THE WESTERLY BOUNDARY OF LOT 4, ELK HAVEN, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED AS INSTRUMENT NO. 237219, IN BOOK 9, ON PAGE 1, OF PLATS, IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO; THENCE, S. 00°17'18" W., 495.00 FEET ALONG SAID COMMON LINE TO A 1/2" REBAR; THENCE, N. 89°13'37" W., 2,633.06 FEET TO A 1/2" REBAR ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 55; THENCE, N. 00°21'45" E., 322.94 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

QUITCLAIM DEED

ORDER NO.: 326732AM

FOR VALUE RECEIVED,

**Jeffrey M Bitton and Debra A Bitton, husband and wife, and
Thaddeus H Jones and Katy M Jones, husband and wife**

do(es) hereby convey, release, remise and forever quitclaim unto

**Jeffrey M Bitton and Debra A Bitton, husband and wife as to an
undivided 94% interest, and Thaddeus H Jones and Katy M Jones,
husband and wife as to an undivided 6% interest**

whose current address is: PO Box 647, McCall, ID 83638

the following described premises:

See Attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs
and assigns forever.

Dated: March 6, 2020

Jeffrey M Bitton
Jeffrey M Bitton

Debra A Bitton
Debra A Bitton

Thaddeus H Jones

Katy M Jones

State of Idaho
County of Ada

On this day, 11th March 2020, signed before me by Jeffrey M Bitton and Debra A Bitton.

[Signature]
Notary Public
Commission expires: 01-13-2021



State of Idaho
County of _____

On this day, _____, signed before me by Thaddeus H Jones and Katy M Jones.

Notary Public
Commission expires: _____

Jeffrey M Bittton

Thaddeus H Jones

Debra A Bittton

Katy M Jones

State of Idaho

County of _____

On this day, _____, signed before me by Jeffrey M Bittton and Debra A Bittton.

Notary Public

Commission expires: _____

State of Idaho

County of Valley Co.

On this day, March 11, 2020, signed before me by Thaddeus H Jones and Katy M Jones.

Notary Public

Commission expires:

11/09/2024

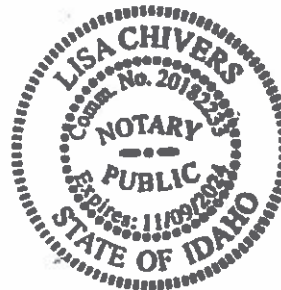


EXHIBIT 'A'

File No. 326732AM

A PARCEL OF LAND SITUATE IN THE N 1/2 S 1/2 NE 1/4 OF SECTION 15, T. 17 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MARKING THE QUARTER CORNER COMMON TO SECTIONS 10 AND 15, T. 17 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO; THENCE S. 00°19'26" W., 1321.33 FEET TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 15; THENCE, S. 89°12'46" E., 30.61 FEET ALONG THE NORTHERLY BOUNDARY OF THE S 1/2 NE 1/4 OF SAID SECTION 15 TO A 5/8" REBAR ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 55, (SHOWN AS 31.24' TO A 1/2" REBAR) ON THAT PARTICULAR RECORD OF SURVEY, RECORDED AS INSTRUMENT NO. 227902, IN BOOK 5, ON PAGE 514 OF SURVEYS, IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO; THENCE S. 0°21'45" W., 172.71 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO A 1/2" REBAR, THE REAL POINT OF BEGINNING;

THENCE, S. 89°33'10" E., 1298.31 FEET TO A 5/8" REBAR THENCE N. 0°20'13" E., 165 FEET TO A 5/8" REBAR ON THE NORTHERLY BOUNDARY OF SAID S 1/2 NE 1/4; THENCE S. 89°12'46" E., 1334.15 FEET TO A 5/8" REBAR MARKING THE NORTH 1/16 CORNER COMMON TO SECTIONS 14 AND 15, T. 17 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO, LYING ON THE WESTERLY BOUNDARY OF LOT 4, ELK HAVEN, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED AS INSTRUMENT NO. 237219, IN BOOK 9, ON PAGE 1, OF PLATS, IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO; THENCE, S. 00°17'18" W., 495.00 FEET ALONG SAID COMMON LINE TO A 1/2" REBAR; THENCE, N. 89°13'37" W., 2,633.06 FEET TO A 1/2" REBAR ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 55; THENCE, N. 00°21'45" E., 322.94 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

Final/AS-BUILT-Subsurface Sewage Disposal



Public Health
Idaho Public Health Districts

Central District Health Department
707 N. Armstrong Place
Boise, ID 83704
(208) 327-7499

File # 7377A

RECEIVED NOV 13 2020

Owner's Name: JEFFANA DeB Bittor
Property Address: 13708 and 13706 Hwy 55
McCall ID 83638

Phone # [REDACTED]

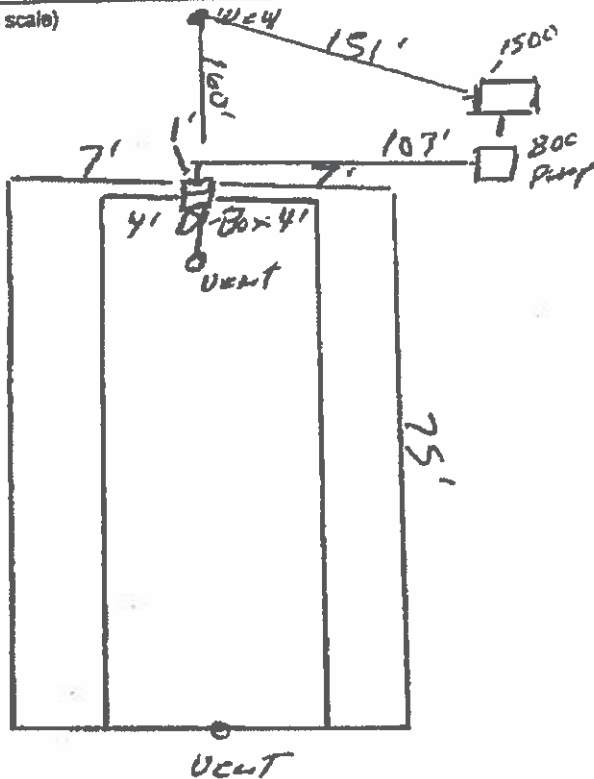
Legal Description: 1/4 SW 1/4 Sec 4 E

Section: 15 Township: 17N Range: 03E

Subdivision: 040 Subdivision

Lot: Block: Size (acres)

As-built (not to scale)



System Type: <u>Gravel-lined system</u>	Gravel (yards): <u>11A</u>
System Mfg: <u>Presby</u>	Sand (yards): <u>112 yds</u>
Septic/Trash Tank (Gal): <u>1500 Gal</u>	System Depth (inches): <u>12"</u>
Septic/Trash Mfr: <u>Cartex</u>	Rock Under Pipe (inches): <u>12" sand</u>
Depth to Tank Lid (inches): <u>12"</u>	Date System Installed: <u>Nov-2019</u>
Standpipe/Riser (inches): <u>11A</u>	Drainfield Latitude: <u>N. _____</u>
Pump Tank (Gal): <u>800 Gal</u>	Drainfield Longitude: <u>W. _____</u>
Pump Tank Mfg: <u>Cartex</u>	Well Installed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Drainfield Width (ft): <u>6 FT</u>	Distance to Tank (ft): <u>>50'</u>
Drainfield Length (ft): <u>139 FT</u>	Distance to Drainfield (ft): <u>>100'</u>
Drainfield Area (sq ft): <u>900</u>	Valve: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(Effective sq ft): <u>1120</u>	Dist-Box: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Drop-Box: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Technical Allowance Granted: <input type="checkbox"/>	
Number of Bedrooms: <u>6</u>	Gallons Per Day: <u>400</u>

Well: N. _____ W. _____

Notes/Conditions of Approval: _____

On-site wastewater systems installation approved: ☒

Installer Name: CLAYTON SIMPSONS EXC.
Installer Phone: 208-630-3397
Installer Number: 27135

Signature: [Signature]
Date: Nov-2019

By signing above, I certify that all answers and statements on this Final/As-Built are true and complete to the best of my knowledge.

Official Use Only

- ☐ As-Built provided by EHS
☒ As-Built provided by Installer

DeB's

EHS Final Inspection Signature EHS

Code: 042 Date: 11/26/20

LD007 Revision Date: 3/21/2018 EC



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUP 19-17

Preliminary / Final / Short Plat _____

B. Hon 13708 Hwy. 55
Sec 15

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and/or surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem.
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

- ☒ 14. Applicant will need to submit an application for septic
and test holes conducted before we Reviewed By: G. K. N.
can comment on this project. Date: 6/17/19

Valley County, Idaho
BUILDING PERMIT APPLICATION

1. PARCEL NUMBER RP17N03E151805		2. ADDRESS PG. (Circled)		JOB ADDRESS OWNER BUILDING PERMIT NO. 21-332
Applicant to complete numbered spaces only.				
PHYSICAL JOB ADDRESS 13706 HWY 55 McCall, ID 83638				
LEGAL DESCR.	3. LOT NO. N/A	4. BLK N/A	5. SUBDIVISION OR TOWNSHIP, SECTION AND RANGE N 2 3 1/2 NE 4 S 15 T 17 N R 3 E	
6. OWNER Jeff Bitton	MAIL ADDRESS HC 64 Box 9951 Stanley, ID 83278		CITY, ZIP PH. EMAIL	
7. CONTRACTOR, REGISTR #	MAIL ADDRESS		CITY, ZIP PH. EMAIL	
8. ARCHITECT Kit Modular	MAIL ADDRESS PO Box 250 Caldwell, ID 83606		CITY, ZIP PH. EMAIL	
9. DESIGNER Kit Modular				
10. ENGINEER Kit Modular				
11. FOR MANUFACTURED HOUSING: INSTALLER AND LICENSE NUMBER				
12. CLASS OF WORK: <u>NEW</u> ADDITION ALTERATION REPAIR RELOCATE REMOVE				
13. DESCRIBE WORK AND USE New Family residence - 3bd, 2bth 26'8" x 61' MODULAR HOME 1647 sq ft				
14. CHANGE OF USE FROM: N/A CHANGE OF USE TO: N/A				
15. VALUATION OF WORK: \$ 300,000				
SPECIAL CONDITIONS: CUP 19-17 Not for Commercial Use. More than one RX will require a CUP				
APPLICATION ACCEPTED BY 9/1/21 MM		PLANS CHECKED BY 9/13/21 AD		
APPROVED FOR ISSUANCE BY 9/15/21 AD		Fire Zone Donnelly		
No. of Dwelling Units 1		Use Zone		
Fire Sprinklers Required Yes No		Occupancy Group R		
Division 3		No. of Stories 1		
Max. Occ. Load 10		Type of Const. New		
Size of Bldg. (Total) Sq. Ft. 1755		\$ 356.30 PLAN CHECK		
\$ 1018. PERMIT FEE		\$ 1374.30 TOTAL FEE		
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 365 DAYS AT ANY TIME AFTER WORK IS COMMENCED.		Special Approvals		
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.		Required		
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT Jeff Bitton		Received		
(DATE) 08/31/21		Not Required		
SIGNATURE OF OWNER OR OWNER BUILDER		ZONING		
		HEALTH DEPT		
		SOIL REPORT		
		FLOOD ORD		
		APPROACH		
		RESTR. COVNTS		
		EXISTING		
		NA		
WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT				
PERMIT VALIDATION CK. 1493 9/15/21 AD				



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): Jeff & Deb Bitton

HC 64 Box 9951

Mailing Address

Stanley, Idaho

City, State

83278

Zip

Telephone Numbers: [REDACTED]

Location of Subject Property: 13706 & 13708 Highway 55, McCall, Idaho 83278

(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 17N03E151805 Section 15 Township 17N Range 3E

C.U.P Number: 19-17

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: Lake Fork Creek

Drainage: North Fork Payette Rivers

3. How many acres is the property being subdivided? 24.9046 This property is not being subdivided at this time.

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? .5 CFS on surface water rights and .5 CFS available in ground water from pond.

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.

The main irrigation ditch flows from the north as shown as Number1 on the Irrigation plan. The headgate is located at Number 2, which diverts the water east down a ditch. The ditch water right is from 2018 which we expect will run out quickly, therefore we are planning on irrigating from the second water right out of the pond using a pump, main line, a wheel line on the west ten acres and sprinklers where needed on the east 15 acres.

See map of irrigated land.

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? Storm water will be directed away from structures and filtered by lawns and pastures being absorbed into the ground water.

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) Filtered by pasture surface.

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:

- X All canals, ditches, and laterals with their respective names.
- X Head gate location and/or point of delivery of water to the property by the irrigation entity.
- X Pipe location and sizes, if any -
- X Rise locations and types, if any.
- X Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways). NONE
- X Slope of the property in various locations. – Slopes vary from 1 to 3 percent in the direction shown on the irrigation map
- X Direction of water flow (use short arrows on your map to indicate water flow direction →). – Shown on map.
- X Direction of wastewater flow (use long arrows on your map to indicate waste water direction →). – Shown on map.
- X Location of drainage ponds or swales, if any where wastewater will be retained on property. NONE
- X Other information: The pond shown on the irrigation map has been approved for the use of irrigating by IDWR. (Water right permit) #23815)

Also, provide the following documentation:

- ☐ Legal description of the property. See warranty deed.
- ☐ Proof of ownership. See warranty deed.
- ☐ 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. We are members of the Westside Lakefork Lateral Ditch Co. We attend the annual meetings for water users on our ditch. We do not have a ditch rider for this ditch.
- ☐ 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: N/A
Applicant / Property Owner

Date: / /
(Application Submitted)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/12/2018

Water Permit 65-23751

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	DEBRA A BITTON HC 64 BOX 9951 STANLEY, ID 83278-9603 [REDACTED]
Current Owner	JEFFREY BITTON HC 64 BOX 9951 STANLEY, ID 83278-9603 [REDACTED]
Previous Owner	TYAN C TRAXEL 9168 GENESIS LN SE PORT ORCHARD, WA 98367-9775 [REDACTED]
Previous Owner	KIM L COLENBAUGH 9168 GENESIS LN SE PORT ORCHARD, WA 98367-9775 [REDACTED]
Previous Owner	LISA K PIRNIE 9168 GENESIS LN SE PORT ORCHARD, WA 98367-9775 [REDACTED]

Priority Date: 4/10/2018

Status: Active

Source

LAKE FORK

Tributary

NORTH FORK PAYETTE RIVER

Beneficial Use

IRRIGATION
STOCKWATER

From

04/15

To

10/31

Diversion Rate

0.500 CFS

Volume

0.020 CFS

Total Diversion

0.520 CFS

Source and Point(s) of Diversion

LAKE FORK

SENE

Sec. 3, Twp 17N, Rge 03E, VALLEY County

Place Of Use

STOCKWATER within VALLEY County

T17N R03E S15 SWNE

T17N R03E S15 SENE

IRRIGATION within VALLEY County

T17N R03E S15 SWNE 10.0

State of Idaho
Department of Water Resources
Permit to Appropriate Water
No. 65-23815

Priority: December 27, 2018

Maximum Diversion Rate: 0.50 CFS
Maximum Diversion Volume: 21.5 AF

This is to certify that

DEBRA A BITTON HC 64 BOX 9951 STANLEY ID 83278-9603 AND
JEFFREY M BITTON HC 64 BOX 9951 STANLEY ID 83278

has applied for a permit to appropriate water from:

Source : GROUND WATER

and a permit is APPROVED for development of water as follows:

<u>Beneficial Use</u>	<u>Period of Use</u>	<u>Rate of Diversion</u>	<u>Annual Volume</u>
IRRIGATION	04/15 to 10/31	0.50 CFS	
STOCKWATER STORAGE	01/01 to 12/31		21.5 AF

Location of Point(s) of Diversion

GROUND WATER SW¼ NE¼, Sec. 15, Twp 17N, Rge 03E, B.M. VALLEY County
GROUND WATER SE¼ NE¼, Sec. 15, Twp 17N, Rge 03E, B.M. VALLEY County

Place of Use: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
17N	03E	15			10.0	15.0													25.0

Total Acres: 25.0

Place of Use: STOCKWATER STORAGE

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
17N	03E	15			X	X													

Conditions of Approval

1. Proof of application of water to beneficial use shall be submitted on or before **April 01, 2022**.
2. Subject to all prior water rights.
3. Right 65-23815 authorize total annual storage volume of 21.5 acre-feet, 20.0 acre-feet to be used for the initial filling or carryover storage of the pond and 1.5 acre-feet for the replacement of losses caused by evaporation.
4. This right authorizes the development of 1 pond. The storage of water under this right shall not exceed a total capacity of 20 acre-feet or a total surface area of 1.0 acre.
5. This right when combined with all other rights shall provide no more than 3.0 afa per acre at the field headgate for irrigation of the place of use.
6. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 75.0 af at the field headgate for the place of use.

Landscaping plan

We intend to plant trees and scrubs adjacent to Highway 55 and along the driveway leading to the houses. Spacing of these trees will be based on good forestry practices. We will also plant at least 4 trees and scrubs around each house site to minimize and soften visual impact. The plant names are as follows:

Lodge pole pine- *Pinus contorta*

Ponderosa Pine- *Pinus ponderosa*

Aspen- *populus tremuloides*

Engelmann Spruce- *picea engelmannii*

Alpine Willow- *salix petrophila*



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Shop Bulkhead Lights



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Feedback

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Your Selection:

Outdoor Lighting Features: Dark Sky

Get It Fast

☐ In Stock at Store Today (10)

E Boise and nearby stores

☐ Free 2-Day Delivery (12)

Top Filters

Your Selection:

Outdoor Lighting Fe

Get It Fast

☐ In Stock at Store Today (10)

E Boise and nearby stores

☐ Free 2-Day Delivery (12)

Fixture Color Family

Outdoor Lighting Features

+ See All (20)

+ See All

Outdoor Lighting Features

☐ Adjustable Lamp Head (1)

Dark Sky (145)

☐ Dimmable (25)☐ Dusk to Dawn (5)☐ Rust Resistant (15)

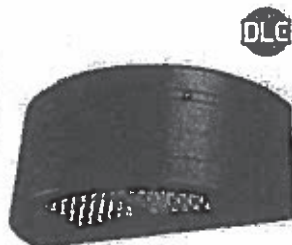
+ See All

More Ways to Filter

New Arrival

☐ Recently Added (34)

Power Type

☐ Compare

(11)

PROBRITE Architectural Dark Bronze Outdoor Integrated LED Wall Pack Light

\$139⁹⁷

✓ Free delivery

⚠ Free ship to store for pickup
E Boise | Check nearby stores☐ Compare

(173)

Hampton Bay Galvanized Outdoor Barn Light Wall Mount Sconce

\$32⁹⁷

✓ Free delivery with \$45 order

✓ 10 in stock at E Boise
Check nearby stores☐ Compare

(144)

Hampton Bay 1-Light Zinc Outdoor Wall Lantern

\$32⁹⁷

✓ Free delivery with \$45 order

✓ 8 in stock at E Boise
Check nearby stores☐ Compare

(25)

☐ Compare

(40)

☐ Compare

(38)

Hampton Bay 9 in. Weathered

Bitton Parcel CUP Application
Names & Addresses of Property Owners

- 1. Barry Snyder
3555 Colchester Ct.
Knoxville, TN 37920**
- 2. Teufel Holly Farms Inc.
160 SW Miller Rd.
Portland, OR 97225**
- 3. Wolfgang Rentzsch
411 Deinhard Ln F-184
McCall, Idaho 83638**

3.2 - Elk Haven Sub Lot 5

3.3 - Elk Haven Sub Lot 4
- 4. DRD Investments LLC.
13801 Stewart ct.,
McCall, ID 83638**

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.

Traffic volume, character and pattern will remain the same on State Highway 55 as is currently experienced. There will be less than 5 vehicles daily turning from and entering onto the State Highway going to the residential area. There is adequate sight visibility for turning off from and pulling out on the highway. We have received our access permit off Highway 55 from Idaho Transportation Dept.

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

Two residential modular homes would be built on this property. We propose to use modular houses that could be used as moderately priced home for workers within the valley at a later date. We are also proposing an apartment on the garage level to be used as a mother-in-law suite/caretaker.

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.

After the residential house and garage/apt are built, there will be little to no additional noise as people drive in and out of this residential area other than normal agriculture activities.

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.

The area is pasture. The new building will be earth tones to blend in with low reflective light. There will be vegetative buffer of native trees around the sides of the houses to minimize the visual impacts. Outdoor lighting will be dark sky compliant.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

The driveway is graveled to prevent dust. The vegetative buffer will reduce any other dusty areas.

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.

Water is available on this site in the way of a domestic well, ground water via ditches as well as surface water from the pond through water rights of all three sources. There is on site septic system for this residence. The pond could be used for drawing water for fire protection. There is a drainage ditch already in place on the east part of the parcel. There are no noted wet lands on the parcel. There are no known flood prone areas on the parcel. This parcel will remain mostly agricultural so no potential changes are anticipated.

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

The lot is currently in pasture and residential. This area is viewed as open space and not very fire prone. The neighboring properties are agriculture and or residential. There should be no affects on the proposed use from neighboring properties.

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.

Existing vegetation will be maintained and improved. No disturbance of wet lands will be affected by development of this property. The property is relatively flat and will not be impacted by sedimentation.

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

Areas that are disturbed during construction will be either graveled, returned to original or improved to provide optimal grass cover and minimum fire hazard. We plan to improve and irrigate the area that is not the building site to productive use.

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

This site is relatively flat and does not pose problems as per grade. Landscaping will be used around residential area as well as along the road to help mitigate winter snow on private road.

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

The remaining site grading includes landscaping with dirt around the house and garage site, development of garden and orchard area south of house site and utilization of remaining topsoil for vegetative growth. There will be no sedimentation allowed to run off due to filtering by grassland pastures.

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.

We plan to put a scattered row of trees along Highway 55 as well as along our driveway to help with blowing snow and visual impact. Residential area will be landscaped to soften the effects of building on the land. Buildings erected will not cast shadows on structures currently in place on surrounding lots. We will be aggressive in our tree and vegetative planting but expect it to take up to 5 years to complete this task. Residential sites are about 3/8 mile from Highway 55.

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.

A. Location –

We purchased this parcel to build a home for ourselves to be nearer to our children and grandchildren. One of our children and her family have built their own home on this site (13708) and are employed within the valley. Housing is difficult and by allowing two homes plus 2 RV's sites and apartment attached to garage on this 25 acres, we are able to make that dream come true for family as well as us.

B. Topography – The majority of the ground is flat and easy to build on. It also affords us the opportunity to have livestock on this land.

C. Screening – The 25 acres has no screening from the highway. We plan to screen along Highway 55 as well as along our private drive. It can be easily screened near the two residences.

D. Surrounding uses – Currently we would have no close neighbors on any side. The north side of the property is bordered by 3 parcels and only one of them has a house that is close to Highway 55. To the east, an area we do not plan to build near, is Elk Haven Subdivision with lots of 12+ acres. To the south is a parcel that is 30 acres and not currently built on. These are large enough parcels we feel we will have little impact to them nor them to us.

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

The property is currently taxed as grazing land with 1 acre zoned as residential by the county. Two residences on this property will increase tax base and will provide housing for workers within the valley.

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

No additional cost for additional public services, and it will help with a shortage in Valley County with housing.

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.

Gravel is the natural resource or material utilized in the construction and implementation of the road and house sites. This resource is from the property itself as we dug our irrigation/stock water pond. The gravel from the pond was used to construct the driveway from the house sites to Highway 55. Any remaining material will be utilized to landscape the remaining building site.

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

None to county

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

Two residential homes totally no more than 7300 square feet along with accompanying outbuildings such as storage sheds and barn not to exceed 4500 square feet. 2 RV sites along with a mother in law apartment with 648 square feet located at 13706 Highway 55. With a 1600 square foot garage at 13708 Highway 55.

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

We currently have 1 home on the property and 1 shop building on the property. At this time, we plan to complete the second home in 2022 and the garage/apt by 2025. Any other buildings will be constructed as funding and time allows.

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.

N/A



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: *Jeffrey R. B. Sten*

Date: 06-24-19

See attached e-mail dated June 3 from Steve Anderson

By: _____
Valley County Weed Control

Date: _____

6/4/2019

Gmail - Fwd: CUP Application



Deb Bliton [REDACTED]

Fwd: CUP Application

1 message

Katy Jones [REDACTED]

To: Jeff B <jb[REDACTED]>

Mon, Jun 3, 2019 at 10:50 PM

----- Forwarded message -----

From: Steve Anderson <[REDACTED]>

Date: Wed, May 22, 2019 at 4:06 PM

Subject: Re: CUP Application

To: Katy Jones [REDACTED]

Hi Katy,

That's good enough for me. My signature isn't required for your CUP. When you sign the CUP you agree to control Noxious weeds on your property. Idaho statutes; Title 22 Chapter 24, Idaho law. Call me if you need help identifying weeds or your treatment options.

Thank you,

Steve Anderson

Valley County Weed and Pest Control

"When dealing with Invasive species, our failures are Obvious, our success are Invisible!" Dr. Rich Old

55 Gold Dust Road/P.O. Box 672
Cascade, Idaho 83611

From: Katy Jones [REDACTED]

To: Steve Anderson [REDACTED]

Date: Wed, 22 May 2019 15:18:07 -0600

Subject: Re: CUP Application

Hey Steve,

Currently here is no noxious or invasive weeds on the property. We will use county support in the spring as needed. We will aggressively spray as needed when a problem arises.

Katy

On Wed, May 22, 2019 at 3:12 PM Steve Anderson <SAnderson@co.valley.id.us> wrote:
Hello,

What is your plan to control Noxious and Invasive weeds?

Steve Anderson

Valley County Weed and Pest Control

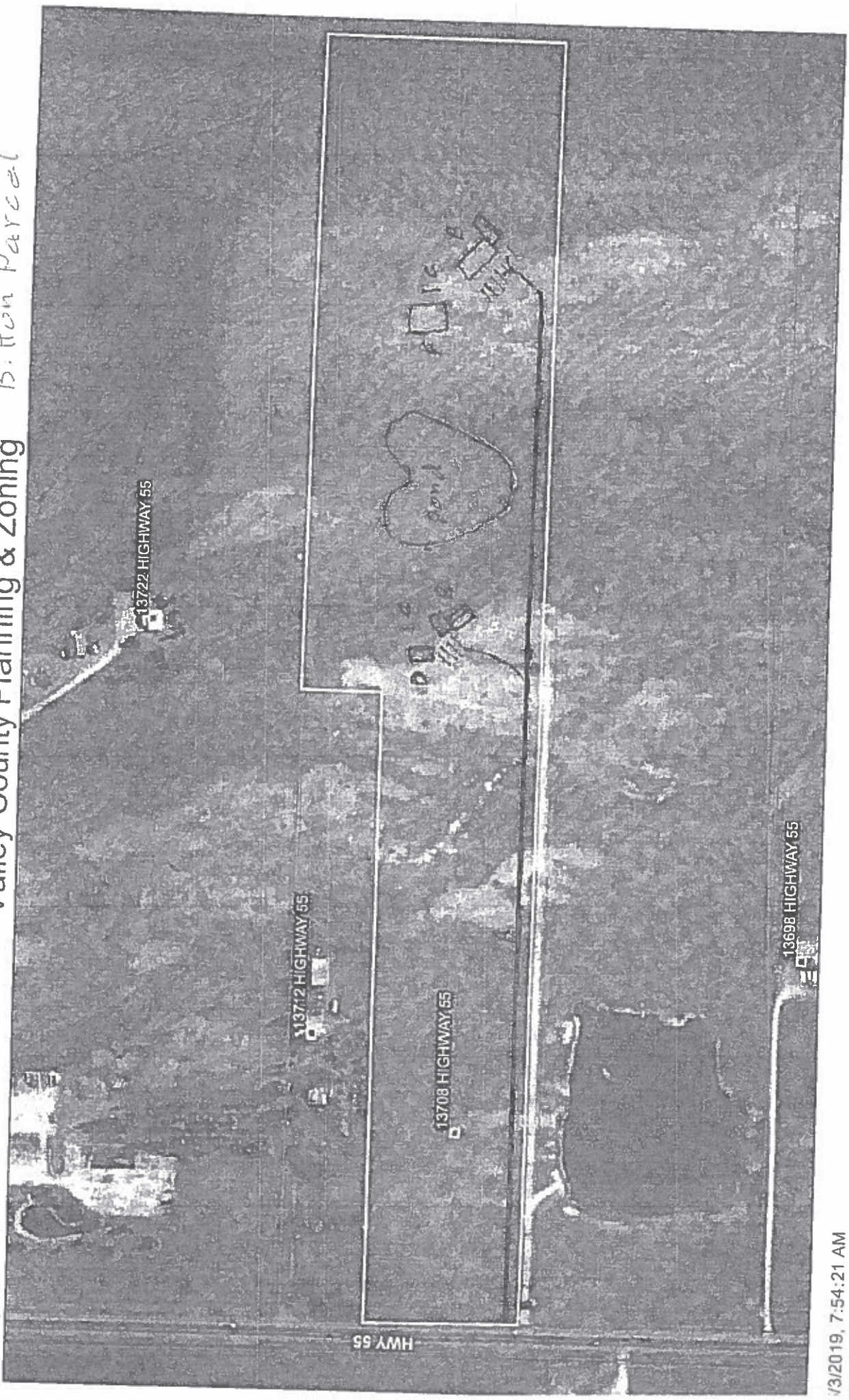
"When dealing with Invasive species, our failures are Obvious, our success are Invisible!" Dr. Rich Old

55 Gold Dust Road/P.O. Box 672
Cascade, Idaho 83611

Plot Plan

Valley County Planning & Zoning

Bitton Parcel



3/3/2019, 7:54:21 AM

- Parcel Boundaries
- RoadsLabels - All Rd Labels
- Addresses
- Roads
- MAJOR
- A- Driveway
- B- House with garage
- C- RV site
- D- Shop
- F- Barn

