

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

☒ Check # _____ or ☐ Cash

FILE # C.U.P. 21-13

FEE \$ \$300.00

ACCEPTED BY _____

DEPOSIT \$ _____

CROSS REFERENCE FILE(S): _____

DATE 5-13-2021

PROPOSED USE: Multiple Residence - 2 homes on one parcel

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: Martin L. Stowell Date: 5/5/2021

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 Martin L. Stowell PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS 26 West Oak Drive Cabot, AR ZIP 72023

OWNER'S NAME Martin L. Stowell

OWNER'S MAILING ADDRESS 26 West Oak Drive Cabot, AR ZIP 72023

AGENT/REPRESENTATIVE _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____ ZIP _____

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY 14026 Farm to Market Road McCall, ID 83638

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

108300 Lakefork Area Subdivisions / 534 Res Impr on Cat 12

TAX PARCEL NUMBER RP18N03E363116

Quarter Part of NW4 NW4 Section E6 Township 18N Range 3E

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

2. SIZE OF PROPERTY 15 Acres ☒ or Square Feet ☐

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

SFR located on 15 acres on Farm to Market Road. Property has one (1) two story home and one (1) detached garage.

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: No

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

North SFR on acreage

South SFR on acreage

East SFR on acreage

West SFR on acreage

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: _____

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

Number of Proposed Structures: 1 Number of Existing Structures: 2

Proposed Gross Square Feet

1st Floor 1493

2nd Floor n/a

Total 1493

Existing Gross Square Feet

1st Floor 1456 Wood Deck 330

2nd Floor 1182 Garage 900

Total 3868

- 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): 1493
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 2968
- 8c. DENSITY OF DWELLING UNITS PER ACRE: 2 per 15 acres
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: 0 Handicapped spaces required: _____
b. Parking spaces proposed: 2 Parking spaces required: _____
c. Number of compact spaces proposed: 0 Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: 0
e. Are you proposing off-site parking: No
11. SETBACKS:
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-----------------|-------------------------------|----------------|-------------------------------|
| | Proposed | Required | Proposed | Required |
| Front | <u>150'</u> | _____ | <u>n/a</u> | _____ |
| Rear | <u>n/a</u> | _____ | <u>n/a</u> | _____ |
| Side | <u>n/a</u> | _____ | <u>2</u> | _____ |
| Street Side | <u>150'</u> | _____ | <u>n/a</u> | _____ |
- 12a. NUMBER OF EXISTING ROADS: 1 Width: 24' Private or Public? Private
Are the existing road surfaces paved or graveled? Graveled driveway
- 12b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 10'
Will the proposed roads be publicly or privately maintained? Privately
Proposed road construction: Gravel ☒ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Electric, existing well, existing ceptic
- 13b. PROPOSED UTILITIES: Electric, add seperiate ceptic for new SFR, will use existing well
Proposed utility easement width n/a 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 300' south Depth 180' Flow 30 gpm

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction? _____
If yes, Explain: New SFR construction
Install new Pre-Fab 26.7'x56', 1493 sq ft SFR w/garage and gravel driveway from Farm to
Market Rd. to south end of SFR
16. DRAINAGE (Proposed method of on-site retention): n/a
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) 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:
Site leveling for installation of 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.



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street
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APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications

(Idaho Code 31-3805)

Applicant(s): Martin L. Stowell

<u>26 West Oak Dr</u>	<u>Cabot, AR</u>	<u>72023</u>
Mailing Address	City, State	Zip

Telephone Numbers: [REDACTED]

Location of Subject Property: 14026 Farm to Marker Rd
(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 X No

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

Irrigation: n/a

Drainage: n/a

3. How many acres is the property being subdivided? 0

4. What percentage of this property has water? 0

5. How many inches of water are available to the property? 0

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

7. How is the land to be irrigated after it is subdivided? n/a
☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

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

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

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

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) n/a

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate waste water direction —————→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

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

=====Applicant Acknowledgement=====

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

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

Signed: Martin L. Stowell
Applicant / Property Owner

Date: 05 / 05 / 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

Martin L. Stowell

By: Martin L. Stowell

By: _____
Valley County Weed Control

Date: 5/5/2021

Date: _____

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

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic. Will add one to two vehical traffic to Farm to Market Rd after compleation of construction.

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

Will not impact

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.

Will not impact

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.

Will not impact

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.

Will not impact

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.

Will not impact

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

Will not impact

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.

Will not impact

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

Post construction landscaping and lawn

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.

Will do necessary grading and fill to level site to set slab foundation. Will install landscaping and a lawn after construction. No buffers, fencing, and utilities will come from existing road.

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.
Will be fully visible from Farm to Market Rd, adjoining property, and buildings. Will not affect other property.
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.
Current ownership, access to Farm to Market Rd.
14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
n/a
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?

n/a

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

One SFR

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

Scheduled to start construction 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.

n/a

New and expanding business may qualify for a property tax exemption for up to 5 years by meeting the qualifications In accordance with Idaho Code§ 63-602NN

Protocols for qualifying property exemption in Valley County, Idaho

Application must be received prior to the start of construction (ex. Building Permits, excavation)
Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners

- ❖ Retail sales business do not qualify
- ❖ Multi use may qualify excluding retail sale area
- ❖ Housing
 - Multi-family housing must have 5 units or more per structure.
 - ◆ For local housing only (workforce)
 - Multi-Family housing: units may qualify if more than one structure is built totaling 5 or more units.
 - ◆ **Vacation/short term rentals not allowed**
 - ◆ **Units cannot be individually sold (Example: Condominiums)**

Remodel and/or additions to existing Businesses

- ❖ Only the area of remodel/addition may qualify for exemption
- ❖ Retail sales additions/remodel will not qualify

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

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

Assessor's Map & Parcel Viewer

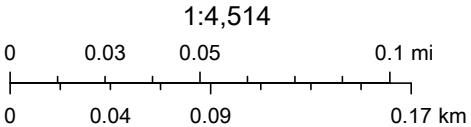


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 Override 1

 Parcel Summary & Improvement Report

 Valley County Boundary



Maxar

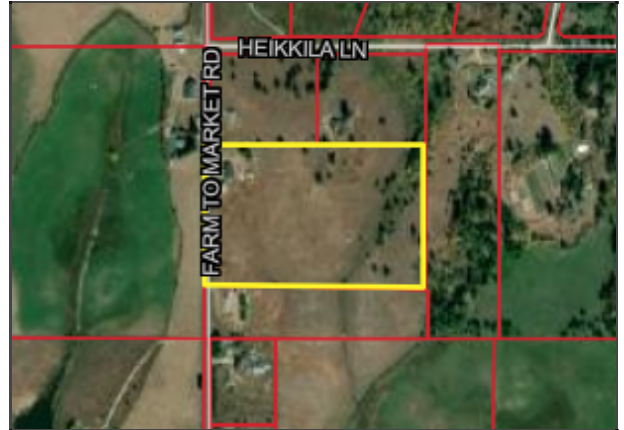
VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | assessor@co.valley.id.us**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP18N03E363116
OWNER(S)	STOWELL MARTIN L
SITUS ADDRESS	14026 FARM TO MARKET RD
SITUS CITY, STATE, ZIP	McCall ID 83638
MAILING ATTENTION	
MAILING ADDRESS	26 WEST OAK DR
MAILING CITY, STATE, ZIP	CABOT AR 72023
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 15	SQUARE FEET: 653400	FRONTAGE:
LAND DESCRIPTION	Good (Buffer) Market Value Good		
LEGAL DESCRIPTION	PART OF NW4 NW4 S36 T18N R3E LOT / BLOCK: /		
NEIGHBORHOOD	108300 Lakefork Area Subdivisions		
PLAT LINKS	18N 3E S36.pdf		
CURRENT LAND USES	USE: ACRES: Waste 0.926 Other 14.074		

SALES HISTORY

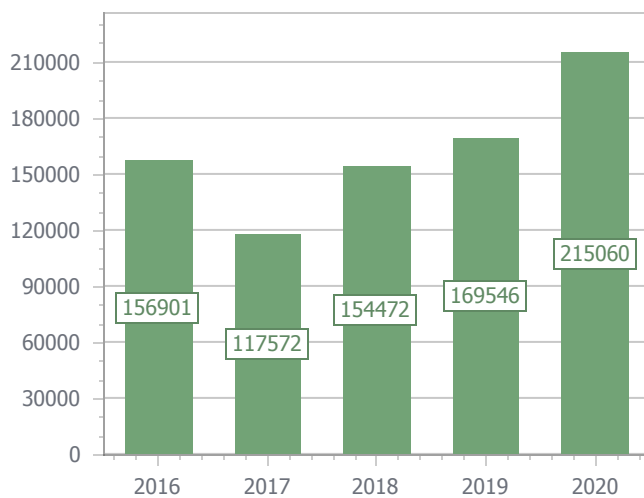
SALE DATE	GRANTOR	DEED REFERENCE
12/21/2020	SWENSON CAROL SUE	435811
11/12/2019	STOWELL MARY A	424860
11/12/2019	STOWELL FAMILY REVOCABLE	424859

ASSESSMENT HISTORY

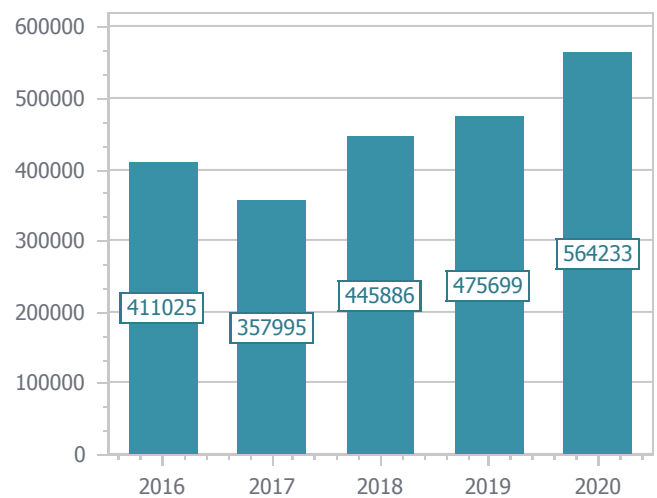
ASSESS DATE	1/1/2020	01/01/2019	1/1/2018	01/01/2017	01/01/2016
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	02- Assessme
LAND	215060	169546	154472	117572	156901
IMPROVEMENTS	349173	306153	291414	240423	254124
TOTAL	564233	475699	445886	357995	411025

ASSESSMENT TRENDS OVER TIME

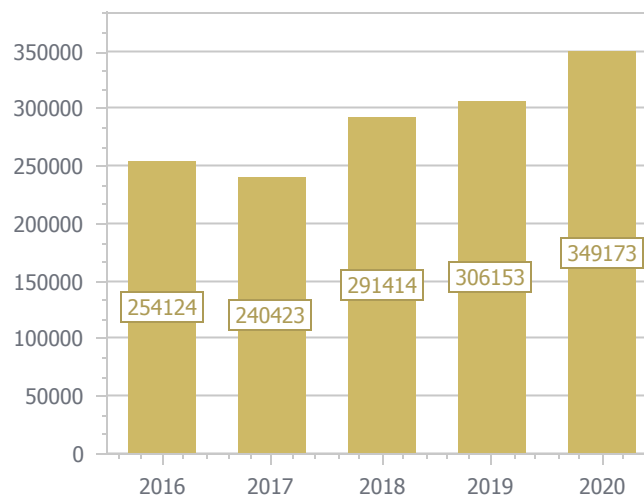
LAND



TOTAL



IMPROVEMENTS



TAX CODE AREAS & DISTRICTS

TAX CODE AREA (TAG): 041-0000

CEMETERY	VALLEY CENTER CEMETERY
FIRE	MCCALL RURAL FIRE
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCHOOL #421

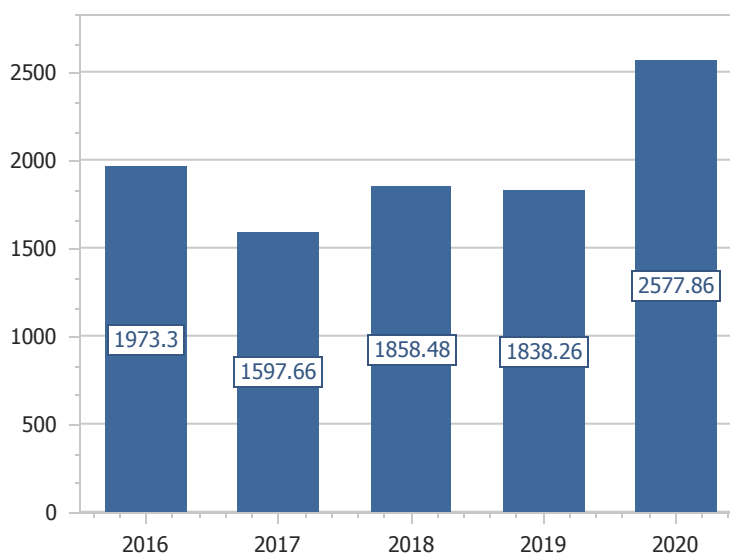
VOTER PRECINCT	006 - ROSEBERRY
COMMISSIONER DISTRICT	DONNELLY

TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2016	1953.76
2017	1597.66
2018	1858.48
2019	1838.26
2020	2577.86

HOMEOWNER'S EXEMPTION? ☐ YES ☒ NO

TAX CHARGES OVER TIME



IMPROVEMENTS

RECORD: R01

TYPE: DWELLING

USE: Single family - Owner

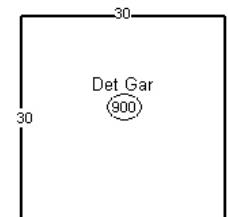
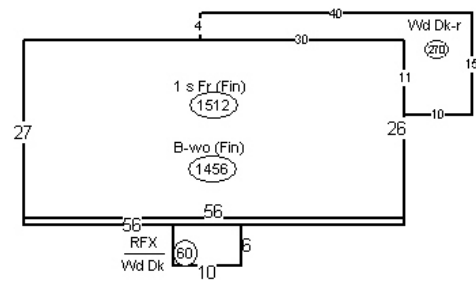
BUILDING DESCRIPTION

YEAR BUILT	1975
STORIES	0
FOUNDATION	Full Bsmt
STRUCTURE	Wood frame w/sheathing
EXTERIOR 1	Vinyl siding
EXTERIOR 2	
ROOF STYLE	Gable
ROOF COVER	Enamel steel
BEDROOMS	5
FULL BATHS	3
1/2 BATHS	1
HEATING TYPE	Electric baseboard
CENTRAL AIR	N
ATTIC TYPE	None
FIREPLACES	Y

BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	2968
ATTIC FIN	0
BASEMENT	1456
BASEMENT FIN	1456
LOWER	0
LOWER FIN	0
ATTACHED GARAGE	
DETACHED GARAGE	900
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	0
OPEN PORCH	0
WOOD DECK	330

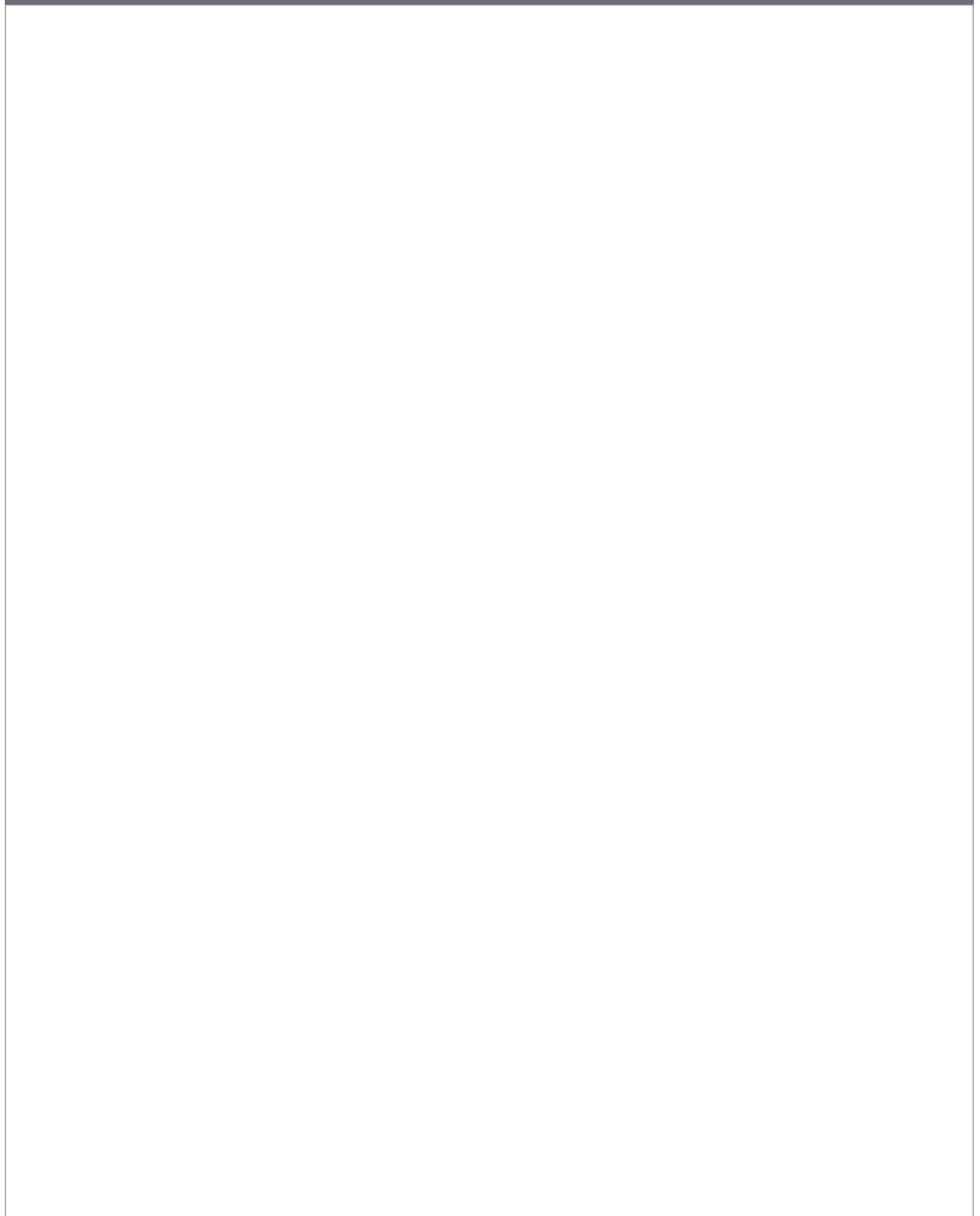
SKETCH



OUT BUILDING & YARD ITEMS

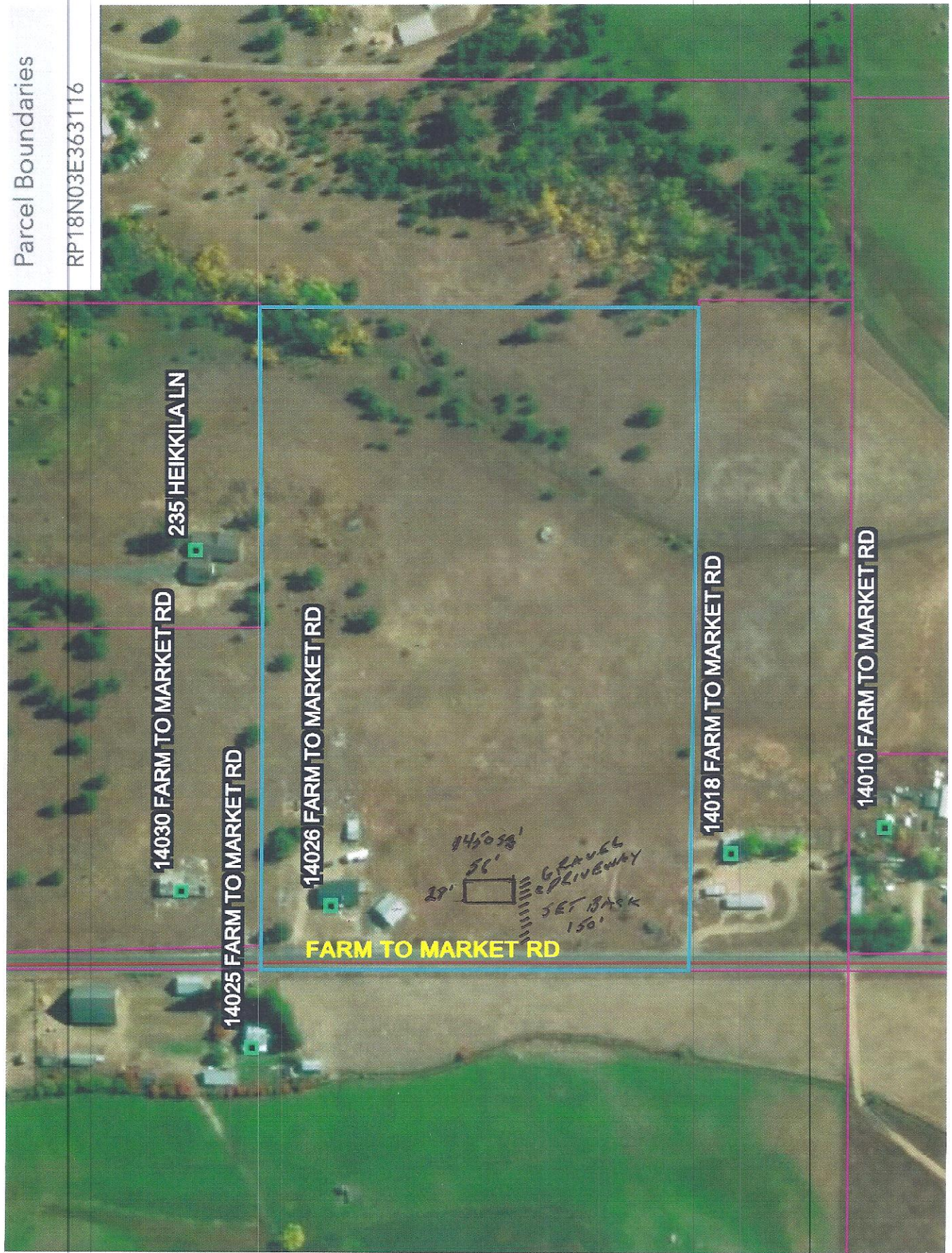
Residential Detached Garage





Parcel Boundaries

RP18N03E363116



14030 FARM TO MARKET RD

235 HEIKKILA LN

14026 FARM TO MARKET RD

14018 FARM TO MARKET RD

14010 FARM TO MARKET RD

FARM TO MARKET RD

845038'
56'
28' GRAVEL DRIVEWAY
SET BACK 150'

2
↑

FROM TO MARKER RD

