

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



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash
FILE #	<u>C.U.P. 22-06 (Additional Info)</u>	FEE \$ _____
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE _____
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	RECEIVED MAR 02 2022 BY: _____
<input type="checkbox"/> SHORT PLAT	_____	
<input type="checkbox"/> FULL PLAT	_____	

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.

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

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, 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.
- ❖ A Wildfire Mitigation 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 list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at

www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

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

PROPOSED SUBDIVISION NAME Schafer Subdivision

APPLICANT Big Cabin Properties

PHONE 208 661 9184

Owner X ☐ Option Holder ☐ Contract Holder ☐

APPLICANT'S SIGNATURE B. Schafer

DATE 3-2-22

APPLICANT'S MAILING ADDRESS 13526 State Highway 55 McCall, ID 83638

OWNER Brain Schafer

PHONE 208 661 9184

OWNER'S MAILING ADDRESS 13526 State Highway 55 McCall, ID 83638

Nature of Owner's Interest in this Development? Owns the property and land.

AGENT/REPRESENTATIVE James Fronk

FAX _____

PHONE 208 634 8093

AGENT/REPRESENTATIVE ADDRESS P.O. Box 576, McCall, ID 83638

ENGINEER Secesh Engineering, Inc.

PHONE 208 634 6336

ENGINEER ADDRESS P.O. Box 70 McCall, ID 83638

1. SIZE OF PROPERTY 14.65 acres
2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER None
3. ANY RESTRICTIONS ON THIS PROPERTY?
Easements to No
Deed Restrictions None
Liens or encumbrances None
4. LEGAL DESCRIPTION NW4 NE4, Lying East of HWY 55, S27 T17N R3E.
5. TAX PARCEL NUMBER Tax # 165
Quarter NW4, NE4 Section 27 Township 17N Range 3E
6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
See Attached Narrative.
7. 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: Lake Fork Creek, No hazardous materials.
8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North One single family dwelling on 14 acres.
South Irrigated Pastureland. 115 acres plus other adjacent parcels.
East One single family dwelling on 2.0 acres. 19 acres undeveloped.
West State Highway 55.

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☒ Flat ☐ Timbered ☐
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? NO
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Adjacent to Lake Fork Creek.
- 9a. WATER COURSE: Lake Fork Creek
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. Yes - See attached Russel Map.
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes – Adjacent to Lake Fk. Creek.
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: NA Width _____ Private or Public? _____
Are the existing road surfaces paved or graveled? Driveways and parking area gravel.
- 10b. NUMBER OF PROPOSED ROADS: Four driveways Proposed width: 20 Ft.
Will the proposed roads be publicly or privately maintained? Private
Proposed road construction: Gravel ☒ Paved ☐
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power, Phone Lots 1 and 2.
- 11b. PROPOSED UTILITIES: Power, Phone Lots 3 and 4. (Existing Service is installed in overhead utilities, located in Spink LN.)
Proposed utility easement width NA Location _____
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
- 12b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? No Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well 900 lf. - SE Depth _____ Flow _____
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions, or new construction? NA
If yes, explain: _____
14. DRAINAGE (Proposed method of on-site retention): Pre-treatment, use of existing Storage Pond.
Any special drains? No (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Donnel 0 to 2 %
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? No
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: NA - Not needed – existing.

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front 20 ft. Sides 10 ft. - 30' along HWY 55 Rear 10 ft.

Mobile homes allowed? Yes

Minimum construction value _____ Minimum square footage _____

Completion of construction required within NA Days ☐ Months ☐ Years ☐

Resubdivision permitted? No

Other _____

17. LAND PROGRAM:

Acreage in subdivision 14.65 Acres Number of lots in subdivision Four (4)

Typical width and depth of lots 300 ft.

Typical lot area 4.0 Acres Minimum lot area 2.4 Acres Maximum lot area 4.9 Acres

Lineal footage of streets NA Average street length/lot NA

Percentage of area in streets NA %

Percentage of area of development to be public (including easements) _____ %

Maximum street gradient _____

Indicate if subdivision is to be completely developed at one time; if not, describe stages _____

See Attached Narrative.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION. **See Attached**

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT. **See Attached**

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized. **See Attached**