

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input checked="" type="checkbox"/> Cash
FILE # <u>C.U.P. 22-12</u>	FEE \$ <u>150.00</u>	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>3-22-2022</u>	
PROPOSED USE: <u>outside vendor</u>		

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: [Signature] Date: 3/20/2022

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. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage. Outdoor Vendor
- ☒ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings. Attached Google map
- ☒ 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. N/A - there will be no landscaping.
- ☒ 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. N/A - there will be no earthmoving.
- ☒ A lighting plan. N/A - using existing lighting
- ☒ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required. Attached
- ☐ 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 Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

Valley County Planning and Zoning Department

Conditional Use Permit Application March, 2022

Detailed Description:

This project is to operate a small, open air, single vendor clothing booth from May 1, 2022 to September 12, 2022. Vendor employees will occupy approximately 1,000 square feet of tent space for retail and approximately 300 square feet for storage. The parking lot to be used is currently the parking for Gemma's Italian Deli & Market. There will be no permanent changes to the landscape, no building of permanent structures, no changes to water, sewage, electrical or grading. The facility currently has a handicapped port-a-potty on-site and handicap parking.

Address of Subject Property: 13844 & 13840 Highway 55, McCall, ID 83638

Parcel Numbers: RP17N03E103006 & RP17N03E103045

Tax Parcel Numbers: Tax No's 16 and 25 in NW4 NW4 S10

Land Uses / Class Desc : 435 Comm Impr on Cat 13 – Italian Deli, Market and Liquor Store at the intersection of Highway 55 and E Lake Fork Road.

Adjacent Properties:

- N Commercial Improvement – vacant lot.
- S Vacant land.
- E Riverbed
- W – across Highway 55 is Commercial gas station and store ("Lake Fork Merch").

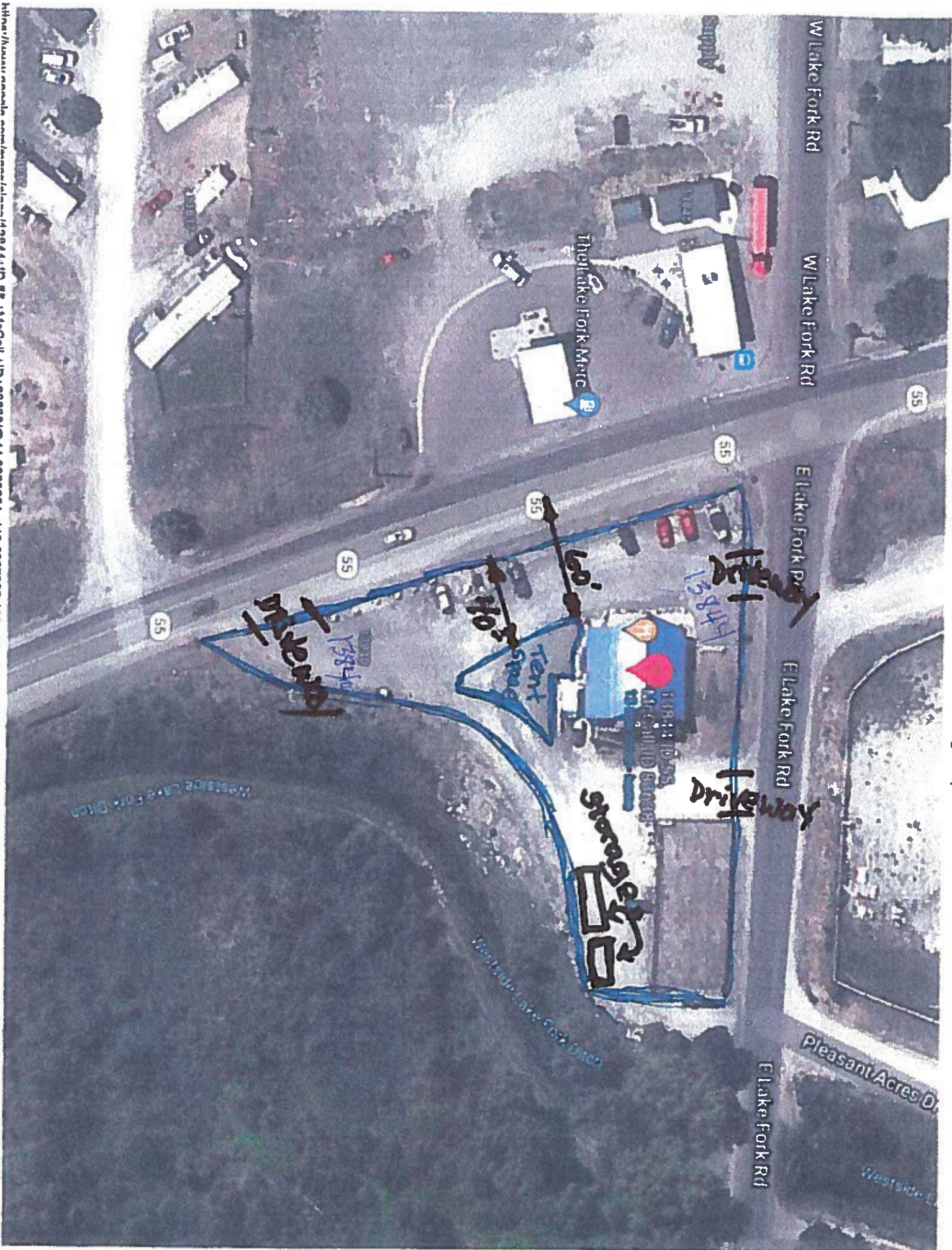
Property Owners to be Notified:

W:

LLM Investments LLC
34 Trabert Lane
McCall, ID 83638

NW:

Louderbrough Olive M Leaf
2 W Lake Fork Road
McCall, ID 83638



CONTACT INFORMATION

APPLICANT Monty Moore PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐
MAILING ADDRESS PO Box 2790, McCall, ID ZIP 83638
EMAIL [REDACTED]
PROPERTY OWNER Ripple In Still Water, LLC
MAILING ADDRESS PO Box 2790, McCall, ID ZIP 83638
EMAIL [REDACTED]
AGENT / REPRESENTATIVE N/A NO Agent / Representative
MAILING ADDRESS N/A ZIP
EMAIL
CONTACT PERSON (if different from above) N/A Contact person is
MAILING ADDRESS the applicant ZIP
EMAIL PHONE

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 13844 Hwy. 55, McCall, ID 83638
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
TAX NO'S- 16 and 25 in NW4 NW4 S10 - Commercial
TAX PARCEL NUMBER(S) RP17N03E103006 AND RP17N03E103045
Quarter Section Township Range
1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐
2. SIZE OF PROPERTY 1.5 Acres ☒ or Square Feet ☐
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
435 Comm Impr on Cat 13 - Retail Deli, Market & Liquor
4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: N/A
There are no known hazards
5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North Commercial Development - Vacant Lot
South N/A - River Bank
East N/A - Open Land
West Commercial Gas station & store

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 12 feet tent top 5
7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable): N/A - No Additions
 Number of Proposed Structures: 0 Number of Existing Structures: one

Proposed Gross Square Feet	Existing Gross Square Feet
1st Floor _____	1st Floor _____
2nd Floor _____	2nd Floor _____
Total <u>0</u>	Total <u>N/A</u>
- 8a. TYPE OF RESIDENTIAL USE (If applicable): N/A - Commercial
 Single family residence ☐ Multiple residences on one parcel ☐
- 8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☒ None
- 8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A Zero
 SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A N/A
- 8d. DENSITY OF DWELLING UNITS PER ACRE: N/A
9. SITE DESIGN: No change to site
 Percentage of site devoted to building coverage: N/A
 Percentage of site devoted to landscaping: N/A
 Percentage of site devoted to roads or driveways: _____
 Percentage of site devoted to other uses: _____, describe: _____
 Total: 100%
10. PARKING (If applicable): No Change

	<u>Office Use Only</u>
a. Handicapped spaces proposed: _____	Handicapped spaces required: _____
b. Parking spaces proposed: _____	Parking spaces required: _____
c. Number of compact spaces proposed: <u>N/A</u>	Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: _____	
e. Are you proposing off-site parking: _____	
11. SETBACKS: N/A No change to site
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-----------------|------------------------|----------------|------------------------|
| | Proposed | Required | Proposed | Required |
| Front | _____ | _____ | _____ | _____ |
| Rear | _____ | _____ | _____ | _____ |
| Side | _____ | _____ | _____ | _____ |
| Side Street | _____ | _____ | _____ | _____ |
12. NUMBER OF EXISTING ROADS: _____ Width: N/A - only 3 parking entrances
 Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☐
 Existing road construction: Gravel ☒ Paved ☐ or Combination of both? ☐
13. NUMBER OF PROPOSED ROADS: Zero N/A Proposed width: 0
 Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐
 Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Idaho Power, Septic System, well water, propane
16. PROPOSED UTILITIES: N/A - No new utilities
Proposed utility easement widths Ø Locations Ø
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
Name: _____
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒
If individual, has a test well been drilled? Yes Depth _____ Flow _____ Purity Verified? Yes
Nearest adjacent well _____ Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): N/A - No change / No retention
Any special drains? No (Please attach map)
Soil type(s): _____
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒
If yes, explain: _____
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable. N/A - There is no irrigation
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT N/A - NO change in weed contr
26. COMPLETE ATTACHED IMPACT REPORT - See Attached

Irrigation Plan

(Idaho Code 31-3805)

N/A

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it.

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 landowners 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.
 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 (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. 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 district/company and drainage entities servicing the property?
Irrigation: Water Sytem is: Gemma's Italian Deli & Market PWS 4430094
Drainage: _____
3. How many acres is the property being subdivided? N/A
4. What percentage of this property has water? 100%
5. How many inches of water are available to the property? ✓
6. How is the land currently irrigated? N/A ☐ surface ☐ sprinkler ☐ irrigation well
☐ 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. 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 wastewater 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 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

Date: ____/____/____



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.

Valley County Weed Department can be contacted at 208-382-7199.

By: N/A
Applicant

By: _____
Valley County Weed Control

Date: _____

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.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ 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.
Site is located at busy intersection of Highway 55 and Lake Fork Road. Volume of business, increase in traffic and all environmental impacts depends on seasonal traffic flow, perhaps 10% over normal -
2. Provision for the mitigation of impacts on housing affordability.
No impact on housing affordability.
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.
The special event may increase normal traffic flow by 10%
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.
No changes to existing heat & glare -
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.
Normal traffic increase
6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.
No change to water demand or use.

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

No Change to Fire Control.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

No removal of existing Vegetation

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

No changes to soil management

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

No Soil movement involved.

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

No site grading.

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 impacts of shadows from new features on neighboring property.

Vendor tents will be 60' from Hwy 55 with same visibility as the Deli building. At blend into the parking lot

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.

The intersection contains a gas station, a store on the west side of Hwy 55 and a Deli, Market and a liquor store. We both share local customers and the passer-by.

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

No improvements - so no increased assessments

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

None

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

None

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.

Water

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

None

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

Zero

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

No Construction

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.

None

Property Tax Exemption

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

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

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.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no 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

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

Do Not Qualify