

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

☒ Check # 102 or ☐ Cash

FILE # C.U.P. 22-11

FEE \$ 150.00

ACCEPTED BY _____

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE 3-22-2022

PROPOSED USE: Excavating Business

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: Will Hill Date: 3/21/2022

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.
- ☐ 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 GIS Portal at www.co.valley.id.us. 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 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.

Conditional Use Permit Application for 143 E. Lake Fork Road, McCall, ID

RP17N03E110624

1) We are requesting a CUP to operate and store the equipment of Central Mountain Land Services, a family owned excavating business with myself as the sole proprietor. My wife and I have been searching for some time now to find a suitable location. We discovered an excellent fit located at 143 East Lake Fork – the existing shop building (currently “The Machine Shop”) and driveway access is already in use by a commercial operation. The current configuration lends itself perfectly to our needs and no construction or further development would be needed on-site. Several other businesses similar to ours (although much larger than we are – Meckel’s, Hess, the Valley County Corporation yard) are just down the road. The site has an existing CUP in place for ‘The Machine Shop’, which has been operating at this location since the late 90’s. Our plans are to utilize the existing shop building to store our trucks and equipment indoors. Equipment trailers would be stored at the exterior of the building, well off the road. The site has a great selection of mature trees screening the shop from all directions, making it a desirable location in terms of the neighbors in the area and a security standpoint for us as it is out of sight from the public. The shop itself is out of view from the road, located approximately 300’ off of East Lake Fork.

Besides grading work, we perform hazardous fuel reduction work and are very aware of the importance of maintaining property for fire safety in the wildland urban interface scenario that exists here in Valley County. Utilities already exist on site, fencing has not been necessary with the existing business operating at the location for the past 20+ years, and emissions and dust should not be an issue with our intended plans as we will not have ‘customer’ traffic coming and going. The driveway will be maintained with gravel to keep dust down and the area mud free. Outside storage will be kept to a minimum, the majority of the equipment will be kept inside the shop building. Any items outside will be kept in an orderly manner and placed out of sight as much as possible from any neighboring properties.

2) Plot plan is attached.

3) Landscaping is detailed on the plot plan. Trees include Aspen (*Populus tremuloides*), White Fir (*Abies concolor*) and Ponderosa Pines (*Pinus ponderosa*). Photos are attached.

4) No site grading is proposed.

5) No additional lighting is proposed. Any lighting replacement of existing fixtures would meet the Valley County dark sky requirements.

6) Neighboring property owners within 300 feet:

Please see attached.

CONTACT INFORMATION

APPLICANT MICHAEL FILBIN PHONE [REDACTED]
Owner ☐ Purchaser ☒ Lessee ☐ Renter ☐
MAILING ADDRESS PO BOX 1122 ZIP 83638
EMAIL [REDACTED]
PROPERTY OWNER GREG SUMMERS
MAILING ADDRESS 143 E. LAKE FORK RD. ZIP 83638
EMAIL _____
AGENT / REPRESENTATIVE MICHAEL FILBIN PHONE _____
MAILING ADDRESS SEE ABOVE ZIP _____
EMAIL _____
CONTACT PERSON (if different from above) _____
MAILING ADDRESS MICHAEL FILBIN ZIP _____
EMAIL SEE ABOVE PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 143 E. LAKE FORK RD.
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
AMENDED TAX NO. 34 IN NW4 NE4 S11 T17N R3E "THE MACHINE SHOP" LAKE FORK AREA COMMERCIAL
TAX PARCEL NUMBER(S) RP 17N03E110624
Quarter NW NE Section 11 Township 17N Range 3E
1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☒ Industrial ☐
2. SIZE OF PROPERTY 1.949 Acres ☒ or Square Feet ☐
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
MACHINE SHOP AND WELDING / REPAIR BUSINESS ALONG WITH A 1500' RESIDENCE, 2-CAR GARAGE, SHED AND A 1500+/- SQ. FT. SHOP.
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: NO
5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North RESIDENCES ON ACREAGE
South ACREAGE / BARE GROUND
East RESIDENCES ON ACREAGE
West RESIDENCES ON ACREAGE / BARE GROUND

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

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

Number of Proposed Structures: 0

Number of Existing Structures: 4

Proposed Gross Square Feet

1st Floor N/A

2nd Floor N/A

Total N/A

Existing Gross Square Feet

1st Floor 3600

2nd Floor 400

Total 4,000

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ N/A

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 1500

8d. DENSITY OF DWELLING UNITS PER ACRE: 1 PER 2 ACRES

9. SITE DESIGN:

Percentage of site devoted to building coverage: 5%

Percentage of site devoted to landscaping: 75%

Percentage of site devoted to roads or driveways: 20%

Percentage of site devoted to other uses: 0, describe: _____

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: N/A

b. Parking spaces proposed: ↓

c. Number of compact spaces proposed: ↓

d. Restricted parking spaces proposed: ↓

e. Are you proposing off-site parking: ↓

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>N/A</u>	_____	<u>N/A</u>	_____
Rear	<u>↓</u>	_____	<u>↓</u>	_____
Side	<u>↓</u>	_____	<u>↓</u>	_____
Side Street	<u>↓</u>	_____	<u>↓</u>	_____

12. NUMBER OF EXISTING ROADS: 1 Width: 16'

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: 0 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:
POWER, WATER (WELL), SEPTIC
-
16. PROPOSED UTILITIES: N/A
Proposed utility easement widths N/A Locations _____
-
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? N/A Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
-
19. DRAINAGE (Proposed method of on-site retention): N/A
Any special drains? _____ (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.
-
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
-
26. COMPLETE ATTACHED IMPACT REPORT
-

(Idaho Code 31-3805)

$$N/A$$

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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 N/A

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: N/A

- ☐ 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: 3 / 21 / 2022



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: MICHAEL FILBIN
Applicant

By: _____
Valley County Weed Control

Date: 3/21/2022

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.

TRAFFIC IS EXPECTED TO DECREASE FROM CURRENT USE.
NO CUSTOMER TRAFFIC IS EXPECTED AND I EXPECT
MORNING AND LATE AFTERNOON ACCESS BY MYSELF.

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

RESIDENCE ON PROPERTY WILL EITHER BE A FAMILY HOME
OR RENTED OUT ON A LONG TERM BASIS TO SOMEONE IN THE
AREA.

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.

NO NOTICEABLE DIFFERENCE THAN CURRENT USE. LESS
NOISE AND TRAFFIC IS EXPECTED FOR THE INTENDED USE.

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.

DO NOT EXPECT ANY ISSUES WITH THE ABOVE MENTIONED
ITEMS. THE EXISTING MATURE TREE SCREENING BLOCKS
BUILDING AND ANY VEHICLES WHICH MAY BE PARKED OUTSIDE OF
THE SHOP.

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.

DO NOT EXPECT ANY. ALL OF OUR EQUIPMENT/TRUCKS
ARE LATE MODEL AND QUIET (NO SMOKE/BLACK EXHAUST).

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 INCREASE OVER CURRENT LEVELS. WE WILL MAINTAIN
GRAVEL ON DRIVEWAY TO KEEP DIRT TRACKING ONTO
E. LAKEFORK RD. TO A MINIMUM.

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

N/A

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

NO VEGETATION REMOVAL PLANNED. JUST MAINTENANCE AND TRIMMING TO KEEP DOWN FIRE HAZARD.

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

N/A

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.

MATURE TREES ALREADY IN PLACE TO SCREEN SHOP BUILDING. PLEASE SEE ATTACHED PHOTOS.

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.

LARGE, MATURE TREES ARE ESTABLISHED TO PROVIDE SCREENING. PLEASE SEE ATTACHED PHOTOS.

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.

VERY SIMILAR TYPE OF USE THAT PROPERTY HAS BEEN USED FOR THE PAST 20+ YEARS. GOOD ACCESS OFF E. LAKEFORK ROAD AND VERY SIMILAR USE AS SEVERAL BUSINESSES JUST DOWN THE ROAD, ALONG WITH THE COUNTY MAINTENANCE YARD.

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.

N/A

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

N/A

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.

IF WE RENT THE HOUSE OUT (NOT USED FOR FAMILY MEMBER), WE WOULD PLAN ON RENTING IT OUT FOR \$2,000/MONTH. THAT IS ON THE LOW END OF WHAT WE SEE 3 BEDROOM HOUSES GOING FOR.

Property Tax Exemption

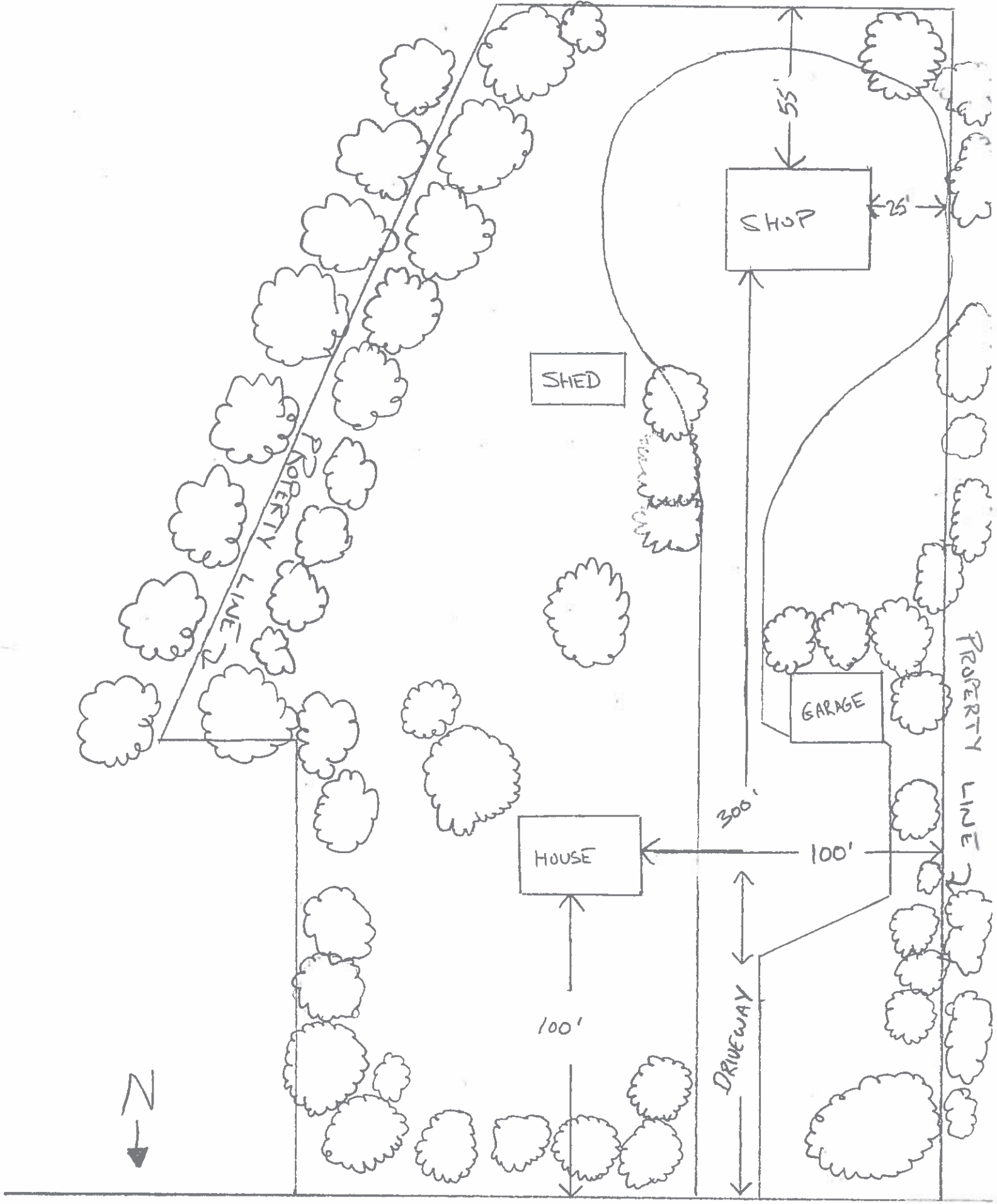
New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

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.



SCALE: 1/4" = 10'

E. LAKE FORK RD.

