

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 checked="" type="checkbox"/> Check # <u>141</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-17</u>	FEE \$ <u>\$150.00</u>	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>4-22-2022</u>	
PROPOSED USE: <u>Dog/Cat Boarding & Day care</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: Courtney Foster Date: 4.22.22

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.

Project Description

- **Purpose**
 - The purpose of developing the property located on Gold Fork road is to build an animal boarding facility, to be called Tamarack Mountain Kennels. In addition to the business we will also be residing on the property.
- **Strategy**
 - The site will be developed in several phases once the CUP has been granted and the land has been approved for use of a septic system
- **Construction Timeframe**
 - Once the CUP has been granted the overall development will take approximately 12 months from start to finish.
 - Phase One: Initially we will focus on drilling the well, installing the septic system and developing the road to access the property from Gold Fork Road. The proposed road will be 30' in width and will be gravel.
 - Phase Two: Pour foundations/slabs for the business site and the residence.
 - Phase Three: Erect building that will house the business, install manufactured home
- **Fire mitigation**
 - In addition to utilizing fire resistant building materials, we will also maintain the undeveloped areas on the property so as to limit the fire risk as much as possible.
- **Utilities**
 - Because the property will have well water and a septic system the only utilities that will be needed will be power and internet.
- **Fencing**
 - Fencing will be installed surrounding the business and the residence initially. These areas will be separated from one another by fencing.
- **Access**
 - Access to the property will be from Gold Fork Road
- **Emissions**
 - N/A
- **Dust**
 - Roads will be treated to ensure that dust is minimal
- **Noise**
 - Noise is certainly a concern given the nature of the business, however any and all efforts will be made to minimize noise resulting from the business. There will be an outdoor play area for the dogs, however it is being positioned so that any noise impact for neighbors will be mitigated as much as possible
- **Outside Storage**
 - No outdoor storage is proposed.

CONTACT INFORMATION

APPLICANT Courtney Forrest PHONE [REDACTED]
Owner ☐ Purchaser ☐ Lessee ☒ Renter ☐

MAILING ADDRESS P.O. Box 1251 McCall, ID ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER Michael + Sheila Forrest

MAILING ADDRESS P.O. Box 1251 McCall, ID ZIP 83638

EMAIL [REDACTED]

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY _____

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

TAX PARCEL NUMBER(S) RP 14N 03E 24 1805

Quarter _____ Section _____ Township _____ Range _____

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

2. SIZE OF PROPERTY 6.4 Acres ☒ or Square Feet ☐

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

N/A Bare land

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: Roseberry ditch bisects the property

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

North Bare ground

South Farm ground

East Farm ground

West Farm ground

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 20'

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

Number of Proposed Structures: 1

Number of Existing Structures: 0

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total 5000

Existing Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

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 ☐

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 1800

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A

8d. DENSITY OF DWELLING UNITS PER ACRE: less than one

9. SITE DESIGN:

Percentage of site devoted to building coverage: 37%

Percentage of site devoted to landscaping: 29%

Percentage of site devoted to roads or driveways: 10%

Percentage of site devoted to other uses: 85%, describe: pasture

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 1

b. Parking spaces proposed: 6

c. Number of compact spaces proposed: 0

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: 0

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front 125'

Rear 475'

Side 50'

Side Street _____

12. NUMBER OF EXISTING ROADS: N/A Width: _____

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: 1 Proposed width: 30'

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 ☐
One driveway to service residence & business
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
No
16. PROPOSED UTILITIES: power, internet
Proposed utility easement widths 20' Locations along the edge of private road
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? _____ 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:
Soil excavated for road construction & building construction will be bermed along Gold Fork Road
- 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
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

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: _____
Drainage: _____
3. How many acres is the property being subdivided? _____
4. What percentage of this property has water? _____
5. How many inches of water are available to the property? _____
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. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

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? _____

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) _____

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: Courtney Forrest
Applicant

By: _____
Valley County Weed Control

Date: 4.22.2022

Date: _____

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

You may add information to the blanks below or attach additional sheets. * see attached typed responses*

- ❖ 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.
 2. Provision for the mitigation of impacts 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.
 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.
 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.
 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.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
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.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
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.
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.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
15. Approximation of costs for additional public services, facilities, and other economic impacts.
16. State how the proposed development will impact existing developments providing the same or similar products or services.
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.
18. What will be the impacts of a project abandoned at partial completion?
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.
20. Stages of development in geographic terms and proposed construction time schedule.
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.

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.

- 1) Impact Report (From Valley County Code 9-5-3-D)
- 2) 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 proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
 - a. *Parcel is located on the west side of Gold Fork Road, south of Barker Lane. Ingress and egress will be via Gold Fork Road. The area is rural and Gold Fork Road has a gravel surface. Traffic appears light in the area and the proposed business will not add a significant amount of traffic to the area. We would anticipate no more than ten animal drop-offs and ten pick-ups per day.*
- 3) Provision for the mitigation of impacts on housing affordability
 - a. *N/A*
- 4) Noise and vibration levels that exist and compare to those that will be added during construction, normal activities. Include indoor and outdoor, day and night variations
 - a. *The Boarding Facility Building will be a metal building with walk-thru doors on the north end and an overhead door on the west side into the outdoor play area. The building will be well insulated with sound insulation added to the package to reduce noise on the outside of the building. The Office/Drop-off area will be cordoned off from the kennel/indoor play area to minimize barking as patrons drop-off and pick-up their animals.*
 - b. *Our business plan is to keep all animals indoors during inclement weather and to utilize the outdoor fenced play area during the spring, summer, and fall as weather permits. The animals will only be allowed outdoors from 10:00 am until 6:00 pm to minimize impacts to the surrounding area. The Facility will be climate controlled with both heat and air conditioning.*
- 5) 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.

- a. *We anticipate five parking spaces plus one handicapped parking space. While we will have a sizeable facility building, it will not be out of character to other similar sized metal buildings in the area.*
- 6) **Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes etc., both existing and what may be added by proposed uses.**
 - a. *N/A*
- 7) **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.**
 - a. *Water for both the Boarding Facility and the residence will come from a potable water well located onsite. The well location will be determined after the septic system location is identified. Usage for both the residence and the business will not exceed 5,000 gallons per day. The septic system will be designed and permitted around this usage by Crestline Engineering located in McCall. Irrigation of turf around the residence and along perimeter berms is not included in the 5,000-gallon figure. The topography of the land is relatively flat, sloping gently to the northwest. There are no flood prone areas and any surface drainage flows toward the Roseberry Ditch. There are no wetlands present to the best of our knowledge. At the present time, we do not intend to disturb any of the natural conditions that exist on the property to the west of the Roseberry Ditch.*
- 8) **Fire, explosion, and other hazards existing or proposed. Identify how activities on neighboring property may affect the proposed use.**
 - a. *We see no fire, explosive, or other hazards either existing or proposed. We see no uses on the surrounding land that will affect our proposed use as most are agricultural or ranching in nature*
- 9) **Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, embankments and potential for sedimentation of the disturbed soils.**
 - a. *Soil and topsoil will be removed to construct the entrance roadway, parking areas, and building foundations. This soil will be moved to the south and east perimeter of the property to construct earthen berms. Trees will then be planted on the berms along with hydroseeding with native grasses.*

10) Include practices that will be used to stabilize soils and restore or replace vegetation

- b. Due to the topography of the plot, we do not expect any soil stability issues.*

11) Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction.

Include suitability for supporting proposed landscaping

- a. The entrance roadway will be excavated of native soils to a depth of 10" BGS. A culvert acceptable to the County will be placed in the borrow pit along the west edge of Gold Fork Road. A ten-inch depth of compacted aggregate base course will be used to construct the entrance road and parking areas.*
- b. Building foundations for both the residence and the Boarding Facility will be constructed using Portland cement concrete. Spread footings and stem walls with reinforcing steel will be used for the residence foundation. The building foundation will either be spread footings and stem walls or slab on grade with spot footings and/or thickened edges depending on final design. All concrete footings/slabs will have a minimum 6" depth of crushed stone underneath them for drainage and support.*

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

- a. Site grading will be minimal due to the existing topography. Building will be located along the west side of the property which is the higher than the middle and east side. Cuts and fills should not exceed 12" in height or depth.*
- b. As stated above, berms will be located on the east and south sides of the proposed business for noise and sound buffers. The east and south sides of the property are currently fenced in four strand barbed wire. No fencing is present on the west side and north sides of the property. We plan on constructing secure fencing for the outdoor animal play area using four pole round fencing with hog wire. A fence around the yard at the residence will be of similar construction.*

13) 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.

- a. The Facility Building will be visible from Gold Fork Road but will not be out of character for the area. Color choices for the outside of the*

building as well as choice of roof structure will be made using earth tones to complement the area.

14)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. The type of business we are proposing is needed in Valley County. We have heard this from the McPaws organization, the local Pet Store in McCall, and numerous Valley County residents. That said, while we will endeavor to mitigate impacts, our business does create noise and does generate animal waste. Therefore, we looked carefully to find a rural parcel at least five acres in size, surrounded by parcels of equal or larger size and mostly undeveloped, not near an existing subdivision, with year-round access, and yet close enough to highways and towns to attract business. We looked for over a year before we found this parcel. We met with Ms. Herrick about this parcel and she thought that the general area was one of the few remaining in Valley County that could work for this type of business.*

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

- a. Unknown*

16)Approximation of costs for additional public services, facilities, and other economic impacts

- a. N/A*

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

- a. To the best of our knowledge, Valley County doesn't currently have a business whose primary function is animal boarding and day care. Most Valley County residents with whom we've spoken take their animals to Boise, Riggins, Slate Creek, or Weiser to find this type of service.*

18)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.

- a. N/A*

19)What will be the impacts of a project abandoned at partial completion.

- a. *We currently have enough capital to both develop the property and operate the business for at least two years. We don't anticipate any type of abandonment.*

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

- a. *There will be one residential dwelling with square footage of approximately 1,800 square feet plus a two-car garage. The Boarding Facility will be 5,000 square feet plus a fenced outdoor play area 175'x150'.*

21) Stages of development in geographic terms and proposed construction time schedule

- a. *Currently the parcel is being tested for the suitability of a septic system by Crestline Engineers. We can't start any construction until we know the septic system result. Assuming a system is approved and a permit issued for a septic system, we'd like to install our water well, septic system, access road, and building foundations in 2022. Due to supply chain shortages, the manufactured home we plan to buy won't be available for installation until Spring of 2023. Ideally, we'd like to be in operation by June of 2023.*

22) 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 the adjacent land use and development.

- a. *N/A*

285'

2

2.86
acres

393'

494'

Total Acreage =
6.4 acres

E Roseberry
Ditch

Residence

Garage

Fence

592'

Outside
Play Area
& Septic
System

150'

175'

3.54
acres

491'

Animal
Boarding
Facility

100'

50'

Parking
6-spaces

100'

125'
Setback

Potable Water
Well

30'

N

Gold Fork Road

Plot Plan

Scale: Each square = 25' x 25'

285'

2

2.86
acres

All area to be maintained,
but will allow natural
vegetation to grow

Total Acreage =
6.4 acres

393'

E Roseberry
Ditch

Residence

Garage

Fence

592'

Outside
Play Area
+
Septic
System

3.54
acres

Animal
Boarding
Facility

50'

100'

Parking
6-spaces

125'
Setback

Potable Water
Well

Gold Fork Road

X X Natural / bare
ground

Grass

Gravel

→ Tamarak
pine
tree

Landscaping Plan

Scale: Each square = 25' x 25'

285'

2

2.86
acres

393'

494'

Total Acreage =
6.4 acres

E Roseberry
Ditch

Residence

Garage

Fence

592'

Outside
Play Area
& Septic
System

150'

175'

50'

Animal
Boarding
Facility

100'

Parking
6-spaces

100'

125'
Setback

Potable Water
Well

30'

3.54
acres

491'

* Lighting to be
installed

→ N

Gold Fork Road

Lighting Plan

Scale: Each square = 25' x 25'

Assessor's Map & Parcel Viewer



4/14/2022, 4:22:04 PM

- Address Points

Parcel Summary & Improvement Report

1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community