

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 # 141 or ☐ Cash

FILE # C.U.P. 22-23

FEE \$ 600.00

ACCEPTED BY _____

DEPOSIT --

CROSS REFERENCE FILE(S): _____

DATE 5-4-2022

PROPOSED USE: Multiple Residences

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: Burt Icel Date: 3/24/22

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.

Brett & Marcie Keller
3737 & 3743 West Mountain Road

Project Description:

- **Purpose, strategy, timeframe:**

3737 & 3743 West Mountain road is currently 2 lots totaling close to 46 acres. The intent of this project is to provide a place for the property owners and their family to reside when they are visiting McCall. They have been long time property owners in the area and are ready to build a place to eventually retire in the future and have their growing family all in one place. The plan is to build a smaller guest home on the property this summer, 2022. The purpose of this is to have a place to stay on the property while the main house goes through the design process, starting summer 2022, & construction time which is set to begin summer 2023. The guest house will then be available for family when they are all visiting McCall.

- **Utilities:**

Septic - test holes were dug for monitoring through the winter. There will be two septic locations. One for the main house & barn, and the other for the guest house. A well will be dug for each location as well. Idaho Power has been to the site and met with the builder to plan location and size of the service. All utilities will be installed this year when site conditions allow.

- **Access & fencing:**

Crestline Engineering will design the road access to the structures on the property. They will manage driveway slopes & drainage in their design. There will be one main access from West Mountain road. Currently there are fences along the South & North properties. There are no plans at this time to remove or update the fencing.

- **Emissions, dust & noise:**

There is currently no emissions, noise or dust. During construction, typical activities associated with home building will affect emissions, dust & noise. This will subside upon completion of construction.

- **Outside Storage:**

The primary purpose of the barn is to create an enclosed storage space to store vehicles & toys and an upper level bunk area.

- **Fire Mitigation:**

Dead trees & debris will be cleared around the new structures. Trees will be limbed per firewise design. Areas near structures will be irrigated.

CONTACT INFORMATION

APPLICANT Brett & Marcie Keller PHONE _____

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 79 Lounsbury Rd Ridgefield, CT ZIP 06877

EMAIL [REDACTED]

PROPERTY OWNER Brett & Marcie Keller

MAILING ADDRESS 79 Lounsbury Rd Ridgefield, CT ZIP 06877

EMAIL [REDACTED]

AGENT / REPRESENTATIVE Heather Susemihl & Courtney Snyder PHONE [REDACTED]

MAILING ADDRESS Po Box 729 McCall, ID ZIP 83638

EMAIL [REDACTED]

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 3737 & 3743 West Mountain Road McCall, ID 83638

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

TAX# 81N N/2 SE4 S24 T18N R2E & TAX# 91N N/2 SE4 S24 T18N R2E

TAX PARCEL NUMBER(S) RP18N02E247265 & RP18N02E247206

Quarter _____ Section _____ Township _____ Range _____

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

2. SIZE OF PROPERTY 22.645AC & 23.807 AC Acres ☒ or Square Feet ☐

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

There are no existing structures on either property.

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: _____

NONE

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

North Property improvements for future structures

South New home

East Empty Lot/ property

West Empty Lot/ property

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: Structures will not exceed the maximum 35' per county code
7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
Number of Proposed Structures: 0 Number of Existing Structures: 0
Proposed Gross Square Feet Existing Gross Square Feet
1st Floor _____ 1st Floor _____
2nd Floor _____ 2nd Floor _____
Total _____ 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): Total: Approx. - 9,682SF
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0
- 8d. DENSITY OF DWELLING UNITS PER ACRE: .06
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: _____ Handicapped spaces required: _____
b. Parking spaces proposed: _____ Parking spaces required: _____
c. Number of compact spaces proposed: _____ Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: _____
e. Are you proposing off-site parking: _____
11. SETBACKS:
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-----------------|------------------------|----------------|------------------------|
| | Proposed | Required | Proposed | Required |
| Front | <u>20'</u> | _____ | _____ | _____ |
| Rear | <u>20'</u> | _____ | _____ | _____ |
| Side | <u>7.5'</u> | _____ | _____ | _____ |
| Side Street | <u>n/a</u> | _____ | _____ | _____ |
12. NUMBER OF EXISTING ROADS: NONE 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 main driveway Proposed width: 12' Min. for fire access
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 ☐
1 driveway will access all future structures.
-
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
None. Septic and well to be installed Spring/ Summer 2022. Power will be brought in from West Mountain Road.
-
16. PROPOSED UTILITIES: *2 septic, 2 wells, Idaho Power*
 Proposed utility easement widths _____ 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? *Not Yet* Depth _____ Flow _____ Purity Verified? _____
 Nearest adjacent well *3751 West Mountain Rd & 3731 West Mountain Road* Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): _____
 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:
We will work with Crestline Engineers on road grading/ building.
-
- 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

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: N/A

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: Burt Hill
Applicant

By: _____
Valley County Weed Control

Date: 3/24/22

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.

The main house & barn will be set back about 880' from West Mountain Road. The ADU is about 1300' and well hidden on the lower portion of the property amongst the trees. Aside from access off the main road, most of the construction noise should be minimal.

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

This home is for personal family use and eventually a place of retirement. It is not intended for long or short term rentals.

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.

Currently no noise or vibration on site. During construction, typical activities associated w/ home building including compaction for driveway & base material for concrete slabs. Noise will disappear upon completion of construction.

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.

The ADU will be tucked into existing trees towards the back portion of the lot. It is out of view from the main road. With primarily North facing glass, the main house & barn will be more visible, but proper landscaping & materials will be taken into consideration to minimize glare and screen the home from West Mountain Road & the neighbors. Adequate parking and toy storage(barn) will help mitigate glare from vehicles.

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.

Typical residential fireplace use.

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.

Flatter areas of the site hold spring run-off. All structures will be constructed on higher portions of the property. Access drive will be designed by civil engineer to allow existing drainage patterns to persist.

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

The entire properties combined are 46Acres and the surrounding properties are also 20+acres. Activities on the neighboring property should have low impact on the proposed use of this property.

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.

All disturbed vegetation from construction will be re-seeded to natural grasses & wildflowers native to our area. Removal of dead trees and debris will clean up the property and be better for fire prevention on site. There will not be any unnecessary disturbances of natural drainage on site, general stability of soils, slopes & embankments on the property.

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

All disturbed soils due to construction will be re-seeded with natural grasses & wildflowers native to our area. We will consult with Crestline engineers on proper practices to stabilize soils as needed during construction & after construction. Designated staging areas for materials will minimize disturbance beyond the building site.

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

Crestline Engineers will manage driveway slopes & drainage in their design, as well as soil stabilization tactics on site if needed. Improved landscapes near structures will be irrigated.

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

Crestline Engineers will manage site grading as needed. The structures are set back on the property, in combination with landscaping. Sight & sounds buffers will be created. Utilities will be underground. Existing fence at perimeter to remain

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.

The overall property is 46Acres. The structures are set back from West Mountain Road. Added landscaping and existing site features will minimize visibility from public roads & adjoining properties. No visible cuts/ fills are anticipated & no shadows will be created on adjacent properties.

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 ADU(afame) is set back amongst the trees and more private portion of the lot. It will be a nice private cabin in the woods feel. The main house and barn is more visible, but will have a 360° view of the valley.

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

No business will be run from the site. Short term work will be created for construction industry. Long term - property management possibly.

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.

N/A - no products or services will be created.

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?

An unoccupied building.

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

3 buildings, 1200SF Aframe(ADU), 2400SF toy barn/ bunk house & a 6,000SF main house.

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

The a-frame is scheduled to be build in 2022. The house and barn will begin in Spring/ Summer 2023.

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

Property Tax Exemption

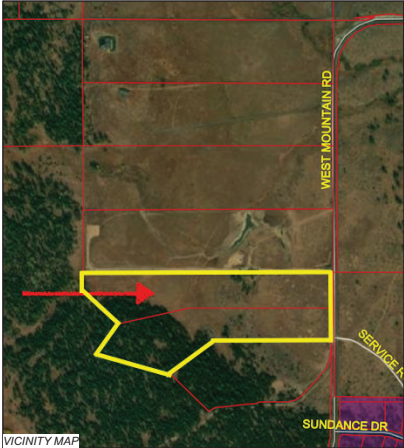
New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

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.



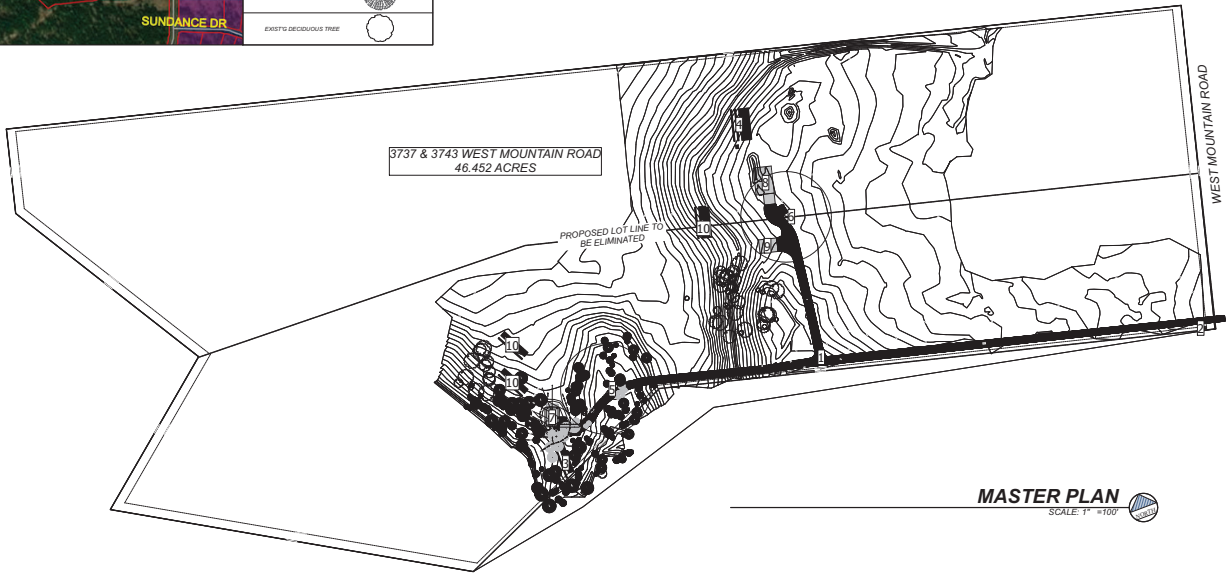
VICINITY MAP

BRETT & MARCIE KELLER


MCCALL MASTER PLAN

3743/3737 WEST MOUNTAIN ROAD

SITE PLAN LEGEND		MASTER PLAN INDEX	
EXISTING GRADE		1 DRIVEWAY	
FINISHED GRADE		2 TRANSFORMER	
PROPERTY LINE		3 SEPTIC @ GUEST HOUSE	
DETRAILS		4 SEPTIC @ HOUSE & BARN	
ROOF LINE		5 WELL @ GUEST HOUSE	
NEW BUILDING OUTLINE		6 WELL @ HOUSE & BARN	
NEW GRAVEL DRIVE		7 GUEST HOUSE SITE	
EXIST'G CONIFER TREE		8 MAIN HOUSE SITE	
TREE TO BE REMOVED		9 BARN + BUNK SITE	
EXIST'G DECIDUOUS TREE		10 ALTERNATE SEPTIC TEST HOLES	



MASTER PLAN
SCALE: 1" = 100'



© 2022 MBPI ARCHITECTURE

MCCALL DESIGN & PLANNING
PO Box 729
McCALL, IDAHO 83638
208-634-5707
SUSEMHL - VANNOY

DATE: 8/24/22

DRAWN BY: CS

PRELIMINARY
NOT FOR
CONSTRUCTION

Brett & Marcie Keller
McCall Master Plan
West Mountain Road,
McCall, ID

s1.1