

# 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 checked="" type="checkbox"/> Check # <u>95</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-33</u>	FEE \$ <u>250.00</u>	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>7-28-2022</u>	
PROPOSED USE: <u>Short-term Rentals - Glamping</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: \_\_\_\_\_ Date: 7/26/22

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](http://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](http://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.

### CONTACT INFORMATION

APPLICANT SKBarton Invest LLC PHONE [REDACTED]  
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 1272 Canyon Rim Rd. Twin Falls Idaho ZIP 83331

EMAIL [REDACTED]

PROPERTY OWNER SKBarton Invest LLC / Shawn & Kara Barton

MAILING ADDRESS 1272 Canyon Rim Rd. Twin Falls Idaho ZIP 83331

EMAIL [REDACTED]

AGENT / REPRESENTATIVE Jennifer Blood PHONE [REDACTED]

MAILING ADDRESS 324 20<sup>th</sup> Street N ZIP 83501

EMAIL jblood@hnh-llc.com

CONTACT PERSON (if different from above) \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

### PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY TBA

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

TAX PARCEL NUMBER(S) RP 16N03E276605

Quarter SE SW Section 27 Township 16N Range 3E

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

2. SIZE OF PROPERTY 6.58 Acres ☒ or Square Feet ☐

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

No existing structures. Vacant 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: No

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

North 537 Res impr on Cat 15

South 512 Res Rural Tract Vacant

East 512 Res Rural Tract Vacant

West 537 Res Impr on Cat 15, 569 Recreational Vehicles, 518 Other land non ag.

## APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 18'

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

1<sup>st</sup> Floor \_\_\_\_\_

1<sup>st</sup> Floor \_\_\_\_\_

2<sup>nd</sup> Floor \_\_\_\_\_

2<sup>nd</sup> 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): 12 cabins 200-400ft<sup>2</sup>  
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: NA each w/ combined total of 3600ft<sup>2</sup>

8d. DENSITY OF DWELLING UNITS PER ACRE: 0.54

9. SITE DESIGN:

Percentage of site devoted to building coverage: 1.2%

Percentage of site devoted to landscaping: 70.8%

Percentage of site devoted to roads or driveways: 22.0%

Percentage of site devoted to other uses: 6.0%, describe: walking path and playground

Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: 2

Handicapped spaces required: \_\_\_\_\_

b. Parking spaces proposed: 12

Parking spaces required: \_\_\_\_\_

c. Number of compact spaces proposed: 0

Number of compact spaces allowed: \_\_\_\_\_

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: No

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Rear \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Side \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Side Street \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

12. NUMBER OF EXISTING ROADS: 0 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: 0 Proposed width: \_\_\_\_\_

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 will lead to all 12 mini-cabins and to parcel RP 16N03E342405 with an easement.
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Force sewer main owned / maintained by North Lake Recreational Sewer
16. PROPOSED UTILITIES: well, sewer, Idaho power  
Proposed utility easement widths 10' Locations As shown in utility plan sheet
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☒  
Name: North Lake Sewer and Water
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒  
If individual, has a test well been drilled? No Depth        Flow        Purity Verified?         
Nearest adjacent well ≈345 ft Depth 40 ft Flow 20 gpm
19. DRAINAGE (Proposed method of on-site retention): stormwater swale  
Any special drains? No (Please attach map)  
Soil type(s): Donnel sandy loam  
(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://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:  
Mini cabin sites will be graded. The driveway will be graded at a 2% slope from centerline.
- 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

# 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 \_\_\_\_\_ X 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: 7 / 26 / 22





# 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:   
Applicant

By: \_\_\_\_\_  
Valley County Weed Control

Date: 7/26/22

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. Traffic volume is expected to be minimal with 12 vehicles entering and exiting the property per day. Existing public roads that lead to the property are adequate. The existing driveway varies in width from 8 ft to 15 ft. The proposed driveway will be 20 ft in width. Prior to purchase, this property was frequented by offroad vehicles (side-by-sides, 4-wheelers, snowmobiles, and dirt bikes). Moving forward, the property will be posted as private and will only be used by short-term renters (AirBNB). A walking path will run the length of the property from North to South
  2. Provision for the mitigation of impacts on housing affordability.  
These mini-cabins are not for residential use, rather they are for short term vacation 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. Current noise and vibration levels are minimal. Previous to purchase, noise was associated with recreational vehicles utilizing the property.  
Construction activity noise levels will be that of standard residential construction during normal business hours.
  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.  
Heat and glare will be similar to normal residential homes and will be minimized by leaving most of the existing trees in place which create a mostly shaded parcel.
  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.  
Emissions, dust and fumes will be minimal with vehicles being the only source.
  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.  
Existing surface water drainage runs the length of the property from north to south in roadway ditches and drain into the lake. Proposed drainage will direct water from the west side of the roadway to the east side via culverts under the roadway and collect in the southeast corner of the parcel in a stormwater swale.  
Water demands will be standard for residential use for 1 bedroom dwellings (800 gpd per).  
No wetlands or flood prone areas.



7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.  
None existing or proposed.
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.  
Minimal trees will be removed at mini-cabin locations. Tree removal will include dead trees. Excessive underbrush will be removed around mini-cabins. Native grasses will be used post construction on disturbed soils.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.  
During construction, straw will be used to cover disturbed soil. Post construction, disturbed soil will be seeded with native grasses. Planting of trees is not expected as most existing trees will be left in place.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.  
Soil characteristics are not expected to cause any unusual difficulty.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.  
Site grading will be minimal for the driveway and mini-cabin sites. The driveway will be graded to slope 3% with a crown. The terrain slopes gently from the north to the south creating natural drainage to the south side of the property through two existing ditches. The terrain and existing natural vegetation provides sight and sound barriers between the proposed mini-cabins and nearby existing residential properties.
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 property and mini-cabins will not be visible from the public road. Visibility from adjoining property of mini-cabins and cuts / fills is obscured by terrain and tree coverage. Proposed mini-cabins will not cast shadows on existing adjoining 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.  
This location was selected due to availability, lake access, and the naturally vegetated property.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.  
Cost of improvements are estimated to be \$1.3 million which will increase the value of the property and associated tax assessment. There may be 2-4 new part time jobs available for housekeeping and maintenance.
15. Approximation of costs for additional public services, facilities, and other economic impacts.  
Renters will utilize existing services in the area such as restaurants, grocery stores, fuel stations, and recreational equipment rentals. Mini-cabins sewer will be connected to North Recreational Sewer & Water.
16. State how the proposed development will impact existing developments providing the same or similar products or services.  
The proposed development will increase competition, however similar rental units are in high demand and it is expected that there is enough demand to support all such facilities in the area.
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.  
NA
18. What will be the impacts of a project abandoned at partial completion?  
An abandoned project would have minimal impacts as an abandoned project would likely result in a sale to another investor who wishes to complete the project, or the property would be sold for residential use.
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.  
There will be 12 mini-cabins used for short term rentals. Each cabin will be between 200-400 sq. ft. with a combined total square footage of approx. 3600 sq. ft.
20. Stages of development in geographic terms and proposed construction time schedule.  
All site work and utility work is expected to be complete within 8 months of approval. Mini-cabins will be completed 3 at a time starting with the cabins furthest to the north. The total project is expected to be complete within 2 years.
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.  
Mini-cabin nightly rental will vary by the season and is expected to range from \$85-150.

### **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.

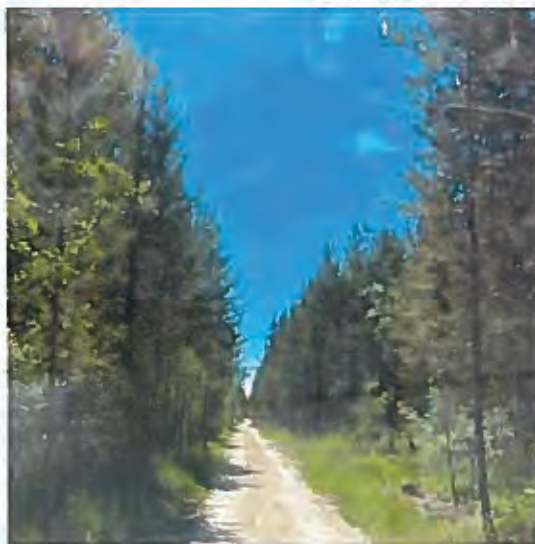
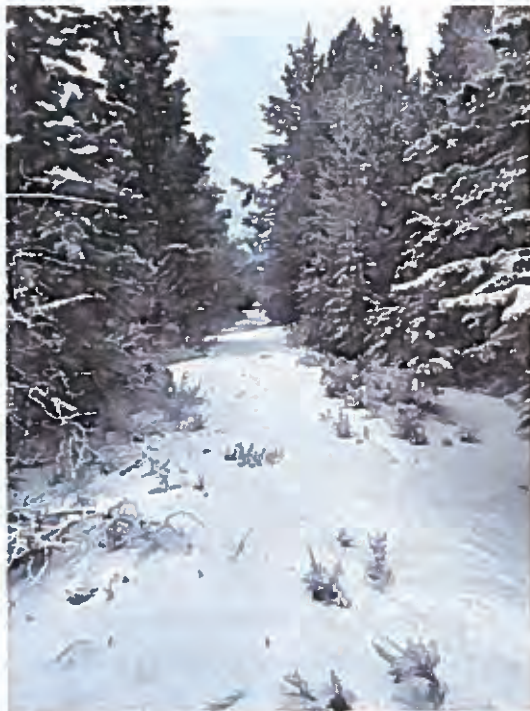
### Project Description

This project proposes 12 mini-cabins on a 6.58 acre parcel and will include an improved driveway, parking spaces, snow removal area, walking path and playground.

These mini-cabins will be short term vacation rentals utilizing an Airbnb type platform.

The existing parcel is long and narrow in the north/south direction. It is heavily treed, and the topography is such that the neighbors to the east and west are not easily visible due to earthen berms and the existing trees and foliage.

Photos of the property at the time of purchase can be seen below:







### **From the Owners**

We've purchased the old undeveloped railroad property and would like to introduce ourselves. We are Shawn and Kara Barton and our 3 daughters Kerstyn (our oldest daughter is married to Tristen and have a daughter named Addilyn), Samantha and Krissy. This is a family project we are all super excited to be a part of. We reside in Twin Falls, however we will be very involved and on site with the planning and construction and on a regular basis after construction.

We hope to keep the history of the railroad that once went through there. We are naming our property The Northern Idaho Shortline RR (Rail Road/Rest Relax) Village. We plan to build 12 small rental cabins and one large cabin for ourselves down at the lake, on our approximately 8 acres (two combined parcels). Each cabin will have a different engineered design to be unique, yet blend with the existing natural landscape and surrounding area. Our goal is to build around as much of the existing healthy large trees as we can and keep the natural beauty, while cleaning up the brush and dead or diseased trees. Along with replanting more natural trees, as we go. You will learn that we absolutely love trees!

One important key factor for us is including an improved walking trail weaving the length of the property. The walking path will be approximately 6' improved with compacted dirt and/or stone to make it accessible even during some of the wet season. There will be sitting benches periodically to rest and enjoy nature.

At the south end at the lake there will be a recreation area with a kids play yard, sitting area, kayaks and water toys, bikes, wagons, games, etc. for our guests. This trail will be accessible for walking by the residence around us once our project is complete.

Our plan is to create a little oasis to be enjoyed and endless memories made by all, while keeping the area private. We can't wait for our granddaughter who is only 4 months old to catch her first fish there.

### Conditional Use Permit and Variance

A Conditional Use Permit (CUP) is needed to develop the subject parcel as a commercial project in a

residential area. This is unique property and is well suited to accommodate the proposed project. The nearby residential area is frequently used for the same purposes as this project – as vacation homes, and short term vacation rentals. This project is well suited for the area and aligns well with the nearby property owners; people seeking out rest, relaxation, adventure, and nature. All of which embodies the essence of the area.

A Variance is required for two reasons 1) the proposed commercial property does not have the required 75' of frontage, 2) the project will include a shared driveway.

Neither of the parcels owned by SKBartonInvestLLC (see map of location below) have frontage along any public or private roadway. An egress/ingress easements provides access to the intersection of Camas Lane and Spring Valley Road. An example of the driveway shared use agreement is attached and will be signed prior to start of construction.

### Parcel Lot Line Adjustment

Two parcels are owned by SKBartonInvestLLC, a company owned by Shawn and Kara Barton. As seen on the parcel map, currently Parcel 16N03E342405 (referred to as the southern parcel) is 3.05 acres and parcel RP16N03E276604 (the subject property of this CUP) is 4.53 acres. SKBartonInvestLLC is working with HMM Engineering towards a lot line adjustment that will relocate the boundary between the parcels further to the south. This lot line adjustment will adjust the southern parcel to 1.00 acre and the mini-cabin parcel to 6.58 acres. The southern parcel will be transferred to Shawn and Kara Barton for their personal property on which they will build their personal/family cabin. The northern parcel will be used for the mini-cabin project and remain under the ownership of SKBartonInvestLLC.





### **Mini-cabins**

Each mini-cabin will be a unique design with square footage between 175-350. These cabins will each have a kitchenette and one bathroom to be rented for 2-person max sleeping capacity. The maximum height will be 16 ft at roof peaks. See examples of mini-cabins below:



### **Lighting**

The mini-cabins will each have a porch light that will be compatible with the outdoor lighting ordinance. Small, solar, low lumen lights are proposed for the walking path that runs north/south the length of the property. These lights will be motion activated and be programmed to turn off after 5-minutes.

### **Landscaping**

Minimal trees will be removed at mini-cabin locations. Tree removal will include dead trees and limbs. Excessive underbrush will be removed around mini-cabins. Native grasses will be used post construction on disturbed soils.

### **Stormwater and Drainage**

Currently, there are two drainage ditches that run the length of the property from the north to the south. It is proposed that both drainage ditches will remain in place. The ditch on the west side will be regraded to be shallower and eliminate meandering, with culverts under the driveway directing water to the east side ditch as appropriately determined during final stormwater design. An easement for stormwater will continue the east side ditch stormwater onto parcel RP 16N03E342405 (Barton's private

property) which will have a biofiltration (vegetate) swale. Currently, stormwater runs directly into the lake. Adding a stormwater swale for runoff will reduce the unfiltered runoff into the lake helping it stay clean and reduce algae bloom.

Culverts will be placed under each proposed parking space as needed for continuous drainage on the west side of the driveway that will be directed to the east side ditch as stated above.

The design engineer will work with the county designated engineer (Parametrix) for design and approval of drainage and stormwater.

Stormwater BMP's will be implemented based on the Catalog of Stormwater Best Management Practices for Idaho Cities and Counties.

### **Driveway and Parking**

The existing driveway varies in width from 12-15 ft. After consulting with the fire marshal, the proposed driveway will be 20-feet wide with a 20'x40' hammerhead midway down the parcel and at the end of the driveway on Barton's private parcel. Each mini-cabin will have one parking spot in front of it. Two mini-cabins will have ADA compatible parking spaces and ADA walkways leading to the cabins. There will space at the north end of the property for snow removal and storage during winter months.

### **Fire and Emergency Response**

Per the fire marshal's direction, there will be a 10,000 gallon, well supplied, holding tank and fire hydrant on site (see proposed site plan for location). This water tank and associated well will be midway down the length of the property in order to give the best access and coverage in the event of a fire. The two hammerheads previously mentioned will accommodate turning movements of fire trucks and other emergency equipment.

In an effort to minimize fire risk, the mini-cabins will not have outdoor wood burning fire pits.

### **Water**

One private well will provide water to the 12 mini-cabins and supply water to the 10,000 gallon holding tank. This well will service less than 15 connections and less than 25 people on a consistent basis, therefore it will be classified as a private well. See utility plan for proposed location.

### **Sewer**

Sewer will be gravity feed from the mini-cabins to a North Lake Recreational Sewer and Water manhole on Wildwood Dr. An existing use easement provides a pathway from the parcel to the manhole as seen on the utility plan sheet.

### **Electricity**

Idaho Power has verified the availability of power to the property. The engineer will work with Idaho Power to direct power to each mini-cabin. It is proposed that the power will be run underground in a shared use trench with the wastewater. Underground electrical lines eliminate visibility of the line and fire risk associated with overhead lines.

### **Rules of the Property**

SKBartonInvest LLC will establish rules for the mini-cabin rentals that guests will be required to abide by. These rules will include quite hours from 10 pm to 7 am as to not disturb nearby residents or other guests. Recreational vehicles are not permitted on-site except for use by SKBartonInvestLLC for maintenance purposes.

Each mini-cabin is limited to two overnight guests and parties/gatherings are prohibited. Guests are required to be cognizant and respectful to residents and other guests as they access the property and the lake.

### **Activities**

Proposed activities will produce minimal noise and are intended to provide entertainment for guests may wish to use them. We would like to provide outdoor chess and horseshoes in addition to the playground at the southern end of the property. BartonInvest LLC will provide kayaks, floating toys, and various other water toys to be enjoyed by guests of the property.



### **Easements**

This parcel will grant an easement to parcel RP 16N03E342405 for utilities and ingress/egress after the ownership of said parcel is transferred from SKBartonInvestLLC to Shawn and Kara Barton for their personal property. At such time, Shawn and Kara Barton will grant an easement to SKBartonInvestLLC for stormwater conveyance.



There is an existing easement in place that allows Mr. Ewing to access to his southern parcel (RP 16N03E340775) from the mini-cabin parcel.

Current utility and ingress/egress easements will be maintained and or modified as needed to accommodate proposed utilities and the driveway/parking areas. Mr. Ewing has given his verbal support of altering the existing easement to accommodate the proposed commercial property use.

#### **Weed Control and Mosquito Abatement**

SKBartonInvestLLC wants to maintain the natural environment while minimizing such nuisances as mosquitos and invasive weeds. These controls will utilize standard industry accepted methods that are approved for use within Valley County.

#### **Owner Involvement**

As owner of SKBartonInvestLLC and having their personal cabin at the south end of the property, Shawn and Kara Barton will be involved in all steps of this project. When the project is complete, they will maintain their involvement with these short-term rentals. Shawn and Kara have great admiration and respect for the area and want this project to feel mutually beneficial to the county, the nearby residents, and their family.

July 22, 2022

To: Shawn and Kara Barton

The Northern Idaho Shortline RR Village Project

Donnelly, Idaho

From: Redge and Rebecca Clapp

161 Lodge Pole Lane

Donnelly, Idaho

Attention: Valley County Officials

The Barton's have recently purchased the property directly to the east of our cabin location. They have provided us a detailed letter outlining their plans to build their home, as well as several rental cabins. We have had a brief opportunity to discuss in big picture terms, what a project like this brings - more people, more activity, noise level, and the associated changes and issues to deal with.

Likewise, our family and friends also out and about enjoying the area. We did express concerns about the renter's pets posing issues for our grandkids. As one can expect, we have had multiple issues with pets off leash and pet owners with less than amiable attitudes. With the property access changes, the Barton's are making, the constant issue of dealing with trespassers might improve.

While we do enjoy the peaceful and tranquility of our place, we know change is constant. The Barton's vision of an oasis for their family to enjoy is the American dream and we would not want to stand in the way of their project.

Thank you,

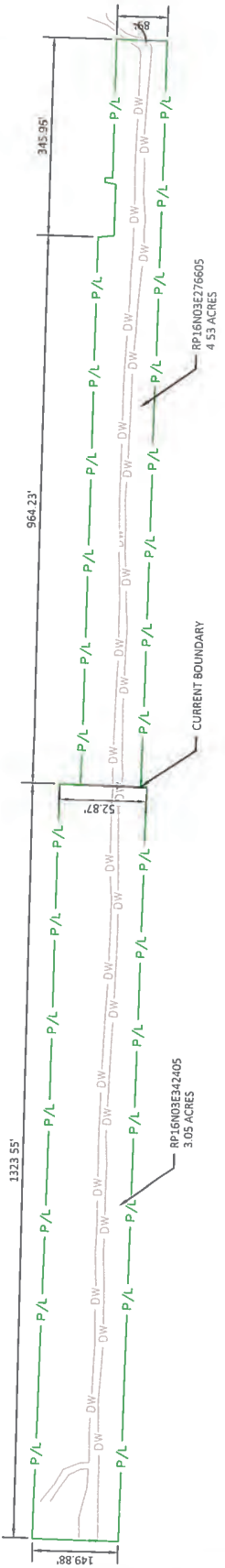
Rebecca Clapp. and

Redge Clapp

14177 West Bunkerhill St.

Boise, Idaho 83713

EXISTING LOT LINE



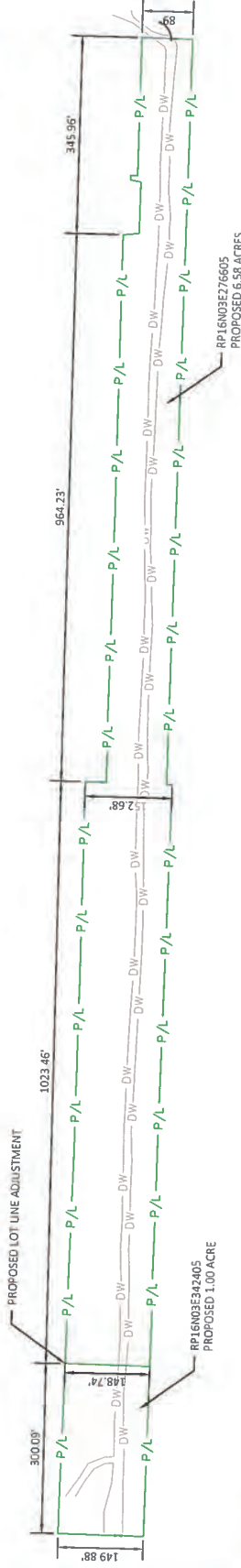
SITE LEGEND:

- P/L — PROPERTY LINE
- DW — EXISTING DRIVEWAY

NOTES:

1. BOTH PARCELS ARE OWNED BY SKBARTON INVEST INC.
2. WORK FOR A LOT LINE ADJUSTMENT IS UNDERWAY AS DEPICTED

PROPOSED LOT LINE ADJUSTMENT



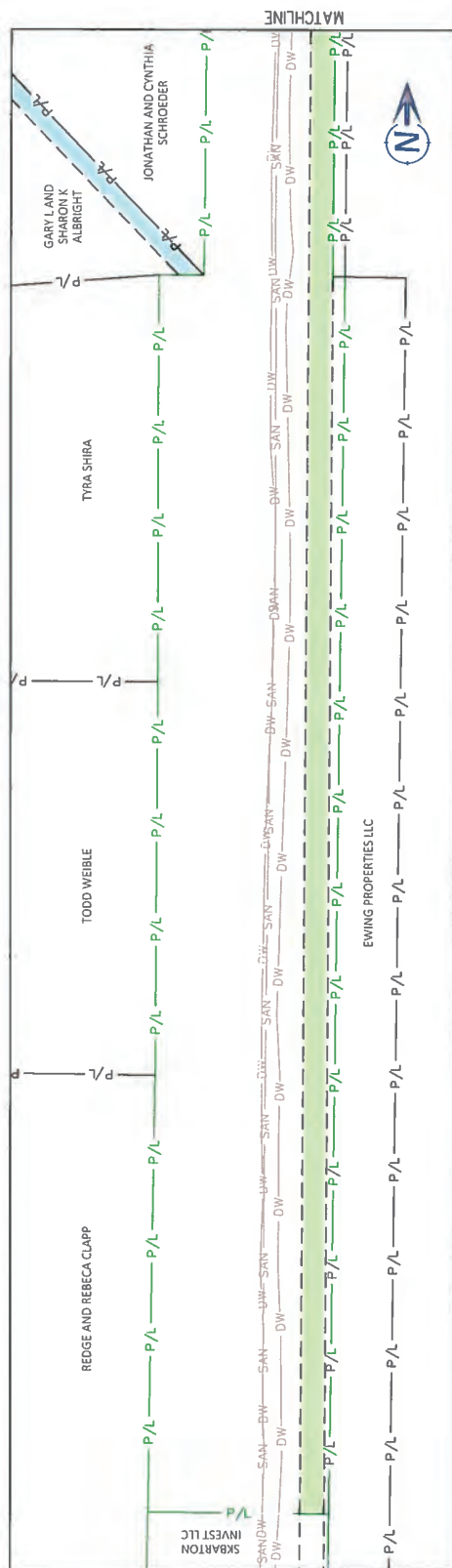
Know what's below  
Call before you dig.



SITE DIMENSIONS  
SCALE: 1" = 200'





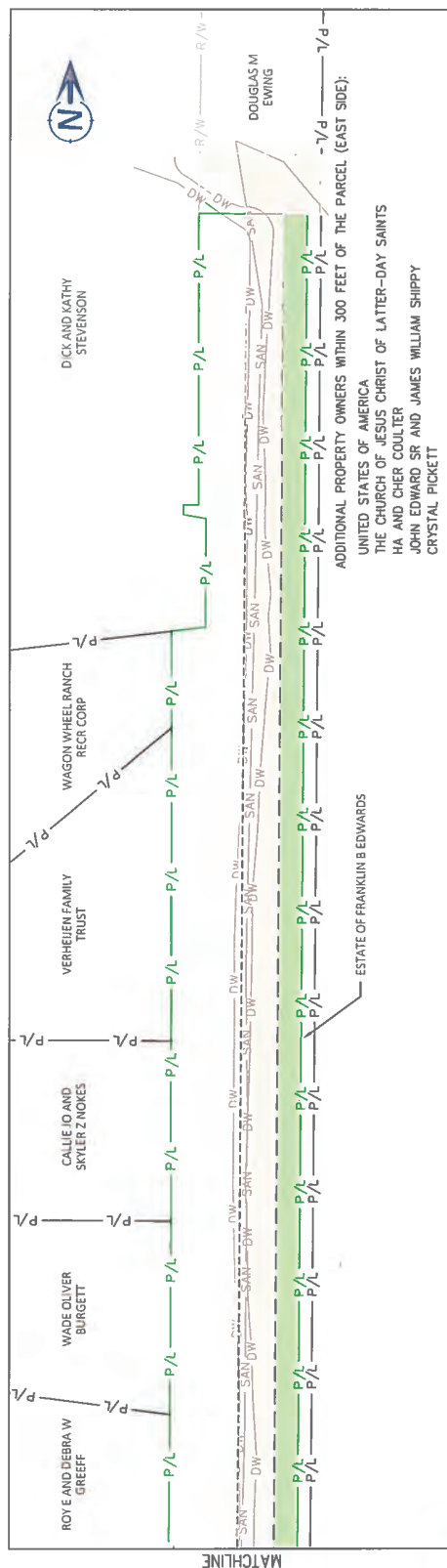


**SITE LEGEND:**

- |  |     |                        |  |  |
|--|-----|------------------------|--|--|
|  | P/L | SUBJECT PROPERTY LINE  |  | EXISTING RECORDED EASEMENT                 |
|  |     | ADJACENT PROPERTY LINE |  | PROPERTY SETBACK                           |
|  | SAN | SANITARY FORCE MAIN    |  | EXISTING INGRESS/EGRESS & UTILITY EASEMENT |
|  | DW  | EXISTING DRIVEWAY      |  | EXISTING SEWER MAINTENANCE EASEMENT        |
|  | R/W | EXISTING RIGHT-OF-WAY  |  | EXISTING RIGHT OF WAY EASEMENT             |

## NOTES:

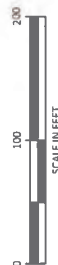
1. WITH THE EXCEPTION OF THE DRIVEWAY, THIS PARCEL IS VEGETATED WITH NATIVE EVERGREEN TREES, NATIVE BRUSH, AND NATIVE GRASSES.

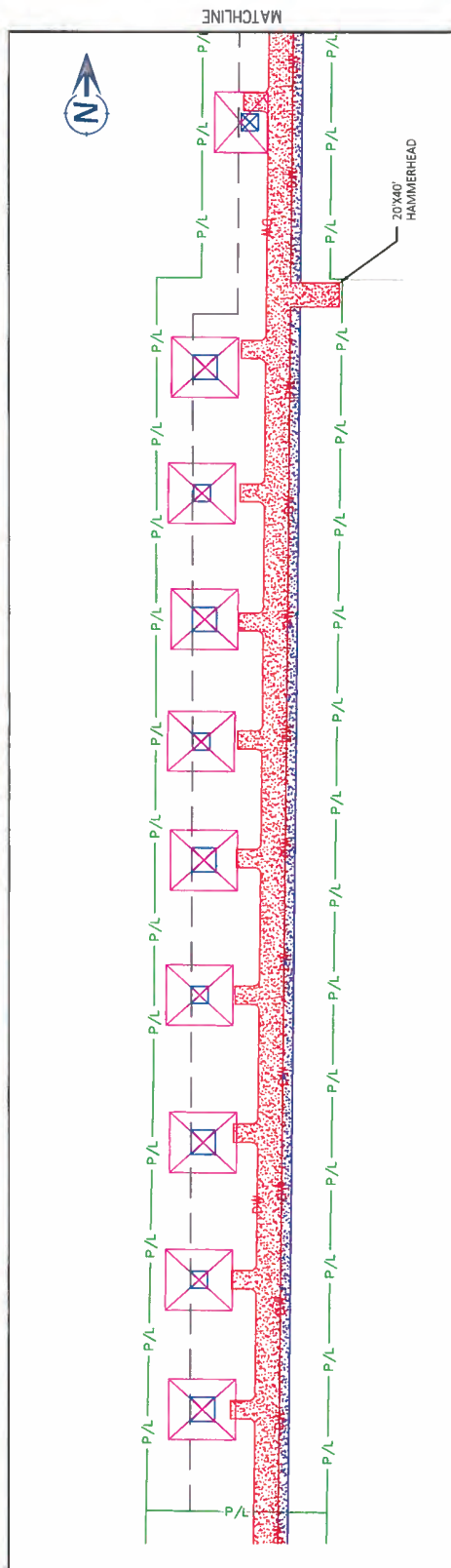


Know what's below.  
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**EXISTING SITE**  
**SCALE: 1" = 100'**





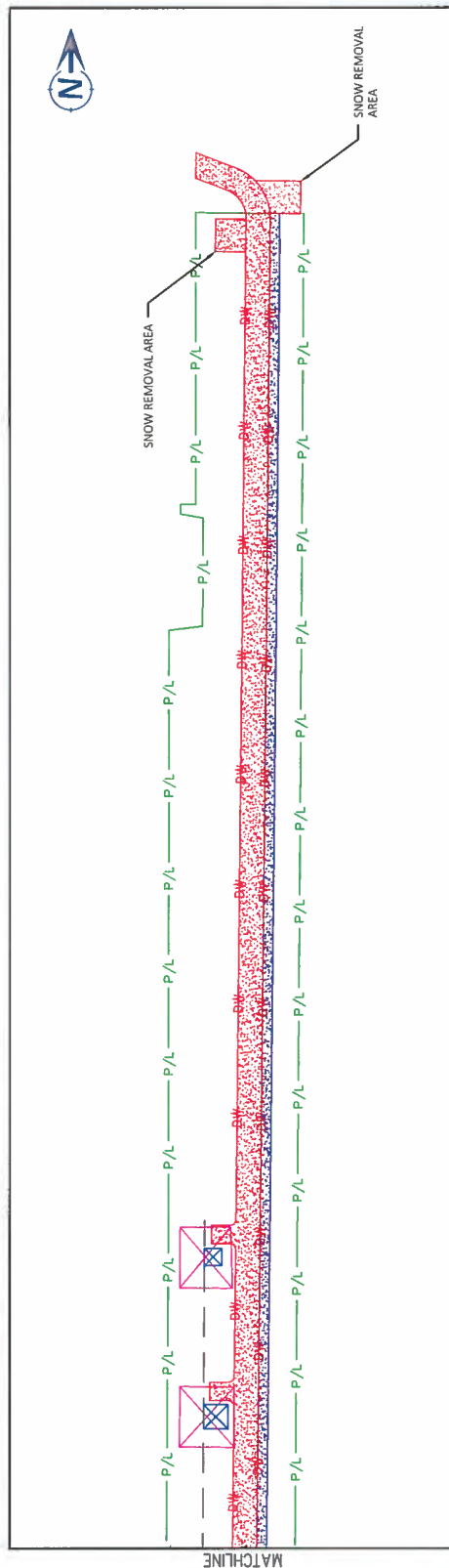
**SITE LEGEND:**

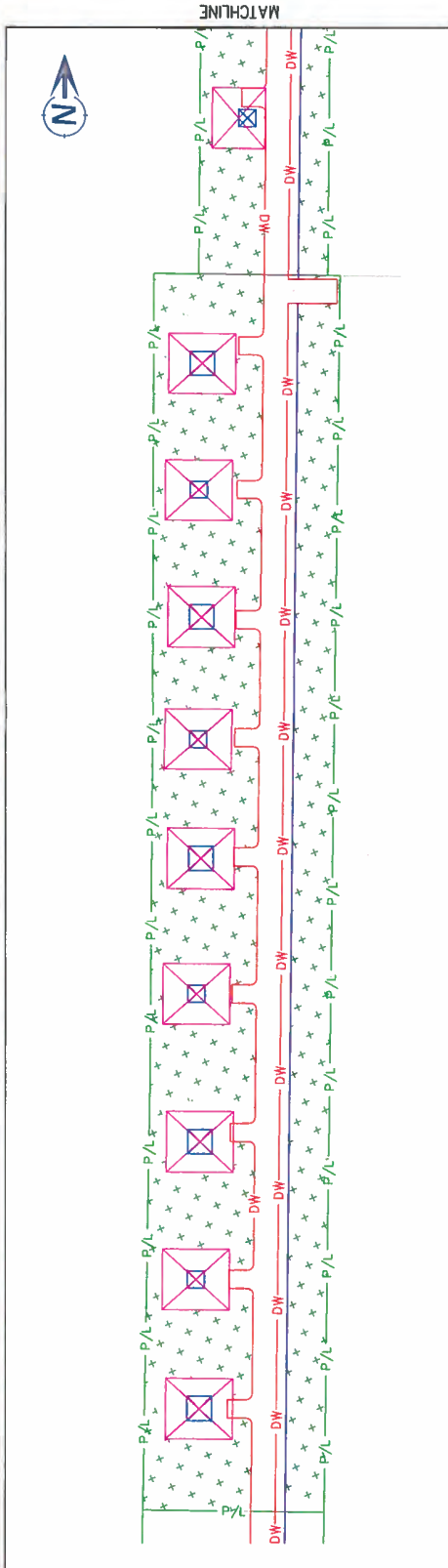
- P/L — PROPERTY LINE
- DW — PROPOSED DRIVEWAY AND PARKING
- PROPOSED WALKING PATH
- PROPERTY SETBACK (10 FT)
- ⊠ — MINI-CABIN

- DRIVEWAY HATCH
- WALKING PATH HATCH
- BUILDING SITE

**NOTES:**

1. THE PROPOSED MINI CABINS ARE 200-400 SQ. FT. EACH.
2. THE MAXIMUM EXPECTED BUILDING HEIGHT IS 16FT AT THE PEAK OF THE ROOF.
3. THE PROPOSED BUILDING ENVELOPE MAINTAINS MORE THAN THE MINIMUM SETBACK FROM THE PROPERTY LINE OF 10 FT.



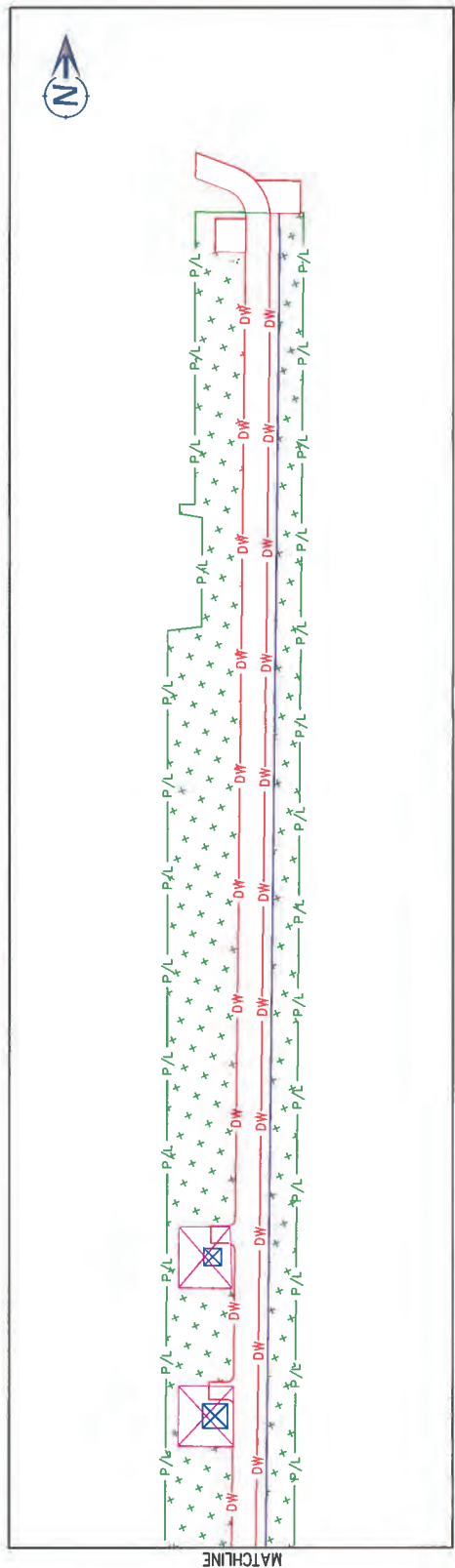


**SITE LEGEND:**

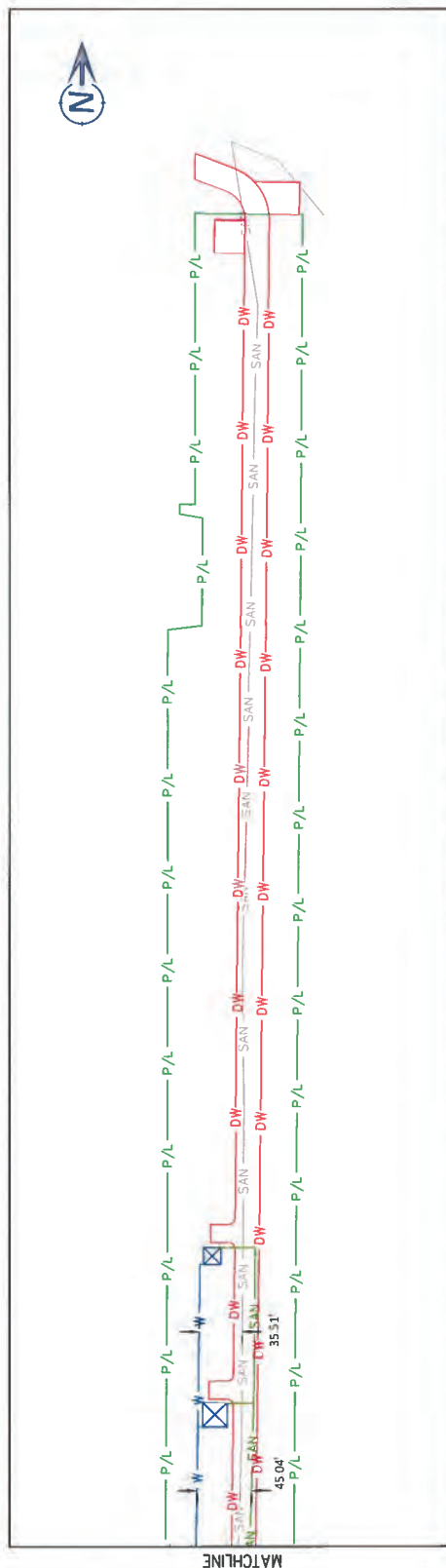
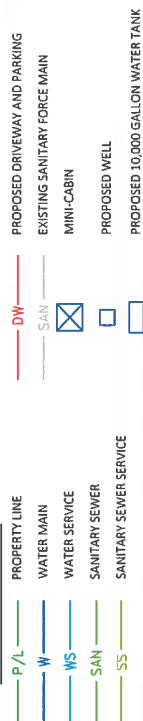
- P/L — PROPERTY LINE
- PROPOSED WALKING PATH
- \* EXISTING EVERGREEN TREES AND NATIVE GRASSES
- DW — PROPOSED DRIVEWAY AND PARKING
- MINI-CABIN
- BUILDING SITE

**NOTES:**

1. MINIMAL TREES WILL BE REMOVED AT MINI-CABIN LOCATIONS.
2. TREE REMOVAL WILL INCLUDE DEAD TREES AND LIMBS.
3. NATIVE GRASSES WILL BE USED POST CONSTRUCTION ON DISTURBED SOILS.



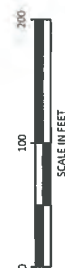
LANDSCAPE PLAN  
SCALE: 1" = 100'



Know what's below.  
® Call before you dig.



**PRELIMINARY UTILITY PLAN**  
**SCALE: 1" = 100'**

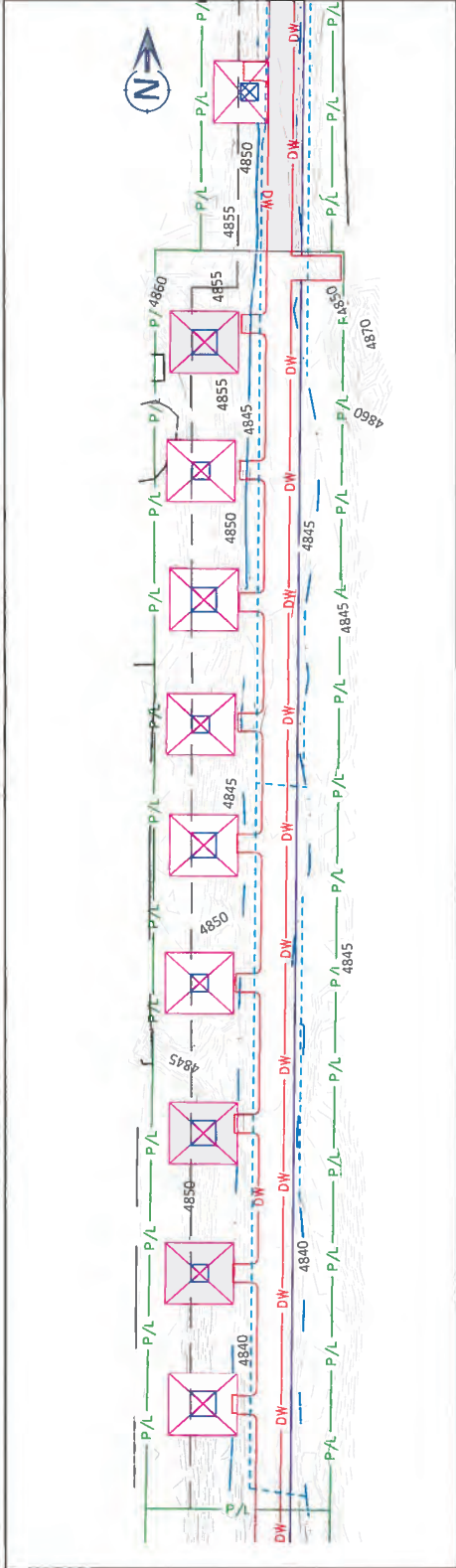


## UTILITY PLAN

**DRAWING:** C105

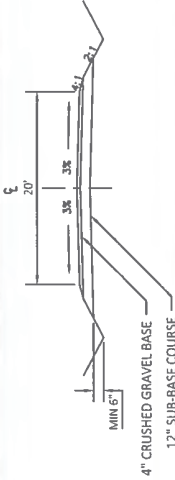
SHEET: 5 OF 6





**SITE LEGEND:**

- P/L — PROPERTY LINE
- DW — PROPOSED DRIVEWAY AND PARKING
- — — — — EXISTING DITCH FLOW
- — — — — PROPOSED DITCH FLOW
- — — — — PROPOSED WALKING PATH
- — — — — MINI-CABIN



**NOTES:**

1. THE NATURAL TERRAIN WILL BE MAINTAINED WHERE POSSIBLE.
2. BUILDING PADS WILL BE SLOPED TOWARDS THE DRIVEWAY FOR RUNOFF.
3. PARKING SPACES, HAMMERHEADS, AND SNOW REMOVAL AREAS TO HAVE CROSS-SLOPE AND RUNNING-SLOPE OF 1.5% TO DRAIN IN SE CORNER OF EVERY DRIVEWAY AND INTO DITCHES.
4. CULVERTS WILL BE PLACED UNDER PARKING SPACES AND DRIVEWAYS AS DETERMINED BY FINAL GRADING AND STORMWATER PLAN.

