

# 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>7789</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-45</u>	FEE \$ <u>150.00</u>	
ACCEPTED BY <u>CH</u>	DEPOSIT	
CROSS REFERENCE FILE(S):	DATE <u>9-29-2022</u>	
PROPOSED USE: <u>storage</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: \_\_\_\_\_

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 Gerry A Ikola PHONE [REDACTED]  
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐  
MAILING ADDRESS Box 685, McCall ZIP 83638  
EMAIL \_\_\_\_\_  
PROPERTY OWNER Gerry and Capella Ikola  
MAILING ADDRESS 14179 Highway 55, McCall ZIP 83638  
EMAIL \_\_\_\_\_  
AGENT / REPRESENTATIVE \_\_\_\_\_ PHONE \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_  
EMAIL \_\_\_\_\_  
CONTACT PERSON (if different from above) Gerry Ikola  
MAILING ADDRESS PO Box 685, McCall ZIP 83638  
EMAIL [REDACTED] PHONE [REDACTED]

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 17N03E254805

Quarter SW Section 25 Township 17N Range 3E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐  
2. SIZE OF PROPERTY 160 Acres ☒ or Square Feet ☐ 1 Acre for Commercial  
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
Agricultural - Dry Grazing + Forestland

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: \_\_\_\_\_  
\_\_\_\_\_

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:  
North Single-family Residential + Black Pine Deer Farm (Ag)  
South Agricultural  
East Agricultural + Single-family Residential  
West Agricultural + Single-family Residential



## APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: \_\_\_\_\_

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

Number of Proposed Structures: \_\_\_\_\_

Number of Existing Structures: \_\_\_\_\_

Proposed Gross Square Feet

Existing Gross Square Feet

1<sup>st</sup> Floor 6500 (65 x 100)

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 ☒ Future 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): \_\_\_\_\_ Spring  
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: \_\_\_\_\_ Structure

8d. DENSITY OF DWELLING UNITS PER ACRE: \_\_\_\_\_

9. SITE DESIGN:

Percentage of site devoted to building coverage: 2%

Percentage of site devoted to landscaping: 98%

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:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front

50-ft

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Rear

250-ft

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Side

563 + 2043-ft

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Side Street

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

12. NUMBER OF EXISTING ROADS: \_\_\_\_\_ Width: Driveway

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: \_\_\_\_\_ 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 ☐  
*Shared between business and home*
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
*Electrical*
16. PROPOSED UTILITIES: \_\_\_\_\_  
 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? \_\_\_\_\_ 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 ☒ *See Attached*
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☒ No ☐  
*in floodplain to creek*
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐  
*No Build Area*
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☐  
 If yes, explain: *Level for Structure - 500' ft from Creek*  
*Driveway*
- 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:   
Applicant

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

Date: 9/29/2022

Date: \_\_\_\_\_



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

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
  1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.  
*25 Boat & Jetski trailers periodically entering & leaving the Property*
  2. Provision for the mitigation of impacts on housing affordability.  
*N/A*
  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.  
*only during 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.  
*no splashage, white building like the one on Davis Creek Lane*
  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.  
*none*
  6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.  
*no water demand*



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

none

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.

none

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

none

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

no Foundation no slopes

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

we plan to build an in-set driveway gate 1 Truck + Trailer Length  
we plan to build a berm for sight buffer & fence & plant trees

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.

The property has been owned by family for many years  
& is part of inheritance. Only property we can afford.



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

none

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

none

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

none

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

none

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

will be removed

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

current temp building - 6,500 sq. Ft.  
Future Shop - 3600 sq Ft.  
Future home - 3200 sq Ft

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

December 1st 2022 - November 30th, 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.

NONE



### Property Tax Exemption

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

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

#### Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
  - Multi-family housing must have 5 units or more per structure.
  - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
  - For local housing only (workforce)
  - Short term rentals not allowed
  - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
  - Only the area of remodel/addition may qualify for exemption
  - Retail sales additions/remodel will not qualify

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



Project Narrative:

Proposing to store up to 25 trailers associated with our commercial recreation business (Cheap Thrills) on-site in a sprung structure. There will be no outside storage of any trailers or equipment related to the commercial operation. The structure will also be used for storage of personal items and equipment related to farming operations. The structure is similar to appearance as the one on Davis Creek LN only not as tall.

There will be no signage for the commercial operation.

We will eventually build our primary residence at this location and use the same driveway.

Our plan is to berm the front of the property and inset the driveway with a gate for security. Trees will be planted for some screening. Cameras will be installed also.

**We will only be using a maximum of one acre for the commercial use as shown on an attached map.**







# Valley County Planning and Zoning



9/29/2022, 1:13:12 PM

Floodplain

- A (1% Annual Chance, 100-Year)
- AE (1% Annual Chance, 100-Year)

- Floodway (1% Annual Chance, 100-Year)
- 500-Year Floodplain (0.2% Annual Chance)
- Parcel Boundaries
- Roads
- COLLECTOR

1:4,514  
0 0.03 0.05 0.09 0.17 km  
0 0.04 0.09 0.17 mi

Valley County IT, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METU/

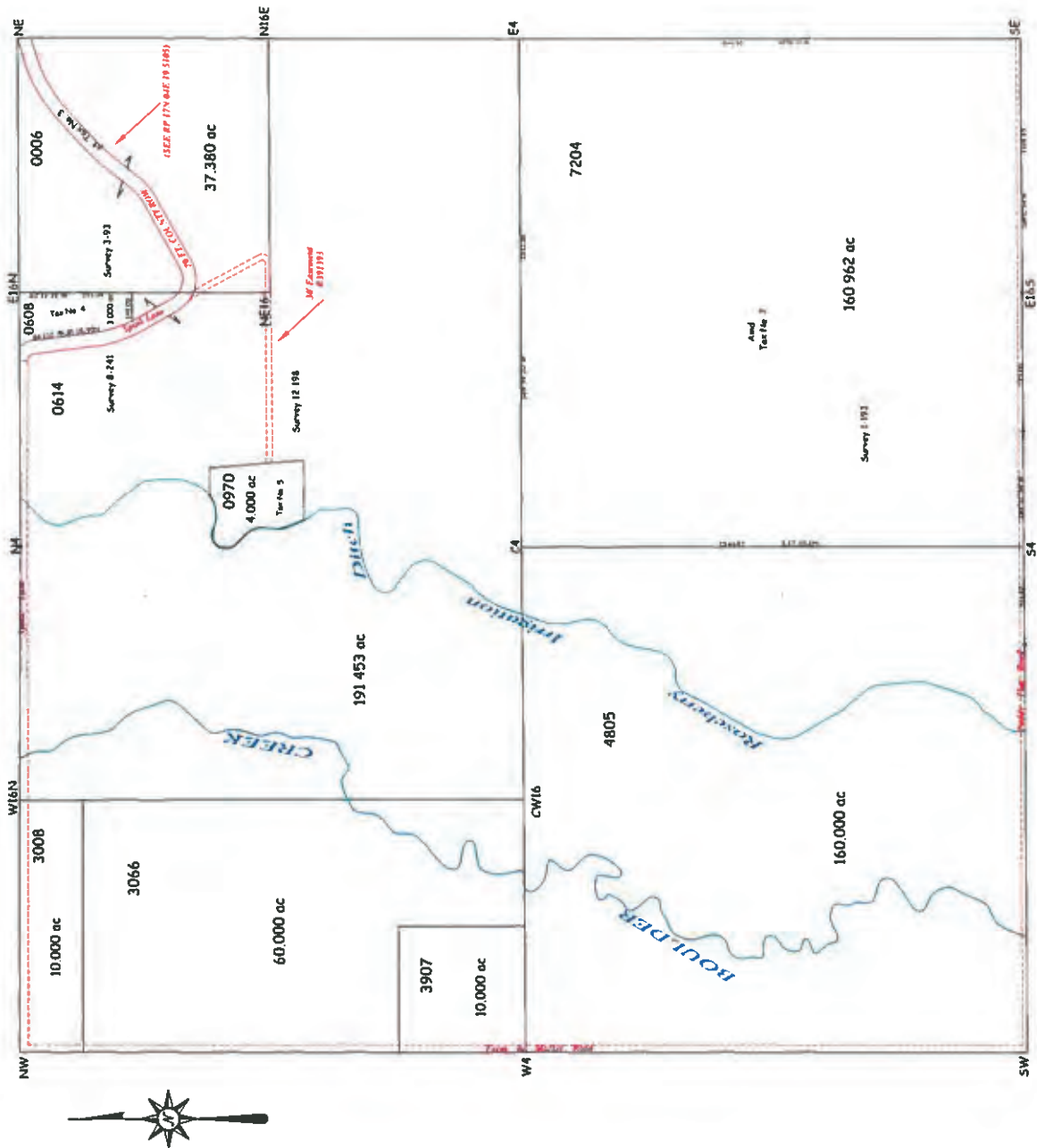
Valley County IT | United States Forest Service Natural Resource Manager (NRM) Infra application | Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530 | The USDA Forest Service makes no warranty, expressed or implied, for the use of the information provided. Web AppBuilder for ArcGIS



## TWP. 17 N ROSE SEC. 25

**VALLEY COUNTY**  
**Cartography Dept.**  
**Assessor's Office**  
**Cascade, ID 83611**

<b>Filename:</b>	Valley County Base Map
<b>Scale:</b>	1" = 400 ft.
<b>Date:</b>	5/26/2022
<b>Drawn by:</b>	L Frederick



*The Drawing is to be Used for Reference Purposes ONLY. The Company is NOT Responsible for any Inconveniences Causeded Therein.*







